



REGULAR CITY COUNCIL MEETING
MONDAY, AUGUST 10, 2026
5:30 PM

1. Pledge of Allegiance

2. Call to Order

3. Approve Agenda

4. Approval of Minutes

4.1. City Council - Regular Meeting Minutes - July 27, 2026

5. Public Input

6. Consent Agenda

6.1. Accounts Payable Paid Proof List through July 31, 2026

6.2. Receive and File FY2027 Budget Transfers through August 3, 2026

6.3. Pekin Police Monthly Report for July 2026

6.4. Receive and File Building Department Permit Report for July 2026

6.5. Proclamation Antique Tractor Preservation Day August 22, 2026

6.6. Ordinance No. 4421-26/27 Approving 4-Way Stop at South 4th Street and St. Mary Street

7. Presentations, Communications, Petitions, and Reports

7.1. Mayor's Report

8. New Business

8.1. Ordinance No. 4422-26/27 Approving a Tax Increment Financing (TIF) Redevelopment Agreement with Blitz Laundry, Inc. for Improvements to 312 Derby Street

- 8.2. Ordinance No. 4423-26/27 Approving a Tax Increment Financing (TIF) Redevelopment Agreement with Yesterday's Bar & Grill, Inc. for Improvements to 363 Court Street
- 8.3. Ordinance No. 4424-26/27 Approving a Tax Increment Financing (TIF) Redevelopment Agreement with Frank Hoffman for Improvements to 423 Court Street
- 8.4. Ordinance No. 4425-26/27 Approving a Tax Increment Financing (TIF) Redevelopment Agreement with Mary Teresa Lohman for Improvement to 343 Court Street
- 8.5. Ordinance No. 4426-26/27 Approving a Tax Increment Financing (TIF) Redevelopment Agreement with Gambetti Girls, LLC for Improvements to 437 Court Street
- 8.6. Ordinance No. 4427-26/27 Approving a Tax Increment Financing (TIF) Redevelopment Agreement with Pekin Alignment & Autobody, Inc. for Improvements to 716 Court Street
- 8.7. Resolution No. 467-26/27 Approving Annual Police Department Contract with Lexipol LLC for Policy Manual and Daily Training Bulletins
- 8.8. Resolution No. 468-26/27 Approving Annual Contract with Flock Safety for License Plate Reading Cameras
- 8.9. Resolution No. 469-26/27 Approving an Assumption of Liability and Indemnity Agreement with Littleton Storm and Timber Services Inc.
- 8.10. Resolution No. 470-26/27 Approving the Disqualification of Littleton Storm and Timber Services Inc. as a Responsible Bidder for City Projects for One Year
- 8.11. Resolution No. 471-26/27 Approving Repair of Willow Street Sewer Main

9. Any Other Business To Come Before The Council

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

- 10.1. (1) The Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees

11. New Business Continued

- 11.1. Resolution No. 472-26/27 Approving the 2026 Employment Agreement with John V. Dossey as City Manager

12. 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 MONDAY, JULY 27, 2026 AT 5:30 PM
MAYOR MARY J. BURRESS PRESIDING**

Pledge of Allegiance - Emma Donnelly, Miss Marigold

The Pledge of Allegiance was led by Miss Marigold Emma Donnelly.

Ms. Donnelly spoke about her time as the City's Miss Marigold.

Call to Order

City Clerk, Ms. Nicole Stewart, confirmed all Council Members were physically present and logged in. Mayor Burress declared a quorum and opened the meeting at 5:30 PM.

Also present, City Attorneys Julie Deitmer and James Vasselli.

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	Council Member	Present	5:30 PM
Mary Burress	City of Pekin	Mayor	Present	5:30 PM
Jimmie Fletcher, Jr.	City of Pekin	Council Member	Present	5:30 PM
John P Abel	City of Pekin	Council Member	Present	5:30 PM
Peg Phillips	City of Pekin	Mayor Pro Tem	Present	5:30 PM

Approve Agenda

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

Approval of Minutes

4.1. City Council - Regular Meeting Minutes of July 13, 2026

RESULT:	PASSED (UNANIMOUS)
MOVER:	Mayor Pro Tem Peg Phillips
SECONDER:	1st Alternate Mayor Pro Tem John Abel
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burrell, Council Member Nutter, Council Member Hilst, Council Member Hohimer, Council Member Fletcher

Public Input

Dan Steinbach expressed concerns regarding weed maintenance on his property, in reference to Agenda Item 8.2, stating that he had previously spent significant funds addressing the weeds but that he was now facing a potential \$500 fine from the Illinois Department of Agriculture. Regarding the proposed vacation of Davis Street, Mr. Steinbach explained that he originally sought to install a fence to address concerns with vagrants but was ultimately told he could not do so. He stated that while he supports the vacation, he does not want to become financially responsible for bringing the area into compliance with code.

Lynn Beimfohr thanked the City for following up on a missed garbage pickup on 11th Street. She also suggested considering the Luticken property as a recreational area similar to a lake and picnic area in Eureka. Additionally, she raised concerns about individuals performing residential asphalt work without proper permits or oversight and potentially taking advantage of elderly residents.

Zoey Carter raised concerns about enforcement of the City's weed ordinance, stating that residents who intentionally maintain flower gardens should not be treated the same as properties with actual weed problems. She referenced concerns regarding the Hergert property and stated that she had experienced similar issues with Code Enforcement.

City Manager John Dossey apologized for not being present at the prior meeting and provided an update regarding Mr. Pogioli's concerns. He stated that staff had communicated with Mr. Pogioli, conducted site visits during rain events, and observed the drainage patterns. Mr. Dossey explained that runoff originates from multiple locations, including the apartment parking lot, and that there are insufficient detention improvements. He stated that the City has been working on the matter but that additional detention improvements would need to be addressed before the City's portion of the work could effectively resolve the issue.

City Engineer Justin Reeise explained that the natural drainage runs toward the property and that a significant amount of water passes through the area. He noted that the City has an easement and could potentially complete work in-house during the fall or winter. He recommended addressing the existing erosion first to prevent additional water from being directed upstream onto the bank.

Michael Hohimer, a neighbor of Mr. Steinbach, spoke regarding the proposed Davis Street vacation, Agenda Item 8.2. He stated that the fence had been in place for approximately 20 years and that he had previously worked with Code Enforcement regarding trees in the area. He expressed concerns about how the property would be divided if the street were vacated,

noting that he operates a business in the area, plows the property, and that a sewer runs through the area that could create significant costs.

Mr. Dossey clarified that the item on the agenda was not a final vacation of Davis Street, but rather a request for direction to conduct due diligence, including obtaining surveys and gathering additional information.

Adam Rogers addressed the flashing red traffic signal at Court Street and 14th Street, stating that his son was recently involved in an accident at the intersection when another driver ran the red light. Mr. Rogers requested that the Council direct staff to restore the signal to normal operation as soon as possible.

Consent Agenda

Mayor Pro Tem Phillips read the 9 items listed on the Consent Agenda.

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

Council Member Hilst requested to move Consent Agenda Item 6.6 to New Business before item 9.9.

6.1. Financial Reports through June 30, 2026

6.2. Accounts Payable Paid Proof List through July 17, 2026

6.3. Receive and File FY2027 Budget Transfers through July 9, 2026

6.4. Receive and File City of Pekin, Illinois Single Audit Report for the Fiscal Year Ended April 30, 2024 prepared by Lauterbach & Amen, LLP

6.5. 2026 Annual Report of the Pekin Public Library

6.7. Ordinance No. 4417-26/27 Approving a Special Use for Inspired Style Co for the Operation of a Beauty Shop at 1112 Court Street (Case SU 2026-04)

6.8.

Ordinance No. 4418-26/27 Approving a Variance to Reduce the Required Number of On-Site Parking Spaces at 1112 Court Street (Case V 2026-02)

6.9. **Resolution No. 455-26/27 Approving the Community Development Block Grant (CDBG) Program Year 2025-2026 Consolidated Annual Performance and Evaluation Report (CAPER)**

Attorney Presentation

City Attorney, James Vasselli, presented a power point presentation regarding Ethics and Professional Conduct for Board Members, Use of Public Funds and Professional Standards.

Unfinished Business

8.1. **Resolution No. 448-26/27 Approving an Intergovernmental Agreement for Transit Services with Greater Peoria Mass Transit District (CityLink)**

A motion was made by Council Member Hohimer seconded by Council Member Abel to approve the resolution.

A motion was made by Council Member Nutter seconded by Council Member Hohimer to table the resolution until the October 26, 2026 Council Meeting and authorize payment of the first quarter.

RESULT:	TABLED TO OCTOBER 26, 2026 COUNCIL MEETING (UNANIMOUS)
MOVER:	Council Member Dave Nutter
SECONDER:	Council Member Karen Hohimer
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Hilst, Council Member Hohimer, Mayor Pro Tem Phillips, Council Member Fletcher

City Manager John Dossey stated the item had been carried over from the previous meeting to allow Council additional time to address questions and obtain clarification. Representatives from Greater Peoria Mass Transit District (CityLink), including Kofi Kisseh and Ken Bode, were present.

Council Member Nutter asked how ridership is determined, noting that the City has historically been cited as having approximately 100,000 riders annually. Mr. Kisseh explained that ridership is determined by trips, with each boarding and subsequent trip counted separately. He also noted that operating costs include both variable and fixed components.

Council Member Phillips asked about the confidential transportation service. Mr. Bode explained that the service is available for qualifying individuals within three-

quarters of a mile of the regular route and that eligible riders arrange their rides in advance, with a 15-minute pickup window.

Council Member Hilst asked about the cost of connector miles within the City and between Pekin and Peoria. Mr. Kisseh explained the applicable connector-mile rates and clarified that the agreement does not charge a specific amount for each connector mile in the manner suggested.

Council Member Hilst also asked about the placement and maintenance of bus stops and shelters. Mr. Kisseh explained that CityLink intends to transition toward designated bus stops following completion of road construction. He stated that shelters and benches may be provided through advertising arrangements, with revenue shared between the City and CityLink. Mr. Kisseh indicated that CityLink would provide guidance regarding stop locations and that shelters are not currently available at every stop, although ADA accessibility and protection from inclement weather are considerations.

Council Member Hilst questioned who is responsible for maintaining the bus shelters, citing a shelter near the UAW property that had been damaged. City Manager Dossey stated that the City had previously been informed that CityLink was responsible for maintenance and had parts available. Mr. Kisseh stated that CityLink had responded to concerns regarding oil and debris at a Court Street shelter and had directed staff to clean the area every two weeks. The Mayor thanked CityLink for addressing the issue.

Council Member Fletcher questioned the financial arrangement, noting that CityLink's cost to provide service in Pekin was approximately \$744,000 while the City's contribution was approximately \$210,000. Mr. Kisseh explained that the additional funding comes from grants and state funding, as well as contributions involving other communities and agencies.

Council Member Nutter questioned whether smaller buses could be used given the low number of passengers sometimes observed on the larger buses. Mr. Kisseh stated that CityLink does not currently have smaller buses suitable for the regular service and that the issue is being considered as part of short and long-term service adjustments. Mr. Bode explained that smaller vehicles currently used by CityLink are primarily cutaway vans and that larger buses are needed to maintain the Pekin route schedule.

Council Member Hohimer also expressed concern about seeing buses operating with very few passengers.

The Mayor suggested allowing additional time for the Council and staff to investigate the agreement, including questions regarding bus stop locations, shelter maintenance, vehicle sizes, and other service-related issues. City Attorney Vasselli stated that additional due diligence could be conducted while allowing the existing agreement to continue for the first quarter of operations.

Following discussion regarding the termination provision and the City's budget, City Attorney Vasselli recommended tabling the resolution until the October 26, 2026 Council meeting to allow for further investigation while extending the current agreement for the first quarter.

Council Member Nutter moved to table the resolution until October 26, 2026, and authorize payment for the quarterly period. Council Member Hohimer seconded the motion.

8.2. Resolution No. 451-26/27 Directing City Staff to Initiate the Process for the Vacation of a Portion of Public Right-of-Way Located in the Vicinity of Davis Street and Melvina Street

RESULT:	PASSED (UNANIMOUS)
MOVER:	Council Member Dave Nutter
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 Hohimer, Mayor Pro Tem Phillips, Council Member Fletcher

Resolution No. 451-26/27 directs City staff to initiate the process for the vacation of a portion of public right-of-way located in the vicinity of Davis Street and Melvina Street.

Council Members Nutter, Fletcher, and City Manager John Dossey discussed the need for due diligence in determining how to divide the property. It was clarified that this resolution would approve actions to be taken but would not authorize or facilitate any transfers at this time. Required surveys and the preparation of supporting documentation are estimated to cost no more than \$12,500 and will be carried out through task orders with Giffin Rieese and Millenia. Nutter inquired about the anticipated timeline for completing the survey and preliminary work, noting it could be complicated due to issues related to the Illinois Department of Transportation and railroad rights-of-way, potentially resulting in several months of waiting.

Council Member Fletcher confirmed that contact information for all relevant parties is being maintained to ensure awareness of ongoing developments, and discussions with property owners will address necessary actions in light of existing active citations, which are currently on hold.

Council Member Hilst pointed out that new findings during research may affect the property's subdivision, while City Attorney James Vasselli emphasized the importance of conducting due diligence.

Mr. Dossey noted that should the council decide not to proceed, the resolution would need to be reconsidered, emphasizing the historical challenges of record-keeping at the county level.

The Mayor remarked that aerial imagery may not be accurate, underscoring the need for thorough information gathering as the process begins.

New Business

6.6.

Ordinance No. 4416-26/27 Approving a Variance for the Property Located at 1515 Chestnut Street to Reduce the Rear Building Setback from 20 Feet to 10 Feet (Case V 2026-01)

RESULT:	PASSED (5 TO 2)
MOVER:	Council Member Rick Hilst
SECONDER:	Council Member Karen Hohimer
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Hohimer, Mayor Pro Tem Phillips, Council Member Fletcher
NAYS:	Council Member Nutter, Council Member Hilst

Ordinance No. 4416-26/27 was presented for approval, granting a variance for the property located at 1515 Chestnut Street to reduce the rear building setback from 20 feet to 10 feet (Case V 2026-01).

Council Member Hilst expressed a desire to vote against the ordinance.

City Manager John Dossey noted that the ordinance pertains to a variance request approved by the Zoning Board of Appeals (ZBA).

Zoning Administrator Nic Maquet explained the applicant's request for a reduction in the rear building setback, proposing an extension of the primary structure within the setback.

Council Member Nutter expressed agreement with pulling this off the agenda, citing concerns that alternatives had not been presented. He noted the property's size could accommodate other options.

Mr. Maquet clarified that the applicant did not seek to build a detached structure and the ZBA ultimately recommended approval.

Council Member Hohimer mentioned the family's need to accommodate a disabled adult daughter, suggesting that they wish to keep an office under the roof. Mr. Maquet indicated that the applicant could construct a garage extension off 11 feet, meeting current code without requiring a variance.

Mayor Pro Tem Phillips raised background questions regarding city code, which states an attached portion of a building shall be no closer than 20 feet to the rear property line, and queried the necessity of the setback rule.

Mr. Maquet reiterated that zoning requirements are based on broader city planning and density needs, while Mayor Pro Phillips questioned the rationale for

maintaining the distance if no detriment would arise from reducing it. Economic Development Director Josh Wray concluded that any change to the zoning code should apply universally and emphasized that a variance typically requires a demonstrated hardship that distinguishes the property in question.

9.1. Resolution No. 456-26/27 Awarding a Commercial Building Improvement Grant to Pekin Alignment and Autobody Inc. for Renovation of the Property at 716 Court Street

A motion was made by Council Member Hohimer seconded by Council Member Abel to Consolidate Agenda Items 9.1 through 9.6.

RESULT:	PASSED (UNANIMOUS)
MOVER:	Council Member Karen Hohimer
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 Hohimer, Mayor Pro Tem Phillips, Council Member Fletcher

A motion was made by Council Member Hohimer seconded by Council Member Abel to approve Agenda Items 9.1 through 9.6 by Omnibus vote.

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

Council Member Nutter stated that approvals will come back from Jacob and Klein. Economic Development Director Josh Wray indicated that the grants will replace the prior tax rebate agreement, as the business could not receive both incentives. This grant replaces a long-term tax rebate agreement, estimating approximately \$30,000 for the developer or business, effectively adding \$20,000 to the city.

9.2. Resolution No. 457-26/27 Awarding a Commercial Building Improvement Grant to Mary Teresa Lohman for Renovation of the Property at 343 Court Street

A motion was made by Council Member Hohimer seconded by Council Member Abel to Consolidate Agenda Items 9.1 through 9.6.

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

A motion was made by Council Member Hohimer seconded by Council Member Abel to approve Agenda Items 9.1 through 9.6 by Omnibus vote.

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

Council Member Nutter expressed concerns regarding the grant, stating that he was unsure what business would be occupying the property and questioned whether the building had been stabilized. He noted that approximately \$110,000 appeared to be related to fire suppression and asked whether that included the vault required by Illinois American Water and other necessary improvements. Economic Development Director Wray explained that approximately \$100,000 was being recommended for the overall project and could be used for fire suppression or other eligible expenses. He stated that the applicant intends to have multiple occupancies, which requires fire suppression. If the agreement is approved, the applicant would be allowed a combined total of six months without a tenant over the five-year term of the agreement.

9.3. Resolution No. 458-26/27 Awarding a Commercial Building Improvement Grant to Gambetti Girls LLC for Renovation of the Property at 437 Court

A motion was made by Council Member Hohimer seconded by Council Member Abel to Consolidate Agenda Items 9.1 through 9.6.

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

A motion was made by Council Member Hohimer seconded by Council Member Abel to approve Agenda Items 9.1 through 9.6 by Omnibus vote.

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

It was noted that this property previously received a \$55,000 grant for improvements two years prior. The applicant is seeking additional funding for roof

renovations, and it was reported that a new tenant has been secured. Based on the scoring criteria, a recommendation for the grant funding was formulated.

9.4. Resolution No. 459-26/27 Awarding a Commercial Building Improvement Grant to Frank Hoffman for Renovation of the Property at 423 Court Street

A motion was made by Council Member Hohimer seconded by Council Member Abel to Consolidate Agenda Items 9.1 through 9.6.

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

A motion was made by Council Member Hohimer seconded by Council Member Abel to approve Agenda Items 9.1 through 9.6 by Omnibus vote.

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

9.5. Resolution No. 460-26/27 Awarding a Commercial Building Improvement Grant to Yesterday's Bar and Grill Inc. for Renovation of the Property at 363 Court Street

A motion was made by Council Member Hohimer seconded by Council Member Abel to Consolidate Agenda Items 9.1 through 9.6.

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

A motion was made by Council Member Hohimer seconded by Council Member Abel to approve Agenda Items 9.1 through 9.6 by Omnibus vote.

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

Economic Development Director Josh Wray noted that the project involves replacing the roof and air conditioning system, and does not include new windows, doors, or blacktop. Council Member Nutter inquired whether the rooftop unit is intended for residential use. Mr. Wray responded that it would be reasonable to assume it includes all options, as there is no indication that they are split.

9.6. Resolution No. 461-26/27 Awarding a Commercial Building Improvement Grant to Blitz Laundry Inc for Renovation of the Property at 312 Derby Street

A motion was made by Council Member Hohimer seconded by Council Member Abel to Consolidate Agenda Items 9.1 through 9.6.

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

A motion was made by Council Member Hohimer seconded by Council Member Abel to approve Agenda Items 9.1 through 9.6 by Omnibus vote.

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

Blitz Laundry Inc presented plans for the renovation of the property at 312 Derby Street. Applicant indicated a water leak and confirmed that the application was submitted prior to commencing work, in accordance with city policy.

Council Member Nutter requested clarification regarding the process, asserting that individual votes could be conducted on the agreements once they return. Economic Development Director Josh Wray confirmed that they would be brought back for individual consideration. City Manager John Dossey stated that if there are concerns regarding specific dollar amounts, feedback should be provided at this time to determine the funding allocation.

Council Member Nutter expressed difficulty with the adequacy of information in Agenda Item 9.2 concerning the upgrade stabilization.

Council Member Hohimer inquired if the location was adjacent to Hamm's Furniture, to which Mr. Dossey confirmed it was on the left of that. Council Member Hohimer noted that the developer has successfully rehabilitated other

buildings on Court Street. The Mayor remarked on the building's beautiful staircase, which Mr. Maquet affirmed.

Council Member Nutter suggested leaving the proposal as it currently stands.

9.7. Resolution No. 462-26/27 Approving Purchase of Plow Truck for Street Department

RESULT:	PASSED (5 TO 1) TO 1
MOVER:	1st Alternate Mayor Pro Tem John Abel
SECONDER:	Mayor Pro Tem Peg Phillips
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Hohimer, Mayor Pro Tem Phillips, Council Member Fletcher
NAYS:	Council Member Rick Hilst
ABSTAIN:	Council Member Dave Nutter

City Manager John Dossey presented the Request for Council Action.

9.8. Resolution No. 463-26/27 Approving Purchase of Utility Compactor for Street Department

RESULT:	PASSED (5 TO 1) TO 1
MOVER:	Council Member Jimmie Fletcher
SECONDER:	Mayor Pro Tem Peg Phillips
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Hohimer, Mayor Pro Tem Phillips, Council Member Fletcher
NAYS:	Council Member Rick Hilst
ABSTAIN:	Council Member Dave Nutter

City Manager John Dossey presented the Request for Council Action.

9.9. Resolution No. 464-26/27 Approving Engineering Task Order for Traffic Signal Assessment and Inventory

RESULT:	PASSED (UNANIMOUS)
MOVER:	Council Member Jimmie Fletcher
SECONDER:	Mayor Pro Tem Peg Phillips
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Hilst, Council Member Hohimer, Mayor Pro Tem Phillips, Council Member Fletcher

City Manager John Dossey presented the Request for Council Action.

Council thanked staff for moving forward.

9.10. Resolution No. 465-26/27 Awarding 2026 MFT Chip Seal Contract to UCM

RESULT:	PASSED (UNANIMOUS)
MOVER:	Council Member Jimmie Fletcher

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 Hohimer, Mayor Pro Tem Phillips, Council Member Fletcher

City Manager Dossey stated that the project is part of the City's strategic plan regarding roadway improvements and read the request for approval.

Council Member Abel asked when the project would begin. Public Works Director Simon Grimm stated that funds should be available in late August or early September and that City road crews were preparing for the work.

Council Member Nutter asked about notifying residents in advance of the chip seal work, including notification regarding temporary no-parking restrictions, and whether the City was coordinating with the Police Department.

Council Member Nutter also asked about the two streets included for mill and overlay work and whether there was a plan for those streets. Mr. Grimm stated that staff was still working with IDOT on the matter. He explained that additional funds are available in the City's MFT account beyond the amount reflected in the current budget and that a budget amendment would be necessary to reflect the available funding, which would close the funding gap.

9.11. Resolution No. 466-26/27 Approving Purchase of Solid Waste Route Management Software

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

Council Member Hohimer stated that the need for this software is 20 years overdue, noting that during her husband's tenure in the department, six subdivisions were built without any new routes being established, highlighting that this update should have occurred many years ago, and she expressed satisfaction with the action being taken.

Council Member Fletcher indicated that the software is integrated to address clock-in and clock-out time card issues. Public Works Director Simon Grimm explained that while the system does not have capabilities for recording start or end of the day, it will maintain a safety checklist with timestamps to indicate when the workday begins and when the vehicle is returned to the shop.

9.12. Ordinance No. 4419-26/27 Approving a Fourth Amendment to the Fiscal Year 2027 Annual Budget

RESULT: PASSED (UNANIMOUS)

MOVER:	Council Member Rick Hilst
SECONDER:	Mayor Pro Tem Peg Phillips
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Hilst, Council Member Hohimer, Mayor Pro Tem Phillips, Council Member Fletcher

9.13. Ordinance No. 4420-26/27 Authorizing the Acquisition of Various Residential Lots in the City of Pekin from the Tazewell County Sealed Bid Auction

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

During the discussion, it was noted that the city periodically engages in property mowing or maintenance violations to recover costs, while acknowledging changes in the lien process that could jeopardize the city's ability to recover costs when properties go to tax sale. Several properties had been subject to tax sale bidding, and the Mayor stated that the city aimed to acquire these properties to return them to the tax roll. It was clarified that the county takes possession of properties after taxes are unpaid for three consecutive years. Staff acted promptly regarding a deadline to bid on these properties to avoid losing liens, which could lead to costly foreclosure or demolition processes. All liens would be washed away upon acquisition, allowing the city control over future development. The properties in question are empty lots, and suggestions were made to explore a listing service for available properties as the next step for potential offloading.

Any Other Business To Come Before The Council

City Manager John Dossey reported on the North Star Café ribbon cutting and indicated that the council approved the acquisition of DocAccess to enhance accessibility to website items, and addressed issues related to the dumpster at Kroger.

The Mayor noted receiving a thank you from Kroger for resolving these issues.

Chief Building Official Nic Maquet raised concerns regarding the music issue at Kroger, landscaping on 17th and Broadway, and the dumpster enclosure in the back.

Council Member Nutter announced that the Pekin St. Jude Run is scheduled for this Saturday, beginning at Avanti's Event Center at 7:30 AM.

Council Member Abel mentioned that progress is being made on the traffic signal at Court, and remarked on the success of the recent Super Cruise event. He also noted that GFL has not conducted garbage pickup in three weeks on Lakeside Cemetery off of 8th.

Council Member Hohimer recognized Flynn's at Take 2 Resale Boutique for offering quality

clothing.

In Mayor Mary's Moment, the Mayor acknowledged the employees of the City Bus Department for their many years of service.

Executive Session 5 ILCS 120/2 (c)

A motion was made by Council Member Hilst 1st Alternate Mayor Pro Tem John Abel to move into Executive Session to discuss 5 ILCS 120/2 (c) (1) The Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees and (11) Litigation, When an Action Against, Affecting or on Behalf of the Particular Public Body Has Been Filed and is Pending Before a Court or Administrative Tribunal, or When the Public Body Finds That an Action is Probable or Imminent at 8:30 PM. On roll call vote all present voted Aye.

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 Hohimer, Mayor Pro Tem Phillips, Council Member Fletcher

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

Council returned to open session at 8:46 PM.

11.1. (1) The Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees

11.2. (11) Litigation, When an Action Against, Affecting or on Behalf of the Particular Public Body Has Been Filed and is Pending Before a Court or Administrative Tribunal, or When the Public Body Finds That an Action is Probable or Imminent

Adjourn

There being no further business to come to the Council a motion was made by Council Member Hilst seconded by Council Member Nutter to adjourn the meeting. Motion carried viva voce vote. Mayor Burress adjourned the meeting at 8:46 PM.

**REQUEST FOR COUNCIL ACTION**

Agenda Date: August 10, 2026
To: Members of the City Council
From:

AGENDA ITEM: Accounts Payable Paid Proof List through July 31, 2026

DESCRIPTION:**FINANCIAL IMPACT:**

Requested Amount:
 Line Item:
 Category:
 Line / Category Budgeted Amount:
 Line / Category Remaining Funds:
 Notes:
 Award Type:

REVIEWED BY:

Adrian Moons, City Attorney	Approved - 8/4/2026
Jim Vasselli, City Attorney	Approved - 8/6/2026
John Dossey, City Manager	Approved - 8/6/2026
Nicole Stewart, City Clerk	Final Approval - 8/7/2026

Accounts Payable

To Be Paid Proof List

User: cmbodine@ci.pekin.il.us
Printed: 07/22/2026 - 10:27AM
Batch: 00015.07.2026 - CMB_2026-07-24_FY26



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
Brandt Construction Co 15541									
2	5/18/2026	302,080.00	0.00	07/24/2026	AC15-5018	contr		No	0
525-526-580403 Capital Outlay Reimbursed			AIRPORT FUEL SYS - RES 303-25/26 - 04/01-04/30/26						
2 Total:		302,080.00							
Brandt Construction Co To		302,080.00							
Maurer-Stutz, Inc 10402									
49112	4/30/2026	63,131.25	0.00	07/24/2026	COUR-8TOV	engr		No	0
277-277-584009 General Public Improvements			COURT ST CONST ENG - RES 229-24/25 - APR 2026						
49112 Total:		63,131.25							
Maurer-Stutz, Inc Total:		63,131.25							
TERRA Engineering, LTD 14512									
24685	8/19/2025	5,393.01	0.00	07/24/2026	BW14-Arrw	engr		No	0
277-277-584009 General Public Improvements			B'WAY DESIGN ENG - RES 234-24/25 - 06/30-07/26/25						
24685 Total:		5,393.01							
24931	10/10/2025	381.47	0.00	07/24/2026	BW14-Arrw	engr		No	0
277-277-584009 General Public Improvements			B'WAY DESIGN ENG - RES 234-24/25 - 09/05-09/27/25						

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	24931 Total:	381.47							
25263	12/12/2025	25,005.02	0.00	07/24/2026	BW14-Arrw	enr		No	0
277-277-584009	General Public Improvements			B'WAY DESIGN ENG - RES 234-24/25 - 10/07-11/29/25					
	25263 Total:	25,005.02							
25500	1/29/2026	16,831.04	0.00	07/24/2026	BW14-Arrw	enr		No	0
277-277-584009	General Public Improvements			B'WAY DESIGN ENG - RES 234-24/25 - 12/01-12/31/25					
	25500 Total:	16,831.04							
25552	2/12/2026	13,930.54	0.00	07/24/2026	BW14-Arrw	enr		No	0
277-277-584009	General Public Improvements			B'WAY DESIGN ENG - RES 234-24/25 - 01/02-01/31/26					
	25552 Total:	13,930.54							
*** 26461	7/17/2026	26,728.23	0.00	07/24/2026	BW14-Arrw	enr		No	0
277-277-584009	General Public Improvements			B'WAY DESIGN ENG - RES 234-24/25 - 03/30-04/30/26					
	26461 Total:	26,728.23							
	TERRA Engineering, LTD	88,269.31							
	Report Total:	453,480.56							

Accounts Payable

To Be Paid Proof List

User: cmbodine@ci.pekin.il.us
 Printed: 07/22/2026 - 11:10AM
 Batch: 00016.07.2026 - CMB_2026-07-24_FY27



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
AB Hunter Sewer Service									
14589									
140932	6/30/2026	1,500.00	0.00	07/24/2026				No	0
525-525-534200 Buildings And Grounds Rep					JET & DE-SCALE SEWER LINE @ AIRPORT				
140932 Total:		1,500.00							
142765	6/19/2026	200.00	0.00	07/24/2026				No	0
525-525-534200 Buildings And Grounds Rep					SEWER LINE CLEANING @ AIRPORT				
142765 Total:		200.00							
AB Hunter Sewer Service T		1,700.00							
Ace Hardware									
10911									
45130	6/26/2026	59.90	0.00	07/24/2026				No	0
100-068-522400 General Supplies					KEYS FOR PUBLIC PROPERTY, 10 CT				
45130 Total:		59.90							
Ace Hardware Total:		59.90							
Advance Auto Parts									
12965									
*** 5146619029579	7/9/2026	12.34	0.00	07/24/2026				No	0
100-034-534000 Automotive Expense					FIRE TRANSIT - STABILIZER BAR BUSHING				
*** 5146619029579	7/9/2026	156.06	0.00	07/24/2026				No	0

AP-To Be Paid Proof List (07/22/2026 - 11:10 AM)

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*** 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		
100-034-534000 Automotive Expense					FIRE TRANSIT - COMPLETE STRUT ASSEMBLY				
*** 5146619029579	7/9/2026	228.25	0.00	07/24/2026				No	0
100-034-534000 Automotive Expense					FIRE TRANSIT - COMPLETE STRUT ASSEMBLY				
*** 5146619029579	7/9/2026	183.20	0.00	07/24/2026				No	0
100-034-534000 Automotive Expense					FIRE TRANSIT - SUSP. SHOCK ABSORBER, 2 CT				
*** 5146619029579	7/9/2026	34.99	0.00	07/24/2026				No	0
100-034-534000 Automotive Expense					FIRE TRANSIT - REAR BRAKE PADS W/ HARDWARE				
*** 5146619029579	7/9/2026	92.14	0.00	07/24/2026				No	0
100-034-534000 Automotive Expense					FIRE TRANSIT - STABILIZER BAR LINK, 2 CT				
*** 5146619029579	7/9/2026	34.99	0.00	07/24/2026				No	0
100-034-534000 Automotive Expense					FIRE TRANSIT - FRNT BRAKE PADS W/ HARDWARE				
*** 5146619029579	7/9/2026	114.00	0.00	07/24/2026				No	0
100-034-534000 Automotive Expense					FIRE TRANSIT - PAINTED BRAKE ROTOR, 2 CT				
*** 5146619029579	7/9/2026	114.00	0.00	07/24/2026				No	0
100-034-534000 Automotive Expense					FIRE TRANSIT - PAINTED BRAKE ROTOR, 2 CT				
5146619029579 Total:		969.97							
5146619137498	7/10/2026	24.47	0.00	07/24/2026				No	0
699-069-522400 General Supplies					7 PC COLOR CODED COUPLER/PLUG SET				
5146619137498 Total:		24.47							
5146619137509	7/10/2026	141.11	0.00	07/24/2026				No	0
100-034-534000 Automotive Expense					FIRE F-350 - DRIVER SIDE DOOR MIRROR ASSY				
5146619137509 Total:		141.11							
5146619637716	7/15/2026	413.25	0.00	07/24/2026				No	0
699-069-534000 Automotive Expense					12V/24V 4400A JUMP STARTER & POWER STATION				
5146619637716 Total:		413.25							
Advance Auto Parts Total:		1,548.80							
All Small Engines N More LLC									
13945									
8648	6/25/2026	80.00	0.00	07/24/2026				No	0
223-023-557200 License And Inspection Fees					6 MO. INSPECTION/CERTIFICATION - SW15				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description		Reference						
8648 Total:		80.00							
8684	7/8/2026	198.00	0.00	07/24/2026				No	0
501-501-557200 License And Inspection Fees			6 MO. INSPECTIONS/CERTIFICATIONS - 3 BUSES						
8684 Total:		198.00							
All Small Engines N More		278.00							
Allegra Print & Imaging 10016									
74601	6/24/2026	233.00	0.00	07/24/2026				No	0
208-208-573100 Grants			BRIGHT SPOT AWARD SIGNS, 15 CT						
74601 Total:		233.00							
Allegra Print & Imaging To		233.00							
Altorfer Inc 10019									
*** WO020160486	7/14/2026	416.00	0.00	07/24/2026				No	0
100-032-534400 Equipment Repairs			T/S & RPR FRONT BUCKET CLAMSHELL - LABOR						
*** WO020160486	7/14/2026	175.00	0.00	07/24/2026				No	0
100-032-534400 Equipment Repairs			T/S & RPR FRONT BUCKET CLAMSHELL - TRAVEL						
*** WO020160486	7/14/2026	291.50	0.00	07/24/2026				No	0
100-032-534400 Equipment Repairs			T/S & RPR FRONT BUCKET CLAMSHELL - MILEAGE						
*** WO020160486	7/14/2026	20.69	0.00	07/24/2026				No	0
100-032-534400 Equipment Repairs			T/S & RPR FRONT BUCKET CLAMSHELL - MISC						
WO020160486 Total:		903.19							
Altorfer Inc Total:		903.19							
Ameren Illinois 10021									
*** 0469019453	7/6/2026	50.14	0.00	07/24/2026				No	0

AP-To Be Paid Proof List (07/22/2026 - 11:10 AM)

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*** 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			
501-501-550100 Utilities				06/01-07/01/26 - 1130 KOCH, GARAGE (GAS) (BUS)					
*** 0469019453	7/6/2026	50.14	0.00	07/24/2026				No	0
699-069-550100 Utilities				06/01-07/01/26 - 1130 KOCH, GARAGE (GAS) (VMF)					
0469019453 Total:		100.28							
*** 0483154119	7/6/2026	86.89	0.00	07/24/2026				No	0
100-032-550500 Electricity For Street Li				05/31-06/30/26 - 310 MARGARET ST TRF SIGN X 3RD					
0483154119 Total:		86.89							
*** 0780071001	7/9/2026	188.02	0.00	07/24/2026				No	0
100-032-550500 Electricity For Street Li				06/03-07/06/26 - 500 PETRI LN MTRD STR LGTS					
0780071001 Total:		188.02							
*** 0951952119	7/6/2026	117.40	0.00	07/24/2026				No	0
100-068-550100 Utilities				05/31-06/30/26 - MARGARET ST PARKING LOT LGTS					
0951952119 Total:		117.40							
*** 1004022023	7/8/2026	47.85	0.00	07/24/2026				No	0
525-525-550100 Utilities				06/03-07/06/26 - 13880 AIRPORT LN, UNIT LRPA6					
1004022023 Total:		47.85							
*** 1088086001	7/8/2026	49.60	0.00	07/24/2026				No	0
525-525-550100 Utilities				06/03-07/06/26 - 13880 AIRPORT LN, UNIT LRPA3					
1088086001 Total:		49.60							
*** 1270092007	7/9/2026	262.34	0.00	07/24/2026				No	0
525-525-550100 Utilities				06/03-07/06/26 - 13906 AIRPORT LN ELEC VAULT					
1270092007 Total:		262.34							
*** 2010449453	7/6/2026	231.17	0.00	07/24/2026	CITY-ALLO	expense		No	0
100-068-550100 Utilities				06/01-07/01/26 - CITY HALL (GAS)					
2010449453 Total:		231.17							
*** 2096040026	7/8/2026	67.53	0.00	07/24/2026				No	0
525-525-550100 Utilities				06/03-07/06/26 - 13880 AIRPORT LN					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	2096040026 Total:	67.53							
*** 2475575212	7/6/2026	43.07	0.00	07/24/2026				No	0
501-501-550100 Utilities				06/01-07/01/26 - 1130 KOCH ST (GAS) (BUS)					
*** 2475575212	7/6/2026	43.06	0.00	07/24/2026				No	0
699-069-550100 Utilities				06/01-07/01/26 - 1130 KOCH ST (GAS) (VMF)					
	2475575212 Total:	86.13							
*** 3110014730	7/6/2026	104.44	0.00	07/24/2026				No	0
100-034-550100 Utilities				06/01-07/01/26 - FIRE STATION #3 (GAS)					
	3110014730 Total:	104.44							
*** 3139109012	7/8/2026	61.71	0.00	07/24/2026				No	0
100-032-550500 Electricity For Street Li				06/03-07/06/26 - NEW HANNA RD MTRD STR LGTS					
	3139109012 Total:	61.71							
*** 4110903047	7/7/2026	275.73	0.00	07/24/2026				No	0
231-031-550100 Utilities				06/01-07/01/26 - 1508 EDGEWATER DR					
	4110903047 Total:	275.73							
*** 7219663132	7/6/2026	104.91	0.00	07/24/2026				No	0
100-034-550100 Utilities				06/01-07/01/26 - FIRE STATION #2 (GAS)					
	7219663132 Total:	104.91							
*** 8421817021	7/6/2026	142.95	0.00	07/24/2026				No	0
525-525-550100 Utilities				06/01-07/01/26 - 13906 AIRPORT LN, UNIT C					
	8421817021 Total:	142.95							
*** 8554372008	7/6/2026	81.54	0.00	07/24/2026				No	0
525-525-550100 Utilities				06/01-07/01/26 - 13906 AIRPORT LN					
	8554372008 Total:	81.54							
*** 8812604812	7/6/2026	86.79	0.00	07/24/2026				No	0
100-034-550100 Utilities				06/01-07/01/26 - FIRE STATION #1 (GAS)					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description		Reference						
8812604812 Total:		86.79							
*** 9720046000	7/7/2026	405.33	0.00	07/24/2026				No	0
231-031-550100 Utilities				06/01-07/01/26 - 606 S FRONT ST					
9720046000 Total:		405.33							
Ameren Illinois Total:		2,500.61							
American Water 12288									
4000329385	7/1/2026	848.96	0.00	07/24/2026				No	0
231-029-560701 American Water Consmpmn Repts				MONTHLY USAGE - JUN 2026					
4000329385 Total:		848.96							
American Water Total:		848.96							
Brightspeed Communications, LLC 10111									
460001321595	7/10/2026	16.06	0.00	07/24/2026	FIRE-SPLI	expense		No	0
100-009-550300 Telephone				#304025584 - 07/10-08/09/26 - STN 3 DIRECT DIAL					
460001321595 Total:		16.06							
460001321732	7/10/2026	137.09	0.00	07/24/2026				No	0
231-031-550300 Telephone				#304022613 - 07/10-08/09/26 - WWTP DIALER LINE					
460001321732 Total:		137.09							
460001321751	7/10/2026	83.25	0.00	07/24/2026	STRT-SPLI	expense		No	0
100-009-550300 Telephone				#304021116 - 07/10-08/09/26 - STREET FAX					
460001321751 Total:		83.25							
Brightspeed Communicatio		236.40							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
Cat Financial Services Corporation									
10104									
*** 38782290	7/5/2026	1,369.63	0.00	07/24/2026				No	0
100-032-587001 Lease/Purchase of Equipment					LTO BACKHOE LOADER - JUL 2026 - PRINCIPAL				
*** 38782290	7/5/2026	136.10	0.00	07/24/2026				No	0
100-032-590400 Interest Paid					LTO BACKHOE LOADER - JUL 2026 - INTEREST				
	38782290 Total:	1,505.73							
	Cat Financial Services Corp	1,505.73							
Cintas Corporation									
10115									
4276046699	7/16/2026	123.47	0.00	07/24/2026				No	0
699-069-569000 Other Contractual Service					VMF UNIFORM CLEANING				
	4276046699 Total:	123.47							
	Cintas Corporation Total:	123.47							
Cloudpoint Geospatial, Inc									
11838									
INV07146	7/15/2026	7,950.00	0.00	07/24/2026				No	0
100-007-569000 Other Contractual Service					GIS SERVICES - AUG 2026				
	INV07146 Total:	7,950.00							
	Cloudpoint Geospatial, Inc	7,950.00							
Comcast Business Communications, LLC									
14903									
*** 203200090660	6/19/2026	380.59	0.00	07/24/2026				No	0
525-525-550300 Telephone					06/23-07/22/26 - AIRPORT PHONE/INTERNET				
	203200090660 Total:	380.59							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	Comcast Business Commu	380.59							
Conway Shield, Inc 14482									
*** 553656	5/20/2026	205.00	0.00	07/24/2026				No	0
100-034-529000 Equipment				KOCHECK 2.5" LINE PRESSURE GAUGE					
*** 553656	5/20/2026	2.20	0.00	07/24/2026				No	0
100-034-529000 Equipment				FREIGHT					
*** 553656	5/20/2026	-205.00	0.00	07/24/2026				No	0
100-034-529000 Equipment				DEPOSIT CREDIT					
553656 Total:		2.20							
Conway Shield, Inc Total:		2.20							
Core & Main LP 10255									
*** Z299242	7/9/2026	2,850.00	0.00	07/24/2026				No	0
231-033-564100 Drainage Improvements				EJ 7030M3 DIAGONAL CURB INLET GRATE, 10 CT					
*** Z299242	7/9/2026	175.00	0.00	07/24/2026				No	0
231-033-564100 Drainage Improvements				FREIGHT					
Z299242 Total:		3,025.00							
Z349513	7/9/2026	-2,750.00	0.00	07/24/2026				No	0
231-033-564100 Drainage Improvements				EJ 7030M2 CURB INLET GRATE, 10 CT - RTN CREDIT					
Z349513 Total:		-2,750.00							
Core & Main LP Total:		275.00							
Echo Electric 11502									
S012143715001	7/13/2026	451.90	0.00	07/24/2026				No	0
231-031-534400 Equipment Repairs				600V 5A CLASS CC TIME-DELAY FUSE, 10 CT					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
S012143715001 Total:		451.90							
Echo Electric Total:		451.90							
Environmental Systems Research Institute (ESRI)									
11049									
900253828	5/15/2026	45,200.00	0.00	07/24/2026	No0				
100-009-538000 Maintenance Agreements			ESRI SOFTWARE - 05/15/26-05/14/27 - RES 452-26/27						
900253828 Total:		45,200.00							
Environmental Systems Re		45,200.00							
Five Star Water Company									
12219									
*** 106351	6/25/2026	11.50	0.00	07/24/2026	No0				
231-031-569000 Other Contractual Service			06/11/26 - 5 GAL BOTTLED WATER, 2 CT						
*** 106351	6/25/2026	4.50	0.00	07/24/2026	No0				
231-031-569000 Other Contractual Service			06/11/26 - FUEL SURCHARGE						
*** 106351	6/25/2026	13.00	0.00	07/24/2026	No0				
231-031-569000 Other Contractual Service			WATER COOLER RENTAL - 06/26-07/23/26						
*** 106351	6/25/2026	5.75	0.00	07/24/2026	No0				
231-031-569000 Other Contractual Service			06/25/26 - 5 GAL BOTTLED WATER						
*** 106351	6/25/2026	4.50	0.00	07/24/2026	No0				
231-031-569000 Other Contractual Service			06/25/26 - FUEL SURCHARGE						
106351 Total:		39.25							
Five Star Water Company T		39.25							
Gem City Tires, Inc									
12935									
*** 54829	7/2/2026	25.00	0.00	07/24/2026	No0				
223-023-534000 Automotive Expense			TIRE NAIL HOLE REPAIR/RETREAD						
*** 54829	7/2/2026	202.00	0.00	07/24/2026	No0				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
223-023-534000 Automotive Expense *** 54829	7/2/2026	1,901.44	0.00	07/24/2026	WHEEL/RIM REFINISH & POWDER COAT, 4 CT			No	0
223-023-534000 Automotive Expense					TIRES, 7 CT				
54829 Total:		2,128.44							
Gem City Tires, Inc Total:		2,128.44							
GFL Environmental 14249 P90005201658	7/15/2026	2,924.33	0.00	07/24/2026				No	0
223-026-566502 Recycling Expense					07/01-07/15/26 - CURBSIDE RC FEES - 40.98 TN				
P90005201658 Total:		2,924.33							
GFL Environmental Total:		2,924.33							
Giffin Engineering, Inc 15359 *** 26094	7/15/2026	5,000.00	0.00	07/24/2026				No	0
100-007-561200 Engineering Fees					CITY ENGINEER SERVICES - 07/15-07/31/26				
*** 26094	7/15/2026	5,000.00	0.00	07/24/2026				No	0
231-030-561200 Engineering Fees					CITY ENGINEER SERVICES - 07/15-07/31/26				
26094 Total:		10,000.00							
Giffin Engineering, Inc Tota		10,000.00							
Goodman, Darrell D. 15573 07142026	7/14/2026	6,892.52	0.00	07/24/2026				No	0
275-275-591200 Developer Agreement Payments					2025 TAX REBATE - 2017 DANE KELSEY DR				
07142026 Total:		6,892.52							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
Goodman, Darrell D. Total		6,892.52							
Greater Peoria Economic Development Council (EDC)									
11074									
GPEDC_2026-70	6/1/2026	25,000.00	0.00	07/24/2026				No	0
100-001-511601	Community Association Dues				ANNUAL SUPPORT - FY2027 - RES 447-26/27				
GPEDC_2026-70 Total:		25,000.00							
Greater Peoria Economic D		25,000.00							
Groveland Township Water District									
15514									
*** 1521	7/9/2026	33.00	0.00	07/24/2026				No	0
100-068-550100	Utilities				06/09-07/07/26 - WATER @ 3528 EDGEWATER DR				
1521 Total:		33.00							
Groveland Township Wate		33.00							
Hali-Brite, Inc									
14311									
*** 45038	6/16/2026	270.48	0.00	07/24/2026				No	0
525-525-534400	Equipment Repairs				AIRPORT WIND INDICATOR REPAIRS - PARTS				
*** 45038	6/16/2026	39.66	0.00	07/24/2026				No	0
525-525-534400	Equipment Repairs				AIRPORT WIND INDICATOR REPAIRS - FREIGHT				
45038 Total:		310.14							
Hali-Brite, Inc Total:		310.14							
Hawkins Inc									
12742									
7494820	7/15/2026	30.00	0.00	07/24/2026				No	0
231-031-522200	Chemical Supplies				CHLORINE CYLINDER, 3 CT				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
7494820 Total:		30.00							
Hawkins Inc Total:		30.00							
Hugh Saxe Enterprises, Inc									
14364									
1008624	6/25/2026	135.00	0.00	07/24/2026				No	0
100-068-534200 Buildings And Grounds Rep			WATER SOFTENER RENTAL @ BUS - JUL 2026						
1008624 Total:		135.00							
1008656	6/25/2026	35.59	0.00	07/24/2026				No	0
525-525-524000 Lease/rental Of Equipment			WATER COOLER RENTAL @ AIRPORT - JUL 2026						
1008656 Total:		35.59							
Hugh Saxe Enterprises, Inc		170.59							
Illini Plumbing Inc									
12264									
*** 23379	7/14/2026	540.00	0.00	07/24/2026	CITY-ALLO	expense		No	0
100-068-534200 Buildings And Grounds Rep			CLEAR BLOCKED SEWER LINE @ PPD - LABOR						
*** 23379	7/14/2026	50.00	0.00	07/24/2026	CITY-ALLO	expense		No	0
100-068-534200 Buildings And Grounds Rep			CLEAR BLOCKED SEWER LINE @ PPD - MACHINE						
23379 Total:		590.00							
Illini Plumbing Inc Total:		590.00							
Illinois American Water Company									
10291									
*** 210000995141	7/13/2026	133.88	0.00	07/24/2026	FIRE-ALLO	expense		No	0
100-068-550100 Utilities			06/06-07/09/26 - FIRE STATION #1						
210000995141 Total:		133.88							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number			Description				Reference		
*** 210001081816	7/10/2026	1.92	0.00	07/24/2026				No	0
100-068-550100 Utilities				06/06-07/09/26 - MARGARET ST YD HYDRANT					
210001081816 Total:		1.92							
*** 210001269890	7/10/2026	24.44	0.00	07/24/2026				No	0
100-068-550100 Utilities				06/06-07/09/26 - 2ND ST YD HYDRANT					
210001269890 Total:		24.44							
*** 210001655200	7/13/2026	54.22	0.00	07/24/2026				No	0
100-068-550100 Utilities				06/06-07/09/26 - 608 S FRONT ST					
210001655200 Total:		54.22							
*** 210002094969	7/13/2026	33.67	0.00	07/24/2026				No	0
100-068-550100 Utilities				06/06-07/09/26 - STATE ST LIFT STATION					
210002094969 Total:		33.67							
*** 210002243143	7/10/2026	33.67	0.00	07/24/2026				No	0
100-068-550100 Utilities				06/06-07/09/26 - 2500 S 2ND ST					
210002243143 Total:		33.67							
*** 210002282773	7/13/2026	591.38	0.00	07/24/2026	CITY-ALLO	expense		No	0
100-068-550100 Utilities				06/06-07/09/26 - CITY HALL					
210002282773 Total:		591.38							
*** 210002365869	7/10/2026	0.09	0.00	07/24/2026				No	0
100-068-550100 Utilities				06/06-07/09/26 - 7TH ST YD HYDRANT					
210002365869 Total:		0.09							
*** 210003283755	7/10/2026	36.37	0.00	07/24/2026				No	0
100-068-550100 Utilities				06/05-07/08/26 - 1842 COURT ST YD HYDRANT					
210003283755 Total:		36.37							
*** 210004789874	7/13/2026	391.17	0.00	07/24/2026				No	0
231-031-550100 Utilities				06/06-07/09/26 - 606 S FRONT ST (WWTP)					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description		Reference						
	210004789874 Total:	391.17							
*** 220000296568	7/13/2026	38.35	0.00	07/24/2026				No	0
100-068-550100 Utilities				06/06-07/09/26 - FRONT ST REST AREA					
	220000296568 Total:	38.35							
*** 220038853805	7/13/2026	41.98	0.00	07/24/2026	FIRE-ALLO	expense		No	0
100-068-550100 Utilities				06/06-07/09/26 - FIRE STATION #1 SHED					
	220038853805 Total:	41.98							
*** 220040749688	7/13/2026	65.05	0.00	07/24/2026				No	0
100-068-550100 Utilities				06/06-07/09/26 - 311 BROADWAY ST					
	220040749688 Total:	65.05							
	Illinois American Water Co	1,446.19							
International Institute of Municipal Clerks (IIMC)									
11171									
*** 40339	7/7/2026	235.00	0.00	07/24/2026				No	0
100-004-551600 Dues And Subscriptions				ANNUAL DUES THRU 09/30/2027 - NS					
	40339 Total:	235.00							
	International Institute of M	235.00							
Interstate Batteries of Central IL, Inc									
10330									
*** 20048420	7/9/2026	296.94	0.00	07/24/2026				No	0
501-501-534000 Automotive Expense				BATTERY, 2 CT - SERVICE TRUCK					
*** 20048420	7/9/2026	308.85	0.00	07/24/2026				No	0
501-501-534000 Automotive Expense				BATTERY, 3 CT - BUS 1947					
	20048420 Total:	605.79							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description		Reference						
	Interstate Batteries of Cent	605.79							
IWIRC 10335									
*** 436593	7/7/2026	72.00	0.00	07/24/2026				No	0
223-023-559000 Medical Expense/supplies					02/20/26 - ONSITE DRUG/ALC SCREENING, 2 CT				
*** 436593	7/7/2026	42.00	0.00	07/24/2026				No	0
100-032-559000 Medical Expense/supplies					02/20/26 - ONSITE DRUG/ALC SCREENING				
*** 436593	7/7/2026	510.00	0.00	07/24/2026				No	0
501-501-559000 Medical Expense/supplies					02/20/26 - ONSITE DRUG/ALC SCREENING, 13 CT				
436593 Total:		624.00							
IWIRC Total:		624.00							
JX Enterprises Inc 15148									
4061722P	5/19/2026	737.98	0.00	07/24/2026				No	0
223-023-534000 Automotive Expense					BRAKE SHOE KIT, 2 CT				
4061722P Total:		737.98							
JX Enterprises Inc Total:		737.98							
Kegley Machine, Inc 10861									
31432	7/14/2026	267.00	0.00	07/24/2026				No	0
231-031-534400 Equipment Repairs					WATERJET GASKET HOLES				
31432 Total:		267.00							
Kegley Machine, Inc Total:		267.00							
Kinsella Porta Potties LLC 15564									

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
*** 26601	7/19/2026	140.00	0.00	07/24/2026				No	0
100-068-534200 Buildings And Grounds Rep					06/18-07/18/26 - STANDARD @ RIVERFRONT SQ				
*** 26601	7/19/2026	200.00	0.00	07/24/2026				No	0
100-068-534200 Buildings And Grounds Rep					06/18-07/18/26 - HANDICAP @ RIVERFRONT SQ				
26601 Total:		340.00							
Kinsella Porta Potties LLC		340.00							
Kirby Risk Corporation 10821									
S211341805001	6/25/2026	4,468.00	0.00	07/24/2026				No	0
231-031-534400 Equipment Repairs					SCADA SYSTEM MAINTENANCE - 06/02/26-06/01/27				
S211341805001 Total:		4,468.00							
Kirby Risk Corporation To		4,468.00							
Laser Electric, Inc 10367									
*** SC30273	6/4/2026	1,320.00	0.00	07/24/2026				No	0
100-032-532000 Electronic Equipment Main					REPLACE 2 CAMS @ COURT/PARKWAY - LABOR				
*** SC30273	6/4/2026	250.00	0.00	07/24/2026				No	0
100-032-532000 Electronic Equipment Main					REPLACE 2 CAMS @ COURT/PARKWAY - TRUCK				
*** SC30273	6/4/2026	5,048.00	0.00	07/24/2026				No	0
100-032-532000 Electronic Equipment Main					REPLACE 2 CAMS @ COURT/PARKWAY - MAT'L				
SC30273 Total:		6,618.00							
*** SC30390	7/10/2026	660.00	0.00	07/24/2026				No	0
100-032-532000 Electronic Equipment Main					RPLC STR LGT BULBS @ PARKWAY/UAW - LABOR				
*** SC30390	7/10/2026	187.50	0.00	07/24/2026				No	0
100-032-532000 Electronic Equipment Main					RPLC STR LGT BULBS @ PARKWAY/UAW - TRUCK				
*** SC30390	7/10/2026	920.00	0.00	07/24/2026				No	0
100-032-532000 Electronic Equipment Main					RPLC STR LGT BULBS @ PARKWAY/UAW - MAT'L				
SC30390 Total:		1,767.50							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
Laser Electric, Inc Total:		8,385.50							
Leman Precast Concrete, Inc									
11200									
*** 29523	7/16/2026	529.00	0.00	07/24/2026				No	0
231-030-564000 Sewer Maintenance/Improvements				24" TYPE H1 INLET, 24" X 36"					
*** 29523	7/16/2026	195.00	0.00	07/24/2026				No	0
231-030-564000 Sewer Maintenance/Improvements				1" RISER RING, 3 CT					
*** 29523	7/16/2026	134.00	0.00	07/24/2026				No	0
231-030-564000 Sewer Maintenance/Improvements				2" RISER RING, 2 CT					
*** 29523	7/16/2026	448.00	0.00	07/24/2026				No	0
231-030-564000 Sewer Maintenance/Improvements				1" X 14.5 FT ROLL RESIN SEAL, 32 CT					
29523 Total:		1,306.00							
Leman Precast Concrete, In		1,306.00							
LHF Compost Inc									
11829									
1713152	7/10/2026	2,023.55	0.00	07/24/2026				No	0
223-025-566501 Compost Site Expense				07/06-07/10/26 - YW FEE - 47.94 TN					
1713152 Total:		2,023.55							
LHF Compost Inc Total:		2,023.55							
Linde Gas & Equipment Inc									
10518									
57314354	6/18/2026	97.66	0.00	07/24/2026				No	0
100-032-522400 General Supplies				STARGOLD C-25 SHIELDING GAS - WALK-IN ORDER					
57314354 Total:		97.66							
57389415	6/22/2026	42.00	0.00	07/24/2026				No	0
100-032-522400 General Supplies				05/20-06/20/26 - INDUSTRIAL ACETYLENE					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
57389415 Total:		42.00							
Linde Gas & Equipment In		139.66							
Lozier Oil Company Inc									
12770									
*** 449246IN	7/10/2026	7,127.60	0.00	07/24/2026				No	0
699-000-160100 Fuel Inventory					DIESEL - 2000 GAL @ 3.564/GAL				
*** 449246IN	7/10/2026	200.00	0.00	07/24/2026				No	0
699-000-160100 Fuel Inventory					FREIGHT - 2000 GAL @ 0.10/GAL				
*** 449246IN	7/10/2026	65.00	0.00	07/24/2026				No	0
699-000-160100 Fuel Inventory					MARK-UP - 2000 GAL @ 0.0325/GAL				
449246IN Total:		7,392.60							
Lozier Oil Company Inc To		7,392.60							
Mathis-Kelley Construction Supply Co Inc									
10401									
*** 237350	6/4/2026	496.26	0.00	07/24/2026	FIRE-ALLO	expense		No	0
100-068-534201 Building Repair - Fire					8 X 15 FT CONCRETE REINFORCING SHEET, 10 CT				
*** 237350	6/4/2026	599.76	0.00	07/24/2026	FIRE-ALLO	expense		No	0
100-068-534201 Building Repair - Fire					18" X 1" EPOXY COATED STEEL DOWEL, 80 CT				
*** 237350	6/4/2026	79.33	0.00	07/24/2026	FIRE-ALLO	expense		No	0
100-068-534201 Building Repair - Fire					1" X 13" BOSCH SDS-MAX CARBIDE DRILL BIT				
*** 237350	6/4/2026	17.59	0.00	07/24/2026	FIRE-ALLO	expense		No	0
100-068-534201 Building Repair - Fire					LIQUID ROC 300 STRUCTURAL ADHESIVE				
*** 237350	6/4/2026	111.46	0.00	07/24/2026	FIRE-ALLO	expense		No	0
100-068-534201 Building Repair - Fire					50# HYDRAULIC CEMENT, 2 CT				
237350 Total:		1,304.40							
*** 241867	7/16/2026	671.05	0.00	07/24/2026				No	0
100-032-522400 General Supplies					16" X 0.125" X 1" ASPHALT CONCRETE BLADE, 2 CT				
*** 241867	7/16/2026	55.73	0.00	07/24/2026				No	0
231-033-564100 Drainage Improvements					50# HYDRAULIC CEMENT				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
241867 Total:		726.78							
Mathis-Kelley Constructio		2,031.18							
Maurer-Stutz, Inc 10402									
49276	5/31/2026	48,257.50	0.00	07/24/2026	COUR-8TOV	engr		No	0
277-277-584009 General Public Improvements				COURT ST CONST ENG - RES 229-24/25 - MAY 2026					
49276 Total:		48,257.50							
49407	6/30/2026	85,478.25	0.00	07/24/2026	COUR-8TOV	engr		No	0
277-277-584009 General Public Improvements				COURT ST CONST ENG - RES 229-24/25 - JUN 2026					
49407 Total:		85,478.25							
Maurer-Stutz, Inc Total:		133,735.75							
May Welding Repair & Fabrication 14112									
5938	6/25/2026	630.00	0.00	07/24/2026				No	0
223-023-534000 Automotive Expense				SW16 - REPLACE SEAL					
5938 Total:		630.00							
May Welding Repair & Fab		630.00							
McKinley Apartments, LLC 15223									
07142026	7/14/2026	22,870.48	0.00	07/24/2026				No	0
271-271-591200 Developer Agreement Payments				MCKINLEY APTS - TIF PMT #3 - ORD. 4131-23/24					
07142026 Total:		22,870.48							
McKinley Apartments, LL		22,870.48							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
Menards									
10414									
*** 32715	7/13/2026	19.14	0.00	07/24/2026				No	0
231-031-561300 Testing Fees And Expenses					48-PK ALKALINE BATTERIES, AA				
*** 32715	7/13/2026	59.99	0.00	07/24/2026				No	0
231-031-561300 Testing Fees And Expenses					IDEAL CLAMP METER				
*** 32715	7/13/2026	12.33	0.00	07/24/2026				No	0
231-031-561300 Testing Fees And Expenses					3-PK DISTILLED WATER, 3 CT - SAMPLE TESTING				
32715 Total:		91.46							
*** 32736	7/13/2026	13.18	0.00	07/24/2026				No	0
100-068-522400 General Supplies					1" X 3" X 6 FT SELECT PINE BOARD, 2 CT				
*** 32736	7/13/2026	1.75	0.00	07/24/2026				No	0
100-068-522400 General Supplies					8-PK 5/32" X 7/8" GRADE 18-8 FENDER WASHERS				
*** 32736	7/13/2026	13.77	0.00	07/24/2026				No	0
100-068-522400 General Supplies					140-PK #8 X 1.25" TRUSS HEAD LATH SCREWS				
32736 Total:		28.70							
32789	7/14/2026	9.98	0.00	07/24/2026				No	0
100-068-522400 General Supplies					6-PK 6" X 6-TPI RECIPROCATING SAW BLADES				
32789 Total:		9.98							
*** 32952	7/16/2026	25.99	0.00	07/24/2026				No	0
100-032-522400 General Supplies					48 QT IGLOO COOL COOLER				
32952 Total:		25.99							
Menards Total:		156.13							
Morton Community Bank									
10479									
*** 10600010654	7/9/2026	220,884.31	0.00	07/24/2026				No	0
100-990-591400 Loan payments					LUTTICKEN LOAN PMT (TAXABLE) - PRINCIPAL				
*** 10600010654	7/9/2026	780,156.25	0.00	07/24/2026				No	0
100-990-590400 Interest Paid					LUTTICKEN LOAN PMT (TAXABLE) - INTEREST				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	10600010654 Total:	1,001,040.56							
*** 10600010655	7/9/2026	93,460.84	0.00	07/24/2026				No	0
100-990-591400	Loan payments			LUTTICKEN LOAN PMT (TAX EXEMPT) - PRINCIPAL					
*** 10600010655	7/9/2026	141,741.66	0.00	07/24/2026				No	0
100-990-590400	Interest Paid			LUTTICKEN LOAN PMT (TAX EXEMPT) - INTEREST					
	10600010655 Total:	235,202.50							
	Morton Community Bank	1,236,243.06							
Mutual Wheel Co Inc 10439									
*** EPINV00300	7/16/2026	9.74	0.00	07/24/2026				No	0
100-032-534000	Automotive Expense			TRUCK 468 - VELVAC 7-WAY TRAILER PLUG					
*** EPINV00300	7/16/2026	8.17	0.00	07/24/2026				No	0
100-032-534000	Automotive Expense			TRUCK 468 - 6-WAY MALE TRAILER PLUG					
	EPINV00300 Total:	17.91							
	Mutual Wheel Co Inc Total	17.91							
NAPA Auto Parts 10441									
*** 638823	7/14/2026	58.99	0.00	07/24/2026				No	0
100-034-534000	Automotive Expense			ENGINE 4 - A/C FILTER DRYER					
*** 638823	7/14/2026	73.96	0.00	07/24/2026				No	0
100-034-534000	Automotive Expense			ENGINE 4 - 17 OZ A/C CLEAN & FLUSH, 4 CT					
	638823 Total:	132.95							
638905	7/14/2026	59.92	0.00	07/24/2026				No	0
100-034-534000	Automotive Expense			A/C VALVE - CORE CHARGE					
	638905 Total:	59.92							
638907	7/14/2026	97.99	0.00	07/24/2026				No	0
100-034-534000	Automotive Expense			ENGINE 4 - A/C PRESSURE CYCLING SWITCH					

AP-To Be Paid Proof List (07/22/2026 - 11:10 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			
638907 Total:		97.99							
639044	7/16/2026	91.92	0.00	07/24/2026				No	0
100-034-534000 Automotive Expense				ENGINE 4 - LED MARKER/CLEARANCE LIGHT, 8 CT					
639044 Total:		91.92							
639081	7/16/2026	113.97	0.00	07/24/2026				No	0
100-032-534400 Equipment Repairs				DURAPATCHER - 6.5" OVAL LED SIGNAL LGT, 3 CT					
639081 Total:		113.97							
NAPA Auto Parts Total:		496.75							
Pekin Area Chamber of Commerce									
10478									
13440	7/13/2026	1,825.00	0.00	07/24/2026				No	0
208-208-560500 Consulting Services				MONTHLY CHAMBER TOURISM SVCS - JUN 2026					
13440 Total:		1,825.00							
13451	7/16/2026	377.18	0.00	07/24/2026				No	0
208-208-598505 Special Events				REIMBURSE 2026 BALLOON FEST EXPENSES					
13451 Total:		377.18							
Pekin Area Chamber of Com		2,202.18							
Pekin Shoe Repair									
10490									
8489	7/14/2026	288.00	0.00	07/24/2026				No	0
100-032-554300 Uniforms And Tools				BOOT ALLOWANCE - 07/09/26 - JY					
8489 Total:		288.00							
Pekin Shoe Repair Total:		288.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
Puritan Springs Water 10766									
*** 1386911	7/2/2026	6.99	0.00	07/24/2026				No	0
525-525-524000 Lease/rental Of Equipment				06/29/26 - FUEL SURCHARGE					
1386911 Total:		6.99							
Puritan Springs Water Tota		6.99							
Rainbo Oil Company 10534									
*** 9178209	6/18/2026	1,041.10	0.00	07/24/2026				No	0
100-032-534000 Automotive Expense				KEROSENE/WINDOW WASH/DEF/HYD FLUID/CORE					
*** 9178209	6/18/2026	1,041.10	0.00	07/24/2026				No	0
223-023-534000 Automotive Expense				KEROSENE/WINDOW WASH/DEF/HYD FLUID/CORE					
9178209 Total:		2,082.20							
*** 9178535	7/9/2026	144.55	0.00	07/24/2026				No	0
223-025-534000 Automotive Expense				DIESEL EXHAUST FLUID (DEF), 49 GAL					
*** 9178535	7/9/2026	144.55	0.00	07/24/2026				No	0
223-023-534000 Automotive Expense				DIESEL EXHAUST FLUID (DEF), 49 GAL					
*** 9178535	7/9/2026	144.55	0.00	07/24/2026				No	0
223-026-534000 Automotive Expense				DIESEL EXHAUST FLUID (DEF), 49 GAL					
9178535 Total:		433.65							
Rainbo Oil Company Total		2,515.85							
Roanoke Concrete Products Co 10553									
282667	7/7/2026	1,854.00	0.00	07/24/2026	FIRE-ALLO	expense		No	0
100-068-534201 Building Repair - Fire				WHITE ROCK CONCRETE FILL @ STN #3 DRIVEWY					
282667 Total:		1,854.00							
282865	7/9/2026	2,008.50	0.00	07/24/2026	FIRE-ALLO	expense		No	0
100-068-534201 Building Repair - Fire				WHITE ROCK CONCRETE FILL @ STN #3 DRIVEWY					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
282865 Total:		2,008.50							
282950	7/10/2026	394.25	0.00	07/24/2026				No	0
231-030-564000 Sewer Maintenance/Improvements			FLOWABLE FILL @ 16 CAPE CT						
282950 Total:		394.25							
Roanoke Concrete Product		4,256.75							
Schwartz Electric									
10579									
20500	7/16/2026	3,868.50	0.00	07/24/2026				No	0
100-032-569000 Other Contractual Service			JULIE LOCATES - 07/01-07/14/26						
20500 Total:		3,868.50							
Schwartz Electric Total:		3,868.50							
Sentry Safety Supply Inc									
10882									
*** 299476IN	7/15/2026	97.05	0.00	07/24/2026				No	0
100-032-554300 Uniforms And Tools			T-SHIRT, LIME, 2X, 5 CT						
*** 299476IN	7/15/2026	39.77	0.00	07/24/2026				No	0
100-032-554300 Uniforms And Tools			PULLOVER SWEATSHIRT, XL						
*** 299476IN	7/15/2026	22.00	0.00	07/24/2026				No	0
100-032-554300 Uniforms And Tools			FREIGHT						
299476IN Total:		158.82							
Sentry Safety Supply Inc T		158.82							
Simmons Little Johnnies									
11541									
47991	7/14/2026	1,050.00	0.00	07/24/2026				No	0
208-208-598505 Special Events			TOILETS @ 2026 BALLOON FEST - 06/26-06/28/26						

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
47991 Total:		1,050.00							
Simmons Little Johnnies To		1,050.00							
Springbrook Holding Company, LLC									
14638									
INV011311	7/15/2026	62.50	0.00	07/24/2026				No	0
100-006-519000 Training And Education			TRAINING - FIXED ASSETS/PROJ MGMT - 0.25 HR						
INV011311 Total:		62.50							
Springbrook Holding Comp		62.50							
TCI Companies, Inc									
10661									
26W12087	4/30/2026	677.37	0.00	07/24/2026	FIRE-ALLO	expense		No	0
100-068-534201 Building Repair - Fire			INSPECT SEWER LINES @ FIRE STATION #3						
26W12087 Total:		677.37							
TCI Companies, Inc Total:		677.37							
TERRA Engineering, LTD									
14512									
*** 26461	7/17/2026	44,175.48	0.00	07/24/2026	BW14-Arrw	engr		No	0
277-277-584009 General Public Improvements			B'WAY DESIGN ENG - RES 234-24/25 - 05/01-06/27/26						
26461 Total:		44,175.48							
TERRA Engineering, LTD		44,175.48							
The Illinois State Toll Highway Authority									
13159									
*** VW5510002737	7/7/2026	8.20	0.00	07/24/2026				No	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description		Reference						
100-032-536000	Tree Removal / Replacemen		07/14/26 - GRIND 3 STUMPS @ 1208 S 9TH ST						
	4182 Total:	1,650.00							
4183	7/14/2026	685.00	0.00	07/24/2026				No	0
100-032-536000	Tree Removal / Replacemen		07/14/26 - GRIND STUMP @ 421 PARK AVE						
	4183 Total:	685.00							
4184	7/14/2026	575.00	0.00	07/24/2026				No	0
100-032-536000	Tree Removal / Replacemen		07/14/26 - GRIND STUMP @ 1210 HENRIETTA ST						
	4184 Total:	575.00							
4185	7/14/2026	685.00	0.00	07/24/2026				No	0
100-032-536000	Tree Removal / Replacemen		07/14/26 - GRIND STUMP @ 927 HAMILTON ST						
	4185 Total:	685.00							
4190	7/17/2026	1,575.00	0.00	07/24/2026				No	0
100-032-536000	Tree Removal / Replacemen		07/16/26 - REMOVE TREE @ 1233 BACON ST						
	4190 Total:	1,575.00							
4191	7/17/2026	675.00	0.00	07/24/2026				No	0
100-032-536000	Tree Removal / Replacemen		07/16/26 - REMOVE LIMBS @ 1401 MARKET/KOCH						
	4191 Total:	675.00							
4192	7/17/2026	650.00	0.00	07/24/2026				No	0
100-032-536000	Tree Removal / Replacemen		07/16/26 - GRIND STUMP @ 529 CATHERINE ST						
	4192 Total:	650.00							
4193	7/17/2026	575.00	0.00	07/24/2026				No	0
100-032-536000	Tree Removal / Replacemen		07/16/26 - GRIND STUMP @ 353 CHESTNUT ST						
	4193 Total:	575.00							
4194	7/17/2026	700.00	0.00	07/24/2026				No	0
100-032-536000	Tree Removal / Replacemen		07/16/26 - GRIND STUMP @ 10TH ST/WASHINGTON						

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description		Reference						
4194 Total:		700.00							
Topless Tree Service Total:		9,260.00							
Truck Centers, Inc 10664									
*** F14049407301	7/9/2026	1,203.02	0.00	07/24/2026				No	0
223-023-534000 Automotive Expense					SW21/SW22 - PARTICULATE SENSOR, 2 CT				
*** F14049407301	7/9/2026	350.00	0.00	07/24/2026				No	0
223-023-534000 Automotive Expense					SW21/SW22 - CORE CHARGE, 2 CT				
F14049407301 Total:		1,553.02							
*** F14049424901	7/9/2026	55.54	0.00	07/24/2026				No	0
223-026-534000 Automotive Expense					RC2 - 8-RIB ACCESSORY DRIVE BELT, 2147 MM				
*** F14049424901	7/9/2026	311.07	0.00	07/24/2026				No	0
223-026-534000 Automotive Expense					RC2 - WATER PUMP KIT				
*** F14049424901	7/9/2026	217.26	0.00	07/24/2026				No	0
223-026-534000 Automotive Expense					RC2 - BELT TENSIONER				
F14049424901 Total:		583.87							
F14049448901	7/13/2026	232.04	0.00	07/24/2026				No	0
100-032-534000 Automotive Expense					TRUCK 479 - DIFF FILTER PRESSURE SENSOR				
F14049448901 Total:		232.04							
F14049453601	7/15/2026	229.30	0.00	07/24/2026				No	0
100-032-534000 Automotive Expense					TRUCK 479 - DIFF FILTER PRESSURE SENSOR				
F14049453601 Total:		229.30							
F14049486301	7/16/2026	-350.00	0.00	07/24/2026				No	0
223-023-534000 Automotive Expense					PARTICULATE SENSOR, 2 CT - CORE CREDIT				
F14049486301 Total:		-350.00							
F14049497201	7/17/2026	-232.04	0.00	07/24/2026				No	0
100-032-534000 Automotive Expense					DIFF FILTER PRESSURE SENSOR - RTN CREDIT				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
F14049497201 Total:		-232.04							
*** R14009260301	7/9/2026	167.65	0.00	07/24/2026				No	0
223-023-534000 Automotive Expense					SW11 - T/S & RPR TURN SIGNAL ISSUES - PARTS				
*** R14009260301	7/9/2026	700.00	0.00	07/24/2026				No	0
223-023-534000 Automotive Expense					SW11 - T/S & RPR TURN SIGNAL ISSUES - LABOR				
*** R14009260301	7/9/2026	84.00	0.00	07/24/2026				No	0
223-023-534000 Automotive Expense					SW11 - T/S & RPR TURN SIGNAL ISSUES - DIAG				
R14009260301 Total:		951.65							
Truck Centers, Inc Total:		2,967.84							
USA TODAY Media Corp									
14577									
7682699	4/30/2026	50.00	0.00	07/24/2026				No	0
100-004-551000 Printing And Publications					04/01/26 - PDT - LEGAL NOTICE - BUDGET HEARING				
7682699 Total:		50.00							
USA TODAY Media Corp		50.00							
Verizon Wireless Services LLC									
14122									
*** 6147734897	7/3/2026	78.76	0.00	07/24/2026				No	0
501-501-550300 Telephone					#885304921-06 - 05/04-06/03/26 - BUS CELLULAR				
*** 6147734897	7/3/2026	78.78	0.00	07/24/2026				No	0
501-501-550300 Telephone					#885304921-06 - 06/04-07/03/26 - BUS CELLULAR				
6147734897 Total:		157.54							
Verizon Wireless Services L		157.54							
Visa (Morton Community Bank)									
11433									
0289-0726	7/1/2026	120.00	0.00	07/24/2026				No	0

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Account Number	Description			Reference					
699-069-519000 Training And Education				06/09/26 EMERG VEHICLE TEST/EVT STUDY GUIDES					
0289-0726 Total:		120.00							
*** 3115-0726	7/1/2026	19.25	0.00	07/24/2026				No	0
100-761-520400 Postage				06/04/26 USPS/SHIPPING SUBPOENA PAPERWORK					
*** 3115-0726	7/1/2026	93.56	0.00	07/24/2026				No	0
100-761-599000 Miscellaneous				06/09/26 LA GONDOLA/LUNCH FOR ADMIN GROUP					
*** 3115-0726	7/1/2026	10.14	0.00	07/24/2026				No	0
100-761-520400 Postage				06/12/26 USPS/RETURN SHIPPING CHARGES					
*** 3115-0726	7/1/2026	2,880.00	0.00	07/24/2026				No	0
100-761-538000 Maintenance Agreements				06/24/26 TITANHQ/EMAIL ARCHIVING SOFTWARE					
3115-0726 Total:		3,002.95							
*** 3464-0726	7/1/2026	160.50	0.00	07/24/2026				No	0
100-761-519000 Training And Education				06/16/26 FRONTLINE/CONF REGISTRATION - RS					
*** 3464-0726	7/1/2026	220.00	0.00	07/24/2026				No	0
100-761-519000 Training And Education				06/20/26 IACP/LODGING @ 2026 IACP CONF					
*** 3464-0726	7/1/2026	445.00	0.00	07/24/2026				No	0
100-763-519000 Training And Education				06/30/26 IACP/CONFERENCE REGISTRATION - JB					
3464-0726 Total:		825.50							
*** 4932-0726	7/1/2026	29.00	0.00	07/24/2026				No	0
501-501-557200 License And Inspection Fees				06/12/26 IL SOS/DRIVER PERMIT RENEWAL, 7 CT					
*** 4932-0726	7/1/2026	5.00	0.00	07/24/2026				No	0
501-501-557200 License And Inspection Fees				06/15/26 IL SOS/DRIVER PERMIT RENEWAL					
*** 4932-0726	7/1/2026	9.00	0.00	07/24/2026				No	0
501-501-557200 License And Inspection Fees				06/24/26 IL SOS/DRIVER PERMIT RENEWAL, 2 CT					
4932-0726 Total:		43.00							
*** 4941-0726	7/1/2026	4.99	0.00	07/24/2026				No	0
100-763-599000 Miscellaneous				06/03/26 PERSONAL CHG IN ERROR & REIMBURSED					
*** 4941-0726	7/1/2026	90.01	0.00	07/24/2026				No	0
100-761-551600 Dues And Subscriptions				06/04/26 TWILIO/WORKFORCE TEXTING CREDITS					
*** 4941-0726	7/1/2026	25.00	0.00	07/24/2026	RECT-2026	expense		No	0
100-760-598200 Grant Expenses				06/24/26 FACEBOOK/NEW OFFICER RECRUITMENT					
*** 4941-0726	7/1/2026	344.00	0.00	07/24/2026	RECT-2026	expense		No	0
100-760-598200 Grant Expenses				06/24/26 PRAETORIAN/NEW OFFICER RECRUITMT					

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Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
*** 4941-0726	7/1/2026	25.00	0.00	07/24/2026	RECT-2026	expense		No	0
100-760-598200 Grant Expenses				06/24/26 FACEBOOK/NEW OFFICER RECRUITMENT					
*** 4941-0726	7/1/2026	16.00	0.00	07/24/2026	RECT-2026	expense		No	0
100-760-598200 Grant Expenses				06/25/26 FACEBOOK/NEW OFFICER RECRUITMENT					
*** 4941-0726	7/1/2026	18.00	0.00	07/24/2026	RECT-2026	expense		No	0
100-760-598200 Grant Expenses				06/25/26 FACEBOOK/NEW OFFICER RECRUITMENT					
*** 4941-0726	7/1/2026	90.01	0.00	07/24/2026				No	0
100-761-551600 Dues And Subscriptions				06/25/26 TWILIO/WORKFORCE TEXTING CREDITS					
*** 4941-0726	7/1/2026	18.00	0.00	07/24/2026	RECT-2026	expense		No	0
100-760-598200 Grant Expenses				06/25/26 FACEBOOK/NEW OFFICER RECRUITMENT					
*** 4941-0726	7/1/2026	21.00	0.00	07/24/2026	RECT-2026	expense		No	0
100-760-598200 Grant Expenses				06/25/26 FACEBOOK/NEW OFFICER RECRUITMENT					
*** 4941-0726	7/1/2026	29.00	0.00	07/24/2026	RECT-2026	expense		No	0
100-760-598200 Grant Expenses				06/26/26 FACEBOOK/NEW OFFICER RECRUITMENT					
*** 4941-0726	7/1/2026	42.25	0.00	07/24/2026				No	0
100-761-598100 Public Relations				06/26/26 WALMART/PUBLIC RELATIONS					
*** 4941-0726	7/1/2026	32.00	0.00	07/24/2026	RECT-2026	expense		No	0
100-760-598200 Grant Expenses				06/27/26 FACEBOOK/NEW OFFICER RECRUITMENT					
*** 4941-0726	7/1/2026	32.00	0.00	07/24/2026	RECT-2026	expense		No	0
100-760-598200 Grant Expenses				06/28/26 FACEBOOK/NEW OFFICER RECRUITMENT					
*** 4941-0726	7/1/2026	28.00	0.00	07/24/2026	RECT-2026	expense		No	0
100-760-598200 Grant Expenses				06/26/26 FACEBOOK/NEW OFFICER RECRUITMENT					
*** 4941-0726	7/1/2026	32.00	0.00	07/24/2026	RECT-2026	expense		No	0
100-760-598200 Grant Expenses				06/27/26 FACEBOOK/NEW OFFICER RECRUITMENT					
*** 4941-0726	7/1/2026	35.00	0.00	07/24/2026	RECT-2026	expense		No	0
100-760-598200 Grant Expenses				06/28/26 FACEBOOK/NEW OFFICER RECRUITMENT					
*** 4941-0726	7/1/2026	38.00	0.00	07/24/2026	RECT-2026	expense		No	0
100-760-598200 Grant Expenses				06/28/26 FACEBOOK/NEW OFFICER RECRUITMENT					
*** 4941-0726	7/1/2026	40.00	0.00	07/24/2026	RECT-2026	expense		No	0
100-760-598200 Grant Expenses				06/29/26 FACEBOOK/NEW OFFICER RECRUITMENT					
*** 4941-0726	7/1/2026	40.47	0.00	07/24/2026				No	0
100-761-599000 Miscellaneous				06/29/26 SCHNUCKS/COPS FOR KIDS SUPPLIES					
*** 4941-0726	7/1/2026	42.00	0.00	07/24/2026	RECT-2026	expense		No	0
100-760-598200 Grant Expenses				06/29/26 FACEBOOK/NEW OFFICER RECRUITMENT					
*** 4941-0726	7/1/2026	42.00	0.00	07/24/2026	RECT-2026	expense		No	0
100-760-598200 Grant Expenses				06/30/26 FACEBOOK/NEW OFFICER RECRUITMENT					
*** 4941-0726	7/1/2026	40.00	0.00	07/24/2026	RECT-2026	expense		No	0
100-760-598200 Grant Expenses				06/30/26 FACEBOOK/NEW OFFICER RECRUITMENT					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
4941-0726 Total:		1,124.73							
*** 5756-0726	7/1/2026	30.00	0.00	07/24/2026				No	0
100-034-520400 Postage				06/15/26 QAL-TEK/HAZMAT SHIPPING TRAINING					
*** 5756-0726	7/1/2026	429.67	0.00	07/24/2026				No	0
100-034-518900 Uniform Allowance				06/25/26 GALLS/CHIEF S/S POLO SHIRTS					
*** 5756-0726	7/1/2026	47.76	0.00	07/24/2026				No	0
100-034-518900 Uniform Allowance				06/26/26 GALLS/CHIEF S/S POLO SHIRTS					
*** 5756-0726	7/1/2026	11.91	0.00	07/24/2026				No	0
100-034-522400 General Supplies				06/29/26 KEYME LOCKSMITHS/SPARE KEYS					
*** 5756-0726	7/1/2026	73.70	0.00	07/24/2026				No	0
100-034-599000 Miscellaneous				06/30/26 SCHNUCKS/RETIREM'T PARTY SUPPLIES					
*** 5756-0726	7/1/2026	100.00	0.00	07/24/2026				No	0
100-034-518900 Uniform Allowance				06/30/26 SCREEN GRAPHICS/POLOS' EMBROIDERY					
5756-0726 Total:		693.04							
*** 6796-0726	7/1/2026	22.97	0.00	07/24/2026				No	0
100-001-599000 Miscellaneous				06/19/26 VULKIT/BUSINESS CARD WALLET					
*** 6796-0726	7/1/2026	0.23	0.00	07/24/2026				No	0
100-001-599000 Miscellaneous				06/19/26 INTERNATIONAL TRANSACTION FEE					
*** 6796-0726	7/1/2026	332.78	0.00	07/24/2026				No	0
100-001-554200 Meals Lodging				06/26/26 COURTYARD/PARKING @ HUD TRAINING					
*** 6796-0726	7/1/2026	1,331.12	0.00	07/24/2026				No	0
100-001-554200 Meals Lodging				06/26/26 COURTYARD/LODGING @ HUD TRAINING					
*** 6796-0726	7/1/2026	153.50	0.00	07/24/2026				No	0
100-001-511601 Community Association Dues				06/25/26 ILCMA/MEMBERSHIP DUES - JW					
6796-0726 Total:		1,840.60							
*** 8468-0726	7/1/2026	266.76	0.00	07/24/2026				No	0
100-001-519000 Training And Education				06/05/26 WESTIN/LODGING @ IL RE JRNL AWARDS					
*** 8468-0726	7/1/2026	48.75	0.00	07/24/2026				No	0
100-001-519000 Training And Education				06/07/26 COSTCO/FUEL @ IL RE JOURNAL AWARDS					
*** 8468-0726	7/1/2026	915.00	0.00	07/24/2026				No	0
100-001-519000 Training And Education				06/11/26 ICMA/CONFERENCE REGISTRATION - JD					
*** 8468-0726	7/1/2026	179.49	0.00	07/24/2026				No	0
100-009-538000 Maintenance Agreements				06/15/26 CANVA/SUBSCRIPTION ADD-ONS					
*** 8468-0726	7/1/2026	255.00	0.00	07/24/2026				No	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
100-793-519000 Training And Education				06/17/26 INT'L CODE/BLDG INSPECTIONS EXAM - BS					
*** 8468-0726	7/1/2026	8.97	0.00	07/24/2026				No	0
100-009-538000 Maintenance Agreements				06/21/26 REMARKABLE OSLO/SUBS 06/21-07/21/26					
*** 8468-0726	7/1/2026	0.09	0.00	07/24/2026				No	0
100-009-538000 Maintenance Agreements				06/21/26 INTERNATIONAL TRANSACTION FEE					
*** 8468-0726	7/1/2026	199.00	0.00	07/24/2026	RECT-2026	expense		No	0
100-760-598200 Grant Expenses				06/24/26 NEOGOV/NEW OFFICER RECRUITMENT					
8468-0726 Total:		1,873.06							
*** 8578-0726	7/1/2026	225.00	0.00	07/24/2026				No	0
100-034-551600 Dues And Subscriptions				06/01/26 INT'L CODE COUNCIL/MEMBER RENEW - JP					
*** 8578-0726	7/1/2026	31.00	0.00	07/24/2026				No	0
100-034-557200 License And Inspection Fees				06/01/26 IDPH/EMT INTERMEDIATE RENEWAL - AL					
*** 8578-0726	7/1/2026	10.00	0.00	07/24/2026				No	0
100-034-599000 Miscellaneous				06/02/26 SCREEN GRAPHICS/RETIREM'T PLATE - TC					
*** 8578-0726	7/1/2026	2.13	0.00	07/24/2026				No	0
100-034-599000 Miscellaneous				06/06/26 INVALID CHARGE - DISPUTED W/ BANK					
*** 8578-0726	7/1/2026	116.08	0.00	07/24/2026				No	0
100-034-519000 Training And Education				06/26/26 PEARSON/TRAUMA LIFE SUPPORT CLASS					
*** 8578-0726	7/1/2026	100.00	0.00	07/24/2026				No	0
100-034-519000 Training And Education				06/29/26 S. BUSH LINCOLN/PHRN DEPOSIT - KZ					
8578-0726 Total:		484.21							
*** 9162-0726	7/1/2026	454.20	0.00	07/24/2026				No	0
100-761-522400 General Supplies				06/05/26 ARROWHEAD/EVIDENCE BAGS					
*** 9162-0726	7/1/2026	640.00	0.00	07/24/2026	FED1-FORT	expense		No	0
100-763-592901 Federal Forfeiture Expense				06/26/26 BOSS SAFETY/WEAPONS LOCKER					
9162-0726 Total:		1,094.20							
*** 9170-0726	7/1/2026	105.99	0.00	07/24/2026				No	0
100-761-592700 Shooting Range				06/03/26 DYNAMIC RANGE/TARGET BATTERIES					
*** 9170-0726	7/1/2026	1.06	0.00	07/24/2026				No	0
100-761-592700 Shooting Range				06/03/26 INTERNATIONAL TRANSACTION FEE					
*** 9170-0726	7/1/2026	65.69	0.00	07/24/2026				No	0
100-761-592700 Shooting Range				06/23/26 HARBOR FREIGHT/UTILITY CASE					
9170-0726 Total:		172.74							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description		Reference						
	Visa (Morton Community	11,274.03							
Walker Process Equipment 12419									
*** INV029586	7/20/2026	7,730.00	0.00	07/24/2026				No	0
231-031-534400 Equipment Repairs					TRUSS RODS/SWAY BRACING FOR CLARIFIER RPR				
*** INV029586	7/20/2026	1,050.00	0.00	07/24/2026				No	0
231-031-534400 Equipment Repairs					FREIGHT				
INV029586 Total:		8,780.00							
Walker Process Equipment		8,780.00							
Walz Label & Mailing Systems 13320									
*** 1226A	7/19/2026	126.08	0.00	07/24/2026				No	0
231-029-534400 Equipment Repairs					T/S ENVELOPE OPENER NOT CUTTING - LABOR				
*** 1226A	7/19/2026	126.07	0.00	07/24/2026				No	0
223-023-534400 Equipment Repairs					T/S ENVELOPE OPENER NOT CUTTING - LABOR				
*** 1226A	7/19/2026	21.75	0.00	07/24/2026				No	0
231-029-534400 Equipment Repairs					T/S ENVELOPE OPENER NOT CUTTING - MILEAGE				
*** 1226A	7/19/2026	21.75	0.00	07/24/2026				No	0
223-023-534400 Equipment Repairs					T/S ENVELOPE OPENER NOT CUTTING - MILEAGE				
1226A Total:		295.65							
Walz Label & Mailing Syst		295.65							
Report Total:		1,631,024.27							

Accounts Payable
To Be Paid Proof List

User: cmbodine@ci.pekin.il.us
Printed: 07/28/2026 - 11:33AM
Batch: 00023.07.2026 - CMB_2026-07-28_OTTO BAUM



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
Otto Baum Company, Inc									
10462									
*** 16	6/21/2026	323,727.85	0.00	07/28/2026	COUR-8TOV	contr		No	0
277-277-584009 General Public Improvements									
*** 16	6/21/2026	25,205.39	0.00	07/28/2026	COUR-8TOV	contr		No	0
231-030-564000 Sewer Maintenance/Improvements									
COURT CONST - 10TH TO STADIUM - 05/05-06/04/26									
16 Total:		348,933.24							
26030061X	6/9/2026	10,714.75	0.00	07/28/2026					
277-277-584009 General Public Improvements									
VETERANS DRIVE PATCH REPAIR									
26030061X Total:		10,714.75							
Otto Baum Company, Inc		359,647.99							
Report Total:		359,647.99							

Accounts Payable

To Be Paid Proof List

User: cmbodine@ci.pekin.il.us
Printed: 07/29/2026 - 10:04AM
Batch: 00020.07.2026 - CMB_2026-07-31_FY27



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
AAA Certified Confidential Security Corp									
10891									
121956	6/30/2026	47.10	0.00	07/31/2026				No	0
100-761-569000 Other Contractual Service			CONFIDENTIAL MAT'L DISPOSAL - JUN 2026 - PPD						
	121956 Total:	47.10							
122132	6/30/2026	101.00	0.00	07/31/2026				No	0
100-009-538000 Maintenance Agreements			CONFIDENTIAL MAT'L DISPOSAL - JUN 2026 - IT						
	122132 Total:	101.00							
	AAA Certified Confidentia	148.10							
Advance Auto Parts									
12965									
*** 5146618937379	7/8/2026	268.00	0.00	07/31/2026				No	0
100-761-534000 Automotive Expense			COATED BRAKE ROTOR, 4 CT						
*** 5146618937379	7/8/2026	169.98	0.00	07/31/2026				No	0
100-761-534000 Automotive Expense			PD FRONT BRAKE PADS W/ HARDWARE, 2 CT						
	5146618937379 Total:	437.98							
*** 5146619167076	7/10/2026	11.09	0.00	07/31/2026				No	0
100-761-534000 Automotive Expense			SQUAD 2205 - PREMIUM ENGINE AIR FILTER						
*** 5146619167076	7/10/2026	4.95	0.00	07/31/2026				No	0
100-761-534000 Automotive Expense			SQUAD 2205 - PREMIUM CABIN AIR FILTER						
*** 5146619167076	7/10/2026	14.06	0.00	07/31/2026				No	0
100-761-534000 Automotive Expense			SQUAD 2205 - 15" BEAM REAR WIPER BLADE						
*** 5146619167076	7/10/2026	57.22	0.00	07/31/2026				No	0

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Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number			Description		Reference				
100-761-534000 Automotive Expense					SQUAD 2205 - 28" BEAM WIPER BLADE, 2 CT				
5146619167076 Total:		87.32							
Advance Auto Parts Total:		525.30							
All Purpose Polygraph 12588									
*** 2060	7/15/2026	175.00	0.00	07/31/2026				No	0
100-990-590900 Police And Fire Commission					PRE-EMPLOYMENT EXAM - 07/13/26 - TF				
*** 2060	7/15/2026	175.00	0.00	07/31/2026				No	0
100-990-590900 Police And Fire Commission					PRE-EMPLOYMENT EXAM - 07/15/26 - DA				
2060 Total:		350.00							
All Purpose Polygraph Tot		350.00							
Allegra Print & Imaging 10016									
74702	7/14/2026	65.00	0.00	07/31/2026				No	0
100-761-598100 Public Relations					5.5" X 8.5" COLOR RECRUITMENT FLYERS, 100 CT				
74702 Total:		65.00							
Allegra Print & Imaging To		65.00							
Altorfer Inc 10019									
*** PC020892758	7/7/2026	135.37	0.00	07/31/2026				No	0
100-032-534400 Equipment Repairs					MINI EXCAVATOR - HYDRAULIC HOSE ASSEMBLY				
*** PC020892758	7/7/2026	144.42	0.00	07/31/2026				No	0
100-032-534400 Equipment Repairs					MINI EXCAVATOR - HYDRAULIC HOSE ASSEMBLY				
PC020892758 Total:		279.79							
PC020892759	7/7/2026	67.04	0.00	07/31/2026				No	0
100-032-534400 Equipment Repairs					2.5 GAL ADVANCED 10 HYDRAULIC OIL				

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*** 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						
	PC020892759 Total:	67.04							
WO430082268	7/7/2026	1,677.00	0.00	07/31/2026				No	0
231-031-534400	Equipment Repairs				MAINTENANCE SERVICE - BACKUP GENERATOR				
	WO430082268 Total:	1,677.00							
WO430082392	7/15/2026	2,525.00	0.00	07/31/2026				No	0
231-031-534400	Equipment Repairs				MAINTENANCE SERVICE - MAIN GENERATOR				
	WO430082392 Total:	2,525.00							
	Altorfer Inc Total:	4,548.83							
Ameren Illinois 10021									
*** 1583003038	7/13/2026	77.30	0.00	07/31/2026				No	0
100-068-550100	Utilities				06/08-07/09/26 - 301 BROADWAY ST (GAS)				
	1583003038 Total:	77.30							
*** 1720124012	7/23/2026	181.45	0.00	07/31/2026	FIRE-ALLO	expense		No	0
100-068-550100	Utilities				06/17-07/20/26 - FIRE STATION #1 SHED				
	1720124012 Total:	181.45							
*** 3586394009	7/13/2026	289.70	0.00	07/31/2026				No	0
100-068-550100	Utilities				06/08-07/09/26 - 301 BROADWAY ST (ELEC)				
	3586394009 Total:	289.70							
*** 4453109007	7/13/2026	94.24	0.00	07/31/2026				No	0
100-068-550100	Utilities				06/08-07/09/26 - 5 S 5TH ST STR LGTS				
	4453109007 Total:	94.24							
*** 8288305023	7/22/2026	51.70	0.00	07/31/2026				No	0
100-068-550100	Utilities				06/16-07/19/26 - POCKET PARK				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
8288305023 Total:		51.70							
Ameren Illinois Total:		694.39							
Atlas Supply Company									
10038									
*** 47237	7/22/2026	275.22	0.00	07/31/2026				No	0
100-034-522400 General Supplies					6-PK PINK LOTION SKIN CLEANSER, 3 CT				
*** 47237	7/22/2026	565.20	0.00	07/31/2026				No	0
100-034-522400 General Supplies					16-PK WHITE SINGLE-FOLD TOWELS, 5 CT				
*** 47237	7/22/2026	521.12	0.00	07/31/2026				No	0
100-034-522400 General Supplies					6-PK WHITE LOCOR ROLL TOWELS, 8 CT				
*** 47237	7/22/2026	69.66	0.00	07/31/2026				No	0
100-034-522400 General Supplies					1 GAL CITRUS CHISEL CLEANER/DEGREASER, 4 CT				
*** 47237	7/22/2026	249.99	0.00	07/31/2026				No	0
100-034-522400 General Supplies					96-PK STANDARD 2-PLY BATHROOM TISSUE, 3 CT				
*** 47237	7/22/2026	115.86	0.00	07/31/2026				No	0
100-034-522400 General Supplies					12-PK 32 OZ TAZCO TOILET BOWL CLEANER, 2 CT				
*** 47237	7/22/2026	8.00	0.00	07/31/2026				No	0
100-034-522400 General Supplies					LOCAL FREIGHT				
47237 Total:		1,805.05							
Atlas Supply Company To		1,805.05							
Beck Oil Company of Illinois									
14623									
07072026	7/7/2026	70.00	0.00	07/31/2026				No	0
100-761-534000 Automotive Expense					MONTHLY SQUAD WASHES - JUN 2026				
07072026 Total:		70.00							
Beck Oil Company of Illino		70.00							
Brandt Construction Co									

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description		Reference						
15541									
2A	5/18/2026	104,180.00	0.00	07/31/2026	AC15-5018	contr		No	0
525-526-580403	Capital Outlay Reimbursed		CORRECTION - INV #2 WAS SHORT PAID IN ERROR						
2A Total:		104,180.00							
3	6/12/2026	210,780.00	0.00	07/31/2026	AC15-5018	contr		No	0
525-526-580403	Capital Outlay Reimbursed		AIRPORT FUEL SYS - RES 303-25/26 - 05/01-06/05/26						
3 Total:		210,780.00							
Brandt Construction Co To		314,960.00							
Brightspeed Communications, LLC									
10111									
470001389085	7/13/2026	86.35	0.00	07/31/2026	FIRE-SPLI	expense		No	0
100-009-550300	Telephone		#304027612 - 06/13-07/12/26 - ESDA 2-WIRE PAGER						
470001389085 Total:		86.35							
Brightspeed Communicatio		86.35							
Britton Electronics & Automation, Inc									
10083									
2261073	7/21/2026	5,004.00	0.00	07/31/2026				No	0
231-031-534400	Equipment Repairs		T/S FLOW ISSUES @ NORTH PEKIN METER						
2261073 Total:		5,004.00							
Britton Electronics & Auto		5,004.00							
Centre State International Trucks, Inc									
10109									
*** 01P99884	7/20/2026	735.87	0.00	07/31/2026				No	0
100-032-534000	Automotive Expense		TRUCK 433 - HALOGEN HEADLIGHT, RH						
*** 01P99884	7/20/2026	705.97	0.00	07/31/2026				No	0
100-032-534000	Automotive Expense		TRUCK 433 - FRONT FENDER EXTENSION ASSY						

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Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
01P99884 Total:		1,441.84							
Centre State International T		1,441.84							
Chemsearch FE 10818									
9673612	6/23/2026	638.75	0.00	07/31/2026	CITY-ALLO	expense		No	0
100-068-534200 Buildings And Grounds Rep					GLYCOL TREATMENT @ CITY HALL				
9673612 Total:		638.75							
Chemsearch FE Total:		638.75							
Cintas Corporation 10115									
4276797338	7/23/2026	123.47	0.00	07/31/2026				No	0
699-069-569000 Other Contractual Service					VMF UNIFORM CLEANING				
4276797338 Total:		123.47							
Cintas Corporation Total:		123.47							
CivicPlus, LLC 14637									
*** 381063	7/28/2026	3,150.89	0.00	07/31/2026				No	0
100-009-599801 Computer Software					DOCACCESS SUBSCRIPTION - 07/23-11/25/26				
*** 381063	7/28/2026	1,500.00	0.00	07/31/2026				No	0
100-009-599801 Computer Software					DOCACCESS IMPLEMENTATION FEE				
381063 Total:		4,650.89							
CivicPlus, LLC Total:		4,650.89							
Clark, Benjamin									

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description		Reference						
15263									
07272026	7/27/2026	7,728.19	0.00	07/31/2026				No	0
275-275-591200 Developer Agreement Payments					2025 TAX REBATE - 1916 SUSAN HOPE DR				
07272026 Total:		7,728.19							
Clark, Benjamin Total:		7,728.19							
Conway Shield, Inc									
14482									
*** 556106	7/14/2026	92.00	0.00	07/31/2026				No	0
100-034-529000 Equipment					12-PK BAYLY WIRE-BACK CAP BUTTONS, 2 CT				
*** 556106	7/14/2026	20.34	0.00	07/31/2026				No	0
100-034-529000 Equipment					FREIGHT				
556106 Total:		112.34							
*** 556111	7/14/2026	2,100.00	0.00	07/31/2026				No	0
100-034-529000 Equipment					IMMI SCBA SMART DOCK, 3 CT				
*** 556111	7/14/2026	56.18	0.00	07/31/2026				No	0
100-034-529000 Equipment					FREIGHT				
556111 Total:		2,156.18							
*** 556145	7/15/2026	1,170.00	0.00	07/31/2026				No	0
100-034-529000 Equipment					GLOBE SHADOW XF 14" PULL-ON BOOT, 2 CT				
*** 556145	7/15/2026	36.00	0.00	07/31/2026				No	0
100-034-529000 Equipment					FREIGHT				
556145 Total:		1,206.00							
*** 556281	7/16/2026	122.00	0.00	07/31/2026				No	0
100-034-529000 Equipment					FIRST TACTICAL MEN'S V2 EMS PANTS, 2 CT				
*** 556281	7/16/2026	16.50	0.00	07/31/2026				No	0
100-034-529000 Equipment					FREIGHT				
556281 Total:		138.50							
*** 556286	7/16/2026	45.00	0.00	07/31/2026				No	0
100-034-529000 Equipment					3/8" X 2" ENGRAVED PLASTIC NAMETAG, 20 CT				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
*** 556286	7/16/2026	14.40	0.00	07/31/2026				No	0
100-034-529000 Equipment				FREIGHT					
556286 Total:		59.40							
*** 556539	7/23/2026	72.00	0.00	07/31/2026				No	0
100-034-529000 Equipment				MEN'S QUARTER-ZIP JOB SHIRT, NAVY, LG					
*** 556539	7/23/2026	72.00	0.00	07/31/2026				No	0
100-034-529000 Equipment				MEN'S QUARTER-ZIP JOB SHIRT, NAVY, XL					
*** 556539	7/23/2026	34.00	0.00	07/31/2026				No	0
100-034-529000 Equipment				EMBROIDERED LOGO, 2 CT					
*** 556539	7/23/2026	22.50	0.00	07/31/2026				No	0
100-034-529000 Equipment				FREIGHT					
556539 Total:		200.50							
*** 556666	7/26/2026	700.00	0.00	07/31/2026				No	0
100-034-529000 Equipment				15/16" COLLAR INSIGNIA, OLD ENGINE, 50 CT					
*** 556666	7/26/2026	31.98	0.00	07/31/2026				No	0
100-034-529000 Equipment				FREIGHT					
556666 Total:		731.98							
Conway Shield, Inc Total:		4,604.90							
Edwards, Heidi 15570 07272026	7/27/2026	19,485.14	0.00	07/31/2026				No	0
271-271-591200 Developer Agreement Payments				2025 TAX REBATE - 170 CALIF. RD - ORD 4142-23/24					
07272026 Total:		19,485.14							
Edwards, Heidi Total:		19,485.14							
Gem City Tires, Inc 12935 54949	7/15/2026	2,161.48	0.00	07/31/2026				No	0
223-023-534000 Automotive Expense				TIRES, 4 CT					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	54949 Total:	2,161.48							
*** 54967	7/16/2026	101.00	0.00	07/31/2026				No	0
100-032-534000 Automotive Expense				TRUCK 433 - WHEEL REFINISH/POWDER COAT, 2 CT					
*** 54967	7/16/2026	1,215.74	0.00	07/31/2026				No	0
100-032-534000 Automotive Expense				TRUCK 433 - TIRES, 2 CT					
	54967 Total:	1,316.74							
55004	7/21/2026	625.37	0.00	07/31/2026				No	0
223-023-534000 Automotive Expense				TIRE FOR SW TRUCK					
	55004 Total:	625.37							
	Gem City Tires, Inc Total:	4,103.59							
GFI Digital 13867									
*** 3587346	7/15/2026	289.52	0.00	07/31/2026				No	0
100-001-538000 Maintenance Agreements				COPIER USE - 06/09-07/08/26 - ADMINISTRATION					
*** 3587346	7/15/2026	148.61	0.00	07/31/2026				No	0
100-032-538000 Maintenance Agreements				COPIER USE - 06/09-07/08/26 - STREET DEPT					
*** 3587346	7/15/2026	88.25	0.00	07/31/2026				No	0
100-034-538000 Maintenance Agreements				COPIER USE - 06/09-07/08/26 - FIRE DEPT					
*** 3587346	7/15/2026	104.65	0.00	07/31/2026				No	0
100-005-538000 Maintenance Agreements				COPIER USE - 06/09-07/08/26 - HR					
*** 3587346	7/15/2026	133.98	0.00	07/31/2026				No	0
100-763-538000 Maintenance Agreements				COPIER USE - 06/09-07/08/26 - PPD ADMIN					
*** 3587346	7/15/2026	4.04	0.00	07/31/2026				No	0
100-763-538000 Maintenance Agreements				COPIER USE - 06/09-07/08/26 - PPD EVIDENCE					
*** 3587346	7/15/2026	127.87	0.00	07/31/2026				No	0
100-763-538000 Maintenance Agreements				COPIER USE - 06/09-07/08/26 - PPD INVEST.					
*** 3587346	7/15/2026	20.30	0.00	07/31/2026				No	0
100-761-538000 Maintenance Agreements				COPIER USE - 06/09-07/08/26 - PPD LIEUTENANT					
*** 3587346	7/15/2026	6.04	0.00	07/31/2026				No	0
100-761-538000 Maintenance Agreements				COPIER USE - 06/09-07/08/26 - PPD PATROL					
*** 3587346	7/15/2026	294.32	0.00	07/31/2026				No	0
100-764-538000 Maintenance Agreements				COPIER USE - 06/09-07/08/26 - PPD RECORDS					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
*** 3587346	7/15/2026	50.90	0.00	07/31/2026				No	0
100-761-538000 Maintenance Agreements					COPIER USE - 06/09-07/08/26 - PPD SERGEANT				
*** 3587346	7/15/2026	95.45	0.00	07/31/2026				No	0
100-009-538000 Maintenance Agreements					COPIER USE - 06/09-07/08/26 - IT OFFICE				
*** 3587346	7/15/2026	285.86	0.00	07/31/2026				No	0
100-990-538000 Maintenance Agreements					COPIER USE - 06/09-07/08/26 - 2ND FL WORK ROOM				
3587346 Total:		1,649.79							
GFI Digital Total:		1,649.79							
GFL Environmental 14249									
P60005207167	7/15/2026	30,554.40	0.00	07/31/2026				No	0
223-023-566500 Landfill Expense					07/01-07/15/26 - LANDFILL FEES - 486.69 TN				
P60005207167 Total:		30,554.40							
GFL Environmental Total:		30,554.40							
Good Dude Concepts LLC 15579									
*** 1101	7/21/2026	540.00	0.00	07/31/2026				No	0
100-761-592604 Emergency Services Team					BREACHING RESCUE/TACTICAL PRY BAR, 6 CT				
*** 1101	7/21/2026	21.00	0.00	07/31/2026				No	0
100-761-592604 Emergency Services Team					SHIPPING				
1101 Total:		561.00							
Good Dude Concepts LLC		561.00							
Greene, Kristine A. 15582									
07272026	7/27/2026	7,700.63	0.00	07/31/2026				No	0
271-271-591200 Developer Agreement Payments					2025 TAX REBATE - 1609 GRANDLAKE CT				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
	07272026 Total:	7,700.63							
	Greene, Kristine A. Total:	7,700.63							
Grove, James 15453									
07212026	7/21/2026	4,734.55	0.00	07/31/2026				No	0
275-275-591200 Developer Agreement Payments			2025 TAX REBATE - 2001 VELDE DR						
	07212026 Total:	4,734.55							
	Grove, James Total:	4,734.55							
Illinois Central College 10293									
2271PEKINFIRE	7/14/2026	1,125.00	0.00	07/31/2026				No	0
100-034-519000 Training And Education			TUITION FOR SUMMER 2026 - CJG						
	2271PEKINFIRE Total:	1,125.00							
	Illinois Central College Tot	1,125.00							
Interstate Batteries of Central IL, Inc 10330									
20048671	7/23/2026	148.47	0.00	07/31/2026				No	0
100-032-534000 Automotive Expense			BATTERY FOR STREET DEPT TRUCK						
	20048671 Total:	148.47							
	Interstate Batteries of Cent	148.47							
IWIRC 10335									
436444	7/7/2026	829.39	0.00	07/31/2026				No	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number			Description		Reference				
100-990-590900 Police And Fire Commission				06/24/26 - PRE-EMPLOYMENT EXAM					
436444 Total:		829.39							
436450	7/7/2026	810.39	0.00	07/31/2026				No	0
100-990-590900 Police And Fire Commission				06/24/26 - PRE-EMPLOYMENT EXAM					
436450 Total:		810.39							
436475	7/7/2026	706.89	0.00	07/31/2026				No	0
100-990-590900 Police And Fire Commission				06/18/26 - PRE-EMPLOYMENT EXAM					
436475 Total:		706.89							
436476	7/7/2026	103.50	0.00	07/31/2026				No	0
100-990-590900 Police And Fire Commission				06/19/26 - PRE-EMPLOYMENT EXAM					
436476 Total:		103.50							
IWIRC Total:		2,450.17							
JIMAX Landscape LLC									
14422									
6767	7/10/2026	2,682.00	0.00	07/31/2026				No	0
100-766-534200 Building & Grounds Repair				MONTHLY MOWS - CODE ENFORCEMENT					
6767 Total:		2,682.00							
6773	7/16/2026	3,145.10	0.00	07/31/2026				No	0
100-766-536100 Property Cleanup Fees				WARRANT CLEAN-UP @ 1236 REDWOOD DR					
6773 Total:		3,145.10							
6774	7/16/2026	1,282.75	0.00	07/31/2026				No	0
100-766-536100 Property Cleanup Fees				WARRANT CLEAN-UP @ 1821 VICTORIA DR					
6774 Total:		1,282.75							
6786	7/16/2026	1,721.80	0.00	07/31/2026				No	0
100-766-534200 Building & Grounds Repair				MONTHLY MOWS - CODE ENFORCEMENT					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
6786 Total:		1,721.80							
JIMAX Landscape LLC To		8,831.65							
Kimball Midwest									
11679									
*** 104374623	4/15/2026	172.20	0.00	07/31/2026				No	0
100-032-522400 General Supplies					PURPLE PUMISHER CLEANING TOWELS, 12 CT				
*** 104374623	4/15/2026	15.00	0.00	07/31/2026				No	0
100-032-522400 General Supplies					100-PK 3/8" GRADE 8 ZINC ALLOY FLAT WASHERS				
*** 104374623	4/15/2026	25.75	0.00	07/31/2026				No	0
100-032-522400 General Supplies					25-PK 1/2"-13 X 1-3/4" GRADE 8 CAP SCREWS				
*** 104374623	4/15/2026	43.00	0.00	07/31/2026				No	0
100-032-522400 General Supplies					100-PK 3/8"-16 X 1-1/4" GRADE 8 CAP SCREWS				
*** 104374623	4/15/2026	34.00	0.00	07/31/2026				No	0
100-032-522400 General Supplies					50-PK 5/16"-18 X 3" GRADE 8 CAP SCREWS				
*** 104374623	4/15/2026	40.00	0.00	07/31/2026				No	0
100-032-522400 General Supplies					25-PK 16 AWG INSULATED MALE BULLET PLUGS				
*** 104374623	4/15/2026	40.00	0.00	07/31/2026				No	0
100-032-522400 General Supplies					25-PK 16 AWG INSULATED RING TERMINALS				
*** 104374623	4/15/2026	2.70	0.00	07/31/2026				No	0
100-032-522400 General Supplies					10-PK 30A GREEN ATO FUSES				
*** 104374623	4/15/2026	39.75	0.00	07/31/2026				No	0
100-032-522400 General Supplies					5-PK 3/16" X 3-3/4" STAINLESS HITCH PIN CLIPS				
*** 104374623	4/15/2026	83.99	0.00	07/31/2026				No	0
100-032-522400 General Supplies					100-PK 22 AWG INSULATED BUTT CONNECTORS				
*** 104374623	4/15/2026	73.49	0.00	07/31/2026				No	0
100-032-522400 General Supplies					100-PK 16 AWG INSULATED BUTT CONNECTORS				
104374623 Total:		569.88							
Kimball Midwest Total:		569.88							
Lauterbach & Amen, LLP									
14315									
120861	7/21/2026	8,200.00	0.00	07/31/2026				No	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description		Reference						
100-990-560100 Auditing Fees					FY2024 SINGLE AUDIT				
120861 Total:		8,200.00							
Lauterbach & Amen, LLP T		8,200.00							
LHF Compost Inc 11829									
1713167	7/17/2026	1,920.14	0.00	07/31/2026				No	0
223-025-566501 Compost Site Expense					07/13-07/17/26 - YW FEE - 45.49 TN				
1713167 Total:		1,920.14							
1713187	7/24/2026	1,287.84	0.00	07/31/2026				No	0
223-025-566501 Compost Site Expense					07/20-07/24/26 - YW FEE - 30.51 TN				
1713187 Total:		1,287.84							
LHF Compost Inc Total:		3,207.98							
Magnet Forensics, LLC 13809									
SIN096564	7/14/2026	7,225.00	0.00	07/31/2026				No	0
100-761-538000 Maintenance Agreements					07/02/26-07/01/27 - RES 449-26/27 - AXIOM ADVC'D				
SIN096564 Total:		7,225.00							
SIN096565	7/15/2026	13,345.00	0.00	07/31/2026				No	0
100-761-538000 Maintenance Agreements					07/02/26-07/01/27 - RES 449-26/27 - GRAYKEY				
SIN096565 Total:		13,345.00							
Magnet Forensics, LLC To		20,570.00							
McClain Radar Service 10956									
*** 5357	7/13/2026	920.00	0.00	07/31/2026				No	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
100-761-555200 Radar Expense				RADAR CERTIFICATION, 23 CT					
*** 5357	7/13/2026	210.00	0.00	07/31/2026				No	0
100-761-555200 Radar Expense				LIDAR CERTIFICATION, 3 CT					
5357 Total:		1,130.00							
McClain Radar Service Tot		1,130.00							
McDaniels Marketing 10839									
INV14650	7/21/2026	875.00	0.00	07/31/2026				No	0
208-208-538000 Maintenance Agreements				DISCOVER PEKIN WEBSITE SEO/MAINT - JUL 2026					
INV14650 Total:		875.00							
INV14651	7/21/2026	3,517.52	0.00	07/31/2026				No	0
208-208-598100 Public Relations				TOURISM MARKETING - JUL 2026					
INV14651 Total:		3,517.52							
*** INV14652	7/21/2026	2,000.00	0.00	07/31/2026				No	0
273-273-551000 Printing And Publications				CREATIVE FOR SITE SELECTION MAGAZINE AD					
*** INV14652	7/21/2026	1,500.00	0.00	07/31/2026				No	0
100-001-598100 Public Relations				ECONOMIC DEVELOPMENT MARKETING - Q1 FY27					
INV14652 Total:		3,500.00							
McDaniels Marketing Tota		7,892.52							
McKesson Medical-Surgical Gov't Solutions LLC 10431									
25885978	7/13/2026	338.53	0.00	07/31/2026				No	0
100-034-522500 Emergency Medical Supplie				EMERGENCY MEDICAL SUPPLIES					
25885978 Total:		338.53							
McKesson Medical-Surgica		338.53							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
Menards									
10414									
*** 33221	7/20/2026	14.98	0.00	07/31/2026				No	0
100-034-522400 General Supplies				2-PK 46" 54W T5 FLUORESCENT LIGHT BULBS					
*** 33221	7/20/2026	77.88	0.00	07/31/2026				No	0
100-034-522400 General Supplies				40W U-BEND T12 FLUORESCENT BULB, 6 CT					
*** 33221	7/20/2026	79.96	0.00	07/31/2026				No	0
100-034-522400 General Supplies				6-PK 100W DIMMABLE E26 LED LIGHT BULBS, 4 CT					
33221 Total:		172.82							
33225	7/20/2026	17.99	0.00	07/31/2026				No	0
100-034-522400 General Supplies				265 FT SHAPED REPLACEMENT TRIMMER LINE					
33225 Total:		17.99							
*** 33291	7/21/2026	15.96	0.00	07/31/2026				No	0
100-032-534000 Automotive Expense				33-PK 3/8" X 1.25" GRADE 2 FENDER WASH'RS, 4 CT					
*** 33291	7/21/2026	6.84	0.00	07/31/2026				No	0
100-032-534000 Automotive Expense				20-PK 3/8"-16 NYLON INSERT LOCK NUTS, 3 CT					
*** 33291	7/21/2026	14.88	0.00	07/31/2026				No	0
100-032-534000 Automotive Expense				10-PK 3/8"-16 X 3" GRADE 2 HEX BOLTS, 6 CT					
*** 33291	7/21/2026	184.95	0.00	07/31/2026				No	0
100-032-534000 Automotive Expense				1/2" X 4 X 8 FT PRESSURE TREATED PLYWOOD, 5 CT					
33291 Total:		222.63							
33293	7/21/2026	17.44	0.00	07/31/2026				No	0
100-032-522400 General Supplies				2 GAL PRESS 'N POUR GAS CAN					
33293 Total:		17.44							
*** 33359	7/22/2026	1.98	0.00	07/31/2026				No	0
100-034-522400 General Supplies				MINI STORAGE TOTE W/ SNAP LID, CLEAR/YLW					
*** 33359	7/22/2026	26.97	0.00	07/31/2026				No	0
100-034-522400 General Supplies				12 QT WATERPROOF LATCHING GASKET TOTE, 3 CT					
*** 33359	7/22/2026	67.62	0.00	07/31/2026				No	0
100-034-522400 General Supplies				110 OZ 4-CYCLE ENGINEERED PREMIX FUEL, 3 CT					
*** 33359	7/22/2026	39.76	0.00	07/31/2026				No	0
100-034-522400 General Supplies				67 OZ DAWN ULTRA DISHWASHING SOAP, 4 CT					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number			Description				Reference		
*** 33359	7/22/2026	90.96	0.00	07/31/2026				No	0
100-034-522400 General Supplies					120-PK 13 GAL DRAWSTRING TRASH BAGS, 6 CT				
*** 33359	7/22/2026	77.88	0.00	07/31/2026				No	0
100-034-522400 General Supplies					312 OZ XTRA LAUNDRY DETERGENT, 6 CT				
33359 Total:		305.17							
33438	7/23/2026	45.48	0.00	07/31/2026				No	0
100-032-522400 General Supplies					5 GAL BUCKET, 12 CT				
33438 Total:		45.48							
*** 33505	7/24/2026	10.48	0.00	07/31/2026				No	0
100-032-522400 General Supplies					2" X 30 FT FOAM PIPE INSULATION TAPE				
33505 Total:		10.48							
Menards Total:		792.01							
Midwest Equipment, Inc - Tremont 14556									
877730	7/27/2026	70.69	0.00	07/31/2026				No	0
100-034-534400 Equipment Repairs					FIRE MOWER - BRIGGS & STRATTON CARBURETOR				
877730 Total:		70.69							
Midwest Equipment, Inc -		70.69							
Mobile Communications America, Inc (MCA) 15369									
10810005811	7/13/2026	1,462.50	0.00	07/31/2026				No	0
100-761-534000 Automotive Expense					SQUAD 2307 - REPAIR SIREN/STROBES				
10810005811 Total:		1,462.50							
Mobile Communications A		1,462.50							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
NCL of Wisconsin Inc									
12393									
*** 538033	7/9/2026	458.94	0.00	07/31/2026				No	0
231-031-561300 Testing Fees And Expenses					LAB TESTING SUPPLIES				
*** 538033	7/9/2026	12.69	0.00	07/31/2026				No	0
231-031-561300 Testing Fees And Expenses					DELIVERY				
538033 Total:		471.63							
*** 538180	7/13/2026	260.50	0.00	07/31/2026				No	0
231-031-561300 Testing Fees And Expenses					LAB TESTING SUPPLIES				
*** 538180	7/13/2026	12.21	0.00	07/31/2026				No	0
231-031-561300 Testing Fees And Expenses					DELIVERY				
538180 Total:		272.71							
NCL of Wisconsin Inc Tota		744.34							
Old Heritage Landscaping, LLC									
11481									
68353	7/22/2026	74.70	0.00	07/31/2026				No	0
231-033-564100 Drainage Improvements					SCREENED TOPSOIL, 3 BUCKETS				
68353 Total:		74.70							
Old Heritage Landscaping,		74.70							
Pekin Police Premium Trust									
11610									
100	7/21/2026	157,689.85	0.00	07/31/2026				No	0
695-095-517509 Police BCBS Health Ins Plan					POLICE PREMIUMS (BCBS) - AUG 2026				
100 Total:		157,689.85							
Pekin Police Premium Trus		157,689.85							

Pekin Public Library

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description		Reference						
10488									
07242026	7/24/2026	31,170.00	0.00	07/31/2026				No	0
100-990-496200 PPRT Tax Clearing Acct					LIBRARY PPRT DISBURSEMENT - JUL 2026				
	07242026 Total:	31,170.00							
	Pekin Public Library Total:	31,170.00							
Pekin Shoe Repair									
10490									
8487	7/14/2026	236.00	0.00	07/31/2026				No	0
100-034-529000 Equipment					07/13/26 - BOOTS FOR NEW HIRE - LK				
	8487 Total:	236.00							
8500	7/21/2026	49.95	0.00	07/31/2026				No	0
100-034-529000 Equipment					07/20/26 - BOOT INSOLES - LK				
	8500 Total:	49.95							
8501	7/21/2026	228.00	0.00	07/31/2026				No	0
100-032-554300 Uniforms And Tools					07/15/26 - BOOT ALLOWANCE - SL				
	8501 Total:	228.00							
	Pekin Shoe Repair Total:	513.95							
PepperBall									
14662									
*** 0109148IN	7/9/2026	87.00	0.00	07/31/2026				No	0
100-761-554300 Tools & Uniforms					10-PK 12 GRAM CO2 CARTRIDGES, 3 CT				
*** 0109148IN	7/9/2026	15.00	0.00	07/31/2026				No	0
100-761-554300 Tools & Uniforms					FREIGHT				
	0109148IN Total:	102.00							
	PepperBall Total:	102.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
Performance Battery LLC									
15337									
*** 1641	6/26/2026	209.99	0.00	07/31/2026				No	0
100-761-534000 Automotive Expense					12V 760 CCA BATTERY FOR SQUAD				
1641 Total:		209.99							
Performance Battery LLC T		209.99							
Pointcore, Inc									
13986									
4047141300	6/30/2026	1,068.23	0.00	07/31/2026				No	0
100-034-538000 Maintenance Agreements					LIFE PAC MAINTENANCE				
4047141300 Total:		1,068.23							
Pointcore, Inc Total:		1,068.23							
Ray O'Herron Co, Inc									
10539									
*** 2488689	7/10/2026	221.40	0.00	07/31/2026				No	0
100-761-534000 Automotive Expense					REAR TAILLIGHT WIRE HARNESS, 2 CT				
*** 2488689	7/10/2026	14.16	0.00	07/31/2026				No	0
100-761-534000 Automotive Expense					FREIGHT				
2488689 Total:		235.56							
2489297	7/14/2026	320.40	0.00	07/31/2026				No	0
100-761-554300 Tools & Uniforms					HIGH-INTENSITY LED LIGHTHEAD, BLU/WHT, 4 CT				
2489297 Total:		320.40							
*** 2489798	7/17/2026	383.37	0.00	07/31/2026				No	0
100-761-554300 Tools & Uniforms					BLAUER STRETCH BIKE PANTS, NAVY, 3 CT				
*** 2489798	7/17/2026	8.58	0.00	07/31/2026				No	0
100-761-554300 Tools & Uniforms					FREIGHT				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	2489798 Total:	391.95							
*** 2490069	7/20/2026	297.00	0.00	07/31/2026				No	0
100-761-534000 Automotive Expense				0BD CABLE FOR 2025 POLICE INTERCEPTOR, 2 CT					
*** 2490069	7/20/2026	14.13	0.00	07/31/2026				No	0
100-761-534000 Automotive Expense				FREIGHT					
	2490069 Total:	311.13							
*** 2490208	7/20/2026	61.16	0.00	07/31/2026				No	0
100-761-554300 Tools & Uniforms				FLYING CROSS POLY PANTS, MEN'S, NAVY					
*** 2490208	7/20/2026	61.16	0.00	07/31/2026				No	0
100-761-554300 Tools & Uniforms				FLYING CROSS POLY PANTS, WOMEN'S, NAVY					
*** 2490208	7/20/2026	26.98	0.00	07/31/2026				No	0
100-761-554300 Tools & Uniforms				1" X 3 YD BRAID, ROYAL BLUE, 2 CT					
*** 2490208	7/20/2026	64.76	0.00	07/31/2026				No	0
100-761-554300 Tools & Uniforms				FLYING CROSS L/S ZIP SHIRT, MEN'S, WHITE					
*** 2490208	7/20/2026	62.96	0.00	07/31/2026				No	0
100-761-554300 Tools & Uniforms				FLYING CROSS L/S ZIP SHIRT, WOMEN'S, WHITE					
*** 2490208	7/20/2026	9.05	0.00	07/31/2026				No	0
100-761-554300 Tools & Uniforms				FREIGHT					
	2490208 Total:	286.07							
2490271	7/21/2026	880.20	0.00	07/31/2026				No	0
100-761-534000 Automotive Expense				SIREN/LGT CONTROLLER REAR EXP MODULE, 2 CT					
	2490271 Total:	880.20							
*** 2490506	7/22/2026	148.45	0.00	07/31/2026				No	0
100-761-554300 Tools & Uniforms				FLYING CROSS LINED DRESS COAT, NAVY					
*** 2490506	7/22/2026	26.98	0.00	07/31/2026				No	0
100-761-554300 Tools & Uniforms				1/2" X 3 YD BRAID, ROYAL BLUE, 2 CT					
*** 2490506	7/22/2026	10.80	0.00	07/31/2026				No	0
100-761-554300 Tools & Uniforms				BELT HOOK FOR DRESS COAT, BLACK, 4 CT					
*** 2490506	7/22/2026	148.45	0.00	07/31/2026				No	0
100-761-554300 Tools & Uniforms				SINGLE-BREASTED COAT, WOMEN'S, NAVY					
*** 2490506	7/22/2026	26.98	0.00	07/31/2026				No	0
100-761-554300 Tools & Uniforms				1/2" X 3 YD BRAID, ROYAL BLUE, 2 CT					
*** 2490506	7/22/2026	10.80	0.00	07/31/2026				No	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number			Description			Reference			
100-761-554300 Tools & Uniforms									
*** 2490506	7/22/2026	10.60	0.00	07/31/2026	BELT HOOK FOR DRESS COAT, BLACK, 4 CT			No	0
100-761-554300 Tools & Uniforms					FREIGHT				
2490506 Total:		383.06							
Ray O'Herron Co, Inc Tota		2,808.37							
Roanoke Concrete Products Co									
10553									
283126	7/14/2026	863.50	0.00	07/31/2026	FIRE-ALLO	expense		No	0
100-068-534201 Building Repair - Fire					WHITE ROCK CONCRETE FILL @ STN #3 DRIVEWY				
283126 Total:		863.50							
283226	7/15/2026	556.25	0.00	07/31/2026				No	0
231-030-564000 Sewer Maintenance/Improvements					WHITE ROCK CONCRETE FILL @ 16 CAPE CT				
283226 Total:		556.25							
283393	7/17/2026	422.50	0.00	07/31/2026				No	0
231-030-564000 Sewer Maintenance/Improvements					WHITE ROCK CONCRETE FILL @ 1041 AUGUSTA ST				
283393 Total:		422.50							
Roanoke Concrete Product		1,842.25							
SCADAware, Inc									
14952									
*** 2009543	7/8/2026	5,320.00	0.00	07/31/2026				No	0
231-031-534400 Equipment Repairs					SCADA SYSTEM REPAIRS/MOVE SERVER - LABOR				
*** 2009543	7/8/2026	285.00	0.00	07/31/2026				No	0
231-031-534400 Equipment Repairs					SCADA SYSTEM REPAIRS/MOVE SERVER - TRAVEL				
*** 2009543	7/8/2026	2,321.40	0.00	07/31/2026				No	0
231-031-534400 Equipment Repairs					SCADA SYSTEM REPAIRS/MOVE SERVER - MAT'L				
2009543 Total:		7,926.40							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
SCADAware, Inc Total:		7,926.40							
Schwartz Electric 10579									
20501	7/16/2026	340.00	0.00	07/31/2026				No	0
231-031-534400 Equipment Repairs				LIFT PRIMARY PUMPS ONTO GUIDE - LAB'R/CRANE					
20501 Total:		340.00							
Schwartz Electric Total:		340.00							
Seico, Inc 10587									
82694	7/21/2026	569.80	0.00	07/31/2026				No	0
100-009-599802 Computer Hardware				ID BADGES, 100 CT					
82694 Total:		569.80							
*** 82734	7/22/2026	375.00	0.00	07/31/2026	FIRE-ALLO	expense		No	0
100-068-534200 Buildings And Grounds Rep				T/S FIRE ALARM WATER DMG @ STN #1 - LABOR					
*** 82734	7/22/2026	93.52	0.00	07/31/2026	FIRE-ALLO	expense		No	0
100-068-534200 Buildings And Grounds Rep				T/S FIRE ALARM WATER DMG @ STN #1 - PARTS					
82734 Total:		468.52							
Seico, Inc Total:		1,038.32							
SHI International Corp 12297									
B21442612	7/16/2026	1,664.60	0.00	07/31/2026				No	0
100-009-538000 Maintenance Agreements				MAILMARSHAL WEB SUB - 07/15/2026-07/14/2027					
B21442612 Total:		1,664.60							
B21450163	7/17/2026	5,849.58	0.00	07/31/2026				No	0
100-009-599802 Computer Hardware				KEEPER PASSWORD MGR SUB - 07/14/26-07/14/27					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	B21450163 Total:	5,849.58							
	SHI International Corp Tot	7,514.18							
Tazewell Towing 10641 219938	7/3/2026	175.00	0.00	07/31/2026				No	0
223-026-534000 Automotive Expense				TOW RC2 @ 1400 N CAPITOL TO VMF					
	219938 Total:	175.00							
	Tazewell Towing Total:	175.00							
The Sherwin-Williams Co, Inc 10596 49016	7/20/2026	299.50	0.00	07/31/2026				No	0
100-032-523000 Traffic/Street Signs & Marking				1 GAL ACRYLIC TRAFFIC MARKING PAINT, 10 CT					
	49016 Total:	299.50							
*** 56196	7/21/2026	316.96	0.00	07/31/2026				No	0
100-032-523000 Traffic/Street Signs & Marking				1 GAL ACETONE PAINT SOLVENT, 10 CT					
*** 56196	7/21/2026	59.80	0.00	07/31/2026				No	0
100-032-523000 Traffic/Street Signs & Marking				5 GAL MESH PLAIN TOP BAG STRAINERS, 25 CT					
	56196 Total:	376.76							
	The Sherwin-Williams Co,	676.26							
Topless Tree Service 14332 4201	7/21/2026	800.00	0.00	07/31/2026				No	0
100-032-536000 Tree Removal / Replacemen				07/17/26 - GRIND STUMP @ 10TH ST/LAWNDALE					
	4201 Total:	800.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number			Description		Reference				
4208	7/28/2026	685.00	0.00	07/31/2026				No	0
100-032-536000 Tree Removal / Replacemen				07/27/26 - GRIND STUMP @ 1105 CAROLINE ST					
4208 Total:		685.00							
Topless Tree Service Total:		1,485.00							
Truck Centers, Inc									
10664									
F14048914101	5/1/2026	103.05	0.00	07/31/2026				No	0
223-023-534000 Automotive Expense				4" ROUND LED STOP/TURN/TAIL LIGHT, 5 CT					
F14048914101 Total:		103.05							
F14049198501	6/9/2026	-87.50	0.00	07/31/2026				No	0
100-032-534000 Automotive Expense				TRUCK 479 - CORE CREDIT					
F14049198501 Total:		-87.50							
*** F14049539901	7/24/2026	122.94	0.00	07/31/2026				No	0
223-026-534000 Automotive Expense				RC2 - AUTOMATIC SLACK ADJUSTER KIT					
*** F14049539901	7/24/2026	38.63	0.00	07/31/2026				No	0
223-026-534000 Automotive Expense				RC2 - AIR BRAKE CAMSHAFT, LH					
*** F14049539901	7/24/2026	234.06	0.00	07/31/2026				No	0
223-026-534000 Automotive Expense				RC2 - BRAKE SHOE KIT W/ HARDWARE, 2 CT					
*** F14049539901	7/24/2026	456.18	0.00	07/31/2026				No	0
223-026-534000 Automotive Expense				RC2 - AIR BRAKE SPIDER ASSEMBLY					
*** F14049539901	7/24/2026	1.31	0.00	07/31/2026				No	0
223-026-534000 Automotive Expense				RC2 - AIR BRAKE CAMSHAFT BUSHING					
F14049539901 Total:		853.12							
*** F14049556901	7/27/2026	1,860.91	0.00	07/31/2026				No	0
223-023-534000 Automotive Expense				SW13 - TURBOCHARGER ACTUATOR KIT					
*** F14049556901	7/27/2026	350.00	0.00	07/31/2026				No	0
223-023-534000 Automotive Expense				SW13 - CORE CHARGE					
F14049556901 Total:		2,210.91							
*** F14049557001	7/27/2026	50.81	0.00	07/31/2026				No	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number			Description				Reference		
223-026-534000 Automotive Expense									
*** F14049557001	7/27/2026	50.40	0.00	07/31/2026				No	0
223-026-534000 Automotive Expense									
F14049557001 Total:		101.21							
Truck Centers, Inc Total:		3,180.79							
Uline, Inc									
11578									
*** 210181294	7/6/2026	330.00	0.00	07/31/2026				No	0
100-761-522400 General Supplies									
*** 210181294	7/6/2026	57.34	0.00	07/31/2026				No	0
100-761-522400 General Supplies									
210181294 Total:		387.34							
*** 210274868	7/7/2026	830.00	0.00	07/31/2026				No	0
100-761-522400 General Supplies									
*** 210274868	7/7/2026	124.88	0.00	07/31/2026				No	0
100-761-522400 General Supplies									
210274868 Total:		954.88							
Uline, Inc Total:		1,342.22							
United Ready Mix, Inc									
11485									
62217	7/20/2026	1,408.50	0.00	07/31/2026	FIRE-ALLO	expense		No	0
100-068-534201 Building Repair - Fire									
62217 Total:		1,408.50							
United Ready Mix, Inc Tot		1,408.50							

USA BlueBook
10674

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
INV01082723	6/23/2026	1,598.00	0.00	07/31/2026				No	0
231-031-529000 Equipment					HONDA WB30 3" WATER PUMP, 2 CT				
INV01082723 Total:		1,598.00							
INV01090203	7/1/2026	319.00	0.00	07/31/2026				No	0
231-031-522400 General Supplies					10" LANSAS SSB GRIP PIPE PLUG				
INV01090203 Total:		319.00							
*** INV01090281	7/1/2026	139.95	0.00	07/31/2026				No	0
231-031-534400 Equipment Repairs					1" X 10 FT SCH 40 TRANSPARENT PVC PIPE				
*** INV01090281	7/1/2026	31.95	0.00	07/31/2026				No	0
231-031-534400 Equipment Repairs					1" CLEAR PVC COUPLING				
*** INV01090281	7/1/2026	9.39	0.00	07/31/2026				No	0
231-031-534400 Equipment Repairs					1" SLIP X NPT(M) SCH 80 PVC ADAPTER				
*** INV01090281	7/1/2026	8.09	0.00	07/31/2026				No	0
231-031-534400 Equipment Repairs					1" NPT(M) X 3/4" NPT(F) SCH 80 PVC BUSHING				
*** INV01090281	7/1/2026	2.49	0.00	07/31/2026				No	0
231-031-534400 Equipment Repairs					3/4" X 2" SCH 80 PVC PIPE NIPPLE				
*** INV01090281	7/1/2026	19.16	0.00	07/31/2026				No	0
231-031-534400 Equipment Repairs					1" SLIP X SLIP SCH 80 PVC 90 DEG ELBOW, 4 CT				
*** INV01090281	7/1/2026	104.50	0.00	07/31/2026				No	0
231-031-534400 Equipment Repairs					DUAL-LIGHT FLASHLIGHT W/ MAGNETS, 2 CT				
*** INV01090281	7/1/2026	167.95	0.00	07/31/2026				No	0
231-031-534400 Equipment Repairs					10" HAND-TITE PIPE PLUG				
*** INV01090281	7/1/2026	12.01	0.00	07/31/2026				No	0
231-031-534400 Equipment Repairs					FREIGHT				
INV01090281 Total:		495.49							
INV01090365	7/1/2026	35.95	0.00	07/31/2026				No	0
231-031-522400 General Supplies					1 QT CLEAR PVC PRIMER				
INV01090365 Total:		35.95							
INV01096692	7/9/2026	43.95	0.00	07/31/2026				No	0
231-031-522400 General Supplies					1 QT MULTI-PURPOSE PVC CEMENT				
INV01096692 Total:		43.95							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
USA BlueBook Total:		2,492.39							
USA TODAY Media Corp									
14577									
7772450	6/30/2026	120.04	0.00	07/31/2026				No	0
100-766-536100 Property Cleanup Fees				06/07-06/14/26 - PDT - WEEDS ON VACANT LOTS					
7772450 Total:		120.04							
USA TODAY Media Corp		120.04							
VCNA Prairie LLC									
14635									
892577542	7/16/2026	982.57	0.00	07/31/2026				No	0
100-032-535000 Material And Hauling				3/8" WASHED CHIPS FOR STREET RPR - 49.50 TN					
892577542 Total:		982.57							
VCNA Prairie LLC Total:		982.57							
Verizon Wireless Services LLC									
14122									
6148328450	7/10/2026	86.82	0.00	07/31/2026	PUBP-SPLI	expense		No	0
100-009-550300 Telephone				#842368242-01 - 06/11-07/10/26 - PUB PROP CELL					
6148328450 Total:		86.82							
Verizon Wireless Services L		86.82							
Walz Label & Mailing Systems									
13320									
*** 1241A	7/24/2026	2,250.00	0.00	07/31/2026				No	0
231-030-534400 Equipment Repairs				WALZ IM16 LETTER OPENER					
*** 1241A	7/24/2026	500.00	0.00	07/31/2026				No	0
223-023-534400 Equipment Repairs				WALZ IM16 LETTER OPENER					

AP-To Be Paid Proof List (07/29/2026 - 10:04 AM)

Page 28

*** 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				
	1241A Total:	2,750.00							
	Walz Label & Mailing Syst	2,750.00							
Waters, Barry L.									
15581									
07232026	7/23/2026	6,679.07	0.00	07/31/2026				No	0
275-275-591200 Developer Agreement Payments					2025 TAX REBATE - 2037 DANE KELSEY DR				
	07232026 Total:	6,679.07							
	Waters, Barry L. Total:	6,679.07							
Zions Bancorporation, National Association									
14339									
*** 697402026	7/22/2026	50.00	0.00	07/31/2026				No	0
231-029-591100 Bond Registrar Fees					ANNUAL PAYING AGENT FEE - SERIES 2020A				
	697402026 Total:	50.00							
	Zions Bancorporation, Nat	50.00							
	Report Total:	707,494.80							

**REQUEST FOR COUNCIL ACTION**

Agenda Date: August 10, 2026
To: Members of the City Council
From: Eric Dubrowski, Finance Director

AGENDA ITEM: Receive and File FY2027 Budget Transfers through August 3, 2026

DESCRIPTION:

The attached proof list includes budget transfer requests submitted by various City Department Heads. These entries have been entered into the system and will be finalized if approved as a consent item.

The listed transfers comply with the FY 2027 budget rules. Any actual budget amendments will be presented separately as action items under New Business.

FINANCIAL IMPACT:**REVIEWED BY:**

Jim Vasselli, City Attorney	Approved - 8/6/2026
Adrian Moons, City Attorney	Approved - 8/6/2026
John Dossey, City Manager	Approved - 8/7/2026
Nicole Stewart, City Clerk	Final Approval - 8/7/2026

General Ledger

Budget Adjustment Proof List

User: ejdubrowski@ci.pekin.il.us
 Printed: 08/03/2026 - 12:27PM
 Fiscal Year: 2027
 Batch: 00002.07.2026 - 7-29-2026



Account Number	Description	Period	Original Budget	New Budget	Adj Amount	Transaction Description	Transfer Description
FUND 208 -							
DEPT 208 -							
EXPENSE							
Annual Budget							
208-208-538000	Maintenance Agreements	Annual	12,000.00	17,700.00	5,700.00	Move per resolution 432-26/27	From 208-208-569000
208-208-569000	Other Contractual Service	Annual	75,000.00	65,200.00	-9,800.00	Move per resolution 432-26/27	To 208-208-598100
208-208-569000	Other Contractual Service	Annual	65,200.00	59,500.00	-5,700.00	Move per resolution 432-26/27	To 208-208-538000
208-208-598100	Public Relations	Annual	35,000.00	44,800.00	9,800.00	Move per resolution 432-26/27	From 208-208-569000
	Period Total:		187,200.00	187,200.00	0.00		
	Expense Total:		122,000.00	122,000.00	15,500.00		
	Revenue Total:		0.00	0.00	0.00		
	Expense Total:		122,000.00	122,000.00	15,500.00		
	DEPT 208 - Net Amount:		122,000.00	122,000.00	0.00		
	Revenue Total:		0.00	0.00	0.00		
	Expense Total:		122,000.00	122,000.00	15,500.00		
	FUND 208 - Net Amount:		122,000.00	122,000.00	0.00		
FUND 445 -							
DEPT 041 -							
EXPENSE							
Annual Budget							
445-041-534900	Sidewalk Renovations	Annual	260,000.00	249,000.00	-11,000.00	Transfer of funds for Veterans Rd emergency repair.	To 445-041-569001
445-041-569001	Street Maintenance	Annual	0.00	11,000.00	11,000.00	Transfer of funds for Veterans Rd emergency repair.	From 445-041-534900
	Period Total:		260,000.00	260,000.00	0.00		
	Expense Total:		260,000.00	260,000.00	11,000.00		

Account Number	Description	Period	Original Budget	New Budget	Adj Amount	Transaction Description	Transfer Description
		Revenue Total:	0.00	0.00	0.00		
		Expense Total:	260,000.00	260,000.00	11,000.00		
	DEPT 041 - Net Amount:		260,000.00	260,000.00	0.00		
		Revenue Total:	0.00	0.00	0.00		
		Expense Total:	260,000.00	260,000.00	11,000.00		
	FUND 445 - Net Amount:		260,000.00	260,000.00	0.00		

**REQUEST FOR COUNCIL ACTION**

Agenda Date: August 10, 2026
To: Members of the City Council
From: Seth Ranney, Police Chief

AGENDA ITEM: Pekin Police Monthly Report for July 2026

DESCRIPTION: Pekin Police Monthly Report for July 2026

FINANCIAL IMPACT:

Requested Amount:

Line Item:

Category:

Line / Category Budgeted Amount:

Line / Category Remaining Funds:

Notes:

Award Type:

REVIEWED BY:

Seth Ranney, Police Chief
 John Dossey, City Manager
 Nicole Stewart, City Clerk

Approved - 8/4/2026
 Approved - 8/6/2026
 Final Approval - 8/7/2026



Monthly Statistics

Crime Overview

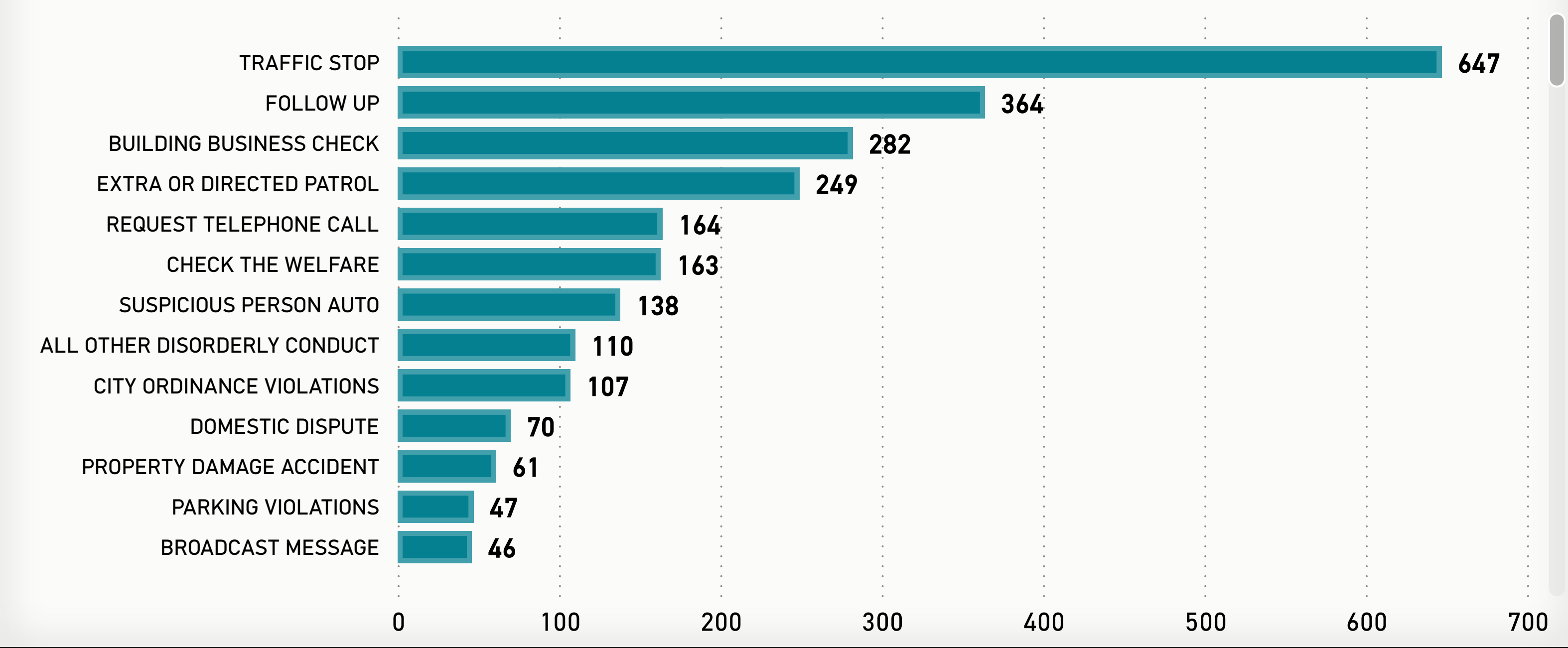
July 2026



Total Calls For Service

3,507

Calls For Service by Call Type



Arrests

174

Charges

259

Reports

510

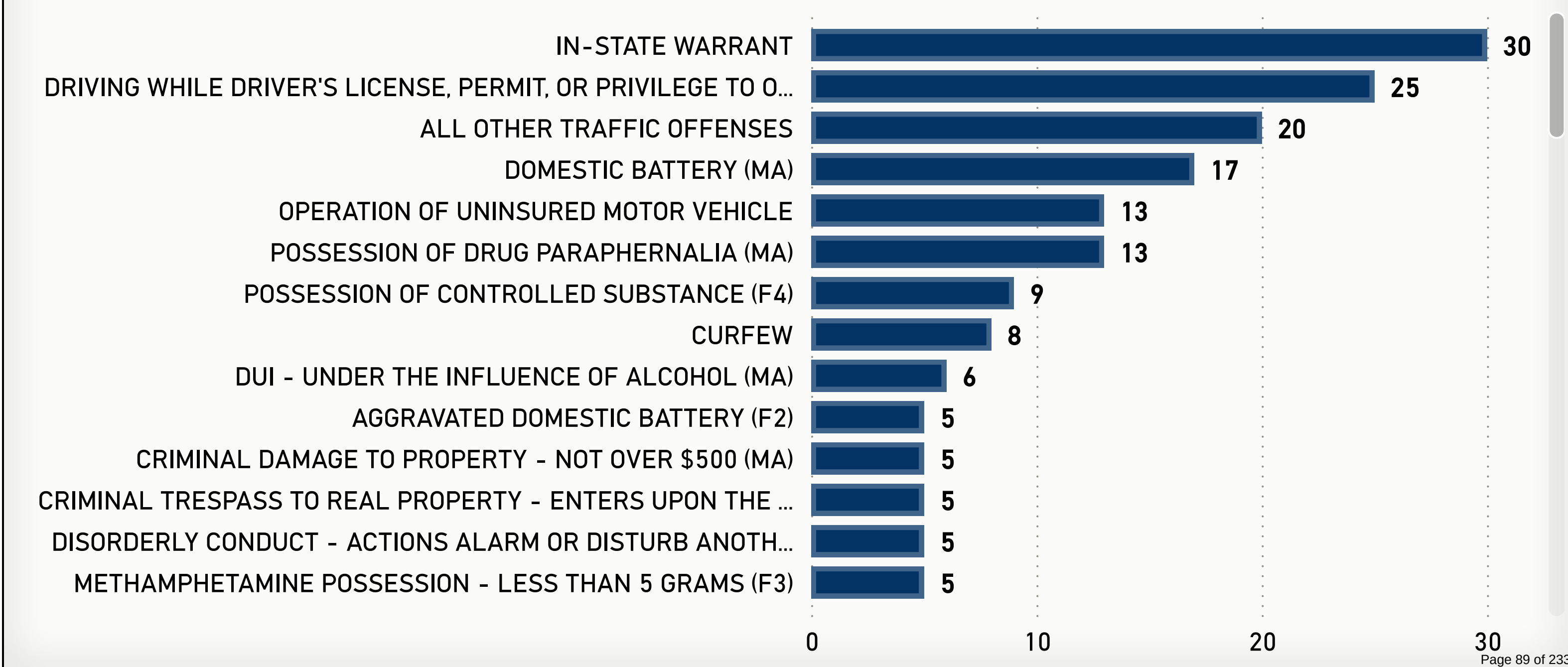
Contributions

617

Cases

95

Arrests by Charge Description





Monthly Statistics

Crime Overview, Continued



July 2026

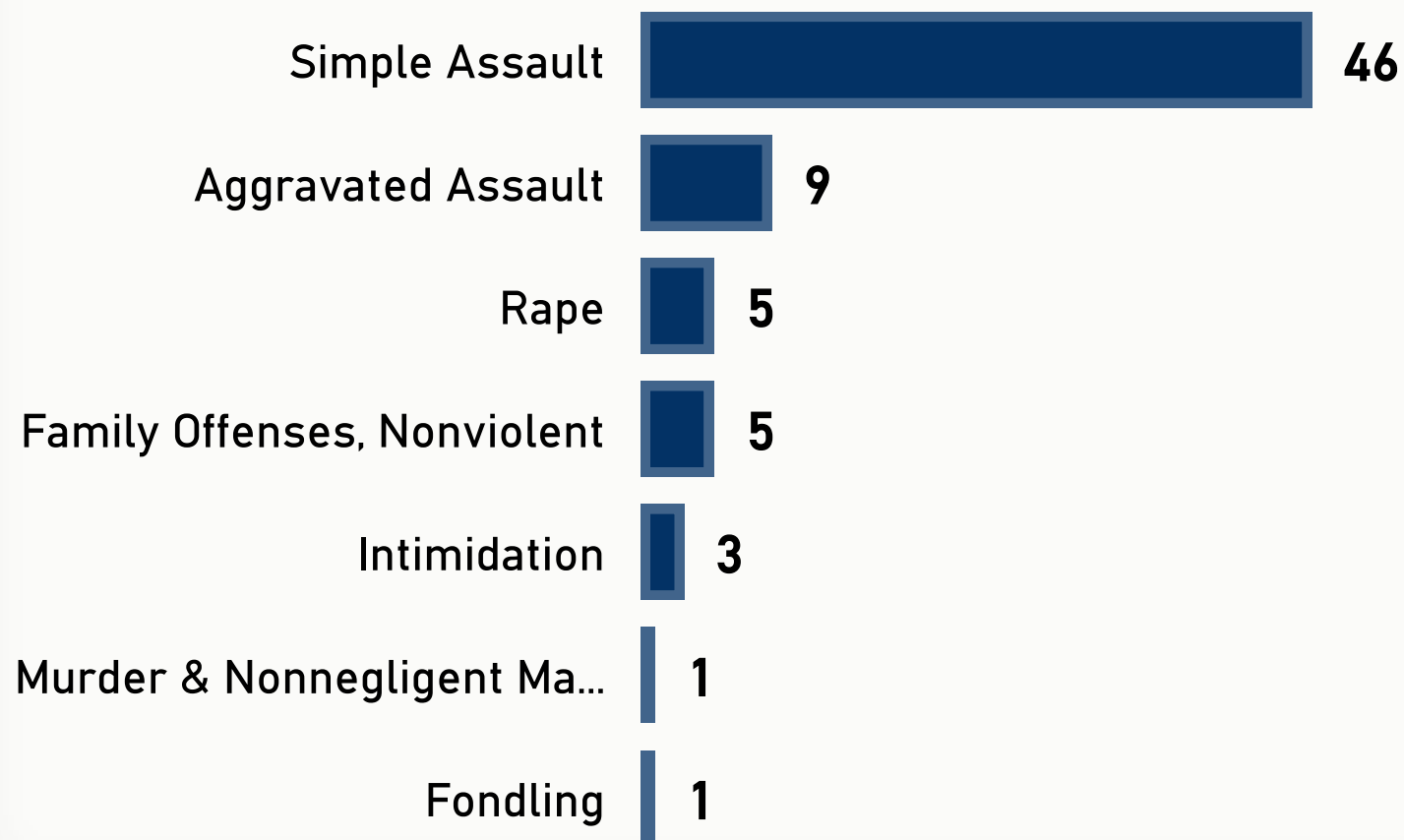
Total Offenses

443

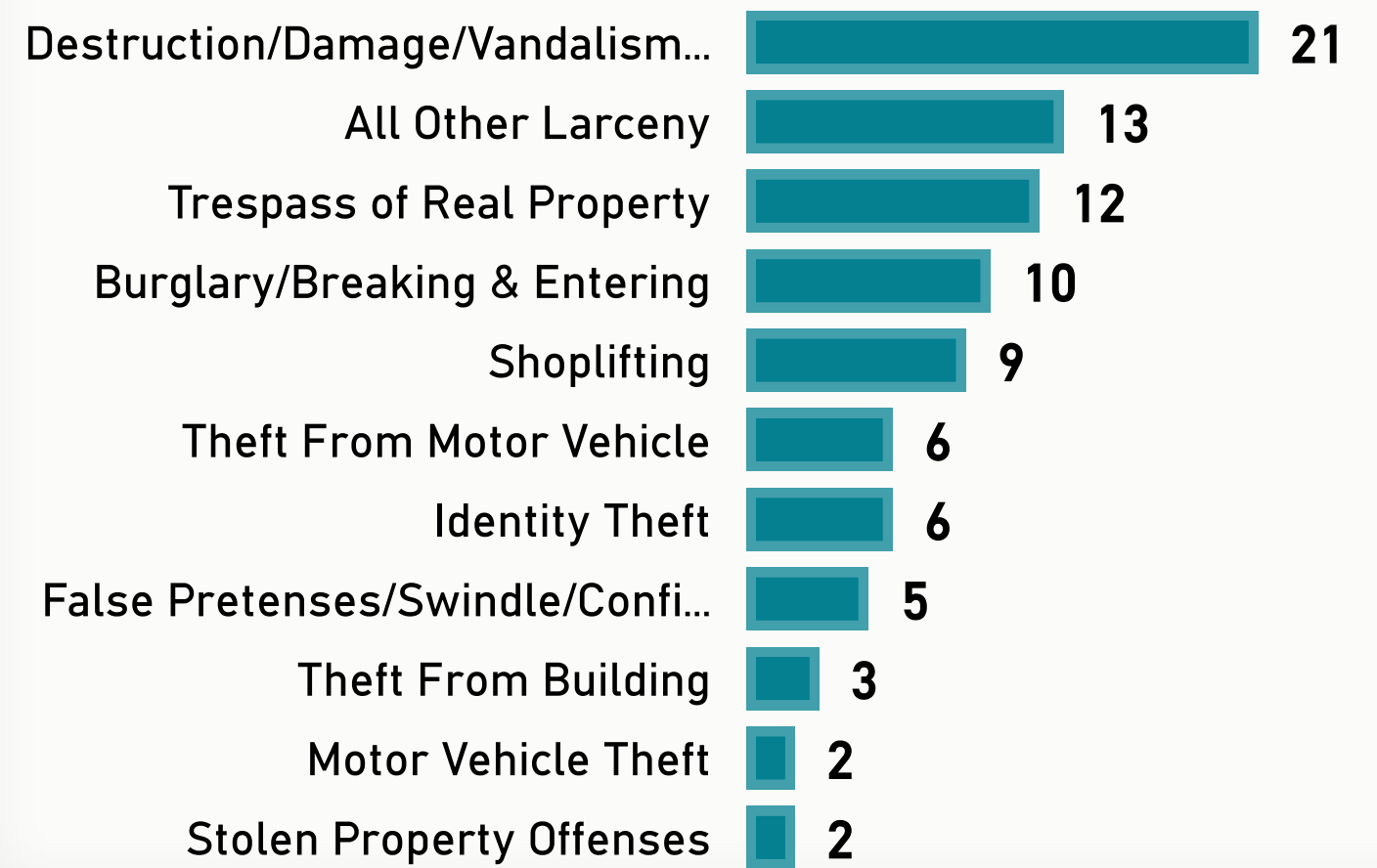
Total Incidents

313

Crimes Against Person



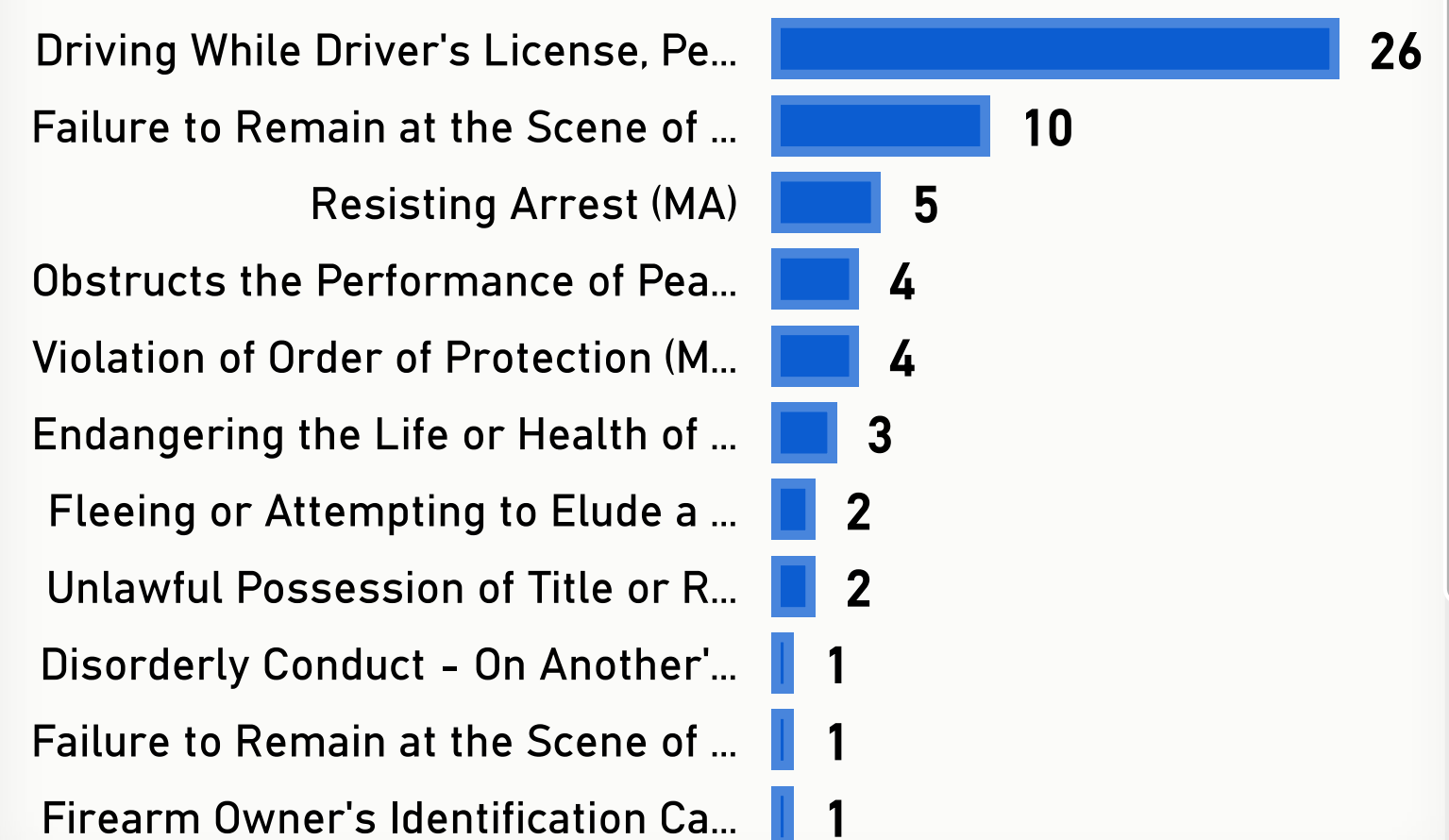
Crimes Against Property



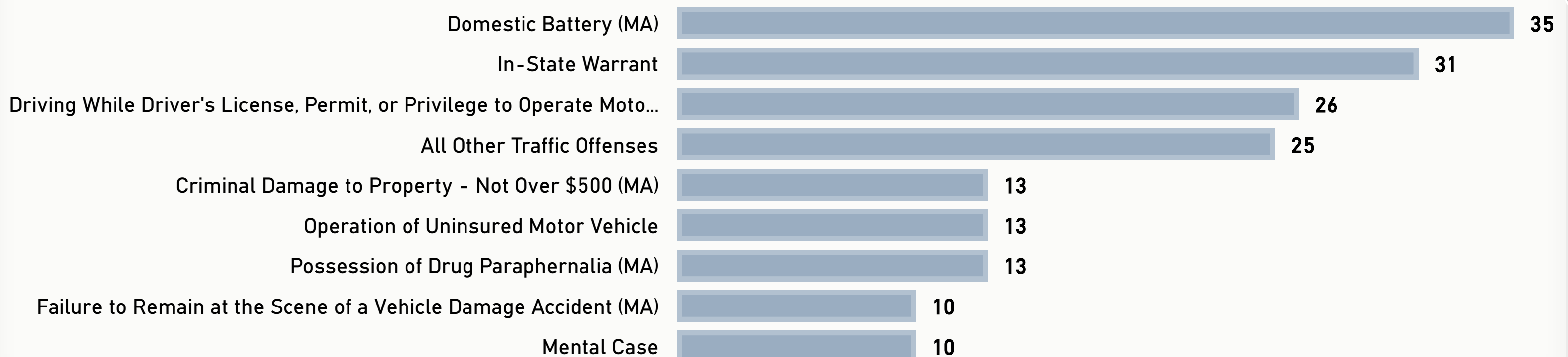
Crimes Against Society



All Other Offenses



Offenses by Description





Monthly Statistics Traffic Overview



July 2026

Traffic Stops

676

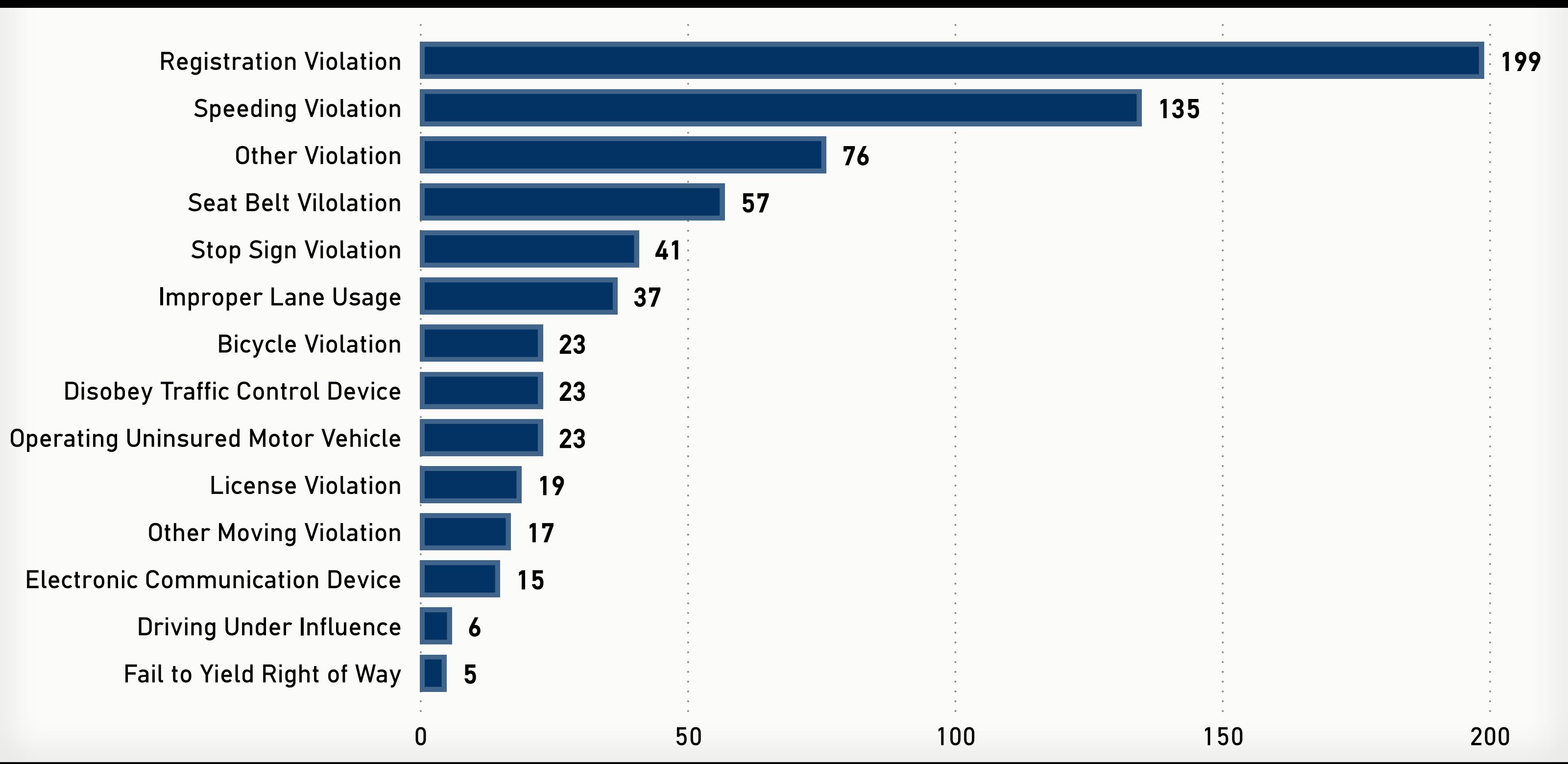
Traffic Accidents

58

Vehicle Impounds

45

Traffic Stops by Type



Monthly Statistics Records Overview

July 2026

FOIA Requests

116

FOIA Pages

1708

FOIA Videos

476

Property Intakes

184

Property Destroyed or Returned

12



Monthly Statistics

Code Enforcement Overview



July 2026

Logged Complaints
1082

Citations Issued
227

Adjudication Cases
271

Monthly Statistics

Social Worker Overview

July 2026

Homeless Contacts
44

Telephone Counseling
30

In-Person Counseling
19

Patrol Referrals
8

**REQUEST FOR COUNCIL ACTION**

Agenda Date: August 10, 2026
To: Members of the City Council
From: Nic Maquet, Chief Building Official

AGENDA ITEM: Receive and File Building Department Permit Report for July 2026

DESCRIPTION: Attached is the July 2026 permit activity report, which outlines all permits issued during the month.

FINANCIAL IMPACT:
N/A

REVIEWED BY:

Nic Maquet, Chief Building Official	Approved - 8/2/2026
Adrian Moons, City Attorney	Approved - 8/4/2026
Jim Vasselli, City Attorney	Approved - 8/6/2026
John Dossey, City Manager	Approved - 8/6/2026
Nic Maquet, Chief Building Official	Approved - 8/7/2026
Nicole Stewart, City Clerk	Final Approval - 8/7/2026

Cash Receipts

Receipt Listing by GL

User: nmaquet@ci.pekin.il.us

Printed: 08/02/2026 - 6:14 PM



Account Number			Account Description			Amount
Receipt No	Void	Cust No	Name	Receipt Date	Line Item Description	
100-793-425500			Hvac Permit			
01435236	False	025894	Butch McCamy	7/2/2026	HVAC Permit - 26PEK-HV-0138 - 14	50.00
01436942	False	028898	Christopher Lutes	7/7/2026	HVAC Permit - 26PEK-HV-0141 - 15	25.00
01437775	False	014581	Don Rollo	7/9/2026	HVAC Permit - 26PEK-HV-0143 - 12	50.00
01437813	False	028067	Brandon Andrews	7/7/2026	HVAC Permit - 26PEK-HV-0139 - 11	50.00
01437849	False	025894	Butch McCamy	7/10/2026	HVAC Permit - 26PEK-HV-0148 - 91	25.00
01438276	False	026012	Ray Perry	7/8/2026	HVAC Permit - 26PEK-HV-0142 - 24	25.00
01438509	False	027600	Nicholas Mucciante	7/10/2026	HVAC Permit - 26PEK-HV-0147 - 40	25.00
01438525	False	026012	Ray Perry	7/13/2026	HVAC Permit - 26PEK-HV-0145 - 31	25.00
01438525	False	026012	Ray Perry	7/13/2026	HVAC Permit - 26PEK-HV-0144 - 14	25.00
01441424	False	014294	Frank Shearer	7/14/2026	HVAC Permit - 26PEK-HV-0149 - 60	25.00
01441432	False	014294	Frank Shearer	7/15/2026	HVAC Permit - 26PEK-HV-0151 - 10	25.00
01441435	False	004542	David Osborn	7/15/2026	HVAC Permit - 26PEK-HV-0150 - 10	25.00
01441444	True	004542	David Osborn	7/15/2026	HVAC Permit - 26PEK-HV-0150 - 10	25.00
01442146	False	014294	Frank Shearer	7/16/2026	HVAC Permit - 26PEK-HV-0152 - 15	25.00
01442149	False	026009	Craig Stuber	7/16/2026	HVAC Permit - 26PEK-HV-0140 - 22	100.00
01442149	False	026009	Craig Stuber	7/16/2026	HVAC Permit - 26PEK-HV-0146 - 85	332.00
01442150	False	033227	Brad Johnson	7/16/2026	HVAC Permit - 26PEK-HV-0153 - 17	50.00
01442329	False	014294	Frank Shearer	7/17/2026	HVAC Permit - 26PEK-HV-0154 - 20	25.00
01442332	False	004542	David Osborn	7/21/2026	HVAC Permit - 26PEK-HV-0155 - 14	50.00
01442336	False	036628	Todd Kiefer	7/21/2026	HVAC Permit - 26PEK-HV-0156 - 33	50.00
01442379	False	026009	Craig Stuber	7/22/2026	HVAC Permit - 26PEK-HV-0157 - 11	50.00
01442502	False	014294	Frank Shearer	7/23/2026	HVAC Permit - 26PEK-HV-0159 - 15	25.00
01442502	False	014294	Frank Shearer	7/23/2026	HVAC Permit - 26PEK-HV-0158 - 5	25.00
01442548	False	026012	Ray Perry	7/24/2026	HVAC Permit - 26PEK-HV-0130 - 17	25.00
					Fund: 100	Total: 1,132.00

Account Number			Account Description			Amount
Receipt No	Void	Cust No	Name	Receipt Date	Line Item Description	
100-793-425700			Special Use Permit			
01440339	False	028227	Central Life Church	7/23/2026	Special Use Permit	0.00
01441054	False	028227	Central Life Church	7/27/2026	Special Use Permit	0.00
				Fund: 100	Total:	0.00
100-793-425800			Application Fee			
01439126	False	027648	Jason & Carrie Helmig	7/20/2026	Resi Variance Application - 18 Ashwo	125.00
				Fund: 100	Total:	125.00
100-793-426000			Electrical Permits			
01435273	False	033747	Thomas Bunn	7/2/2026	Electrical Permit - 26PEK-EL-0117 - 1	180.00
01435273	False	033747	Thomas Bunn	7/2/2026	Electrical Permit - 26PEK-EL-0116 - 1	180.00
01437550	False	035102	Daniel Womack	7/2/2026	Electrical Permit - 26PEK-SOL-0013	75.00
01437551	False	036914	Darrell Prouty	7/2/2026	Electrical Permit - 26PEK-SOL-0029	75.00
01438326	False	029307	Shawn Taylor	7/8/2026	Electrical Permit - 26PEK-EL-0118 - 1	75.00
01438521	False	037028	Robert Milchling	7/13/2026	Electrical Permit - 26PEK-SOL-0045	75.00
01438521	False	037028	Robert Milchling	7/13/2026	Electrical Permit - 26PEK-SOL-0049	75.00
01438521	False	037028	Robert Milchling	7/13/2026	Electrical Permit - 26PEK-SOL-0040	75.00
01438521	False	037028	Robert Milchling	7/13/2026	Electrical Permit - 26PEK-SOL-0048	75.00
01438521	False	037028	Robert Milchling	7/13/2026	Electrical Permit - 26PEK-SOL-0044	75.00
01438521	False	037028	Robert Milchling	7/13/2026	Electrical Permit - 26PEK-SOL-0047	75.00
01438521	False	037028	Robert Milchling	7/13/2026	Electrical Permit - 26PEK-SOL-0042	75.00
01438522	False	035139	Thibaut Woolace	7/13/2026	Electrical Permit - 26PEK-SOL-0046	75.00
01439380	False	025868	Ryan Koener	7/21/2026	Electrical Permit - 26PEK-EL-0122 - 1	75.00
01442144	False	025873	Stephen Gardner Jr	7/16/2026	Electrical Permit - 26PEK-EL-0119 - 1	75.00
01442145	False	026016	Joshua Fryman	7/16/2026	Electrical Permit - 26PEK-EL-0120 - 1	100.00
01442147	False	029307	Shawn Taylor	7/16/2026	Electrical Permit - 26PEK-EL-0121 - 1	180.00
01442328	False	028140	Scott Sauder	7/17/2026	Electrical Permit - 26PEK-EL-0123 - 1	55.00
01442337	False	029025	James Tillman	7/21/2026	Electrical Permit - 26PEK-EL-0124 - 1	75.00
01442380	False	026016	Joshua Fryman	7/22/2026	Electrical Permit - 26PEK-EL-0125 - 1	75.00
01442510	False	029307	Shawn Taylor	7/23/2026	Electrical Permit - 26PEK-EL-0126 - 1	75.00
01442547	False	028140	Scott Sauder	7/24/2026	Electrical Permit - 26PEK-EL-0127 - 1	84.00
01442553	False	026016	Joshua Fryman	7/27/2026	Electrical Permit - 26PEK-EL-0128 - 1	75.00
01442559	False	037028	Robert Milchling	7/27/2026	Electrical Permit - 26PEK-SOL-0055	75.00
01442559	False	037028	Robert Milchling	7/27/2026	Electrical Permit - 26PEK-SOL-0056	75.00
01442559	False	037028	Robert Milchling	7/27/2026	Electrical Permit - 26PEK-SOL-0051	75.00

Account Number			Account Description			Amount
Receipt No	Void	Cust No	Name	Receipt Date	Line Item Description	
01442559	False	037028	Robert Milchling	7/27/2026	Electrical Permit - 26PEK-SOL-0043	75.00
01442559	False	037028	Robert Milchling	7/27/2026	Electrical Permit - 26PEK-SOL-0053	75.00
01442559	False	037028	Robert Milchling	7/27/2026	Electrical Permit - 26PEK-SOL-0052	75.00
01442560	False	033709	Preston Fewkes	7/27/2026	Electrical Permit - 26PEK-SOL-0054	75.00
01442628	False	025873	Stephen Gardner Jr	7/27/2026	Electrical Permit - 26PEK-EL-0129 - 1	75.00
					Fund: 100	Total: 2,654.00
100-793-426400			Building And Rezoning Permit			
01434897	False	032422	Richard & Darcie Curto	7/1/2026	Fence Permit - 26PEK-FE-0084 - 210	30.00
01435103	False	034243	Cox-Crete	7/1/2026	Curb Cut/Approach/Drive - 26PEK-B	40.00
01435272	False	010244	Hallie Beimfohr	7/2/2026	Fence Permit - 26PEK-FE-0085 - 209	30.00
01435402	False	031082	Mark Bale	7/6/2026	Curb Cut/Approach/Drive - 26PEK-B	40.00
01436758	False	011858	Shannon Bailey	7/6/2026	Curb Cut/Approach/Drive - 26PEK-B	40.00
01436888	False	036590	Rafael Linares	7/7/2026	Building Permit - 26PEK-BP-0260 - 1	-129.00
01436888	False	036590	Rafael Linares	7/7/2026	Building Permit - 26PEK-BP-0260 - 1	-129.00
01436889	False	016675	Kevin Michael Hunt	7/7/2026	Roofing Permit - 26PEK-BP-0269 - 1	-30.00
01437497	False	028624	Jeffery Tupper	7/7/2026	Roofing Permit - 26PEK-BP-0287 - 3	60.00
01437540	False	036673	Central Roofing LLC	7/1/2026	Roofing Permit - 26PEK-BP-0276 - 1	78.00
01437548	False	035070	Heidi Williamson	7/8/2026	Roofing Permit - 26PEK-BP-0292 - 9	75.00
01437550	False	035102	Daniel Womack	7/2/2026	Solar Permit - 26PEK-SOL-0013 - 13	350.00
01437551	False	036914	Darrell Prouty	7/2/2026	Solar Permit - 26PEK-SOL-0029 - 11	200.00
01437556	False	037064	AKW Excavating	7/2/2026	Building Permit - 26PEK-BP-0274 - 1	90.00
01437771	False	010710	Leslie Norman	7/9/2026	Building Permit - 26PEK-BP-0294 - 1	30.00
01437774	False	037091	Secure Fence Company	7/9/2026	Fence Permit - 26PEK-FEW-0086 - 1	50.00
01437810	False	030692	Peoria Siding & Window Co., Inc	7/6/2026	Roofing Permit - 26PEK-BP-0282 - 1	108.00
01437812	False	035481	Blue Line Roofing & Exteriors	7/7/2026	Roofing Permit - 26PEK-BP-0284 - 1	81.00
01437827	False	028310	Darwin Amaya	7/10/2026	Fence Permit - 26PEK-FE-0087 - 120	30.00
01437912	False	034378	Ronnie J Koonce	7/13/2026	Fence Permit - 26PEK-FE-0088 - 213	30.00
01437929	False	030775	Riverside Exteriors, Inc	7/13/2026	Roofing Permit - 26PEK-BP-0299 - 6	69.00
01437930	False	016722	Shelly Applegate	7/13/2026	Building Permit - 26PEK-BP-0298 - 1	30.00
01437973	False	006287	Christopher Hariford	7/13/2026	Fence Permit - 26PEK-FE-0089 - 120	30.00
01437978	False	035043	Los Amigos Concrete	7/14/2026	Curb Cut/Approach/Drive - 26PEK-B	40.00
01438271	False	034923	Rich Mibbs	7/14/2026	Deck Permit - 26PEK-BP-0272 - 190	81.00
01438324	False	030586	Michael Messing	7/8/2026	Roofing Permit - 26PEK-BP-0291 - 1	93.00
01438328	False	036804	A & G Quality Renovations	7/9/2026	Roofing Permit - 26PEK-BP-0290 - 1	90.00
01438330	False	030634	Lisa White	7/9/2026	Dumpster - 26PEK-BP-0295 - 308 Pa	75.00

Account Number			Account Description			Amount
Receipt No	Void	Cust No	Name	Receipt Date	Line Item Description	
01438496	False	028233	Heather Garcia	7/16/2026	Fence Permit - 26PEK-FE-0090 - 809	40.00
01438521	False	037028	Robert Milchling	7/13/2026	Solar Permit - 26PEK-SOL-0049 - 13	350.00
01438521	False	037028	Robert Milchling	7/13/2026	Solar Permit - 26PEK-SOL-0048 - 17	200.00
01438521	False	037028	Robert Milchling	7/13/2026	Solar Permit - 26PEK-SOL-0042 - 5 F	350.00
01438521	False	037028	Robert Milchling	7/13/2026	Solar Permit - 26PEK-SOL-0047 - 110	200.00
01438521	False	037028	Robert Milchling	7/13/2026	Solar Permit - 26PEK-SOL-0045 - 31'	200.00
01438521	False	037028	Robert Milchling	7/13/2026	Solar Permit - 26PEK-SOL-0044 - 3 I	200.00
01438521	False	037028	Robert Milchling	7/13/2026	Solar Permit - 26PEK-SOL-0040 - 120	200.00
01438522	False	035139	Thibaut Woolace	7/13/2026	Solar Permit - 26PEK-SOL-0046 - 20	200.00
01438523	False	033943	A & J Recreational Services	7/13/2026	Pool Permit - 26PEK-BP-0283 - 1320	69.00
01438524	False	034357	Erie Construction Midwest Inc	7/13/2026	Roofing Permit - 26PEK-BP-0293 - 70	105.00
01439116	False	028620	Glen Oak Property Mgmnt	7/17/2026	Building Permit - 26PEK-BP-0307 - 2	30.00
01439134	False	035127	VECC Exteriors	7/20/2026	Roofing Permit - 26PEK-BP-0309 - 10	87.00
01439559	False	030775	Riverside Exteriors, Inc	7/21/2026	Fence Permit - 26PEK-FE-0093 - 131'	30.00
01439565	False	000888	Shane Clanton	7/21/2026	Building Permit - 26PEK-BP-0313 - 3	30.00
01440085	False	035043	Los Amigos Concrete	7/22/2026	Curb Cut/Approach/Drive - 26PEK-B	40.00
01440149	False	020572	Greg Peters	7/22/2026	Roofing Permit - 26PEK-BP-0316 - 20	50.00
01440158	False	021931	Frank Dunker	7/22/2026	Deck Permit - 26PEK-BP-0318 - 219	30.00
01440163	False	014245	Susan Thomas	7/22/2026	Building Permit - 26PEK-BP-0320 - 3	30.00
01440482	False	024254	Kathy Wernowsky	7/23/2026	Roofing Permit - 26PEK-BP-0322 - 30	30.00
01440485	False	032056	Caleb Spangler	7/23/2026	Fence Permit - 26PEK-FE-0094 - 140'	30.00
01440803	False	035043	Los Amigos Concrete	7/24/2026	Curb Cut/Approach/Drive - 26PEK-B	80.00
01441427	False	010197	Benassi Roofing	7/14/2026	Roofing Permit - 26PEK-BP-0301 - 10	30.00
01441428	False	032033	Peerless Fence	7/14/2026	Fence Permit - 26PEK-FE-0049 - 111'	69.00
01441429	False	035481	Blue Line Roofing & Exteriors	7/14/2026	Roofing Permit - 26PEK-BP-0302 - 1'	75.00
01441433	False	035856	ALPHA STORM SOLUTIONS	7/15/2026	Roofing Permit - 26PEK-BP-0304 - 20	147.00
01441433	False	035856	ALPHA STORM SOLUTIONS	7/15/2026	Roofing Permit - 26PEK-BP-0305 - 10	105.00
01441433	False	035856	ALPHA STORM SOLUTIONS	7/15/2026	Roofing Permit - 26PEK-BP-0303 - 10	111.00
01441434	False	033193	PJ Hoerr	7/15/2026	Building Permit - 26PEK-BP-0213 - 6	195.00
01441877	False	005702	Rick McGlothlin	7/28/2026	Building Permit - 26PEK-BP-0330 - 1	30.00
01441877	False	005702	Rick McGlothlin	7/28/2026	Fence Permit - 26PEK-FE-0098 - 150'	30.00
01442143	False	034393	ReVamp Fence & Deck	7/16/2026	Fence Permit - 26PEK-FE-0091 - 170'	63.00
01442194	False	026152	Stefan Habsburg	7/29/2026	Fence Permit - 26PEK-FE-0100 - 150'	30.00
01442334	False	034393	ReVamp Fence & Deck	7/21/2026	Fence Permit - 26PEK-FE-0092 - 904	84.00
01442335	False	010197	Benassi Roofing	7/21/2026	Roofing Permit - 26PEK-BP-0311 - 11	93.00

Account Number			Account Description			Amount
Receipt No	Void	Cust No	Name	Receipt Date	Line Item Description	
01442366	False	024512	Kimberly Messer	7/29/2026	Fence Permit - 26PEK-FE-0099 - 120	30.00
01442368	False	024298	Kevin Shelby	7/29/2026	Roofing Permit - 26PEK-BP-0332 - 11	30.00
01442375	False	031082	Mark Bale	7/30/2026	Curb Cut/Approach/Drive - 26PEK-B	40.00
01442378	False	005089	Justin Robinson	7/22/2026	Roofing Permit - 26PEK-BP-0315 - 11	66.00
01442506	False	026618	Michael & Allie Neville	7/23/2026	Roofing Permit - 26PEK-BP-0323 - 11	81.00
01442554	False	035082	Foundation Recovery Systems	7/27/2026	Building Permit - 26PEK-BP-0215 - 1	72.00
01442559	False	037028	Robert Milchling	7/27/2026	Solar Permit - 26PEK-SOL-0053 - 140	200.00
01442559	False	037028	Robert Milchling	7/27/2026	Solar Permit - 26PEK-SOL-0051 - 910	350.00
01442559	False	037028	Robert Milchling	7/27/2026	Solar Permit - 26PEK-SOL-0055 - 100	200.00
01442559	False	037028	Robert Milchling	7/27/2026	Solar Permit - 26PEK-SOL-0052 - 110	200.00
01442559	False	037028	Robert Milchling	7/27/2026	Solar Permit - 26PEK-SOL-0043 - 10	200.00
01442559	False	037028	Robert Milchling	7/27/2026	Solar Permit - 26PEK-SOL-0056 - 611	200.00
01442560	False	033709	Preston Fewkes	7/27/2026	Solar Permit - 26PEK-SOL-0054 - 200	350.00
					Fund: 100	Total: 7,244.00
100-793-427200	Sewer Permits					
01434919	False	034888	Babcock Inc	7/1/2026	Sewer Permits - 26PEK-SW-0073 - 20	60.00
01435354	False	034888	Babcock Inc	7/6/2026	Sewer Permits - 26PEK-SW-0074 - 12	60.00
01437541	False	014818	David Burling	7/1/2026	Sewer Permits - 26PEK-SW-0072 - 15	60.00
01438275	False	029955	Mark Arnold	7/8/2026	Sewer Permits - 26PEK-SW-0075 - 15	60.00
01438510	False	036628	Todd Kiefer	7/10/2026	Sewer Permits - 26PEK-SW-0076 - 14	60.00
01439119	False	034888	Babcock Inc	7/20/2026	Sewer Permits - 26PEK-SW-0078 - 13	60.00
01441443	False	034849	Dustin Eitenmiller	7/15/2026	Sewer Permits - 26PEK-SW-0077 - 13	60.00
01441527	False	034848	James Driskill	7/27/2026	Sewer Permits - 26PEK-SW-0081 - 14	60.00
01441527	False	034848	James Driskill	7/27/2026	Sewer Permits - 26PEK-SW-0082 - 71	120.00
01441761	False	030701	Dave Skinner	7/28/2026	Sewer Permits - 26PEK-SW-0080 - 15	60.00
01442562	False	036628	Todd Kiefer	7/27/2026	Sewer Permits - 26PEK-SW-0079 - 11	60.00
					Fund: 100	Total: 720.00
100-793-451200	Plumbing Permits					
01435354	False	034888	Babcock Inc	7/6/2026	Plumbing Permit - 26PEK-PL-0145 - 1	48.00
01436670	False	022434	Joe McAllister	7/6/2026	Plumbing Permit - 26PEK-PL-0147 - 1	200.00
01437569	False	037065	S & S Lawncare	7/2/2026	Plumbing Permit - 26PEK-PL-0144 - 1	150.00
01437570	False	016358	Mark Marion	7/8/2026	Plumbing Permit - 26PEK-PL-0151 - 1	72.00
01437814	False	026020	Andrew Volz	7/7/2026	Plumbing Permit - 26PEK-PL-0148 - 1	216.00
01437815	False	016439	Robert Maquet	7/7/2026	Plumbing Permit - 26PEK-PL-0149 - 1	84.00

Account Number			Account Description			Amount
Receipt No	Void	Cust No	Name	Receipt Date	Line Item Description	
01437816	False	031203	Luke Wiegand	7/7/2026	Plumbing Permit - 26PEK-PL-0115 - :	84.00
01437857	False	034845	Derek Bell	7/10/2026	Plumbing Permit - 26PEK-PL-0153 - :	108.00
01438325	False	016439	Robert Maquet	7/8/2026	Plumbing Permit - 26PEK-PL-0150 - :	51.00
01438327	False	036628	Todd Kiefer	7/9/2026	Plumbing Permit - 26PEK-PL-0146 - :	51.00
01438329	False	031326	Vlachos Plumbing	7/9/2026	Plumbing Permit - 26PEK-PL-0152 - :	82.00
01440294	False	010551	Jerry Spires	7/22/2026	Plumbing Permit - 26PEK-PL-0162 - :	108.00
01441445	False	037065	S & S Lawncare	7/15/2026	Plumbing Permit - 26PEK-PL-0154 - :	51.00
01442329	False	014294	Frank Shearer	7/17/2026	Plumbing Permit - 26PEK-PL-0155 - :	48.00
01442330	False	036628	Todd Kiefer	7/20/2026	Plumbing Permit - 26PEK-PL-0156 - :	48.00
01442331	False	026020	Andrew Volz	7/20/2026	Plumbing Permit - 26PEK-PL-0157 - :	34.00
01442333	False	016439	Robert Maquet	7/21/2026	Plumbing Permit - 26PEK-PL-0159 - :	51.00
01442333	False	016439	Robert Maquet	7/21/2026	Plumbing Permit - 26PEK-PL-0160 - :	51.00
01442365	False	022434	Joe McAllister	7/30/2026	Plumbing Permit - 26PEK-PL-0168 - :	104.00
01442381	False	016439	Robert Maquet	7/22/2026	Plumbing Permit - 26PEK-PL-0161 - :	51.00
01442544	False	016439	Robert Maquet	7/24/2026	Plumbing Permit - 26PEK-PL-0163 - :	51.00
01442823	False	034888	Babcock Inc	7/31/2026	Plumbing Permit - 26PEK-PL-0169 - :	48.00
					Fund: 100	Total: 1,791.00
100-793-451400	Electrical Inspection Fee					
01435333	False	036990	Ellis Auto LLC	7/2/2026	Electrical Inspection/OCC - 26PEK-B	150.00
01435432	False	036956	New Attitudes Motorcycle Club	7/6/2026	Electrical Inspection/OCC - 26PEK-B	150.00
01437796	False	037101	Vallartas	7/9/2026	Electrical Inspection/OCC - 26PEK-B	150.00
01440167	False	037147	Limitless Motorsports	7/22/2026	Electrical Inspection/OCC - 26PEK-B	150.00
01441760	False	034203	Cronies Barber Shop	7/27/2026	Electrical Inspection/OCC - 26PEK-B	150.00
					Fund: 100	Total: 750.00
100-793-463600	Code Violation Fines					
01439115	False	033332	James Patrick	7/20/2026	Code Violation Fines - 26PEK-EL-004	30.00
01439115	False	033332	James Patrick	7/20/2026	Code Violation Fines - 25PEK-SOL-0	30.00
01439115	False	033332	James Patrick	7/20/2026	Code Violation Fines - 25PEK-SOL-0	30.00
					Fund: 100	Total: 90.00
Report Totals:						14,506.00

**REQUEST FOR COUNCIL ACTION**

Agenda Date: August 10, 2026
To: Members of the City Council
From:

AGENDA ITEM: Proclamation Antique Tractor Preservation Day August 22, 2026

DESCRIPTION:**FINANCIAL IMPACT:**

Requested Amount:

Line Item:

Category:

Line / Category Budgeted Amount:

Line / Category Remaining Funds:

Notes:

Award Type:

REVIEWED BY:

Adrian Moons, City Attorney

Jim Vasselli, City Attorney

John Dossey, City Manager

Nicole Stewart, City Clerk

Approved - 8/7/2026

Approved - 8/7/2026

Approved - 8/7/2026

New -

Office of the Mayor



Proclamation

Antique Tractor Preservation Day *August 22, 2026*

WHEREAS, the rich agricultural heritage and farming traditions of Central Illinois have played a foundational role in shaping the history, culture, and economic vitality of the City of Pekin and the surrounding region; and

WHEREAS, antique tractors and historic agricultural machinery represent a vital link to our nation's rural past, highlighting the innovation, technological progress, and hard work of the generations of farmers and manufacturers who helped feed and build our country; and

WHEREAS, dedicated collectors, restorers, and historical preservationists invest significant time, craftsmanship, and resources into maintaining and restoring these iconic machines, ensuring that our agricultural story remains vibrant and accessible; and

WHEREAS, the display and celebration of antique tractors provide valuable educational experiences for community members of all ages, encouraging a deeper understanding of sustainable agriculture, historic mechanical engineering, and our local heritage; and

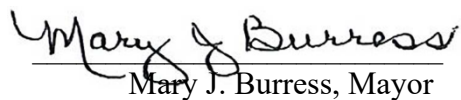
WHEREAS, on August 22, 2026, the community gathers to honor the legacy of agricultural history, celebrate local preservation efforts, and recognize the enduring contributions of our agricultural community;

NOW, THEREFORE, BE IT RESOLVED that I, Mary J. Burress, Mayor of the City of Pekin, Illinois, do hereby proclaim August 22, 2026, as

"Antique Tractor Preservation Day"

in the City of Pekin, Tazewell County, Illinois, and urge all residents to recognize the historical significance of antique agricultural equipment, support local preservation efforts, and participate in celebrating our community's deep agricultural roots.

ADOPTED, this 10th day of August, in the Year of Our Lord, Two Thousand and Twenty-Six.


Mary J. Burress, Mayor

Attest:


Nicole L. Stewart, City Clerk

**REQUEST FOR COUNCIL ACTION**

Agenda Date: August 10, 2026
To: Members of the City Council
From: Seth Ranney, Police Chief

AGENDA ITEM: Ordinance No. 4421-26/27 Approving 4-Way Stop at South 4th Street and St. Mary Street

DESCRIPTION: A citizen complaint was made to the Traffic Safety Committee about line-of-sight concerns at the intersection of S.4th St. and St.Mary (E/B). The building located at the N/W corner of the intersection makes it difficult to see vehicle and pedestrian traffic traveling S/B on S.4th St. towards the intersection when traveling E/B on St. Mary St. The citizen who brought the complaint forward said they had witnessed several near-misses of vehicle/pedestrian and vehicle/vehicle crashes. After inspecting the intersection and observing the large quantity of pedestrian and vehicle traffic at that intersection, the Traffic Safety Committee unanimously supported sending the recommendation to the city council to add two stop signs to make this intersection a 4-way stop to increase safety. Photos of the intersection are attached in Exhibits A-C.

FINANCIAL IMPACT:

Requested Amount: N/A

Line Item:

Category:

Line / Category Budgeted Amount:

Line / Category Remaining Funds:

Notes:

Award Type:

REVIEWED BY:

Seth Ranney, Police Chief	Approved - 8/6/2026
Adrian Moons, City Attorney	Approved - 8/6/2026
Jim Vasselli, City Attorney	Approved - 8/6/2026
John Dossey, City Manager	Approved - 8/7/2026
Nicole Stewart, City Clerk	Final Approval - 8/7/2026

Ordinance No. 4421-26/27 Approving 4-Way Stop at South 4th Street and St. Mary Street

WHEREAS, Section 5-10-1-3 of the City of Pekin Code of Ordinances ratifies and confirms the official traffic schedules on file in City Hall, which identify the location and existence of traffic control signs, signals, devices, and markings within the City; and

WHEREAS, the Traffic Safety Committee has reviewed a request for a four-way stop at the intersection of South 4th Street and St. Mary Street;

WHEREAS, the Traffic Safety Committee recommends to Council to consider stopping traffic in all directions at the intersection; and

WHEREAS, the City Council finds that the recommended traffic control device is necessary to promote the public health, safety, and welfare and the safe and orderly movement of traffic.

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. Pursuant to Section 5-10-1-3 of the City of Pekin Code of Ordinances, the official traffic schedules maintained on file at City Hall are hereby amended to include the following traffic control:

Southbound and Northbound traffic on South 4th Street shall stop at its intersection with St. Mary Street.

Section 3. The Director of Public Works is authorized and directed to install the appropriate stop signs in accordance with the Illinois Manual on Uniform Traffic Control Devices.

Section 4. The Director of Public Works is directed to revise the official traffic schedules maintained in City Hall to reflect the traffic control approved by this Ordinance.

Section 5. This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

RESULT:	(TO)
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None
ABSENT:	Council Member HohimerNone

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: August 10, 2026
To: Members of the City Council
From: Joshua Wray, Economic Development Director

AGENDA ITEM: Ordinance No. 4422-26/27 Approving a Tax Increment Financing (TIF) Redevelopment Agreement with Blitz Laundry, Inc. for Improvements to 312 Derby Street

DESCRIPTION: At the prior City Council meeting, Council made preliminary TIF grant awards for the 2026 TIF Commercial Building Improvement Program. This Ordinance grants up to \$1,000 to Blitz Laundry for a water service line repair at 312 Derby Street.

Staff recommends approval of this Ordinance.

FINANCIAL IMPACT:

Requested Amount: \$1,000

Line Item: 275-275-591200

Category: Contractual

Line Budgeted Amount: 320,000

Line Remaining Funds: 289,333

Notes: Grant agreement provides that the City will reimburse 50% of eligible costs up to \$1,000

REVIEWED BY:

Eric Dubrowski, Finance Director

Adrian Moons, City Attorney

Jim Vasselli, City Attorney

John Dossey, City Manager

Nicole Stewart, City Clerk

Approved - 8/5/2026

Approved - 8/7/2026

Approved - 8/7/2026

New -

CITY OF PEKIN, ILLINOIS

ORDINANCE NO. _____

**AN ORDINANCE APPROVING AND AUTHORIZING
THE EXECUTION OF A TIF REDEVELOPMENT AGREEMENT**

BY AND BETWEEN

THE CITY OF PEKIN

AND

BLITZ LAUNDRY, INC.

**PEKIN COURT STREET
TAX INCREMENT FINANCING DISTRICT**

**ADOPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF PEKIN, ILLINOIS
ON THE 10TH DAY OF AUGUST, 2026.**

CITY OF PEKIN, ILLINOIS: ORDINANCE NO. _____

**AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A TIF
REDEVELOPMENT AGREEMENT BY AND BETWEEN:
THE CITY OF PEKIN AND
BLITZ LAUNDRY, INC.**

The Mayor and City Council of the City of Pekin, Tazewell County, Illinois (the “City”), have determined that this TIF Redevelopment Agreement is in the best interest of the citizens of the City of Pekin; therefore, be it ordained as follows:

SECTION ONE: The Redevelopment Agreement with Blitz Laundry, Inc. attached hereto is hereby approved.

SECTION TWO: The Mayor is hereby authorized and directed to enter into and execute on behalf of the City said Redevelopment Agreement and the City Clerk of the City of Pekin is hereby authorized and directed to attest such execution.

SECTION THREE: Pursuant to the TIF Act, real estate tax increment that is generated in a TIF District may be used to reimburse for TIF Eligible Project Costs incurred in a contiguous TIF District.

SECTION FOUR: The Pekin Court Street TIF District is contiguous to the Pekin Central Business District TIF District.

SECTION FIVE: The costs to be reimbursed the Developer pursuant to the attached Redevelopment Agreement may be reimbursed with funds from either the Pekin Court Street TIF District Special Tax Allocation Fund or the Pekin Central Business District TIF District Special Tax Allocation Fund.

SECTION SIX: The Redevelopment Agreement shall be effective the date of its approval on the 10th day of August, 2026.

SECTION SEVEN: This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

PASSED, APPROVED & ADOPTED by the Corporate Authorities of the City of Pekin this 10th day of August, 2026 and filed in the office of the City Clerk of said City on that date.

CORPORATE AUTHORITIES	AYE VOTE	NAY VOTE	ABSTAIN / ABSENT
John Abel			
Karen Hohimer			
Jimmie Fletcher			
Dave Nutter			
Rick Hilst			
Peg Phillips			
Mary Burress, Mayor			
TOTAL VOTES:			

APPROVED: _____, Date ____/ ____ / 2026
Mayor, City of Pekin

ATTEST: _____, Date: ____/ ____ / 2026
City Clerk, City of Pekin

**TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT AGREEMENT**

by and between

CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS

and

BLITZ LAUNDRY, INC.

**PEKIN COURT STREET
TAX INCREMENT FINANCING DISTRICT**

AUGUST 10, 2026

**TIF REDEVELOPMENT AGREEMENT
BY AND BETWEEN
CITY OF PEKIN
&
BLITZ LAUNDRY, INC.**

PEKIN COURT STREET TIF DISTRICT

THIS TIF REDEVELOPMENT AGREEMENT (including Exhibits) (“Agreement”) is entered into this 10th day of August, 2026, by the **City of Pekin** (the “City”), an Illinois Home Rule Municipal Corporation, Tazewell County, Illinois, and **Blitz Laundry, Inc., an Illinois Corporation** (the “Developer”).

PREAMBLE

WHEREAS, the City has the authority to promote the health, safety, and welfare of the City and its citizens and to prevent the spread of blight and deterioration and inadequate public facilities by promoting the development of private property thereby increasing the tax base of the City and providing employment for its citizens; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4.4 *et seq.*, as amended (the “Act”), the City has the authority to provide incentives to owners or prospective owners of real property to develop, redevelop, and rehabilitate such property by reimbursing the owners for certain costs from resulting increases in real estate tax revenues; and

WHEREAS, on January 11, 2021, recognizing the need to foster the development, expansion and revitalization of certain properties which are vacant, underutilized or undeveloped, the City adopted Tax Increment Financing under the Act, approved a Redevelopment Plan and designated a Redevelopment Area known as the **Pekin Court Street Tax Increment Financing District** (the “TIF District”); and

WHEREAS, included in the TIF District is property owned by the Developer which is located at 312 Derby Street (the “Property”), Pekin, Illinois 61554 (PIN # 04-10-03-416-007) (the “Property”) and said Property is in need of redevelopment; and

WHEREAS, the Developer is proceeding with plans to replace the main water line running from the water meter into the commercial building located thereon (the “Project”) based upon incentives made available by the City; and

WHEREAS, it is the intent of the City to encourage economic development which will increase the real estate tax, which increased taxes will be used, in part, to finance incentives to assist this Developer’s Project; and

WHEREAS, the City has the authority under the Act to incur Redevelopment Project Costs (“Eligible Project Costs”) and to reimburse Developer for such costs; and

WHEREAS, pursuant to Section 74.4-4(q) of the Act, the City may utilize TIF revenues from one redevelopment project area for eligible costs in another, contiguous redevelopment project area; and

WHEREAS, pursuant to Illinois Statute 65 ILCS 5/8-1-2.5, the City has the authority to appropriate and expend funds for economic development purposes, including, without limitation, the making of grants to any commercial enterprise that is necessary or desirable for the promotion of economic development within the municipality; and

WHEREAS, the Developer has requested that incentives for the development be provided by the City from incremental increases in real estate taxes of the City and its Project and that such incentives include the reimbursement of Eligible Project Costs; and

WHEREAS, the City has determined that this Project requires the incentives requested and that said Project will, as a part of the Plan, promote the health, safety and welfare of the City and its citizens by attracting private investment to prevent blight and deterioration, to develop underutilized property, and to provide employment for its citizens and generally to enhance the economy of the City; and

WHEREAS, the City and the Developer (the “Parties”) have agreed that the City shall provide the incentives as specified below in *Section C, Incentives*; and

WHEREAS, in no event shall cumulative maximum reimbursements for the Developer’s TIF Eligible Project Costs under this Agreement exceed **One Thousand Dollars and No Cents (\$1,000.00)**; and

WHEREAS, the City is entering into this Agreement to induce the Developer to undertake and complete the Project; and

WHEREAS, in consideration of the execution of this Agreement and in reliance thereon, the Developer has proceed with its plans to complete the Project as set forth herein.

AGREEMENTS

NOW, THEREFORE, for good and valuable consideration, the receipt of which is acknowledged, the Parties agree as follows:

A. PRELIMINARY STATEMENTS

1. The Parties agree that the matters set forth in the recitals above are true and correct and form a part of this Agreement, and are to be construed as binding statements of this Agreement.
2. Any terms which are not defined in this Agreement shall have the same meaning as they do in the Act, unless indicated to the contrary.
3. The Developer shall remain in compliance with all municipal ordinances relating to property development, property condition, zoning, subdivision and building codes. Failure to cure the violation of any such ordinance within thirty (30) days upon being provided written notice of the same by the City shall be cause for the City to declare the Developer in Default and unilaterally terminate this Agreement, except where such failure is not reasonably susceptible to cure within such 30-day period, in which case the Developer shall have such additional time to cure as is reasonably necessary, provided that the Developer has commenced such cure within such 30-day period and continues to diligently prosecute the same to completion.

4. The Developer shall complete the Project on or before April 30, 2027. The Project will be deemed complete when: (1) the water line running from the meter to the commercial building located on the Property is replaced, (2) the Laundromat business located on the Property is open for business to the public, and (3) the Developer is submitted its TIF Eligible Project Costs for verification pursuant to Section E below.
5. Each of the Parties represents that it has taken all actions necessary to authorize its representatives to execute this Agreement.

B. ADOPTION OF TAX INCREMENT FINANCING

The City has created a Tax Increment Financing District known as the “Pekin Court Street TIF District” which includes the Developer’s Property. The City has approved certain Redevelopment Project Costs, including the types described in ***Exhibit 1*** for the Developer’s Project which shall be known as the **“Blitz Laundry, Inc. Redevelopment Project”**.

C. INCENTIVES

In consideration for the Developer completing its Project, the City agrees to extend to Developer the following incentives to assist Developer’s Project:

1. Upon timely completion of the Project and verification of TIF Eligible Project Costs incurred by the Developer in furtherance of its Project pursuant to Section E above, whichever occurs last, the City shall reimburse the Developer fifty percent (50%) of such verified costs up to a total reimbursement amount not to exceed **One Thousand Dollars (\$1,000.00)**.
 - a. In the event the Developer fails to maintain constant and consistent operation of the Blitz Laundromat business located on the Property during regular customary business hours for a period of 1 year from the date the Developer receives the incentives set forth herein, the Developer shall repay all reimbursements provided hereunder within 30 days of written demand of the same from the City.
2. In no event shall the total cumulative reimbursements set forth herein for costs incurred by the Developer in furtherance of the Project located on the Property exceed \$1,000.00.
3. The Developer agrees to provide any information to the City upon written request of the City regarding the number of jobs created and/or retained by the Project as may be required by the Act and/or by the Illinois Comptroller. Failure to provide such information within 30 days from the date of the City’s request shall be cause for the City, at the City’s sole discretion, to declare the Developer in default hereunder.

D. LIMITATION OF INCENTIVES TO DEVELOPER

1. In no event, shall the maximum cumulative reimbursements for the Developer’s TIF Eligible Project Costs pursuant to *Section C(1)* above exceed One Thousand Dollars and No Cents (\$1,000.00) as set forth herein.
2. It is not contemplated that, nor is the City obligated, to use any of its proportionate share of the

monies generated by this Project for any of Developer's Eligible Project Costs, but rather the City shall use such sums for any purpose under the Act as it may in its sole discretion determine.

E. PAYMENT OF ELIGIBLE PROJECT COSTS

1. Payment to the Developer for Eligible Project Costs as set forth by the Act shall be made by a Requisition for Payment of Private Development Redevelopment Costs ("Requisition", attached hereto as ***Exhibit 2***) submitted from time to time to Jacob & Klein, Ltd. and the Economic Development Group, Ltd. (collectively the "Administrator") and subject to their approval of the costs and availability of funds in the Special Account.
2. All Requisitions must be accompanied by verified bills or statements of suppliers, contractors, or professionals together with mechanic's lien waivers (whether partial or full) from each of the parties entitled to a payment that is the subject of the Requisition as required by the City. **The Developer shall submit such documentation prior to April 30, 2027. Any bills submitted after April 30, 2027 will not be eligible for reimbursement hereunder.**
3. The Developer shall use such sums as reimbursement for TIF Eligible Project Costs only to the extent permitted by law and the Act and may allocate such funds for any purpose for the Term of this Agreement or the term of the TIF District whichever is longer.
4. The Administrator shall approve or disapprove a Requisition by written receipt to the Developer within thirty (30) business days after receipt of the Requisition. Approval of the Requisition will not be unreasonably withheld. If a Requisition is disapproved by the Administrator, the reasons for disallowance will be set forth in writing and the Developer may resubmit the Requisition with such additional information as may be required and the same procedures set forth herein shall apply to such re-submittals.
5. All TIF Eligible Project Costs approved shall then be paid by the City from the Special Account to the Developer, or to others as directed by the Developer, pursuant to the Redevelopment Plan and as allowed by Illinois Law. Payments shall be made within forty-five (45) days after approval of the TIF Eligible Project Costs subject to the terms of this Agreement.
6. The Parties acknowledge that the determination of Eligible Project Costs, and, therefore, qualification for reimbursement hereunder are subject to changes or interpretation made by amendments to the Act, administrative rules or judicial interpretation during the term of this Agreement. The City has no obligation to the Developer to attempt to modify those decisions, but will reasonably assist the Developer in every respect to obtain approval of Eligible Project Costs.

F. VERIFICATION OF TAX INCREMENT

1. It shall be the sole responsibility of the Developer to provide to the City as requested the following:
 - A. Copies of all **PAID** annual real estate tax bills for the Property.
2. The failure of Developer to provide any information required herein after notice from the City,

including verification of Eligible Project Costs, and the continued failure to provide such information within thirty (30) days after such notice, shall be considered a material breach of this Agreement and shall be cause for the City to deny payments hereunder to the Developer, which payments are conditional upon receipt of the foregoing information.

G. LIMITED OBLIGATION

The City's obligation hereunder to pay the Developer for Eligible Project Costs is a limited obligation to be paid solely from the TIF District Special Tax Allocation Fund. Said obligation does not now and shall never constitute an indebtedness of the City within the meaning of any State of Illinois constitutional or statutory provision, and shall not constitute or give rise to a pecuniary liability of the City or a charge or lien against the City's general credit or taxing power.

H. CITY PUBLIC PROJECTS

The City intends to use part of its share of the Project's real estate tax increment to fund other public projects in the TIF Redevelopment Area.

I. LIMITED LIABILITY OF CITY TO OTHERS FOR DEVELOPER'S EXPENSES

There shall be no obligation by the City to make any payments to any person other than the Developer, nor shall the City be obligated to make direct payments to any other contractor, subcontractor, mechanic or materialman providing services or materials to the Developer for the Project. This Agreement shall not create any third-party rights and the Developer shall indemnify and hold the City harmless on any claims arising out of the Developer's construction activities.

J. COOPERATION OF THE PARTIES

The City and the Developer agree to cooperate fully with each other when requested to do so concerning the development of the Developer's Project. This includes without limitation the City assisting or sponsoring the Developer, or agreeing to jointly apply with the Developer, for any grant, award, or subsidy which may be available as the result of the Developer's or City's activities. This also includes without limitation the Developer assisting or sponsoring the City, or agreeing to jointly apply with the City, for any grant, award or subsidy which may be available as the result of the City's or Developer's activities.

K. DEFAULT; CURE; REMEDIES

In the event of a default under this Agreement by any party hereto (the "Defaulting Party"), which default is not cured within the cure period provided for below, then the other party (the "Non-defaulting Party") shall have an action for damages, or in the event damages would not fairly compensate the Non-defaulting Party's for the Defaulting Party's breach of this Agreement, the Non-defaulting Party shall have such other equity rights and remedies as are available to them at law or in equity. Any damages payable by the City hereunder shall be limited to the real estate tax increment payable to the Developer under the terms of this Agreement.

In the event a Defaulting Party shall fail to perform a monetary covenant which it is required to perform under this Agreement, it shall not be deemed to be in default under this Agreement unless it shall have

failed to perform such monetary covenant within thirty (30) days of its receipt of a notice from a Non-defaulting Party specifying that it has failed to perform such monetary covenant. In the event a Defaulting Party fails to perform any non-monetary covenant as and when it is required to under this Agreement, it shall not be deemed to be in default if it shall have cured such default within thirty (30) days of its receipt of a notice from a Non-defaulting Party specifying the nature of the default, provided, however, with respect to those non-monetary defaults which are not capable of being cured within such thirty (30) day period, it shall not be deemed to be in default if it commences curing within such thirty (30) days period, and thereafter diligently and continuously prosecutes the cure of such default until the same has been cured.

L. TIME; FORCE MAJEURE

For this Agreement, time is of the essence. The Developer agrees to complete the Project within the time set forth in Section A above. Failure to do so shall be cause for the City to declare the Developer in default and unilaterally terminate the Agreement. However, the Developer and the City shall not be deemed in default with respect to any obligations of this Agreement on its part to be performed if the Developer or City fails to timely perform the same and such failure is due in whole, or in part, to any strike, lock-out, labor trouble (whether legal or illegal), civil disorder, inability to procure materials, weather conditions wet soil conditions, failure or interruptions of power, restrictive governmental laws and regulations, condemnation, riots, insurrections, war, fuel shortages, accidents, casualties, Acts of God, acts caused directly or indirectly by the City (or the City's agents, employees or invitees) when applicable to Developer or third parties, or any other cause beyond the reasonable control of Developer or the City.

M. ASSIGNMENT

The rights and obligations of the Developer under this Agreement shall not be assignable.

N. WAIVER

Any party to this Agreement may elect to waive any remedy it may enjoy hereunder, provided that no such waiver shall be deemed to exist unless the party waiving such right of remedy does so in writing. No such waiver shall obligate such party to waive any right of remedy hereunder, or shall be deemed to constitute a waiver of other rights and remedies provided said party pursuant to this Agreement.

O. SEVERABILITY

If any section, subsection, term or provision of this Agreement or the application thereof to any party or circumstance shall, to any extent, be invalid or unenforceable, the remainder of said section, subsection, term or provision of this Agreement or the application of same to parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby.

P. NOTICES

All notices, demands, requests, consents, approvals or other instruments required or permitted by this Agreement shall be in writing and shall be executed by the Party or an officer, agent or attorney of the Party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally, or as of the third (3rd) day from and including the date of posting, if mailed by registered or certified mail,

return receipt requested, with postage prepaid addressed as follows:

To Developer:

Blitz Laundry, Inc.
c/o Marcus Barbee
312 Derby Street
Pekin, IL 61554

To City:

City Clerk
City Hall
111 S. Capitol Street
Pekin, Illinois 61554
Telephone: (309)477-2300

With copy to:

Jacob & Klein, Ltd.
Economic Development Group, Ltd.
1701 Clearwater Avenue
Bloomington, Illinois 61704
Telephone: (309)664-7777

Q. SUCCESSORS IN INTEREST

Subject to the Provisions of *Section M* above, this Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

R. NO JOINT VENTURE, AGENCY, OR PARTNERSHIP CREATED

Neither anything in this Agreement nor any acts of the Parties to this Agreement shall be construed by the Parties or any third person to create the relationship of a partnership, agency, or joint venture between or among such Parties.

S. INDEMNIFICATION OF CITY

It is the understanding of the Parties that the position of the Illinois Department of Labor is that the Illinois Prevailing Wage Act does not apply to TIF increment received by developers as reimbursement for private TIF Eligible Project Costs. This position of the Department of Labor is stated as an answer to a FAQ on its website. The Developer shall indemnify and hold harmless the City, and all City elected or appointed officials, officers, employees, agents, representatives, engineers, consultants and attorneys (collectively, the Indemnified Parties), from any and all claims that may be asserted against the Indemnified Parties or one or more of them, in connection with the applicability, determination, and/or payments made under the Illinois Prevailing Wage Act (820 ILCS 130/0.01 et. seq.), the Illinois Procurement Code, and/or any similar State or Federal law or regulation. In addition, the Developer agrees to indemnify and hold harmless the City for any claim asserted against the City arising from the Developer's Project and/or this Agreement or any challenge to the eligibility of project costs reimbursed to the Developer hereunder. This obligation to indemnify and hold harmless obligates Developer to defend any such claim and/or action, pay any liabilities and/or penalties imposed, and pay all defense costs of City, including but not limited to the reasonable attorney fees of City.

T. ENTIRE AGREEMENT

The terms and conditions set forth in this Agreement and exhibits attached hereto supersede all prior oral

and written understandings and constitute the entire agreement between the City and the Developer with respect to the subject matter hereof.

U. WARRANTY OF SIGNATORIES

The signatories of Developer warrant full authority to both execute this Agreement and to bind the entity in which they are signing on behalf of.

V. TERM OF THE AGREEMENT

This Agreement shall expire on the date that is five (5) years from the date the Developer receives the reimbursement set forth herein. The Agreement shall expire sooner if the Developer files for bankruptcy or otherwise becomes insolvent, the Developer vacates the Property or upon any other default by the Developer of this Agreement.

IN WITNESS WHEREOF the Parties hereto have caused this Agreement to be executed by their duly authorized officers on the above date at Pekin, Illinois.

CITY OF PEKIN, ILLINOIS

BLITZ LAUNDRY, INC., an Illinois Corporation

By: _____
Mayor

By: _____

Printed Name: _____

ATTEST:

Title: _____

City Clerk

EXHIBIT 1

SUMMARY OF ESTIMATED TIF ELIGIBLE PROJECT COSTS

**Blitz Laundry, Inc.
“Blitz Laundry, Inc. Redevelopment Project”**

Pekin Court Street TIF District, City of Pekin, Tazewell County, Illinois

Project Description: the Developer is proceeding with plans to replace the water line running from the meter to the commercial building located on the Property.

Location: 312 Derby Street, Pekin, Illinois

Parcel Number: 04-10-03-416-007

Estimated Eligible Project Costs:

Rehabilitation and Renovation \$6,000

Total Estimated Eligible Project Costs \$6,000

*The Developer’s total reimbursement of Eligible Project Costs under Sections C of the Agreement shall not exceed 50% of its TIF Eligible Project Costs incurred in furtherance of the Project or **\$1,000.00**.

EXHIBIT 2

CITY OF PEKIN, ILLINOIS PEKIN COURT STREET TIF DISTRICT

PRIVATE PROJECT REQUEST FOR REIMBURSEMENT BY BLITZ LAUNDRY, INC.

Date_____

Attention: City TIF Administrator, City of Pekin, Illinois

Re: TIF Redevelopment Agreement, dated August 10, 2026
by and between the City of Pekin, Illinois, and Blitz Laundry, Inc. (the “Developer”)

The City of Pekin is hereby requested to disburse funds from the Special Tax Allocation Fund pursuant to the Redevelopment Agreement described above in the following amount(s), to the Developer and for the purpose(s) set forth in this Request for Reimbursement. The terms used in this Request for Reimbursement shall have the meanings given to those terms in the Redevelopment Agreement.

1. REQUEST FOR REIMBURSEMENT NO. _____
2. PAYMENT DUE TO: Blitz Laundry, Inc.
3. AMOUNTS REQUESTED TO BE DISBURSED:

Description of TIF Eligible Project Cost	Amount
Total	

4. The amount requested to be disbursed pursuant to this Request for Reimbursement will be used to reimburse the Developer for Redevelopment Project Costs for the Project detailed in ***Exhibit “1”*** of the Redevelopment Agreement.
5. The undersigned certifies and swears under oath that the following statements are true and correct:

- (i) the amounts included in (3) above were made or incurred or financed and were necessary for the Project and were made or incurred in accordance with the construction contracts, plans and specifications heretofore in effect; and
 - (ii) the amounts paid or to be paid, as set forth in this Request for Reimbursement, represent a part of the funds due and payable for TIF Eligible Redevelopment Project Costs; and
 - (iii) the expenditures for which amounts are requested represent proper Redevelopment Project Costs as identified in the "Limitation of Incentives to Developer" described in *Section "D"* of the Redevelopment Agreement: have not been included in any previous Request for Reimbursement; have been properly recorded on the Developer's books; are set forth with invoices attached for all sums for which reimbursement is requested; and proof of payment of the invoices; and
 - (iv) the amounts requested are not greater than those necessary to meet obligations due and payable or to reimburse the Developer for its funds actually advanced for Redevelopment Project Costs; and
 - (v) the Developer is not in default under the Redevelopment Agreement and nothing has occurred to the knowledge of the Developer that would prevent the performance of its obligations under the Redevelopment Agreement.
 - (vi) Any violation of this oath shall constitute a default of the Redevelopment Agreement and shall be cause for the City to unilaterally terminate the Redevelopment Agreement.
6. Attached to this Request for Reimbursement is ***Exhibit "I"*** of the Redevelopment Agreement, together with copies of invoices, proof of payment of the invoices, and Mechanic's Lien Waivers relating to all items for which reimbursement is being requested.

BY: _____(Developer)

TITLE: _____

CITY OF PEKIN, ILLINOIS

BY: _____

TITLE: _____ DATE: _____

JACOB & KLEIN, LTD. & THE ECONOMIC DEVELOPMENT GROUP, LTD.

BY: _____

TITLE: _____ DATE: _____

**REQUEST FOR COUNCIL ACTION**

Agenda Date: August 10, 2026
To: Members of the City Council
From: Joshua Wray, Economic Development Director

AGENDA ITEM: Ordinance No. 4423-26/27 Approving a Tax Increment Financing (TIF) Redevelopment Agreement with Yesterday's Bar & Grill, Inc. for Improvements to 363 Court Street

DESCRIPTION: At the prior City Council meeting, Council made preliminary TIF grant awards for the 2026 TIF Commercial Building Improvement Program. This Ordinance grants up to \$32,000 to Yesterday's Bar & Grill for a new roof project at 363 Court Street.

Staff recommends approval of this Ordinance.

FINANCIAL IMPACT:

Requested Amount: \$32,000

Line Item: 270-270-591200

Category: Contractual

Line Budgeted Amount: 100,000

Line Remaining Funds: 100,000

Notes: Grant agreement provides that the City will reimburse 50% of eligible costs up to \$32,000

REVIEWED BY:

Eric Dubrowski, Finance Director
 Adrian Moons, City Attorney
 Jim Vasselli, City Attorney
 John Dossey, City Manager
 Nicole Stewart, City Clerk

Approved - 8/5/2026
 Approved - 8/6/2026
 Approved - 8/6/2026
 Approved - 8/7/2026
 Final Approval - 8/7/2026

CITY OF PEKIN, ILLINOIS

ORDINANCE NO. _____

**AN ORDINANCE APPROVING AND AUTHORIZING
THE EXECUTION OF A TIF REDEVELOPMENT AGREEMENT**

BY AND BETWEEN

THE CITY OF PEKIN

AND

YESTERDAY'S BAR & GRILL, INC.

**PEKIN CENTRAL BUSINESS DISTRICT TAX INCREMENT
FINANCING DISTRICT**

**ADOPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF PEKIN, ILLINOIS
ON THE 10TH DAY OF AUGUST, 2026.**

CITY OF PEKIN, ILLINOIS: ORDINANCE NO. _____

**AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A TIF
REDEVELOPMENT AGREEMENT BY AND BETWEEN:
THE CITY OF PEKIN AND
YESTERDAY'S BAR & GRILL, INC.**

The Mayor and City Council of the City of Pekin, Tazewell County, Illinois (the "City"), have determined that this TIF Redevelopment Agreement is in the best interest of the citizens of the City of Pekin; therefore, be it ordained as follows:

SECTION ONE: The Redevelopment Agreement with Yesterday's Bar & Grill, Inc. attached hereto is hereby approved.

SECTION TWO: The Mayor is hereby authorized and directed to enter into and execute on behalf of the City said Redevelopment Agreement and the City Clerk of the City of Pekin is hereby authorized and directed to attest such execution.

SECTION THREE: Pursuant to the TIF Act, real estate tax increment that is generated in a TIF District may be used to reimburse for TIF Eligible Project Costs incurred in a contiguous TIF District.

SECTION FOUR: The Pekin Court Street TIF District is contiguous to the Pekin Central Business District TIF District.

SECTION FIVE: The costs to be reimbursed the Developer pursuant to the attached Redevelopment Agreement may be reimbursed with funds from either the Pekin Court Street TIF District Special Tax Allocation Fund or the Pekin Central Business District TIF District Special Tax Allocation Fund.

SECTION SIX: The Redevelopment Agreement shall be effective the date of its approval on the 10th day of August, 2026.

SECTION SEVEN: This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

PASSED, APPROVED & ADOPTED by the Corporate Authorities of the City of Pekin this 10th day of August, 2026 and filed in the office of the City Clerk of said City on that date.

CORPORATE AUTHORITIES	AYE VOTE	NAY VOTE	ABSTAIN / ABSENT
John Abel			
Karen Hohimer			
Jimmie Fletcher			
Dave Nutter			
Rick Hilst			
Peg Phillips			
Mary Burress, Mayor			
TOTAL VOTES:			

APPROVED: _____, Date ____/ ____ / 2026
Mayor, City of Pekin

ATTEST: _____, Date: ____/ ____ / 2026
City Clerk, City of Pekin

**TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT AGREEMENT**

by and between

CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS

and

YESTERDAY'S BAR & GRILL, INC.

**PEKIN CENTRAL BUSINESS DISTRICT
TAX INCREMENT FINANCING DISTRICT**

AUGUST 10, 2026

**TIF REDEVELOPMENT AGREEMENT
BY AND BETWEEN
CITY OF PEKIN
&
YESTERDAY'S BAR & GRILL, INC.**

PEKIN CENTRAL BUSINESS DISTRICT TIF DISTRICT

THIS TIF REDEVELOPMENT AGREEMENT (including Exhibits) ("Agreement") is entered into this 10th day of August, 2026, by the **City of Pekin** (the "City"), an Illinois Home Rule Municipal Corporation, Tazewell County, Illinois, and **Yesterday's Bar & Grill, Inc., an Illinois Corporation** (the "Developer").

PREAMBLE

WHEREAS, the City has the authority to promote the health, safety, and welfare of the City and its citizens and to prevent the spread of blight and deterioration and inadequate public facilities by promoting the development of private property thereby increasing the tax base of the City and providing employment for its citizens; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4.4 *et seq.*, as amended (the "Act"), the City has the authority to provide incentives to owners or prospective owners of real property to develop, redevelop, and rehabilitate such property by reimbursing the owners for certain costs from resulting increases in real estate tax revenues; and

WHEREAS, on November 11, 1986, recognizing the need to foster the development, expansion and revitalization of certain properties which are vacant, underutilized or undeveloped, the City adopted Tax Increment Financing under the Act, approved a Redevelopment Plan and designated a Redevelopment Area known as the **Pekin Central Business District (CBD) Tax Increment Financing District** (the "TIF District"); and

WHEREAS, included in the TIF District is property owned by the Developer which is located at 363 Court Street (the "Property"), Pekin, Illinois 61554 (PIN #04-04-34-434-016) (the "Property") and said Property is in need of redevelopment; and

WHEREAS, the Developer is proceeding with plans to repair and replace the roof and A/C systems of the commercial building located on the Property for continued operation of Yesterday's Bar & Grill therein (the "Project") based upon incentives made available by the City; and

WHEREAS, it is the intent of the City to encourage economic development which will increase the real estate tax, which increased taxes will be used, in part, to finance incentives to assist this Developer's Project; and

WHEREAS, the City has the authority under the Act to incur Redevelopment Project Costs ("Eligible Project Costs") and to reimburse Developer for such costs; and

WHEREAS, pursuant to Section 74.4-4(q) of the Act, the City may utilize TIF revenues from one redevelopment project area for eligible costs in another, contiguous redevelopment project area; and

WHEREAS, pursuant to Illinois Statute 65 ILCS 5/8-1-2.5, the City has the authority to appropriate and expend funds for economic development purposes, including, without limitation, the making of grants to any commercial enterprise that is necessary or desirable for the promotion of economic development within the municipality; and

WHEREAS, the Developer has requested that incentives for the development be provided by the City from incremental increases in real estate taxes of the City and its Project and that such incentives include the reimbursement of Eligible Project Costs; and

WHEREAS, the City has determined that this Project requires the incentives requested and that said Project will, as a part of the Plan, promote the health, safety and welfare of the City and its citizens by attracting private investment to prevent blight and deterioration, to develop underutilized property, and to provide employment for its citizens and generally to enhance the economy of the City; and

WHEREAS, the City and the Developer (the “Parties”) have agreed that the City shall provide the incentives as specified below in *Section C, Incentives*; and

WHEREAS, in no event shall cumulative maximum reimbursements for the Developer’s TIF Eligible Project Costs under this Agreement exceed **Thirty-Two Thousand Dollars and No Cents (\$32,000.00)**; and

WHEREAS, the City is entering into this Agreement to induce the Developer to undertake and complete the Project; and

WHEREAS, in consideration of the execution of this Agreement and in reliance thereon, the Developer has proceed with its plans to complete the Project as set forth herein.

AGREEMENTS

NOW, THEREFORE, for good and valuable consideration, the receipt of which is acknowledged, the Parties agree as follows:

A. PRELIMINARY STATEMENTS

1. The Parties agree that the matters set forth in the recitals above are true and correct and form a part of this Agreement, and are to be construed as binding statements of this Agreement.
2. Any terms which are not defined in this Agreement shall have the same meaning as they do in the Act, unless indicated to the contrary.
3. The Developer shall remain in compliance with all municipal ordinances relating to property development, property condition, zoning, subdivision and building codes. Failure to cure the violation of any such ordinance within thirty (30) days upon being provided written notice of the same by the City shall be cause for the City to declare the Developer in Default and unilaterally terminate this Agreement, except where such failure is not reasonably susceptible to cure within such 30-day period, in which case the Developer shall have such additional time to cure as is reasonably necessary, provided that the Developer has commenced such cure within such 30-day period and continues to diligently prosecute the same to completion.

4. The Developer shall complete the Project on or before April 30, 2027. The Project will be deemed complete when: (1) the repair and/or replacement of the roof and A/C system of the commercial building located on the Property, is complete, (2) the business known as Yesterday's Bar & Grill located on the Property is open for business to the public, and (3) the Developer is submitted its TIF Eligible Project Costs for verification pursuant to Section E below.
5. Each of the Parties represents that it has taken all actions necessary to authorize its representatives to execute this Agreement.

B. ADOPTION OF TAX INCREMENT FINANCING

The City has created a Tax Increment Financing District known as the "Pekin Central Business District (CBD) TIF District" which includes the Developer's Property. The City has approved certain Redevelopment Project Costs, including the types described in ***Exhibit 1*** for the Developer's Project which shall be known as the **"Yesterday's Bar & Grill, Inc. Redevelopment Project"**.

C. INCENTIVES

In consideration for the Developer completing its Project, the City agrees to extend to Developer the following incentives to assist Developer's Project:

1. Upon timely completion of the Project and verification of TIF Eligible Project Costs incurred by the Developer in furtherance of its Project pursuant to Section E above, whichever occurs last, the City shall reimburse the Developer fifty percent (50%) of such verified costs up to a total reimbursement amount not to exceed **Thirty-Two Thousand Dollars (\$32,000.00)**.
 - a. In the event the Developer fails to maintain the Yesterday's Bar & Grill business located on the Property with constant and consistent business operations during regular customary business hours for a period of 4 years from the date the Developer receives the incentives set forth herein, the Developer shall repay all reimbursements provided hereunder within 30 days of written demand of the same from the City.
2. In no event shall the total cumulative reimbursements set forth herein for costs incurred by the Developer in furtherance of the Project located on the Property exceed \$32,000.00.
3. The Developer agrees to provide any information to the City upon written request of the City regarding the number of jobs created and/or retained by the Project as may be required by the Act and/or by the Illinois Comptroller. Failure to provide such information within 30 days from the date of the City's request shall be cause for the City, at the City's sole discretion, to declare the Developer in default hereunder.

D. LIMITATION OF INCENTIVES TO DEVELOPER

1. In no event, shall the maximum cumulative reimbursements for the Developer's TIF Eligible Project Costs pursuant to *Section C(1)* above exceed Thirty-Two Thousand Dollars and No Cents (\$32,000.00) as set forth herein.

2. It is not contemplated that, nor is the City obligated, to use any of its proportionate share of the monies generated by this Project for any of Developer's Eligible Project Costs, but rather the City shall use such sums for any purpose under the Act as it may in its sole discretion determine.

E. PAYMENT OF ELIGIBLE PROJECT COSTS

1. Payment to the Developer for Eligible Project Costs as set forth by the Act shall be made by a Requisition for Payment of Private Development Redevelopment Costs ("Requisition", attached hereto as ***Exhibit 2*** submitted from time to time to Jacob & Klein, Ltd. and the Economic Development Group, Ltd. (collectively the "Administrator") and subject to their approval of the costs and availability of funds in the Special Account.
2. All Requisitions must be accompanied by verified bills or statements of suppliers, contractors, or professionals together with mechanic's lien waivers (whether partial or full) from each of the parties entitled to a payment that is the subject of the Requisition as required by the City. **The Developer shall submit such documentation prior to April 30, 2027. Any bills submitted after April 30, 2027 will not be eligible for reimbursement hereunder.**
3. The Developer shall use such sums as reimbursement for TIF Eligible Project Costs only to the extent permitted by law and the Act and may allocate such funds for any purpose for the Term of this Agreement or the term of the TIF District whichever is longer.
4. The Administrator shall approve or disapprove a Requisition by written receipt to the Developer within thirty (30) business days after receipt of the Requisition. Approval of the Requisition will not be unreasonably withheld. If a Requisition is disapproved by the Administrator, the reasons for disallowance will be set forth in writing and the Developer may resubmit the Requisition with such additional information as may be required and the same procedures set forth herein shall apply to such re-submittals.
5. All TIF Eligible Project Costs approved shall then be paid by the City from the Special Account to the Developer, or to others as directed by the Developer, pursuant to the Redevelopment Plan and as allowed by Illinois Law. Payments shall be made within forty-five (45) days after approval of the TIF Eligible Project Costs subject to the terms of this Agreement.
6. The Parties acknowledge that the determination of Eligible Project Costs, and, therefore, qualification for reimbursement hereunder are subject to changes or interpretation made by amendments to the Act, administrative rules or judicial interpretation during the term of this Agreement. The City has no obligation to the Developer to attempt to modify those decisions, but will reasonably assist the Developer in every respect to obtain approval of Eligible Project Costs.

F. VERIFICATION OF TAX INCREMENT

1. It shall be the sole responsibility of the Developer to provide to the City as requested the following:
 - A. Copies of all **PAID** annual real estate tax bills for the Property.

2. The failure of Developer to provide any information required herein after notice from the City, including verification of Eligible Project Costs, and the continued failure to provide such information within thirty (30) days after such notice, shall be considered a material breach of this Agreement and shall be cause for the City to deny payments hereunder to the Developer, which payments are conditional upon receipt of the foregoing information.

G. LIMITED OBLIGATION

The City's obligation hereunder to pay the Developer for Eligible Project Costs is a limited obligation to be paid solely from the TIF District Special Tax Allocation Fund. Said obligation does not now and shall never constitute an indebtedness of the City within the meaning of any State of Illinois constitutional or statutory provision, and shall not constitute or give rise to a pecuniary liability of the City or a charge or lien against the City's general credit or taxing power.

H. CITY PUBLIC PROJECTS

The City intends to use part of its share of the Project's real estate tax increment to fund other public projects in the TIF Redevelopment Area.

I. LIMITED LIABILITY OF CITY TO OTHERS FOR DEVELOPER'S EXPENSES

There shall be no obligation by the City to make any payments to any person other than the Developer, nor shall the City be obligated to make direct payments to any other contractor, subcontractor, mechanic or materialman providing services or materials to the Developer for the Project. This Agreement shall not create any third-party rights and the Developer shall indemnify and hold the City harmless on any claims arising out of the Developer's construction activities.

J. COOPERATION OF THE PARTIES

The City and the Developer agree to cooperate fully with each other when requested to do so concerning the development of the Developer's Project. This includes without limitation the City assisting or sponsoring the Developer, or agreeing to jointly apply with the Developer, for any grant, award, or subsidy which may be available as the result of the Developer's or City's activities. This also includes without limitation the Developer assisting or sponsoring the City, or agreeing to jointly apply with the City, for any grant, award or subsidy which may be available as the result of the City's or Developer's activities.

K. DEFAULT; CURE; REMEDIES

In the event of a default under this Agreement by any party hereto (the "Defaulting Party"), which default is not cured within the cure period provided for below, then the other party (the "Non-defaulting Party") shall have an action for damages, or in the event damages would not fairly compensate the Non-defaulting Party's for the Defaulting Party's breach of this Agreement, the Non-defaulting Party shall have such other equity rights and remedies as are available to them at law or in equity. Any damages payable by the City hereunder shall be limited to the real estate tax increment payable to the Developer under the terms of this Agreement.

In the event a Defaulting Party shall fail to perform a monetary covenant which it is required to perform

under this Agreement, it shall not be deemed to be in default under this Agreement unless it shall have failed to perform such monetary covenant within thirty (30) days of its receipt of a notice from a Non-defaulting Party specifying that it has failed to perform such monetary covenant. In the event a Defaulting Party fails to perform any non-monetary covenant as and when it is required to under this Agreement, it shall not be deemed to be in default if it shall have cured such default within thirty (30) days of its receipt of a notice from a Non-defaulting Party specifying the nature of the default, provided, however, with respect to those non-monetary defaults which are not capable of being cured within such thirty (30) day period, it shall not be deemed to be in default if it commences curing within such thirty (30) days period, and thereafter diligently and continuously prosecutes the cure of such default until the same has been cured.

L. TIME; FORCE MAJEURE

For this Agreement, time is of the essence. The Developer agrees to complete the Project within the time set forth in Section A above. Failure to do so shall be cause for the City to declare the Developer in default and unilaterally terminate the Agreement. However, the Developer and the City shall not be deemed in default with respect to any obligations of this Agreement on its part to be performed if the Developer or City fails to timely perform the same and such failure is due in whole, or in part, to any strike, lock-out, labor trouble (whether legal or illegal), civil disorder, inability to procure materials, weather conditions wet soil conditions, failure or interruptions of power, restrictive governmental laws and regulations, condemnation, riots, insurrections, war, fuel shortages, accidents, casualties, Acts of God, acts caused directly or indirectly by the City (or the City's agents, employees or invitees) when applicable to Developer or third parties, or any other cause beyond the reasonable control of Developer or the City.

M. ASSIGNMENT

The rights and obligations of the Developer under this Agreement shall not be assignable.

N. WAIVER

Any party to this Agreement may elect to waive any remedy it may enjoy hereunder, provided that no such waiver shall be deemed to exist unless the party waiving such right of remedy does so in writing. No such waiver shall obligate such party to waive any right of remedy hereunder, or shall be deemed to constitute a waiver of other rights and remedies provided said party pursuant to this Agreement.

O. SEVERABILITY

If any section, subsection, term or provision of this Agreement or the application thereof to any party or circumstance shall, to any extent, be invalid or unenforceable, the remainder of said section, subsection, term or provision of this Agreement or the application of same to parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby.

P. NOTICES

All notices, demands, requests, consents, approvals or other instruments required or permitted by this Agreement shall be in writing and shall be executed by the Party or an officer, agent or attorney of the Party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally,

or as of the third (3rd) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid addressed as follows:

To Developer:

Yesterday's Bar & Grill, Inc.
c/o JoElle and Ryan Master
363 Court Street
Pekin, IL 61554

To City:

City Clerk
City Hall
111 S. Capitol Street
Pekin, Illinois 61554
Telephone: (309)477-2300

With copy to:

Jacob & Klein, Ltd.
Economic Development Group, Ltd.
1701 Clearwater Avenue
Bloomington, Illinois 61704
Telephone: (309)664-7777

Q. SUCCESSORS IN INTEREST

Subject to the Provisions of *Section M* above, this Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

R. NO JOINT VENTURE, AGENCY, OR PARTNERSHIP CREATED

Neither anything in this Agreement nor any acts of the Parties to this Agreement shall be construed by the Parties or any third person to create the relationship of a partnership, agency, or joint venture between or among such Parties.

S. INDEMNIFICATION OF CITY

It is the understanding of the Parties that the position of the Illinois Department of Labor is that the Illinois Prevailing Wage Act does not apply to TIF increment received by developers as reimbursement for private TIF Eligible Project Costs. This position of the Department of Labor is stated as an answer to a FAQ on its website. The Developer shall indemnify and hold harmless the City, and all City elected or appointed officials, officers, employees, agents, representatives, engineers, consultants and attorneys (collectively, the Indemnified Parties), from any and all claims that may be asserted against the Indemnified Parties or one or more of them, in connection with the applicability, determination, and/or payments made under the Illinois Prevailing Wage Act (820 ILCS 130/0.01 et. seq.), the Illinois Procurement Code, and/or any similar State or Federal law or regulation. In addition, the Developer agrees to indemnify and hold harmless the City for any claim asserted against the City arising from the Developer's Project and/or this Agreement or any challenge to the eligibility of project costs reimbursed to the Developer hereunder. This obligation to indemnify and hold harmless obligates Developer to defend any such claim and/or action, pay any liabilities and/or penalties imposed, and pay all defense costs of City, including but not limited to the reasonable attorney fees of City.

T. ENTIRE AGREEMENT

The terms and conditions set forth in this Agreement and exhibits attached hereto supersede all prior oral and written understandings and constitute the entire agreement between the City and the Developer with respect to the subject matter hereof.

U. WARRANTY OF SIGNATORIES

The signatories of Developer warrant full authority to both execute this Agreement and to bind the entity in which they are signing on behalf of.

V. TERM OF THE AGREEMENT

This Agreement shall expire on the date that is four (4) years from the date the Developer receives the reimbursement set forth herein. The Agreement shall expire sooner if the Developer files for bankruptcy or otherwise becomes insolvent, the Developer vacates the Property, or upon any other default by the Developer of this Agreement.

IN WITNESS WHEREOF the Parties hereto have caused this Agreement to be executed by their duly authorized officers on the above date at Pekin, Illinois.

CITY OF PEKIN, ILLINOIS

**YESTERDAY’S BAR & GRILL, INC., an
Illinois Corporation**

By: _____
Mayor

By: _____

Printed Name: _____

ATTEST:

Title: _____

City Clerk

EXHIBIT 1

SUMMARY OF ESTIMATED TIF ELIGIBLE PROJECT COSTS

**Yesterday's Bar & Grill, Inc.
"Yesterday's Bar & Grill, Inc. Redevelopment Project"**

Pekin CBD TIF District, City of Pekin, Tazewell County, Illinois

Project Description: the Developer is proceeding with plans to repair and/or replace the roof and A/C system of the commercial building located on the Property.

Location: 363 Court Street, Pekin, Illinois

Parcel Number: 04-04-34-434-016

Estimated Eligible Project Costs:

Rehabilitation and Renovation \$88,000

Total Estimated Eligible Project Costs \$88,000

*The Developer's total reimbursement of Eligible Project Costs under Sections C of the Agreement shall not exceed 50% of its TIF Eligible Project Costs incurred in furtherance of the Project or **\$32,000.00**, whichever is less.

EXHIBIT 2

CITY OF PEKIN, ILLINOIS PEKIN CENTRAL BUSINESS DISTRICT TIF DISTRICT

PRIVATE PROJECT REQUEST FOR REIMBURSEMENT BY YESTERDAY'S BAR & GRILL, INC.

Date_____

Attention: City TIF Administrator, City of Pekin, Illinois

Re: TIF Redevelopment Agreement, dated August 10, 2026
by and between the City of Pekin, Illinois, and Yesterday's Bar & Grill, Inc. (the "Developer")

The City of Pekin is hereby requested to disburse funds from the Special Tax Allocation Fund pursuant to the Redevelopment Agreement described above in the following amount(s), to the Developer and for the purpose(s) set forth in this Request for Reimbursement. The terms used in this Request for Reimbursement shall have the meanings given to those terms in the Redevelopment Agreement.

1. REQUEST FOR REIMBURSEMENT NO. _____
2. PAYMENT DUE TO: Yesterday's Bar & Grill, Inc.
3. AMOUNTS REQUESTED TO BE DISBURSED:

Description of TIF Eligible Project Cost	Amount
Total	

4. The amount requested to be disbursed pursuant to this Request for Reimbursement will be used to reimburse the Developer for Redevelopment Project Costs for the Project detailed in ***Exhibit "1"*** of the Redevelopment Agreement.
5. The undersigned certifies and swears under oath that the following statements are true and correct:

- (i) the amounts included in (3) above were made or incurred or financed and were necessary for the Project and were made or incurred in accordance with the construction contracts, plans and specifications heretofore in effect; and
 - (ii) the amounts paid or to be paid, as set forth in this Request for Reimbursement, represent a part of the funds due and payable for TIF Eligible Redevelopment Project Costs; and
 - (iii) the expenditures for which amounts are requested represent proper Redevelopment Project Costs as identified in the "Limitation of Incentives to Developer" described in *Section "D"* of the Redevelopment Agreement: have not been included in any previous Request for Reimbursement; have been properly recorded on the Developer's books; are set forth with invoices attached for all sums for which reimbursement is requested; and proof of payment of the invoices; and
 - (iv) the amounts requested are not greater than those necessary to meet obligations due and payable or to reimburse the Developer for its funds actually advanced for Redevelopment Project Costs; and
 - (v) the Developer is not in default under the Redevelopment Agreement and nothing has occurred to the knowledge of the Developer that would prevent the performance of its obligations under the Redevelopment Agreement.
 - (vi) Any violation of this oath shall constitute a default of the Redevelopment Agreement and shall be cause for the City to unilaterally terminate the Redevelopment Agreement.
6. Attached to this Request for Reimbursement is ***Exhibit "I"*** of the Redevelopment Agreement, together with copies of invoices, proof of payment of the invoices, and Mechanic's Lien Waivers relating to all items for which reimbursement is being requested.

BY: _____(Developer)

TITLE: _____

CITY OF PEKIN, ILLINOIS

BY: _____

TITLE: _____ DATE: _____

JACOB & KLEIN, LTD. & THE ECONOMIC DEVELOPMENT GROUP, LTD.

BY: _____

TITLE: _____ DATE: _____

**REQUEST FOR COUNCIL ACTION**

Agenda Date: August 10, 2026
To: Members of the City Council
From: Joshua Wray, Economic Development Director

AGENDA ITEM: Ordinance No. 4424-26/27 Approving a Tax Increment Financing (TIF) Redevelopment Agreement with Frank Hoffman for Improvements to 423 Court Street

DESCRIPTION: At the prior City Council meeting, Council made preliminary TIF grant awards for the 2026 TIF Commercial Building Improvement Program. This Ordinance grants up to \$4,000 to Frank Hoffman for a new roof project at 423 Court Street.

Staff recommends approval of this Ordinance.

FINANCIAL IMPACT:

Requested Amount: \$4,000

Line Item: 270-270-591200

Category: Contractual

Line Budgeted Amount: 100,000

Line Remaining Funds: 100,000

Notes: Grant agreement provides that the City will reimburse 50% of eligible costs up to \$4,000

REVIEWED BY:

Eric Dubrowski, Finance Director

Adrian Moons, City Attorney

Jim Vasselli, City Attorney

John Dossey, City Manager

Nicole Stewart, City Clerk

Approved - 8/5/2026

Approved - 8/6/2026

Approved - 8/6/2026

Approved - 8/7/2026

Final Approval - 8/7/2026

CITY OF PEKIN, ILLINOIS

ORDINANCE NO. _____

**AN ORDINANCE APPROVING AND AUTHORIZING
THE EXECUTION OF A TIF REDEVELOPMENT AGREEMENT**

BY AND BETWEEN

THE CITY OF PEKIN

AND

FRANK HOFFMAN

**PEKIN CENTRAL BUSINESS DISTRICT TAX INCREMENT
FINANCING DISTRICT**

**ADOPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF PEKIN, ILLINOIS
ON THE 10TH DAY OF AUGUST, 2026.**

CITY OF PEKIN, ILLINOIS: ORDINANCE NO. _____

**AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A TIF
REDEVELOPMENT AGREEMENT BY AND BETWEEN:
THE CITY OF PEKIN AND
FRANK HOFFMAN**

The Mayor and City Council of the City of Pekin, Tazewell County, Illinois (the “City”), have determined that this TIF Redevelopment Agreement is in the best interest of the citizens of the City of Pekin; therefore, be it ordained as follows:

SECTION ONE: The Redevelopment Agreement with Frank Hoffman attached hereto is hereby approved.

SECTION TWO: The Mayor is hereby authorized and directed to enter into and execute on behalf of the City said Redevelopment Agreement and the City Clerk of the City of Pekin is hereby authorized and directed to attest such execution.

SECTION THREE: Pursuant to the TIF Act, real estate tax increment that is generated in a TIF District may be used to reimburse for TIF Eligible Project Costs incurred in a contiguous TIF District.

SECTION FOUR: The Pekin Court Street TIF District is contiguous to the Pekin Central Business District TIF District.

SECTION FIVE: The costs to be reimbursed the Developer pursuant to the attached Redevelopment Agreement may be reimbursed with funds from either the Pekin Court Street TIF District Special Tax Allocation Fund or the Pekin Central Business District TIF District Special Tax Allocation Fund.

SECTION SIX: The Redevelopment Agreement shall be effective the date of its approval on the 10th day of August, 2026.

SECTION SEVEN: This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

PASSED, APPROVED & ADOPTED by the Corporate Authorities of the City of Pekin this 10th day of August, 2026 and filed in the office of the City Clerk of said City on that date.

CORPORATE AUTHORITIES	AYE VOTE	NAY VOTE	ABSTAIN / ABSENT
John Abel			
Karen Hohimer			
Jimmie Fletcher			
Dave Nutter			
Rick Hilst			
Peg Phillips			
Mary Burress, Mayor			
TOTAL VOTES:			

APPROVED: _____, Date ____/ ____ / 2026
Mayor, City of Pekin

ATTEST: _____, Date: ____/ ____ / 2026
City Clerk, City of Pekin

**TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT AGREEMENT**

by and between

CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS

and

FRANK HOFFMAN

**PEKIN CENTRAL BUSINESS DISTRICT
TAX INCREMENT FINANCING DISTRICT**

AUGUST 10, 2026

**TIF REDEVELOPMENT AGREEMENT
BY AND BETWEEN
CITY OF PEKIN
&
FRANK HOFFMAN**

PEKIN CENTRAL BUSINESS DISTRICT TIF DISTRICT

THIS TIF REDEVELOPMENT AGREEMENT (including Exhibits) (“Agreement”) is entered into this 10th day of August, 2026, by the **City of Pekin** (the “City”), an Illinois Home Rule Municipal Corporation, Tazewell County, Illinois, and **Frank Hoffman** the “Developer”).

PREAMBLE

WHEREAS, the City has the authority to promote the health, safety, and welfare of the City and its citizens and to prevent the spread of blight and deterioration and inadequate public facilities by promoting the development of private property thereby increasing the tax base of the City and providing employment for its citizens; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4.4 *et seq.*, as amended (the “Act”), the City has the authority to provide incentives to owners or prospective owners of real property to develop, redevelop, and rehabilitate such property by reimbursing the owners for certain costs from resulting increases in real estate tax revenues; and

WHEREAS, on November 11, 1986, recognizing the need to foster the development, expansion and revitalization of certain properties which are vacant, underutilized or undeveloped, the City adopted Tax Increment Financing under the Act, approved a Redevelopment Plan and designated a Redevelopment Area known as the **Pekin Central Business District (CBD) Tax Increment Financing District** (the “TIF District”); and

WHEREAS, included in the TIF District is property owned by the Developer which is located at 423 Court Street (the “Property”), Pekin, Illinois 61554 (PIN #04-04-34-435-013) (the “Property”) and said Property is in need of redevelopment; and

WHEREAS, the Developer is proceeding with plans to renovate and rehabilitate the commercial building located on the Property by replacing the roof thereof (the “Project”) based upon incentives made available by the City; and

WHEREAS, it is the intent of the City to encourage economic development which will increase the real estate tax, which increased taxes will be used, in part, to finance incentives to assist this Developer’s Project; and

WHEREAS, the City has the authority under the Act to incur Redevelopment Project Costs (“Eligible Project Costs”) and to reimburse Developer for such costs; and

WHEREAS, pursuant to Section 74.4-4(q) of the Act, the City may utilize TIF revenues from one redevelopment project area for eligible costs in another, contiguous redevelopment project area; and

WHEREAS, pursuant to Illinois Statute 65 ILCS 5/8-1-2.5, the City has the authority to appropriate and expend funds for economic development purposes, including, without limitation, the making of grants to any commercial enterprise that is necessary or desirable for the promotion of economic development within the municipality; and

WHEREAS, the Developer has requested that incentives for the development be provided by the City from incremental increases in real estate taxes of the City and its Project and that such incentives include the reimbursement of Eligible Project Costs; and

WHEREAS, the City has determined that this Project requires the incentives requested and that said Project will, as a part of the Plan, promote the health, safety and welfare of the City and its citizens by attracting private investment to prevent blight and deterioration, to develop underutilized property, and to provide employment for its citizens and generally to enhance the economy of the City; and

WHEREAS, the City and the Developer (the “Parties”) have agreed that the City shall provide the incentives as specified below in *Section C, Incentives*; and

WHEREAS, in no event shall cumulative maximum reimbursements for the Developer’s TIF Eligible Project Costs under this Agreement exceed **Four Thousand Dollars and No Cents (\$4,000.00)**; and

WHEREAS, the City is entering into this Agreement to induce the Developer to undertake and complete the Project; and

WHEREAS, in consideration of the execution of this Agreement and in reliance thereon, the Developer has proceed with its plans to complete the Project as set forth herein.

AGREEMENTS

NOW, THEREFORE, for good and valuable consideration, the receipt of which is acknowledged, the Parties agree as follows:

A. PRELIMINARY STATEMENTS

1. The Parties agree that the matters set forth in the recitals above are true and correct and form a part of this Agreement, and are to be construed as binding statements of this Agreement.
2. Any terms which are not defined in this Agreement shall have the same meaning as they do in the Act, unless indicated to the contrary.
3. The Developer shall remain in compliance with all municipal ordinances relating to property development, property condition, zoning, subdivision and building codes. Failure to cure the violation of any such ordinance within thirty (30) days upon being provided written notice of the same by the City shall be cause for the City to declare the Developer in Default and unilaterally terminate this Agreement, except where such failure is not reasonably susceptible to cure within such 30-day period, in which case the Developer shall have such additional time to cure as is reasonably necessary, provided that the Developer has commenced such cure within such 30-day period and continues to diligently prosecute the same to completion.

4. The Developer shall complete the Project on or before April 30, 2027. The Project will be deemed complete when: (1) the replacement of the roof of the building located on the Property is complete, (2) the law firm or other commercial tenant located on the Property is open for business to the public, and (3) the Developer is submitted its TIF Eligible Project Costs for verification pursuant to Section E below.
5. Each of the Parties represents that it has taken all actions necessary to authorize its representatives to execute this Agreement.

B. ADOPTION OF TAX INCREMENT FINANCING

The City has created a Tax Increment Financing District known as the “Pekin Central Business District (CBD) TIF District” which includes the Developer’s Property. The City has approved certain Redevelopment Project Costs, including the types described in ***Exhibit 1*** for the Developer’s Project which shall be known as the **“Frank Hoffman Redevelopment Project”**.

C. INCENTIVES

In consideration for the Developer completing its Project, the City agrees to extend to Developer the following incentives to assist Developer’s Project:

1. Upon timely completion of the Project and verification of TIF Eligible Project Costs incurred by the Developer in furtherance of its Project pursuant to Section E above, whichever occurs last, the City shall reimburse the Developer fifty percent (50%) of such verified costs up to a total reimbursement amount not to exceed **Four Thousand Dollars (\$4,000.00)**.
 - a. In the event the Developer fails to maintain the law firm or another commercial tenant in the building located on the Property with constant and consistent operations of a commercial business located on the Property during regular customary business hours for a period of 1 year from the date the Developer receives the incentives set forth herein, the Developer shall repay all reimbursements provided hereunder within 30 days of written demand of the same from the City.
2. In no event shall the total cumulative reimbursements set forth herein for costs incurred by the Developer in furtherance of the Project located on the Property exceed \$4,000.00.
3. The Developer agrees to provide any information to the City upon written request of the City regarding the number of jobs created and/or retained by the Project as may be required by the Act and/or by the Illinois Comptroller. Failure to provide such information within 30 days from the date of the City’s request shall be cause for the City, at the City’s sole discretion, to declare the Developer in default hereunder.

D. LIMITATION OF INCENTIVES TO DEVELOPER

1. In no event, shall the maximum cumulative reimbursements for the Developer’s TIF Eligible Project Costs pursuant to *Section C(1)* above exceed Four Thousand Dollars and No Cents (\$4,000.00) as set forth herein.

2. It is not contemplated that, nor is the City obligated, to use any of its proportionate share of the monies generated by this Project for any of Developer's Eligible Project Costs, but rather the City shall use such sums for any purpose under the Act as it may in its sole discretion determine.

E. PAYMENT OF ELIGIBLE PROJECT COSTS

1. Payment to the Developer for Eligible Project Costs as set forth by the Act shall be made by a Requisition for Payment of Private Development Redevelopment Costs ("Requisition", attached hereto as ***Exhibit 2*** submitted from time to time to Jacob & Klein, Ltd. and the Economic Development Group, Ltd. (collectively the "Administrator") and subject to their approval of the costs and availability of funds in the Special Account.
2. All Requisitions must be accompanied by verified bills or statements of suppliers, contractors, or professionals together with mechanic's lien waivers (whether partial or full) from each of the parties entitled to a payment that is the subject of the Requisition as required by the City. **The Developer shall submit such documentation prior to April 30, 2027. Any bills submitted after April 30, 2027 will not be eligible for reimbursement hereunder.**
3. The Developer shall use such sums as reimbursement for TIF Eligible Project Costs only to the extent permitted by law and the Act and may allocate such funds for any purpose for the Term of this Agreement or the term of the TIF District whichever is longer.
4. The Administrator shall approve or disapprove a Requisition by written receipt to the Developer within thirty (30) business days after receipt of the Requisition. Approval of the Requisition will not be unreasonably withheld. If a Requisition is disapproved by the Administrator, the reasons for disallowance will be set forth in writing and the Developer may resubmit the Requisition with such additional information as may be required and the same procedures set forth herein shall apply to such re-submittals.
5. All TIF Eligible Project Costs approved shall then be paid by the City from the Special Account to the Developer, or to others as directed by the Developer, pursuant to the Redevelopment Plan and as allowed by Illinois Law. Payments shall be made within forty-five (45) days after approval of the TIF Eligible Project Costs subject to the terms of this Agreement.
6. The Parties acknowledge that the determination of Eligible Project Costs, and, therefore, qualification for reimbursement hereunder are subject to changes or interpretation made by amendments to the Act, administrative rules or judicial interpretation during the term of this Agreement. The City has no obligation to the Developer to attempt to modify those decisions, but will reasonably assist the Developer in every respect to obtain approval of Eligible Project Costs.

F. VERIFICATION OF TAX INCREMENT

1. It shall be the sole responsibility of the Developer to provide to the City as requested the following:
 - A. Copies of all **PAID** annual real estate tax bills for the Property.

2. The failure of Developer to provide any information required herein after notice from the City, including verification of Eligible Project Costs, and the continued failure to provide such information within thirty (30) days after such notice, shall be considered a material breach of this Agreement and shall be cause for the City to deny payments hereunder to the Developer, which payments are conditional upon receipt of the foregoing information.

G. LIMITED OBLIGATION

The City's obligation hereunder to pay the Developer for Eligible Project Costs is a limited obligation to be paid solely from the TIF District Special Tax Allocation Fund. Said obligation does not now and shall never constitute an indebtedness of the City within the meaning of any State of Illinois constitutional or statutory provision, and shall not constitute or give rise to a pecuniary liability of the City or a charge or lien against the City's general credit or taxing power.

H. CITY PUBLIC PROJECTS

The City intends to use part of its share of the Project's real estate tax increment to fund other public projects in the TIF Redevelopment Area.

I. LIMITED LIABILITY OF CITY TO OTHERS FOR DEVELOPER'S EXPENSES

There shall be no obligation by the City to make any payments to any person other than the Developer, nor shall the City be obligated to make direct payments to any other contractor, subcontractor, mechanic or materialman providing services or materials to the Developer for the Project. This Agreement shall not create any third-party rights and the Developer shall indemnify and hold the City harmless on any claims arising out of the Developer's construction activities.

J. COOPERATION OF THE PARTIES

The City and the Developer agree to cooperate fully with each other when requested to do so concerning the development of the Developer's Project. This includes without limitation the City assisting or sponsoring the Developer, or agreeing to jointly apply with the Developer, for any grant, award, or subsidy which may be available as the result of the Developer's or City's activities. This also includes without limitation the Developer assisting or sponsoring the City, or agreeing to jointly apply with the City, for any grant, award or subsidy which may be available as the result of the City's or Developer's activities.

K. DEFAULT; CURE; REMEDIES

In the event of a default under this Agreement by any party hereto (the "Defaulting Party"), which default is not cured within the cure period provided for below, then the other party (the "Non-defaulting Party") shall have an action for damages, or in the event damages would not fairly compensate the Non-defaulting Party's for the Defaulting Party's breach of this Agreement, the Non-defaulting Party shall have such other equity rights and remedies as are available to them at law or in equity. Any damages payable by the City hereunder shall be limited to the real estate tax increment payable to the Developer under the terms of this Agreement.

In the event a Defaulting Party shall fail to perform a monetary covenant which it is required to perform

under this Agreement, it shall not be deemed to be in default under this Agreement unless it shall have failed to perform such monetary covenant within thirty (30) days of its receipt of a notice from a Non-defaulting Party specifying that it has failed to perform such monetary covenant. In the event a Defaulting Party fails to perform any non-monetary covenant as and when it is required to under this Agreement, it shall not be deemed to be in default if it shall have cured such default within thirty (30) days of its receipt of a notice from a Non-defaulting Party specifying the nature of the default, provided, however, with respect to those non-monetary defaults which are not capable of being cured within such thirty (30) day period, it shall not be deemed to be in default if it commences curing within such thirty (30) days period, and thereafter diligently and continuously prosecutes the cure of such default until the same has been cured.

L. TIME; FORCE MAJEURE

For this Agreement, time is of the essence. The Developer agrees to complete the Project within the time set forth in Section A above. Failure to do so shall be cause for the City to declare the Developer in default and unilaterally terminate the Agreement. However, the Developer and the City shall not be deemed in default with respect to any obligations of this Agreement on its part to be performed if the Developer or City fails to timely perform the same and such failure is due in whole, or in part, to any strike, lock-out, labor trouble (whether legal or illegal), civil disorder, inability to procure materials, weather conditions wet soil conditions, failure or interruptions of power, restrictive governmental laws and regulations, condemnation, riots, insurrections, war, fuel shortages, accidents, casualties, Acts of God, acts caused directly or indirectly by the City (or the City's agents, employees or invitees) when applicable to Developer or third parties, or any other cause beyond the reasonable control of Developer or the City.

M. ASSIGNMENT

The rights and obligations of the Developer under this Agreement shall not be assignable.

N. WAIVER

Any party to this Agreement may elect to waive any remedy it may enjoy hereunder, provided that no such waiver shall be deemed to exist unless the party waiving such right of remedy does so in writing. No such waiver shall obligate such party to waive any right of remedy hereunder, or shall be deemed to constitute a waiver of other rights and remedies provided said party pursuant to this Agreement.

O. SEVERABILITY

If any section, subsection, term or provision of this Agreement or the application thereof to any party or circumstance shall, to any extent, be invalid or unenforceable, the remainder of said section, subsection, term or provision of this Agreement or the application of same to parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby.

P. NOTICES

All notices, demands, requests, consents, approvals or other instruments required or permitted by this Agreement shall be in writing and shall be executed by the Party or an officer, agent or attorney of the Party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally,

or as of the third (3rd) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid addressed as follows:

To Developer:

Frank Hoffman
423 Court Street
Pekin, IL 61554

To City:

City Clerk
City Hall
111 S. Capitol Street
Pekin, Illinois 61554
Telephone: (309)477-2300

With copy to:

Jacob & Klein, Ltd.
Economic Development Group, Ltd.
1701 Clearwater Avenue
Bloomington, Illinois 61704
Telephone: (309)664-7777

Q. SUCCESSORS IN INTEREST

Subject to the Provisions of *Section M* above, this Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

R. NO JOINT VENTURE, AGENCY, OR PARTNERSHIP CREATED

Neither anything in this Agreement nor any acts of the Parties to this Agreement shall be construed by the Parties or any third person to create the relationship of a partnership, agency, or joint venture between or among such Parties.

S. INDEMNIFICATION OF CITY

It is the understanding of the Parties that the position of the Illinois Department of Labor is that the Illinois Prevailing Wage Act does not apply to TIF increment received by developers as reimbursement for private TIF Eligible Project Costs. This position of the Department of Labor is stated as an answer to a FAQ on its website. The Developer shall indemnify and hold harmless the City, and all City elected or appointed officials, officers, employees, agents, representatives, engineers, consultants and attorneys (collectively, the Indemnified Parties), from any and all claims that may be asserted against the Indemnified Parties or one or more of them, in connection with the applicability, determination, and/or payments made under the Illinois Prevailing Wage Act (820 ILCS 130/0.01 et. seq.), the Illinois Procurement Code, and/or any similar State or Federal law or regulation. In addition, the Developer agrees to indemnify and hold harmless the City for any claim asserted against the City arising from the Developer's Project and/or this Agreement or any challenge to the eligibility of project costs reimbursed to the Developer hereunder. This obligation to indemnify and hold harmless obligates Developer to defend any such claim and/or action, pay any liabilities and/or penalties imposed, and pay all defense costs of City, including but not limited to the reasonable attorney fees of City.

T. ENTIRE AGREEMENT

The terms and conditions set forth in this Agreement and exhibits attached hereto supersede all prior oral and written understandings and constitute the entire agreement between the City and the Developer with respect to the subject matter hereof.

U. WARRANTY OF SIGNATORIES

The signatories of Developer warrant full authority to both execute this Agreement and to bind the entity in which they are signing on behalf of.

V. TERM OF THE AGREEMENT

This Agreement shall expire on the date that is one (1) year from the date the Developer receives the reimbursement set forth herein. The Agreement shall expire sooner if the Developer files for bankruptcy or otherwise becomes insolvent, the current law firm or other commercial tenant located on the Property vacates the Property, or upon any other default by the Developer of this Agreement.

IN WITNESS WHEREOF the Parties hereto have caused this Agreement to be executed by their duly authorized officers on the above date at Pekin, Illinois.

CITY OF PEKIN, ILLINOIS

FRANK HOFFMAN

By: _____
Mayor

By: _____
Frank Hoffman

ATTEST:

City Clerk

EXHIBIT 1

SUMMARY OF ESTIMATED TIF ELIGIBLE PROJECT COSTS

**Frank Hoffman
“Frank Hoffman Redevelopment Project”**

Pekin CBD TIF District, City of Pekin, Tazewell County, Illinois

Project Description: the Developer is proceeding with plans to replace the roof of the commercial building located on the Property.

Location: 423 Court Street, Pekin, Illinois

Parcel Number: 04-04-34-435-013

Estimated Eligible Project Costs:

Rehabilitation and Renovation \$19,000

Total Estimated Eligible Project Costs \$19,000

*The Developer’s total reimbursement of Eligible Project Costs under Sections C of the Agreement shall not exceed 50% of its TIF Eligible Project Costs incurred in furtherance of the Project or **\$4,000.00**, whichever is less.

EXHIBIT 2

**CITY OF PEKIN, ILLINOIS
PEKIN CENTRAL BUSINESS DISTRICT TIF DISTRICT**

**PRIVATE PROJECT
REQUEST FOR REIMBURSEMENT
BY FRANK HOFFMAN**

Date_____

Attention: City TIF Administrator, City of Pekin, Illinois

Re: TIF Redevelopment Agreement, dated August 10, 2026
by and between the City of Pekin, Illinois, and Frank Hoffman (the “Developer”)

The City of Pekin is hereby requested to disburse funds from the Special Tax Allocation Fund pursuant to the Redevelopment Agreement described above in the following amount(s), to the Developer and for the purpose(s) set forth in this Request for Reimbursement. The terms used in this Request for Reimbursement shall have the meanings given to those terms in the Redevelopment Agreement.

1. REQUEST FOR REIMBURSEMENT NO. _____
2. PAYMENT DUE TO: Frank Hoffman
3. AMOUNTS REQUESTED TO BE DISBURSED:

Description of TIF Eligible Project Cost	Amount
Total	

4. The amount requested to be disbursed pursuant to this Request for Reimbursement will be used to reimburse the Developer for Redevelopment Project Costs for the Project detailed in ***Exhibit “1”*** of the Redevelopment Agreement.
5. The undersigned certifies and swears under oath that the following statements are true and correct:

- (i) the amounts included in (3) above were made or incurred or financed and were necessary for the Project and were made or incurred in accordance with the construction contracts, plans and specifications heretofore in effect; and
 - (ii) the amounts paid or to be paid, as set forth in this Request for Reimbursement, represent a part of the funds due and payable for TIF Eligible Redevelopment Project Costs; and
 - (iii) the expenditures for which amounts are requested represent proper Redevelopment Project Costs as identified in the "Limitation of Incentives to Developer" described in *Section "D"* of the Redevelopment Agreement: have not been included in any previous Request for Reimbursement; have been properly recorded on the Developer's books; are set forth with invoices attached for all sums for which reimbursement is requested; and proof of payment of the invoices; and
 - (iv) the amounts requested are not greater than those necessary to meet obligations due and payable or to reimburse the Developer for its funds actually advanced for Redevelopment Project Costs; and
 - (v) the Developer is not in default under the Redevelopment Agreement and nothing has occurred to the knowledge of the Developer that would prevent the performance of its obligations under the Redevelopment Agreement.
 - (vi) Any violation of this oath shall constitute a default of the Redevelopment Agreement and shall be cause for the City to unilaterally terminate the Redevelopment Agreement.
6. Attached to this Request for Reimbursement is ***Exhibit "I"*** of the Redevelopment Agreement, together with copies of invoices, proof of payment of the invoices, and Mechanic's Lien Waivers relating to all items for which reimbursement is being requested.

BY: _____ (Developer)

TITLE: _____

CITY OF PEKIN, ILLINOIS

BY: _____

TITLE: _____ DATE: _____

JACOB & KLEIN, LTD. & THE ECONOMIC DEVELOPMENT GROUP, LTD.

BY: _____

TITLE: _____ DATE: _____

**REQUEST FOR COUNCIL ACTION**

Agenda Date: August 10, 2026
To: Members of the City Council
From: Joshua Wray, Economic Development Director

AGENDA ITEM: Ordinance No. 4425-26/27 Approving a Tax Increment Financing (TIF) Redevelopment Agreement with Mary Teresa Lohman for Improvement to 343 Court Street

DESCRIPTION: At the prior City Council meeting, Council made preliminary TIF grant awards for the 2026 TIF Commercial Building Improvement Program. This Ordinance grants up to \$100,000 to Mary Teresa Lohman for a multifaceted renovation project at 343 Court Street.

However, after the preliminary award, staff reached out to Ms. Lohman to notify her of the pending TIF agreement, and she expressed concern that \$100,000 would not be enough. She was under the impression the \$100,000 would be for just the sprinkler system installation and that an additional \$50,000 would be available for the rest of the building renovation. Staff explained to her that the original grant cap was \$50,000, but Council seemed interested in funding an additional \$50,000 to reimburse part of the sprinkler system for a combined total grant of \$50,000. With this information, she has said she will modify her project to be solely a commercial renovation with no residential unit upstairs, which will remove the sprinkler requirement.

As written, the grant agreement provides that \$50,000 must be spent specifically for sprinkler system installation, and the other \$50,000 may be spent on any TIF-eligible renovation expense. Therefore, if Ms. Lohman does decide to modify her project and no longer needs a sprinkler system, she will only be eligible for \$50,000 in reimbursement.

Staff recommends approval of this Ordinance.

FINANCIAL IMPACT:

Requested Amount: \$100,000

Line Item: 275-275-591200 (adjacent TIF fund)

Category: Contractual

Line Budgeted Amount: 320,000

Line Remaining Funds: 289,333

Notes: Grant agreement provides that the City will reimburse 50% of eligible costs up to \$100,000, and \$50,000 of that must be spent on a sprinkler system installation.

REVIEWED BY:

Eric Dubrowski, Finance Director

Adrian Moons, City Attorney

Jim Vasselli, City Attorney

John Dossey, City Manager

Approved - 8/5/2026

Approved - 8/7/2026

Approved - 8/7/2026

Approved - 8/7/2026

CITY OF PEKIN, ILLINOIS

ORDINANCE NO. _____

**AN ORDINANCE APPROVING AND AUTHORIZING
THE EXECUTION OF A TIF REDEVELOPMENT AGREEMENT**

BY AND BETWEEN

THE CITY OF PEKIN

AND

MARY TERESA LOHMAN

**PEKIN CENTRAL BUSINESS DISTRICT TAX INCREMENT
FINANCING DISTRICT**

**ADOPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF PEKIN, ILLINOIS
ON THE 10TH DAY OF AUGUST, 2026.**

CITY OF PEKIN, ILLINOIS: ORDINANCE NO. _____

**AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A TIF
REDEVELOPMENT AGREEMENT BY AND BETWEEN:
THE CITY OF PEKIN AND
MARY TERESA LOHMAN**

The Mayor and City Council of the City of Pekin, Tazewell County, Illinois (the “City”), have determined that this TIF Redevelopment Agreement is in the best interest of the citizens of the City of Pekin; therefore, be it ordained as follows:

SECTION ONE: The Redevelopment Agreement with Mary Teresa Lohman attached hereto is hereby approved.

SECTION TWO: The Mayor is hereby authorized and directed to enter into and execute on behalf of the City said Redevelopment Agreement and the City Clerk of the City of Pekin is hereby authorized and directed to attest such execution.

SECTION THREE: Pursuant to the TIF Act, real estate tax increment that is generated in a TIF District may be used to reimburse for TIF Eligible Project Costs incurred in a contiguous TIF District.

SECTION FOUR: The Pekin Court Street TIF District is contiguous to the Pekin Central Business District TIF District.

SECTION FIVE: The costs to be reimbursed the Developer pursuant to the attached Redevelopment Agreement may be reimbursed with funds from either the Pekin Court Street TIF District Special Tax Allocation Fund or the Pekin Central Business District TIF District Special Tax Allocation Fund.

SECTION SIX: The Redevelopment Agreement shall be effective the date of its approval on the 10th day of August, 2026.

SECTION SEVEN: This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

PASSED, APPROVED & ADOPTED by the Corporate Authorities of the City of Pekin this 10th day of August, 2026 and filed in the office of the City Clerk of said City on that date.

CORPORATE AUTHORITIES	AYE VOTE	NAY VOTE	ABSTAIN / ABSENT
John Abel			
Karen Hohimer			
Jimmie Fletcher			
Dave Nutter			
Rick Hilst			
Peg Phillips			
Mary Burress, Mayor			
TOTAL VOTES:			

APPROVED: _____, Date ____/ ____ / 2026
Mayor, City of Pekin

ATTEST: _____, Date: ____/ ____ / 2026
City Clerk, City of Pekin

**TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT AGREEMENT**

by and between

CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS

and

MARY TERESA LOHMAN

**PEKIN CENTRAL BUSINESS DISTRICT
TAX INCREMENT FINANCING DISTRICT**

AUGUST 10, 2026

**TIF REDEVELOPMENT AGREEMENT
BY AND BETWEEN
CITY OF PEKIN
&
MARY TERESA LOHMAN**

PEKIN CENTRAL BUSINESS DISTRICT TIF DISTRICT

THIS TIF REDEVELOPMENT AGREEMENT (including Exhibits) (“Agreement”) is entered into this 10th day of August, 2026, by the **City of Pekin** (the “City”), an Illinois Home Rule Municipal Corporation, Tazewell County, Illinois, and **Mary Teresa Lohman** the “Developer”).

PREAMBLE

WHEREAS, the City has the authority to promote the health, safety, and welfare of the City and its citizens and to prevent the spread of blight and deterioration and inadequate public facilities by promoting the development of private property thereby increasing the tax base of the City and providing employment for its citizens; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4.4 *et seq.*, as amended (the “Act”), the City has the authority to provide incentives to owners or prospective owners of real property to develop, redevelop, and rehabilitate such property by reimbursing the owners for certain costs from resulting increases in real estate tax revenues; and

WHEREAS, on November 11, 1986, recognizing the need to foster the development, expansion and revitalization of certain properties which are vacant, underutilized or undeveloped, the City adopted Tax Increment Financing under the Act, approved a Redevelopment Plan and designated a Redevelopment Area known as the **Pekin Central Business District (CBD) Tax Increment Financing District** (the “TIF District”); and

WHEREAS, included in the TIF District is property owned by the Developer which is located at 343 Court Street, Pekin, Illinois 61554 (PIN #04-04-34-434-010) (the “Property”) and said Property is in need of redevelopment; and

WHEREAS, the Developer is proceeding with plans to renovate and rehabilitate the commercial building located on the Property including renovation of commercial space on the first floor, residential apartments on the second floor, and installation of a fire suppression system (the “Project”) based upon incentives made available by the City; and

WHEREAS, it is the intent of the City to encourage economic development which will increase the real estate tax, which increased taxes will be used, in part, to finance incentives to assist this Developer’s Project; and

WHEREAS, the City has the authority under the Act to incur Redevelopment Project Costs (“Eligible Project Costs”) and to reimburse Developer for such costs; and

WHEREAS, pursuant to Section 74.4-4(q) of the Act, the City may utilize TIF revenues from one redevelopment project area for eligible costs in another, contiguous redevelopment project area; and

WHEREAS, pursuant to Illinois Statute 65 ILCS 5/8-1-2.5, the City has the authority to appropriate and expend funds for economic development purposes, including, without limitation, the making of grants to any commercial enterprise that is necessary or desirable for the promotion of economic development within the municipality; and

WHEREAS, the Developer has requested that incentives for the development be provided by the City from incremental increases in real estate taxes of the City and its Project and that such incentives include the reimbursement of Eligible Project Costs; and

WHEREAS, the City has determined that this Project requires the incentives requested and that said Project will, as a part of the Plan, promote the health, safety and welfare of the City and its citizens by attracting private investment to prevent blight and deterioration, to develop underutilized property, and to provide employment for its citizens and generally to enhance the economy of the City; and

WHEREAS, the City and the Developer (the “Parties”) have agreed that the City shall provide the incentives as specified below in *Section C, Incentives*; and

WHEREAS, in no event shall cumulative maximum reimbursements for the Developer’s TIF Eligible Project Costs under this Agreement exceed **One Hundred Thousand Dollars and No Cents (\$100,000.00)**; and

WHEREAS, the City is entering into this Agreement to induce the Developer to undertake and complete the Project; and

WHEREAS, in consideration of the execution of this Agreement and in reliance thereon, the Developer has proceed with its plans to complete the Project as set forth herein.

AGREEMENTS

NOW, THEREFORE, for good and valuable consideration, the receipt of which is acknowledged, the Parties agree as follows:

A. PRELIMINARY STATEMENTS

1. The Parties agree that the matters set forth in the recitals above are true and correct and form a part of this Agreement, and are to be construed as binding statements of this Agreement.
2. Any terms which are not defined in this Agreement shall have the same meaning as they do in the Act, unless indicated to the contrary.
3. The Developer shall remain in compliance with all municipal ordinances relating to property development, property condition, zoning, subdivision and building codes. Failure to cure the violation of any such ordinance within thirty (30) days upon being provided written notice of the same by the City shall be cause for the City to declare the Developer in Default and unilaterally terminate this Agreement, except where such failure is not reasonably susceptible to cure within such 30-day period, in which case the Developer shall have such additional time to cure as is reasonably necessary, provided that the Developer has commenced such cure within such 30-day period and continues to diligently prosecute the same to completion.

4. The Developer shall complete the Project on or before January 31, 2028. The Project will be deemed complete when: (1) the rehabilitation of the commercial space on the first floor, rehabilitation of the second floor, and installation of fire suppression of the building located on the Property is complete, (2) the City has issued a certificate of occupancy for said improvements on both the first floor and the second floor, (3) the Developer has a commercial tenant on the first floor of the building, and (4) the Developer is submitted its TIF Eligible Project Costs for verification pursuant to Section E below.
5. Each of the Parties represents that it has taken all actions necessary to authorize its representatives to execute this Agreement.

B. ADOPTION OF TAX INCREMENT FINANCING

The City has created a Tax Increment Financing District known as the “Pekin Central Business District (CBD) TIF District” which includes the Developer’s Property. The City has approved certain Redevelopment Project Costs, including the types described in *Exhibit 1* for the Developer’s Project which shall be known as the **“Mary Teresa Lohman Redevelopment Project”**.

C. INCENTIVES

In consideration for the Developer completing its Project, the City agrees to extend to Developer the following incentives to assist Developer’s Project:

1. Upon timely completion of the Project and verification of TIF Eligible Project Costs incurred by the Developer in furtherance of its Project pursuant to Section E above, whichever occurs last, the City shall reimburse the Developer fifty percent (50%) of such verified costs up to a total reimbursement amount not to exceed **One Hundred Thousand Dollars (\$100,000.00)**.
 - a. Upon completion of the Project, in the event there is not a commercial tenant on the first floor of the building located on the Property with constant and consistent operations during regular customary business hours for a period of 5 years from the date the Developer receives the incentives set forth herein, the Developer shall repay all reimbursements provided hereunder within 30 days of written demand of the same from the City. In the event there is no commercial tenant in the first floor of the building located on the Property at any time following completion of the Project, the Developer shall get a one-time grace period of 6 months to find and/or replace said commercial tenant before the Developer would be obligated to repay the City pursuant to this paragraph.
 - b. Of the total reimbursements provided for in this Agreement of \$100,000, at least \$50,000 of said amount shall be used to reimburse the Developer only for its costs related to installation of fire suppression in the building located on the Property. This reimbursement for the Developer’s fire suppression costs may be made at any time prior to completion of the Project upon verification of such fire suppression costs pursuant to Section E below. All other costs that are reimbursable pursuant to this Agreement shall be made only after timely completion of the Project. Reimbursement for any of the Developer’s TIF Eligible Project Costs not related to installation of a fire

suppression system shall not exceed \$50,000.

2. In no event shall the total cumulative reimbursements set forth herein for costs incurred by the Developer in furtherance of the Project located on the Property exceed \$100,000.00.
3. The Developer agrees to provide any information to the City upon written request of the City regarding the number of jobs created and/or retained by the Project as may be required by the Act and/or by the Illinois Comptroller. Failure to provide such information within 30 days from the date of the City's request shall be cause for the City, at the City's sole discretion, to declare the Developer in default hereunder.

D. LIMITATION OF INCENTIVES TO DEVELOPER

1. In no event, shall the maximum cumulative reimbursements for the Developer's TIF Eligible Project Costs pursuant to *Section C(1)* above exceed One Hundred Thousand Dollars and No Cents (\$100,000.00) as set forth herein.
2. It is not contemplated that, nor is the City obligated, to use any of its proportionate share of the monies generated by this Project for any of Developer's Eligible Project Costs, but rather the City shall use such sums for any purpose under the Act as it may in its sole discretion determine.

E. PAYMENT OF ELIGIBLE PROJECT COSTS

1. Payment to the Developer for Eligible Project Costs as set forth by the Act shall be made by a Requisition for Payment of Private Development Redevelopment Costs ("Requisition", attached hereto as ***Exhibit 2***) submitted from time to time to Jacob & Klein, Ltd. and the Economic Development Group, Ltd. (collectively the "Administrator") and subject to their approval of the costs and availability of funds in the Special Account.
2. All Requisitions must be accompanied by verified bills or statements of suppliers, contractors, or professionals together with mechanic's lien waivers (whether partial or full) from each of the parties entitled to a payment that is the subject of the Requisition as required by the City. **The Developer shall submit such documentation prior to January 31, 2028. Any bills submitted after January 31, 2028 will not be eligible for reimbursement hereunder.**
3. The Developer shall use such sums as reimbursement for TIF Eligible Project Costs only to the extent permitted by law and the Act and may allocate such funds for any purpose for the Term of this Agreement or the term of the TIF District whichever is longer.
4. The Administrator shall approve or disapprove a Requisition by written receipt to the Developer within thirty (30) business days after receipt of the Requisition. Approval of the Requisition will not be unreasonably withheld. If a Requisition is disapproved by the Administrator, the reasons for disallowance will be set forth in writing and the Developer may resubmit the Requisition with such additional information as may be required and the same procedures set forth herein shall apply to such re-submittals.
5. All TIF Eligible Project Costs approved shall then be paid by the City from the Special Account to the Developer, or to others as directed by the Developer, pursuant to the Redevelopment Plan

and as allowed by Illinois Law. Payments shall be made within forty-five (45) days after approval of the TIF Eligible Project Costs subject to the terms of this Agreement.

6. The Parties acknowledge that the determination of Eligible Project Costs, and, therefore, qualification for reimbursement hereunder are subject to changes or interpretation made by amendments to the Act, administrative rules or judicial interpretation during the term of this Agreement. The City has no obligation to the Developer to attempt to modify those decisions, but will reasonably assist the Developer in every respect to obtain approval of Eligible Project Costs.

F. VERIFICATION OF TAX INCREMENT

1. It shall be the sole responsibility of the Developer to provide to the City as requested the following:
 - A. Copies of all **PAID** annual real estate tax bills for the Property.
2. The failure of Developer to provide any information required herein after notice from the City, including verification of Eligible Project Costs, and the continued failure to provide such information within thirty (30) days after such notice, shall be considered a material breach of this Agreement and shall be cause for the City to deny payments hereunder to the Developer, which payments are conditional upon receipt of the foregoing information.

G. LIMITED OBLIGATION

The City's obligation hereunder to pay the Developer for Eligible Project Costs is a limited obligation to be paid solely from the TIF District Special Tax Allocation Fund. Said obligation does not now and shall never constitute an indebtedness of the City within the meaning of any State of Illinois constitutional or statutory provision, and shall not constitute or give rise to a pecuniary liability of the City or a charge or lien against the City's general credit or taxing power.

H. CITY PUBLIC PROJECTS

The City intends to use part of its share of the Project's real estate tax increment to fund other public projects in the TIF Redevelopment Area.

I. LIMITED LIABILITY OF CITY TO OTHERS FOR DEVELOPER'S EXPENSES

There shall be no obligation by the City to make any payments to any person other than the Developer, nor shall the City be obligated to make direct payments to any other contractor, subcontractor, mechanic or materialman providing services or materials to the Developer for the Project. This Agreement shall not create any third-party rights and the Developer shall indemnify and hold the City harmless on any claims arising out of the Developer's construction activities.

J. COOPERATION OF THE PARTIES

The City and the Developer agree to cooperate fully with each other when requested to do so concerning the development of the Developer's Project. This includes without limitation the City assisting or

sponsoring the Developer, or agreeing to jointly apply with the Developer, for any grant, award, or subsidy which may be available as the result of the Developer's or City's activities. This also includes without limitation the Developer assisting or sponsoring the City, or agreeing to jointly apply with the City, for any grant, award or subsidy which may be available as the result of the City's or Developer's activities.

K. DEFAULT; CURE; REMEDIES

In the event of a default under this Agreement by any party hereto (the "Defaulting Party"), which default is not cured within the cure period provided for below, then the other party (the "Non-defaulting Party") shall have an action for damages, or in the event damages would not fairly compensate the Non-defaulting Party's for the Defaulting Party's breach of this Agreement, the Non-defaulting Party shall have such other equity rights and remedies as are available to them at law or in equity. Any damages payable by the City hereunder shall be limited to the real estate tax increment payable to the Developer under the terms of this Agreement.

In the event a Defaulting Party shall fail to perform a monetary covenant which it is required to perform under this Agreement, it shall not be deemed to be in default under this Agreement unless it shall have failed to perform such monetary covenant within thirty (30) days of its receipt of a notice from a Non-defaulting Party specifying that it has failed to perform such monetary covenant. In the event a Defaulting Party fails to perform any non-monetary covenant as and when it is required to under this Agreement, it shall not be deemed to be in default if it shall have cured such default within thirty (30) days of its receipt of a notice from a Non-defaulting Party specifying the nature of the default, provided, however, with respect to those non-monetary defaults which are not capable of being cured within such thirty (30) day period, it shall not be deemed to be in default if it commences curing within such thirty (30) days period, and thereafter diligently and continuously prosecutes the cure of such default until the same has been cured.

L. TIME; FORCE MAJEURE

For this Agreement, time is of the essence. The Developer agrees to complete the Project within the time set forth in Section A above. Failure to do so shall be cause for the City to declare the Developer in default and unilaterally terminate the Agreement. However, the Developer and the City shall not be deemed in default with respect to any obligations of this Agreement on its part to be performed if the Developer or City fails to timely perform the same and such failure is due in whole, or in part, to any strike, lock-out, labor trouble (whether legal or illegal), civil disorder, inability to procure materials, weather conditions wet soil conditions, failure or interruptions of power, restrictive governmental laws and regulations, condemnation, riots, insurrections, war, fuel shortages, accidents, casualties, Acts of God, acts caused directly or indirectly by the City (or the City's agents, employees or invitees) when applicable to Developer or third parties, or any other cause beyond the reasonable control of Developer or the City.

M. ASSIGNMENT

The rights and obligations of the Developer under this Agreement shall not be assignable.

N. WAIVER

Any party to this Agreement may elect to waive any remedy it may enjoy hereunder, provided that no such waiver shall be deemed to exist unless the party waiving such right of remedy does so in writing. No such waiver shall obligate such party to waive any right of remedy hereunder, or shall be deemed to constitute a waiver of other rights and remedies provided said party pursuant to this Agreement.

O. SEVERABILITY

If any section, subsection, term or provision of this Agreement or the application thereof to any party or circumstance shall, to any extent, be invalid or unenforceable, the remainder of said section, subsection, term or provision of this Agreement or the application of same to parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby.

P. NOTICES

All notices, demands, requests, consents, approvals or other instruments required or permitted by this Agreement shall be in writing and shall be executed by the Party or an officer, agent or attorney of the Party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally, or as of the third (3rd) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid addressed as follows:

To Developer:

Mary Teresa Lohman
1412 N. 12th Street
Pekin, IL 61554

To City:

City Clerk
City Hall
111 S. Capitol Street
Pekin, Illinois 61554
Telephone: (309)477-2300

With copy to:

Jacob & Klein, Ltd.
Economic Development Group, Ltd.
1701 Clearwater Avenue
Bloomington, Illinois 61704
Telephone: (309)664-7777

Q. SUCCESSORS IN INTEREST

Subject to the Provisions of *Section M* above, this Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

R. NO JOINT VENTURE, AGENCY, OR PARTNERSHIP CREATED

Neither anything in this Agreement nor any acts of the Parties to this Agreement shall be construed by the Parties or any third person to create the relationship of a partnership, agency, or joint venture between or among such Parties.

S. INDEMNIFICATION OF CITY

It is the understanding of the Parties that the position of the Illinois Department of Labor is that the Illinois Prevailing Wage Act does not apply to TIF increment received by developers as reimbursement for private TIF Eligible Project Costs. This position of the Department of Labor is stated as an answer to a FAQ on its website. The Developer shall indemnify and hold harmless the City, and all City elected or appointed officials, officers, employees, agents, representatives, engineers, consultants and attorneys (collectively, the Indemnified Parties), from any and all claims that may be asserted against the Indemnified Parties or one or more of them, in connection with the applicability, determination, and/or payments made under the Illinois Prevailing Wage Act (820 ILCS 130/0.01 et. seq.), the Illinois Procurement Code, and/or any similar State or Federal law or regulation. In addition, the Developer agrees to indemnify and hold harmless the City for any claim asserted against the City arising from the Developer's Project and/or this Agreement or any challenge to the eligibility of project costs reimbursed to the Developer hereunder. This obligation to indemnify and hold harmless obligates Developer to defend any such claim and/or action, pay any liabilities and/or penalties imposed, and pay all defense costs of City, including but not limited to the reasonable attorney fees of City.

T. ENTIRE AGREEMENT

The terms and conditions set forth in this Agreement and exhibits attached hereto supersede all prior oral and written understandings and constitute the entire agreement between the City and the Developer with respect to the subject matter hereof.

U. WARRANTY OF SIGNATORIES

The signatories of Developer warrant full authority to both execute this Agreement and to bind the entity in which they are signing on behalf of.

V. TERM OF THE AGREEMENT

This Agreement shall expire on the date that is five (5) years from the date the Developer receives the final reimbursement set forth herein. The Agreement shall expire sooner if the Developer files for bankruptcy or otherwise becomes insolvent, the Property becomes the subject of foreclosure proceedings, or upon any other default by the Developer of this Agreement.

IN WITNESS WHEREOF the Parties hereto have caused this Agreement to be executed by their duly authorized officers on the above date at Pekin, Illinois.

CITY OF PEKIN, ILLINOIS

Mary Teresa Lohman

By: _____
Mayor

By: _____
Mary Teresa Lohman

ATTEST:

City Clerk

EXHIBIT 1

SUMMARY OF ESTIMATED TIF ELIGIBLE PROJECT COSTS

Mary Teresa Lohman “Mary Teresa Lohman Redevelopment Project”

Pekin CBD TIF District, City of Pekin, Tazewell County, Illinois

Project Description: the Developer is proceeding with plans to rehabilitate and renovate the commercial building located on the Property including: (1) renovation of the first floor for commercial lease space, (2) renovation of the second floor for residential use, and (3) installation of a fire suppression system throughout the building.

Location: 343 Court Street, Pekin, Illinois

Parcel Number: 04-04-34-434-010

Estimated Eligible Project Costs:

Land Acquisition \$60,000

Rehabilitation and Renovation \$178,000

Total Estimated Eligible Project Costs \$238,000

*The Developer’s total reimbursement of Eligible Project Costs under Sections C of the Agreement shall not exceed 50% of its TIF Eligible Project Costs incurred in furtherance of the Project or **\$100,000.00**, whichever is less. At least \$50,000 of the reimbursements set forth herein shall be used to reimburse for the Developer’s costs related to fire suppression installation only. Reimbursement for any of the Developer’s TIF Eligible Project Costs not related to installation of fire suppression shall not exceed \$50,000.

EXHIBIT 2

**CITY OF PEKIN, ILLINOIS
PEKIN CENTRAL BUSINESS DISTRICT TIF DISTRICT**

**PRIVATE PROJECT
REQUEST FOR REIMBURSEMENT
BY MARY TERESA LOHMAN**

Date_____

Attention: City TIF Administrator, City of Pekin, Illinois

Re: TIF Redevelopment Agreement, dated August 10, 2026
by and between the City of Pekin, Illinois, and Mary Teresa Lohman (the “Developer”)

The City of Pekin is hereby requested to disburse funds from the Special Tax Allocation Fund pursuant to the Redevelopment Agreement described above in the following amount(s), to the Developer and for the purpose(s) set forth in this Request for Reimbursement. The terms used in this Request for Reimbursement shall have the meanings given to those terms in the Redevelopment Agreement.

1. REQUEST FOR REIMBURSEMENT NO. _____
2. PAYMENT DUE TO: Mary Teresa Lohman
3. AMOUNTS REQUESTED TO BE DISBURSED:

Description of TIF Eligible Project Cost	Amount
Total	

4. The amount requested to be disbursed pursuant to this Request for Reimbursement will be used to reimburse the Developer for Redevelopment Project Costs for the Project detailed in ***Exhibit “1”*** of the Redevelopment Agreement.
5. The undersigned certifies and swears under oath that the following statements are true and correct:

- (i) the amounts included in (3) above were made or incurred or financed and were necessary for the Project and were made or incurred in accordance with the construction contracts, plans and specifications heretofore in effect; and
 - (ii) the amounts paid or to be paid, as set forth in this Request for Reimbursement, represent a part of the funds due and payable for TIF Eligible Redevelopment Project Costs; and
 - (iii) the expenditures for which amounts are requested represent proper Redevelopment Project Costs as identified in the "Limitation of Incentives to Developer" described in *Section "D"* of the Redevelopment Agreement: have not been included in any previous Request for Reimbursement; have been properly recorded on the Developer's books; are set forth with invoices attached for all sums for which reimbursement is requested; and proof of payment of the invoices; and
 - (iv) the amounts requested are not greater than those necessary to meet obligations due and payable or to reimburse the Developer for its funds actually advanced for Redevelopment Project Costs; and
 - (v) the Developer is not in default under the Redevelopment Agreement and nothing has occurred to the knowledge of the Developer that would prevent the performance of its obligations under the Redevelopment Agreement.
 - (vi) Any violation of this oath shall constitute a default of the Redevelopment Agreement and shall be cause for the City to unilaterally terminate the Redevelopment Agreement.
6. Attached to this Request for Reimbursement is ***Exhibit "I"*** of the Redevelopment Agreement, together with copies of invoices, proof of payment of the invoices, and Mechanic's Lien Waivers relating to all items for which reimbursement is being requested.

BY: _____(Developer)

TITLE: _____

CITY OF PEKIN, ILLINOIS

BY: _____

TITLE: _____ DATE: _____

JACOB & KLEIN, LTD. & THE ECONOMIC DEVELOPMENT GROUP, LTD.

BY: _____

TITLE: _____ DATE: _____

**REQUEST FOR COUNCIL ACTION**

Agenda Date: August 10, 2026
To: Members of the City Council
From: Joshua Wray, Economic Development Director

AGENDA ITEM: Ordinance No. 4426-26/27 Approving a Tax Increment Financing (TIF) Redevelopment Agreement with Gambetti Girls, LLC for Improvements to 437 Court Street

DESCRIPTION: At the prior City Council meeting, Council made preliminary TIF grant awards for the 2026 TIF Commercial Building Improvement Program. This Ordinance grants up to \$9,000 to Gambetti Girls LLC for a new roof project at 437 Court Street.

Staff recommends approval of this Ordinance.

FINANCIAL IMPACT:

Requested Amount: \$9,000

Line Item: 270-270-591200

Category: Contractual

Line Budgeted Amount: 100,000

Line Remaining Funds: 100,000

Notes: Grant agreement provides that the City will reimburse 50% of eligible costs up to \$9,000

REVIEWED BY:

Eric Dubrowski, Finance Director
 Adrian Moons, City Attorney
 Jim Vasselli, City Attorney
 John Dossey, City Manager
 Nicole Stewart, City Clerk

Approved - 8/5/2026
 Approved - 8/7/2026
 Approved - 8/7/2026
 Approved - 8/7/2026
 Final Approval - 8/7/2026

CITY OF PEKIN, ILLINOIS

ORDINANCE NO. _____

**AN ORDINANCE APPROVING AND AUTHORIZING
THE EXECUTION OF A TIF REDEVELOPMENT AGREEMENT**

BY AND BETWEEN

THE CITY OF PEKIN

AND

GAMBETTI GIRLS, LLC

**PEKIN CENTRAL BUSINESS DISTRICT TAX INCREMENT
FINANCING DISTRICT**

**ADOPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF PEKIN, ILLINOIS
ON THE 10TH DAY OF AUGUST, 2026.**

CITY OF PEKIN, ILLINOIS: ORDINANCE NO. _____

**AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A TIF
REDEVELOPMENT AGREEMENT BY AND BETWEEN:
THE CITY OF PEKIN AND
GAMBETTI GIRLS, LLC**

The Mayor and City Council of the City of Pekin, Tazewell County, Illinois (the “City”), have determined that this TIF Redevelopment Agreement is in the best interest of the citizens of the City of Pekin; therefore, be it ordained as follows:

SECTION ONE: The Redevelopment Agreement with Gambetti Girls, LLC attached hereto is hereby approved.

SECTION TWO: The Mayor is hereby authorized and directed to enter into and execute on behalf of the City said Redevelopment Agreement and the City Clerk of the City of Pekin is hereby authorized and directed to attest such execution.

SECTION THREE: Pursuant to the TIF Act, real estate tax increment that is generated in a TIF District may be used to reimburse for TIF Eligible Project Costs incurred in a contiguous TIF District.

SECTION FOUR: The Pekin Court Street TIF District is contiguous to the Pekin Central Business District TIF District.

SECTION FIVE: The costs to be reimbursed the Developer pursuant to the attached Redevelopment Agreement may be reimbursed with funds from either the Pekin Court Street TIF District Special Tax Allocation Fund or the Pekin Central Business District TIF District Special Tax Allocation Fund.

SECTION SIX: The Redevelopment Agreement shall be effective the date of its approval on the 10th day of August, 2026.

SECTION SEVEN: This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

PASSED, APPROVED & ADOPTED by the Corporate Authorities of the City of Pekin this 10th day of August, 2026 and filed in the office of the City Clerk of said City on that date.

CORPORATE AUTHORITIES	AYE VOTE	NAY VOTE	ABSTAIN / ABSENT
John Abel			
Karen Hohimer			
Jimmie Fletcher			
Dave Nutter			
Rick Hilst			
Peg Phillips			
Mary Burress, Mayor			
TOTAL VOTES:			

APPROVED: _____, Date ____/ ____ / 2026
Mayor, City of Pekin

ATTEST: _____, Date: ____/ ____ / 2026
City Clerk, City of Pekin

**TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT AGREEMENT**

by and between

CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS

and

GAMBETTI GIRLS, LLC

**PEKIN CENTRAL BUSINESS DISTRICT
TAX INCREMENT FINANCING DISTRICT**

AUGUST 10, 2026

**TIF REDEVELOPMENT AGREEMENT
BY AND BETWEEN
CITY OF PEKIN
&
GAMBETTI GIRLS, LLC**

PEKIN CENTRAL BUSINESS DISTRICT TIF DISTRICT

THIS TIF REDEVELOPMENT AGREEMENT (including Exhibits) (“Agreement”) is entered into this 10th day of August, 2026, by the **City of Pekin** (the “City”), an Illinois Home Rule Municipal Corporation, Tazewell County, Illinois, and **Gambetti Girls, LLC, an Illinois Limited Liability Company** (the “Developer”).

PREAMBLE

WHEREAS, the City has the authority to promote the health, safety, and welfare of the City and its citizens and to prevent the spread of blight and deterioration and inadequate public facilities by promoting the development of private property thereby increasing the tax base of the City and providing employment for its citizens; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4.4 *et seq.*, as amended (the “Act”), the City has the authority to provide incentives to owners or prospective owners of real property to develop, redevelop, and rehabilitate such property by reimbursing the owners for certain costs from resulting increases in real estate tax revenues; and

WHEREAS, on November 11, 1986, recognizing the need to foster the development, expansion and revitalization of certain properties which are vacant, underutilized or undeveloped, the City adopted Tax Increment Financing under the Act, approved a Redevelopment Plan and designated a Redevelopment Area known as the **Pekin Central Business District (CBD) Tax Increment Financing District** (the “TIF District”); and

WHEREAS, included in the TIF District is property owned by the Developer which is located at 437 Court Street (the “Property”), Pekin, Illinois 61554 (PIN #04-04-35-335-012) (the “Property”) and said Property is in need of redevelopment; and

WHEREAS, the Developer is proceeding with plans to renovate and rehabilitate the commercial building located on the Property including replacement of the roof (the “Project”) based upon incentives made available by the City; and

WHEREAS, it is the intent of the City to encourage economic development which will increase the real estate tax, which increased taxes will be used, in part, to finance incentives to assist this Developer’s Project; and

WHEREAS, the City has the authority under the Act to incur Redevelopment Project Costs (“Eligible Project Costs”) and to reimburse Developer for such costs; and

WHEREAS, pursuant to Section 74.4-4(q) of the Act, the City may utilize TIF revenues from one redevelopment project area for eligible costs in another, contiguous redevelopment project area; and

WHEREAS, pursuant to Illinois Statute 65 ILCS 5/8-1-2.5, the City has the authority to appropriate and expend funds for economic development purposes, including, without limitation, the making of grants to any commercial enterprise that is necessary or desirable for the promotion of economic development within the municipality; and

WHEREAS, the Developer has requested that incentives for the development be provided by the City from incremental increases in real estate taxes of the City and its Project and that such incentives include the reimbursement of Eligible Project Costs; and

WHEREAS, the City has determined that this Project requires the incentives requested and that said Project will, as a part of the Plan, promote the health, safety and welfare of the City and its citizens by attracting private investment to prevent blight and deterioration, to develop underutilized property, and to provide employment for its citizens and generally to enhance the economy of the City; and

WHEREAS, the City and the Developer (the “Parties”) have agreed that the City shall provide the incentives as specified below in *Section C, Incentives*; and

WHEREAS, in no event shall cumulative maximum reimbursements for the Developer’s TIF Eligible Project Costs under this Agreement exceed **Nine Thousand Dollars and No Cents (\$9,000.00)**; and

WHEREAS, the City is entering into this Agreement to induce the Developer to undertake and complete the Project; and

WHEREAS, in consideration of the execution of this Agreement and in reliance thereon, the Developer has proceed with its plans to complete the Project as set forth herein.

AGREEMENTS

NOW, THEREFORE, for good and valuable consideration, the receipt of which is acknowledged, the Parties agree as follows:

A. PRELIMINARY STATEMENTS

1. The Parties agree that the matters set forth in the recitals above are true and correct and form a part of this Agreement, and are to be construed as binding statements of this Agreement.
2. Any terms which are not defined in this Agreement shall have the same meaning as they do in the Act, unless indicated to the contrary.
3. The Developer shall remain in compliance with all municipal ordinances relating to property development, property condition, zoning, subdivision and building codes. Failure to cure the violation of any such ordinance within thirty (30) days upon being provided written notice of the same by the City shall be cause for the City to declare the Developer in Default and unilaterally terminate this Agreement, except where such failure is not reasonably susceptible to cure within such 30-day period, in which case the Developer shall have such additional time to cure as is reasonably necessary, provided that the Developer has commenced such cure within such 30-day period and continues to diligently prosecute the same to completion.

4. The Developer shall complete the Project on or before April 30, 2027. The Project will be deemed complete when: (1) the installation of the new roof of the commercial building located on the Property, is complete, (2) the business located on the Property is open for business to the public, and (3) the Developer is submitted its TIF Eligible Project Costs for verification pursuant to Section E below.
5. Each of the Parties represents that it has taken all actions necessary to authorize its representatives to execute this Agreement.

B. ADOPTION OF TAX INCREMENT FINANCING

The City has created a Tax Increment Financing District known as the “Pekin Central Business District (CBD) TIF District” which includes the Developer’s Property. The City has approved certain Redevelopment Project Costs, including the types described in ***Exhibit 1*** for the Developer’s Project which shall be known as the **“Gambetti Girls, LLC Redevelopment Project”**.

C. INCENTIVES

In consideration for the Developer completing its Project, the City agrees to extend to Developer the following incentives to assist Developer’s Project:

1. Upon timely completion of the Project and verification of TIF Eligible Project Costs incurred by the Developer in furtherance of its Project pursuant to Section E above, whichever occurs last, the City shall reimburse the Developer fifty percent (50%) of such verified costs up to a total reimbursement amount not to exceed **Nine Thousand Dollars (\$9,000.00)**.
 - a. In the event the Developer fails to maintain a commercial tenant in the building located on the Property with constant and consistent operations of a commercial business located on the Property during regular customary business hours for a period of 1 year from the date the Developer receives the incentives set forth herein, the Developer shall repay all reimbursements provided hereunder within 30 days of written demand of the same from the City.
2. In no event shall the total cumulative reimbursements set forth herein for costs incurred by the Developer in furtherance of the Project located on the Property exceed \$9,000.00.
3. The Developer agrees to provide any information to the City upon written request of the City regarding the number of jobs created and/or retained by the Project as may be required by the Act and/or by the Illinois Comptroller. Failure to provide such information within 30 days from the date of the City’s request shall be cause for the City, at the City’s sole discretion, to declare the Developer in default hereunder.

D. LIMITATION OF INCENTIVES TO DEVELOPER

1. In no event, shall the maximum cumulative reimbursements for the Developer’s TIF Eligible Project Costs pursuant to *Section C(1)* above exceed Nine Thousand Dollars and No Cents (\$9,000.00) as set forth herein.

2. It is not contemplated that, nor is the City obligated, to use any of its proportionate share of the monies generated by this Project for any of Developer's Eligible Project Costs, but rather the City shall use such sums for any purpose under the Act as it may in its sole discretion determine.

E. PAYMENT OF ELIGIBLE PROJECT COSTS

1. Payment to the Developer for Eligible Project Costs as set forth by the Act shall be made by a Requisition for Payment of Private Development Redevelopment Costs ("Requisition", attached hereto as ***Exhibit 2*** submitted from time to time to Jacob & Klein, Ltd. and the Economic Development Group, Ltd. (collectively the "Administrator") and subject to their approval of the costs and availability of funds in the Special Account.
2. All Requisitions must be accompanied by verified bills or statements of suppliers, contractors, or professionals together with mechanic's lien waivers (whether partial or full) from each of the parties entitled to a payment that is the subject of the Requisition as required by the City. **The Developer shall submit such documentation prior to April 30, 2027. Any bills submitted after April 30, 2027 will not be eligible for reimbursement hereunder.**
3. The Developer shall use such sums as reimbursement for TIF Eligible Project Costs only to the extent permitted by law and the Act and may allocate such funds for any purpose for the Term of this Agreement or the term of the TIF District whichever is longer.
4. The Administrator shall approve or disapprove a Requisition by written receipt to the Developer within thirty (30) business days after receipt of the Requisition. Approval of the Requisition will not be unreasonably withheld. If a Requisition is disapproved by the Administrator, the reasons for disallowance will be set forth in writing and the Developer may resubmit the Requisition with such additional information as may be required and the same procedures set forth herein shall apply to such re-submittals.
5. All TIF Eligible Project Costs approved shall then be paid by the City from the Special Account to the Developer, or to others as directed by the Developer, pursuant to the Redevelopment Plan and as allowed by Illinois Law. Payments shall be made within forty-five (45) days after approval of the TIF Eligible Project Costs subject to the terms of this Agreement.
6. The Parties acknowledge that the determination of Eligible Project Costs, and, therefore, qualification for reimbursement hereunder are subject to changes or interpretation made by amendments to the Act, administrative rules or judicial interpretation during the term of this Agreement. The City has no obligation to the Developer to attempt to modify those decisions, but will reasonably assist the Developer in every respect to obtain approval of Eligible Project Costs.

F. VERIFICATION OF TAX INCREMENT

1. It shall be the sole responsibility of the Developer to provide to the City as requested the following:
 - A. Copies of all **PAID** annual real estate tax bills for the Property.

2. The failure of Developer to provide any information required herein after notice from the City, including verification of Eligible Project Costs, and the continued failure to provide such information within thirty (30) days after such notice, shall be considered a material breach of this Agreement and shall be cause for the City to deny payments hereunder to the Developer, which payments are conditional upon receipt of the foregoing information.

G. LIMITED OBLIGATION

The City's obligation hereunder to pay the Developer for Eligible Project Costs is a limited obligation to be paid solely from the TIF District Special Tax Allocation Fund. Said obligation does not now and shall never constitute an indebtedness of the City within the meaning of any State of Illinois constitutional or statutory provision, and shall not constitute or give rise to a pecuniary liability of the City or a charge or lien against the City's general credit or taxing power.

H. CITY PUBLIC PROJECTS

The City intends to use part of its share of the Project's real estate tax increment to fund other public projects in the TIF Redevelopment Area.

I. LIMITED LIABILITY OF CITY TO OTHERS FOR DEVELOPER'S EXPENSES

There shall be no obligation by the City to make any payments to any person other than the Developer, nor shall the City be obligated to make direct payments to any other contractor, subcontractor, mechanic or materialman providing services or materials to the Developer for the Project. This Agreement shall not create any third-party rights and the Developer shall indemnify and hold the City harmless on any claims arising out of the Developer's construction activities.

J. COOPERATION OF THE PARTIES

The City and the Developer agree to cooperate fully with each other when requested to do so concerning the development of the Developer's Project. This includes without limitation the City assisting or sponsoring the Developer, or agreeing to jointly apply with the Developer, for any grant, award, or subsidy which may be available as the result of the Developer's or City's activities. This also includes without limitation the Developer assisting or sponsoring the City, or agreeing to jointly apply with the City, for any grant, award or subsidy which may be available as the result of the City's or Developer's activities.

K. DEFAULT; CURE; REMEDIES

In the event of a default under this Agreement by any party hereto (the "Defaulting Party"), which default is not cured within the cure period provided for below, then the other party (the "Non-defaulting Party") shall have an action for damages, or in the event damages would not fairly compensate the Non-defaulting Party's for the Defaulting Party's breach of this Agreement, the Non-defaulting Party shall have such other equity rights and remedies as are available to them at law or in equity. Any damages payable by the City hereunder shall be limited to the real estate tax increment payable to the Developer under the terms of this Agreement.

In the event a Defaulting Party shall fail to perform a monetary covenant which it is required to perform

under this Agreement, it shall not be deemed to be in default under this Agreement unless it shall have failed to perform such monetary covenant within thirty (30) days of its receipt of a notice from a Non-defaulting Party specifying that it has failed to perform such monetary covenant. In the event a Defaulting Party fails to perform any non-monetary covenant as and when it is required to under this Agreement, it shall not be deemed to be in default if it shall have cured such default within thirty (30) days of its receipt of a notice from a Non-defaulting Party specifying the nature of the default, provided, however, with respect to those non-monetary defaults which are not capable of being cured within such thirty (30) day period, it shall not be deemed to be in default if it commences curing within such thirty (30) days period, and thereafter diligently and continuously prosecutes the cure of such default until the same has been cured.

L. TIME; FORCE MAJEURE

For this Agreement, time is of the essence. The Developer agrees to complete the Project within the time set forth in Section A above. Failure to do so shall be cause for the City to declare the Developer in default and unilaterally terminate the Agreement. However, the Developer and the City shall not be deemed in default with respect to any obligations of this Agreement on its part to be performed if the Developer or City fails to timely perform the same and such failure is due in whole, or in part, to any strike, lock-out, labor trouble (whether legal or illegal), civil disorder, inability to procure materials, weather conditions wet soil conditions, failure or interruptions of power, restrictive governmental laws and regulations, condemnation, riots, insurrections, war, fuel shortages, accidents, casualties, Acts of God, acts caused directly or indirectly by the City (or the City's agents, employees or invitees) when applicable to Developer or third parties, or any other cause beyond the reasonable control of Developer or the City.

M. ASSIGNMENT

The rights and obligations of the Developer under this Agreement shall not be assignable.

N. WAIVER

Any party to this Agreement may elect to waive any remedy it may enjoy hereunder, provided that no such waiver shall be deemed to exist unless the party waiving such right of remedy does so in writing. No such waiver shall obligate such party to waive any right of remedy hereunder, or shall be deemed to constitute a waiver of other rights and remedies provided said party pursuant to this Agreement.

O. SEVERABILITY

If any section, subsection, term or provision of this Agreement or the application thereof to any party or circumstance shall, to any extent, be invalid or unenforceable, the remainder of said section, subsection, term or provision of this Agreement or the application of same to parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby.

P. NOTICES

All notices, demands, requests, consents, approvals or other instruments required or permitted by this Agreement shall be in writing and shall be executed by the Party or an officer, agent or attorney of the Party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally,

or as of the third (3rd) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid addressed as follows:

To Developer:

Gambetti Girls, LLC
c/o Baylee & Terri Gambetti
437 Court Street
Pekin, IL 61554

To City:

City Clerk
City Hall
111 S. Capitol Street
Pekin, Illinois 61554
Telephone: (309)477-2300

With copy to:

Jacob & Klein, Ltd.
Economic Development Group, Ltd.
1701 Clearwater Avenue
Bloomington, Illinois 61704
Telephone: (309)664-7777

Q. SUCCESSORS IN INTEREST

Subject to the Provisions of *Section M* above, this Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

R. NO JOINT VENTURE, AGENCY, OR PARTNERSHIP CREATED

Neither anything in this Agreement nor any acts of the Parties to this Agreement shall be construed by the Parties or any third person to create the relationship of a partnership, agency, or joint venture between or among such Parties.

S. INDEMNIFICATION OF CITY

It is the understanding of the Parties that the position of the Illinois Department of Labor is that the Illinois Prevailing Wage Act does not apply to TIF increment received by developers as reimbursement for private TIF Eligible Project Costs. This position of the Department of Labor is stated as an answer to a FAQ on its website. The Developer shall indemnify and hold harmless the City, and all City elected or appointed officials, officers, employees, agents, representatives, engineers, consultants and attorneys (collectively, the Indemnified Parties), from any and all claims that may be asserted against the Indemnified Parties or one or more of them, in connection with the applicability, determination, and/or payments made under the Illinois Prevailing Wage Act (820 ILCS 130/0.01 et. seq.), the Illinois Procurement Code, and/or any similar State or Federal law or regulation. In addition, the Developer agrees to indemnify and hold harmless the City for any claim asserted against the City arising from the Developer's Project and/or this Agreement or any challenge to the eligibility of project costs reimbursed to the Developer hereunder. This obligation to indemnify and hold harmless obligates Developer to defend any such claim and/or action, pay any liabilities and/or penalties imposed, and pay all defense costs of City, including but not limited to the reasonable attorney fees of City.

T. ENTIRE AGREEMENT

The terms and conditions set forth in this Agreement and exhibits attached hereto supersede all prior oral and written understandings and constitute the entire agreement between the City and the Developer with respect to the subject matter hereof.

U. WARRANTY OF SIGNATORIES

The signatories of Developer warrant full authority to both execute this Agreement and to bind the entity in which they are signing on behalf of.

V. TERM OF THE AGREEMENT

This Agreement shall expire on the date that is one (1) year from the date the Developer receives the reimbursement set forth herein. The Agreement shall expire sooner if the Developer files for bankruptcy or otherwise becomes insolvent, the commercial tenant located on the Property vacates the Property, or upon any other default by the Developer of this Agreement.

IN WITNESS WHEREOF the Parties hereto have caused this Agreement to be executed by their duly authorized officers on the above date at Pekin, Illinois.

CITY OF PEKIN, ILLINOIS

**GAMBETTI GIRLS, LLC, an Illinois
Limited Liability Company**

By: _____
Mayor

By: _____

Printed Name: _____

ATTEST:

Title: _____

City Clerk

EXHIBIT 1

SUMMARY OF ESTIMATED TIF ELIGIBLE PROJECT COSTS

**Gambetti Girls, LLC
“Gambetti Girls, LLC Redevelopment Project”**

Pekin CBD TIF District, City of Pekin, Tazewell County, Illinois

Project Description: the Developer is proceeding with plans to renovate and rehabilitate the roof of the commercial building located on the Property.

Location: 437 Court Street, Pekin, Illinois

Parcel Number: 04-04-35-335-012

Estimated Eligible Project Costs:

Rehabilitation and Renovation \$37,000

Total Estimated Eligible Project Costs \$37,000

*The Developer’s total reimbursement of Eligible Project Costs under Sections C of the Agreement shall not exceed 50% of its TIF Eligible Project Costs incurred in furtherance of the Project or **\$9,000.00**, whichever is less.

EXHIBIT 2

**CITY OF PEKIN, ILLINOIS
PEKIN CENTRAL BUSINESS DISTRICT TIF DISTRICT**

**PRIVATE PROJECT
REQUEST FOR REIMBURSEMENT
BY GAMBETTI GIRLS, LLC**

Date_____

Attention: City TIF Administrator, City of Pekin, Illinois

Re: TIF Redevelopment Agreement, dated August 10, 2026
by and between the City of Pekin, Illinois, and Gambetti Girls, LLC (the “Developer”)

The City of Pekin is hereby requested to disburse funds from the Special Tax Allocation Fund pursuant to the Redevelopment Agreement described above in the following amount(s), to the Developer and for the purpose(s) set forth in this Request for Reimbursement. The terms used in this Request for Reimbursement shall have the meanings given to those terms in the Redevelopment Agreement.

1. REQUEST FOR REIMBURSEMENT NO. _____
2. PAYMENT DUE TO: Gambetti Girls, LLC
3. AMOUNTS REQUESTED TO BE DISBURSED:

Description of TIF Eligible Project Cost	Amount
Total	

4. The amount requested to be disbursed pursuant to this Request for Reimbursement will be used to reimburse the Developer for Redevelopment Project Costs for the Project detailed in ***Exhibit “1”*** of the Redevelopment Agreement.
5. The undersigned certifies and swears under oath that the following statements are true and correct:

- (i) the amounts included in (3) above were made or incurred or financed and were necessary for the Project and were made or incurred in accordance with the construction contracts, plans and specifications heretofore in effect; and
 - (ii) the amounts paid or to be paid, as set forth in this Request for Reimbursement, represent a part of the funds due and payable for TIF Eligible Redevelopment Project Costs; and
 - (iii) the expenditures for which amounts are requested represent proper Redevelopment Project Costs as identified in the "Limitation of Incentives to Developer" described in *Section "D"* of the Redevelopment Agreement: have not been included in any previous Request for Reimbursement; have been properly recorded on the Developer's books; are set forth with invoices attached for all sums for which reimbursement is requested; and proof of payment of the invoices; and
 - (iv) the amounts requested are not greater than those necessary to meet obligations due and payable or to reimburse the Developer for its funds actually advanced for Redevelopment Project Costs; and
 - (v) the Developer is not in default under the Redevelopment Agreement and nothing has occurred to the knowledge of the Developer that would prevent the performance of its obligations under the Redevelopment Agreement.
 - (vi) Any violation of this oath shall constitute a default of the Redevelopment Agreement and shall be cause for the City to unilaterally terminate the Redevelopment Agreement.
6. Attached to this Request for Reimbursement is ***Exhibit "I"*** of the Redevelopment Agreement, together with copies of invoices, proof of payment of the invoices, and Mechanic's Lien Waivers relating to all items for which reimbursement is being requested.

BY: _____(Developer)

TITLE: _____

CITY OF PEKIN, ILLINOIS

BY: _____

TITLE: _____ DATE: _____

JACOB & KLEIN, LTD. & THE ECONOMIC DEVELOPMENT GROUP, LTD.

BY: _____

TITLE: _____ DATE: _____

**REQUEST FOR COUNCIL ACTION**

Agenda Date: August 10, 2026
To: Members of the City Council
From: Joshua Wray, Economic Development Director

AGENDA ITEM: Ordinance No. 4427-26/27 Approving a Tax Increment Financing (TIF) Redevelopment Agreement with Pekin Alignment & Autobody, Inc. for Improvements to 716 Court Street

DESCRIPTION: At the prior City Council meeting, Council made preliminary TIF grant awards for the 2026 TIF Commercial Building Improvement Program. This Ordinance grants up to \$50,000 to Pekin Alignment for additional renovation of 716 Court Street, and it replaces their existing tax rebate agreement.

Staff recommends approval of this Ordinance.

FINANCIAL IMPACT:

Requested Amount: \$50,000

Line Item: 275-275-591200

Category: Contractual

Line Budgeted Amount: 320,000

Line Remaining Funds: 289,333

Notes: Grant agreement provides that the City will reimburse 50% of eligible costs up to \$50,000

REVIEWED BY:

Eric Dubrowski, Finance Director

Adrian Moons, City Attorney

Jim Vasselli, City Attorney

John Dossey, City Manager

Nicole Stewart, City Clerk

Approved - 8/6/2026

Approved - 8/6/2026

Approved - 8/6/2026

Approved - 8/7/2026

Final Approval - 8/7/2026

CITY OF PEKIN, ILLINOIS

ORDINANCE NO. _____

**AN ORDINANCE APPROVING AND AUTHORIZING
THE EXECUTION OF A TIF REDEVELOPMENT AGREEMENT**

BY AND BETWEEN

THE CITY OF PEKIN

AND

PEKIN ALIGNMENT & AUTOBODY, INC.

**PEKIN CENTRAL BUSINESS DISTRICT TAX INCREMENT
FINANCING DISTRICT**

**ADOPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF PEKIN, ILLINOIS
ON THE 10TH DAY OF AUGUST, 2026.**

CITY OF PEKIN, ILLINOIS: ORDINANCE NO. _____

**AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A TIF
REDEVELOPMENT AGREEMENT BY AND BETWEEN:
THE CITY OF PEKIN AND
PEKIN ALIGNMENT & AUTOBODY, INC.**

The Mayor and City Council of the City of Pekin, Tazewell County, Illinois (the “City”), have determined that this TIF Redevelopment Agreement is in the best interest of the citizens of the City of Pekin; therefore, be it ordained as follows:

SECTION ONE: The Redevelopment Agreement with Pekin Alignment & Autobody, Inc. attached hereto is hereby approved.

SECTION TWO: The Mayor is hereby authorized and directed to enter into and execute on behalf of the City said Redevelopment Agreement and the City Clerk of the City of Pekin is hereby authorized and directed to attest such execution.

SECTION THREE: Pursuant to the TIF Act, real estate tax increment that is generated in a TIF District may be used to reimburse for TIF Eligible Project Costs incurred in a contiguous TIF District.

SECTION FOUR: The Pekin Court Street TIF District is contiguous to the Pekin Central Business District TIF District.

SECTION FIVE: The costs to be reimbursed the Developer pursuant to the attached Redevelopment Agreement may be reimbursed with funds from either the Pekin Court Street TIF District Special Tax Allocation Fund or the Pekin Central Business District TIF District Special Tax Allocation Fund.

SECTION SIX: The Redevelopment Agreement shall be effective the date of its approval on the 10th day of August, 2026.

SECTION SEVEN: This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

PASSED, APPROVED & ADOPTED by the Corporate Authorities of the City of Pekin this 10th day of August, 2026 and filed in the office of the City Clerk of said City on that date.

CORPORATE AUTHORITIES	AYE VOTE	NAY VOTE	ABSTAIN / ABSENT
John Abel			
Karen Hohimer			
Jimmie Fletcher			
Dave Nutter			
Rick Hilst			
Peg Phillips			
Mary Burress, Mayor			
TOTAL VOTES:			

APPROVED: _____, Date ____/ ____ / 2026
Mayor, City of Pekin

ATTEST: _____, Date: ____/ ____ / 2026
City Clerk, City of Pekin

**TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT AGREEMENT**

by and between

CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS

and

PEKIN ALIGNMENT & AUTOBODY, INC.

**PEKIN CENTRAL BUSINESS DISTRICT
TAX INCREMENT FINANCING DISTRICT**

AUGUST 10, 2026

**TIF REDEVELOPMENT AGREEMENT
BY AND BETWEEN
CITY OF PEKIN
&
PEKIN ALIGNMENT & AUTOBODY, INC.**

PEKIN CENTRAL BUSINESS DISTRICT TIF DISTRICT

THIS TIF REDEVELOPMENT AGREEMENT (including Exhibits) (“Agreement”) is entered into this 10th day of August, 2026, by the **City of Pekin** (the “City”), an Illinois Home Rule Municipal Corporation, Tazewell County, Illinois, and **Pekin Alignment & Autobody, Inc., an Illinois Corporation** (the “Developer”).

PREAMBLE

WHEREAS, the City has the authority to promote the health, safety, and welfare of the City and its citizens and to prevent the spread of blight and deterioration and inadequate public facilities by promoting the development of private property thereby increasing the tax base of the City and providing employment for its citizens; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4.4 *et seq.*, as amended (the “Act”), the City has the authority to provide incentives to owners or prospective owners of real property to develop, redevelop, and rehabilitate such property by reimbursing the owners for certain costs from resulting increases in real estate tax revenues; and

WHEREAS, on November 11, 1986, recognizing the need to foster the development, expansion and revitalization of certain properties which are vacant, underutilized or undeveloped, the City adopted Tax Increment Financing under the Act, approved a Redevelopment Plan and designated a Redevelopment Area known as the **Pekin Central Business District (CBD) Tax Increment Financing District** (the “TIF District”); and

WHEREAS, included in the TIF District is property owned by the Developer which is located at 716 Court Street (the “Property”), Pekin, Illinois 61554 (PIN # 04-10-02-106-003) (the “Property”) and said Property is in need of redevelopment; and

WHEREAS, the Developer is proceeding with plans to renovate and rehabilitate the commercial building located on the Property including replacing windows, garage doors and blacktop of the auto service business located thereon (the “Project”) based upon incentives made available by the City; and

WHEREAS, it is the intent of the City to encourage economic development which will increase the real estate tax, which increased taxes will be used, in part, to finance incentives to assist this Developer’s Project; and

WHEREAS, the City has the authority under the Act to incur Redevelopment Project Costs (“Eligible Project Costs”) and to reimburse Developer for such costs; and

WHEREAS, pursuant to Section 74.4-4(q) of the Act, the City may utilize TIF revenues from one redevelopment project area for eligible costs in another, contiguous redevelopment project area; and

WHEREAS, pursuant to Illinois Statute 65 ILCS 5/8-1-2.5, the City has the authority to appropriate and expend funds for economic development purposes, including, without limitation, the making of grants to any commercial enterprise that is necessary or desirable for the promotion of economic development within the municipality; and

WHEREAS, the Developer has requested that incentives for the development be provided by the City from incremental increases in real estate taxes of the City and its Project and that such incentives include the reimbursement of Eligible Project Costs; and

WHEREAS, the City has determined that this Project requires the incentives requested and that said Project will, as a part of the Plan, promote the health, safety and welfare of the City and its citizens by attracting private investment to prevent blight and deterioration, to develop underutilized property, and to provide employment for its citizens and generally to enhance the economy of the City; and

WHEREAS, the City and the Developer (the “Parties”) have agreed that the City shall provide the incentives as specified below in *Section C, Incentives*; and

WHEREAS, in no event shall cumulative maximum reimbursements for the Developer’s TIF Eligible Project Costs under this Agreement exceed **Fifty Thousand Dollars and No Cents (\$50,000.00)**; and

WHEREAS, the City is entering into this Agreement to induce the Developer to undertake and complete the Project; and

WHEREAS, in consideration of the execution of this Agreement and in reliance thereon, the Developer has proceed with its plans to complete the Project as set forth herein.

AGREEMENTS

NOW, THEREFORE, for good and valuable consideration, the receipt of which is acknowledged, the Parties agree as follows:

A. PRELIMINARY STATEMENTS

1. The Parties agree that the matters set forth in the recitals above are true and correct and form a part of this Agreement, and are to be construed as binding statements of this Agreement.
2. Any terms which are not defined in this Agreement shall have the same meaning as they do in the Act, unless indicated to the contrary.
3. The Developer shall remain in compliance with all municipal ordinances relating to property development, property condition, zoning, subdivision and building codes. Failure to cure the violation of any such ordinance within thirty (30) days upon being provided written notice of the same by the City shall be cause for the City to declare the Developer in Default and unilaterally terminate this Agreement, except where such failure is not reasonably susceptible to cure within such 30-day period, in which case the Developer shall have such additional time to cure as is reasonably necessary, provided that the Developer has commenced such cure within such 30-day period and continues to diligently prosecute the same to completion.

4. The Developer shall complete the Project on or before April 30, 2027. The Project will be deemed complete when: (1) rehabilitation of the auto service center located on the Property, including new windows, garage doors and blacktop, is complete, (2) the auto service business is open for business to the public, and (3) the Developer is submitted its TIF Eligible Project Costs for verification pursuant to Section E below.
5. The Parties previously entered into a TIF Redevelopment Agreement that was approved by the City on February 23, 2026 as Ordinance No. 4376-25/26 (the “February 2026 Agreement”). In exchange for the mutual promises contained in this Agreement, the Parties agree that this Agreement shall replace the February 2026 Agreement in its entirety and said February 2026 Agreement shall no longer be of any force or effect, regardless of whether or not either Party hereto is ever in default of this Agreement.
6. Each of the Parties represents that it has taken all actions necessary to authorize its representatives to execute this Agreement.

B. ADOPTION OF TAX INCREMENT FINANCING

The City has created a Tax Increment Financing District known as the “Pekin Central Business District (CBD) TIF District” which includes the Developer’s Property. The City has approved certain Redevelopment Project Costs, including the types described in ***Exhibit 1*** for the Developer’s Project which shall be known as the **“Pekin Alignment & Autobody, Inc. Redevelopment Project”**.

C. INCENTIVES

In consideration for the Developer completing its Project, the City agrees to extend to Developer the following incentives to assist Developer’s Project:

1. Upon timely completion of the Project and verification of TIF Eligible Project Costs incurred by the Developer in furtherance of its Project pursuant to Section E above, whichever occurs last, the City shall reimburse the Developer fifty percent (50%) of such verified costs up to a total reimbursement amount not to exceed **Fifty Thousand Dollars (\$50,000.00)**.
 - a. In the event the Developer fails to maintain constant and consistent operation of the Pekin Alignment & Autobody business located on the Property during regular customary business hours for a period of 5 years from the date the Developer receives the incentives set forth herein, the Developer shall repay all reimbursements provided hereunder within 30 days of written demand of the same from the City.
2. In no event shall the total cumulative reimbursements set forth herein for costs incurred by the Developer in furtherance of the Project located on the Property exceed \$50,000.00.
3. The Developer agrees to provide any information to the City upon written request of the City regarding the number of jobs created and/or retained by the Project as may be required by the Act and/or by the Illinois Comptroller. Failure to provide such information within 30 days from the date of the City’s request shall be cause for the City, at the City’s sole discretion, to declare the Developer in default hereunder.

D. LIMITATION OF INCENTIVES TO DEVELOPER

1. In no event, shall the maximum cumulative reimbursements for the Developer's TIF Eligible Project Costs pursuant to *Section C(1)* above exceed Fifty Thousand Dollars and No Cents (\$50,000.00) as set forth herein.
2. It is not contemplated that, nor is the City obligated, to use any of its proportionate share of the monies generated by this Project for any of Developer's Eligible Project Costs, but rather the City shall use such sums for any purpose under the Act as it may in its sole discretion determine.

E. PAYMENT OF ELIGIBLE PROJECT COSTS

1. Payment to the Developer for Eligible Project Costs as set forth by the Act shall be made by a Requisition for Payment of Private Development Redevelopment Costs ("Requisition", attached hereto as ***Exhibit 2***) submitted from time to time to Jacob & Klein, Ltd. and the Economic Development Group, Ltd. (collectively the "Administrator") and subject to their approval of the costs and availability of funds in the Special Account.
2. All Requisitions must be accompanied by verified bills or statements of suppliers, contractors, or professionals together with mechanic's lien waivers (whether partial or full) from each of the parties entitled to a payment that is the subject of the Requisition as required by the City. **The Developer shall submit such documentation prior to April 30, 2027. Any bills submitted after April 30, 2027 will not be eligible for reimbursement hereunder.**
3. The Developer shall use such sums as reimbursement for TIF Eligible Project Costs only to the extent permitted by law and the Act and may allocate such funds for any purpose for the Term of this Agreement or the term of the TIF District whichever is longer.
4. The Administrator shall approve or disapprove a Requisition by written receipt to the Developer within thirty (30) business days after receipt of the Requisition. Approval of the Requisition will not be unreasonably withheld. If a Requisition is disapproved by the Administrator, the reasons for disallowance will be set forth in writing and the Developer may resubmit the Requisition with such additional information as may be required and the same procedures set forth herein shall apply to such re-submittals.
5. All TIF Eligible Project Costs approved shall then be paid by the City from the Special Account to the Developer, or to others as directed by the Developer, pursuant to the Redevelopment Plan and as allowed by Illinois Law. Payments shall be made within forty-five (45) days after approval of the TIF Eligible Project Costs subject to the terms of this Agreement.
6. The Parties acknowledge that the determination of Eligible Project Costs, and, therefore, qualification for reimbursement hereunder are subject to changes or interpretation made by amendments to the Act, administrative rules or judicial interpretation during the term of this Agreement. The City has no obligation to the Developer to attempt to modify those decisions, but will reasonably assist the Developer in every respect to obtain approval of Eligible Project Costs.

F. VERIFICATION OF TAX INCREMENT

1. It shall be the sole responsibility of the Developer to provide to the City as requested the following:
 - A. Copies of all **PAID** annual real estate tax bills for the Property.
2. The failure of Developer to provide any information required herein after notice from the City, including verification of Eligible Project Costs, and the continued failure to provide such information within thirty (30) days after such notice, shall be considered a material breach of this Agreement and shall be cause for the City to deny payments hereunder to the Developer, which payments are conditional upon receipt of the foregoing information.

G. LIMITED OBLIGATION

The City's obligation hereunder to pay the Developer for Eligible Project Costs is a limited obligation to be paid solely from the TIF District Special Tax Allocation Fund. Said obligation does not now and shall never constitute an indebtedness of the City within the meaning of any State of Illinois constitutional or statutory provision, and shall not constitute or give rise to a pecuniary liability of the City or a charge or lien against the City's general credit or taxing power.

H. CITY PUBLIC PROJECTS

The City intends to use part of its share of the Project's real estate tax increment to fund other public projects in the TIF Redevelopment Area.

I. LIMITED LIABILITY OF CITY TO OTHERS FOR DEVELOPER'S EXPENSES

There shall be no obligation by the City to make any payments to any person other than the Developer, nor shall the City be obligated to make direct payments to any other contractor, subcontractor, mechanic or materialman providing services or materials to the Developer for the Project. This Agreement shall not create any third-party rights and the Developer shall indemnify and hold the City harmless on any claims arising out of the Developer's construction activities.

J. COOPERATION OF THE PARTIES

The City and the Developer agree to cooperate fully with each other when requested to do so concerning the development of the Developer's Project. This includes without limitation the City assisting or sponsoring the Developer, or agreeing to jointly apply with the Developer, for any grant, award, or subsidy which may be available as the result of the Developer's or City's activities. This also includes without limitation the Developer assisting or sponsoring the City, or agreeing to jointly apply with the City, for any grant, award or subsidy which may be available as the result of the City's or Developer's activities.

K. DEFAULT; CURE; REMEDIES

In the event of a default under this Agreement by any party hereto (the "Defaulting Party"), which default is not cured within the cure period provided for below, then the other party (the "Non-defaulting

Party”) shall have an action for damages, or in the event damages would not fairly compensate the Non-defaulting Party’s for the Defaulting Party’s breach of this Agreement, the Non-defaulting Party shall have such other equity rights and remedies as are available to them at law or in equity. Any damages payable by the City hereunder shall be limited to the real estate tax increment payable to the Developer under the terms of this Agreement.

In the event a Defaulting Party shall fail to perform a monetary covenant which it is required to perform under this Agreement, it shall not be deemed to be in default under this Agreement unless it shall have failed to perform such monetary covenant within thirty (30) days of its receipt of a notice from a Non-defaulting Party specifying that it has failed to perform such monetary covenant. In the event a Defaulting Party fails to perform any non-monetary covenant as and when it is required to under this Agreement, it shall not be deemed to be in default if it shall have cured such default within thirty (30) days of its receipt of a notice from a Non-defaulting Party specifying the nature of the default, provided, however, with respect to those non-monetary defaults which are not capable of being cured within such thirty (30) day period, it shall not be deemed to be in default if it commences curing within such thirty (30) days period, and thereafter diligently and continuously prosecutes the cure of such default until the same has been cured.

L. TIME; FORCE MAJEURE

For this Agreement, time is of the essence. The Developer agrees to complete the Project within the time set forth in Section A above. Failure to do so shall be cause for the City to declare the Developer in default and unilaterally terminate the Agreement. However, the Developer and the City shall not be deemed in default with respect to any obligations of this Agreement on its part to be performed if the Developer or City fails to timely perform the same and such failure is due in whole, or in part, to any strike, lock-out, labor trouble (whether legal or illegal), civil disorder, inability to procure materials, weather conditions wet soil conditions, failure or interruptions of power, restrictive governmental laws and regulations, condemnation, riots, insurrections, war, fuel shortages, accidents, casualties, Acts of God, acts caused directly or indirectly by the City (or the City’s agents, employees or invitees) when applicable to Developer or third parties, or any other cause beyond the reasonable control of Developer or the City.

M. ASSIGNMENT

The rights and obligations of the Developer under this Agreement shall not be assignable.

N. WAIVER

Any party to this Agreement may elect to waive any remedy it may enjoy hereunder, provided that no such waiver shall be deemed to exist unless the party waiving such right of remedy does so in writing. No such waiver shall obligate such party to waive any right of remedy hereunder, or shall be deemed to constitute a waiver of other rights and remedies provided said party pursuant to this Agreement.

O. SEVERABILITY

If any section, subsection, term or provision of this Agreement or the application thereof to any party or circumstance shall, to any extent, be invalid or unenforceable, the remainder of said section, subsection, term or provision of this Agreement or the application of same to parties or circumstances

other than those to which it is held invalid or unenforceable, shall not be affected thereby.

P. NOTICES

All notices, demands, requests, consents, approvals or other instruments required or permitted by this Agreement shall be in writing and shall be executed by the Party or an officer, agent or attorney of the Party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally, or as of the third (3rd) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid addressed as follows:

To Developer:

Pekin Alignment & Autobody, Inc.
c/o Joseph and Jennifer Thomas
716 Court Street
Pekin, IL 61554

To City:

City Clerk
City Hall
111 S. Capitol Street
Pekin, Illinois 61554
Telephone: (309)477-2300

With copy to:

Jacob & Klein, Ltd.
Economic Development Group, Ltd.
1701 Clearwater Avenue
Bloomington, Illinois 61704
Telephone: (309)664-7777

Q. SUCCESSORS IN INTEREST

Subject to the Provisions of *Section M* above, this Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

R. NO JOINT VENTURE, AGENCY, OR PARTNERSHIP CREATED

Neither anything in this Agreement nor any acts of the Parties to this Agreement shall be construed by the Parties or any third person to create the relationship of a partnership, agency, or joint venture between or among such Parties.

S. INDEMNIFICATION OF CITY

It is the understanding of the Parties that the position of the Illinois Department of Labor is that the Illinois Prevailing Wage Act does not apply to TIF increment received by developers as reimbursement for private TIF Eligible Project Costs. This position of the Department of Labor is stated as an answer to a FAQ on its website. The Developer shall indemnify and hold harmless the City, and all City elected or appointed officials, officers, employees, agents, representatives, engineers, consultants and attorneys (collectively, the Indemnified Parties), from any and all claims that may be asserted against the Indemnified Parties or one or more of them, in connection with the applicability, determination, and/or payments made under the Illinois Prevailing Wage Act (820 ILCS 130/0.01 et. seq.), the Illinois Procurement Code, and/or any similar State or Federal law or regulation. In addition, the Developer agrees to indemnify and hold harmless the City for any claim asserted against the City arising from the

Developer's Project and/or this Agreement or any challenge to the eligibility of project costs reimbursed to the Developer hereunder. This obligation to indemnify and hold harmless obligates Developer to defend any such claim and/or action, pay any liabilities and/or penalties imposed, and pay all defense costs of City, including but not limited to the reasonable attorney fees of City.

T. ENTIRE AGREEMENT

The terms and conditions set forth in this Agreement and exhibits attached hereto supersede all prior oral and written understandings and constitute the entire agreement between the City and the Developer with respect to the subject matter hereof.

U. WARRANTY OF SIGNATORIES

The signatories of Developer warrant full authority to both execute this Agreement and to bind the entity in which they are signing on behalf of.

V. TERM OF THE AGREEMENT

This Agreement shall expire on the date that is five (5) years from the date the Developer receives the reimbursement set forth herein. The Agreement shall expire sooner if the Developer files for bankruptcy or otherwise becomes insolvent, the Developer vacates the Property or upon any other default by the Developer of this Agreement.

IN WITNESS WHEREOF the Parties hereto have caused this Agreement to be executed by their duly authorized officers on the above date at Pekin, Illinois.

CITY OF PEKIN, ILLINOIS

**PEKIN ALIGNMENT & AUTOBODY,
INC., an Illinois Corporation**

By: _____
Mayor

By: _____

ATTEST:

Printed Name: _____

Title: _____

City Clerk

EXHIBIT 1

SUMMARY OF ESTIMATED TIF ELIGIBLE PROJECT COSTS

**Pekin Alignment & Autobody, Inc.
“Pekin Alignment & Autobody, Inc. Redevelopment Project”**

Pekin CBD TIF District, City of Pekin, Tazewell County, Illinois

Project Description: the Developer is proceeding with plans to renovate and rehabilitate the commercial building located on the Property replacement of windows, garage doors, and asphalt.

Location: 716 Court Street, Pekin, Illinois

Parcel Number: 04-10-02-106-003 and 04-10-02-106-020

Estimated Eligible Project Costs:

Rehabilitation and Renovation \$100,000

Total Estimated Eligible Project Costs \$100,000

*The Developer’s total reimbursement of Eligible Project Costs under Sections C of the Agreement shall not exceed 50% of its TIF Eligible Project Costs incurred in furtherance of the Project or **\$50,000.00**.

EXHIBIT 2

**CITY OF PEKIN, ILLINOIS
PEKIN CENTRAL BUSINESS DISTRICT TIF DISTRICT**

**PRIVATE PROJECT
REQUEST FOR REIMBURSEMENT
BY PEKIN ALIGNMENT & AUTOBODY, INC.**

Date_____

Attention: City TIF Administrator, City of Pekin, Illinois

Re: TIF Redevelopment Agreement, dated August 10, 2026
by and between the City of Pekin, Illinois, and Pekin Alignment & Autobody, Inc. (the
“Developer”)

The City of Pekin is hereby requested to disburse funds from the Special Tax Allocation Fund pursuant to the Redevelopment Agreement described above in the following amount(s), to the Developer and for the purpose(s) set forth in this Request for Reimbursement. The terms used in this Request for Reimbursement shall have the meanings given to those terms in the Redevelopment Agreement.

1. REQUEST FOR REIMBURSEMENT NO. _____
2. PAYMENT DUE TO: Pekin Alignment & Autobody, Inc.
3. AMOUNTS REQUESTED TO BE DISBURSED:

Description of TIF Eligible Project Cost	Amount
Total	

4. The amount requested to be disbursed pursuant to this Request for Reimbursement will be used to reimburse the Developer for Redevelopment Project Costs for the Project detailed in ***Exhibit “1”*** of the Redevelopment Agreement.
5. The undersigned certifies and swears under oath that the following statements are true and correct:

- (i) the amounts included in (3) above were made or incurred or financed and were necessary for the Project and were made or incurred in accordance with the construction contracts, plans and specifications heretofore in effect; and
- (ii) the amounts paid or to be paid, as set forth in this Request for Reimbursement, represent a part of the funds due and payable for TIF Eligible Redevelopment Project Costs; and
- (iii) the expenditures for which amounts are requested represent proper Redevelopment Project Costs as identified in the "Limitation of Incentives to Developer" described in *Section "D"* of the Redevelopment Agreement: have not been included in any previous Request for Reimbursement; have been properly recorded on the Developer's books; are set forth with invoices attached for all sums for which reimbursement is requested; and proof of payment of the invoices; and
- (iv) the amounts requested are not greater than those necessary to meet obligations due and payable or to reimburse the Developer for its funds actually advanced for Redevelopment Project Costs; and
- (v) the Developer is not in default under the Redevelopment Agreement and nothing has occurred to the knowledge of the Developer that would prevent the performance of its obligations under the Redevelopment Agreement.
- (vi) Any violation of this oath shall constitute a default of the Redevelopment Agreement and shall be cause for the City to unilaterally terminate the Redevelopment Agreement.

6. Attached to this Request for Reimbursement is ***Exhibit "1"*** of the Redevelopment Agreement, together with copies of invoices, proof of payment of the invoices, and Mechanic's Lien Waivers relating to all items for which reimbursement is being requested.

BY: _____ (Developer)

TITLE: _____

CITY OF PEKIN, ILLINOIS

BY: _____

TITLE: _____ DATE: _____

JACOB & KLEIN, LTD. & THE ECONOMIC DEVELOPMENT GROUP, LTD.

BY: _____

TITLE: _____ DATE: _____

**REQUEST FOR COUNCIL ACTION**

Agenda Date: August 10, 2026
To: Members of the City Council
From: Seth Ranney, Police Chief

AGENDA ITEM: Resolution No. 467-26/27 Approving Annual Police Department Contract with Lexipol LLC for Policy Manual and Daily Training Bulletins

DESCRIPTION: Approving Annual Contract with Lexipol LLC for state-specific law updates, policy creation, policy manual archives, digital policy acknowledgment, and daily training bulletins capabilities. Lexipol is by far the leader in policy creation and training for law enforcement officers throughout the United States. It is imperative in today's ever-changing policing world to have the most up-to-date policies to insulate the City of Pekin from litigation stemming from failure to properly train officers.

FINANCIAL IMPACT:

Requested Amount: \$18,578.08

Line Item: 100-761-538000

Category: Maintenance Agreements

Line Item Budgeted Amount: \$605,000.00

Line Item Remaining Funds: \$518,086.72

Notes: This purchase is deemed a sole source as we could not find any other companies that provide state-specific law updates, policy creation, policy manual archives, digital policy acknowledgment, and daily training bulletin capabilities.

Award Type: Sole Source

REVIEWED BY:

Seth Ranney, Police Chief
Eric Dubrowski, Finance Director
Adrian Moons, City Attorney
Jim Vasselli, City Attorney
John Dossey, City Manager
Nicole Stewart, City Clerk

Approved - 7/31/2026
Approved - 8/3/2026
Approved - 8/5/2026
Approved - 8/6/2026
Approved - 8/7/2026
Final Approval - 8/7/2026

Resolution No. 467-26/27 Approving Annual Police Department Contract with Lexipol LLC for Policy Manual and Daily Training Bulletins

WHEREAS, the City currently contracts with Lexipol, LLC for software providing state-specific policy creation and updates, training bulletins, and related services for the Police Department; and

WHEREAS, the renewal of the contract with Lexipol, LLC for law enforcement policy manual and daily training bulletin services in accordance with Exhibit A attached hereto is approved.

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 renewal of the contract with Lexipol, LLC for law enforcement policy manual and daily training bulletin services in accordance with Exhibit A attached hereto is approved.

Section 3. This resolution shall be in full force and effect upon passage.

RESULT:	(TO)
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None
ABSENT:	Council Member Karen Hohimer

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

Mayor

ATTEST:

City Clerk

Ranney, Seth J.

From: Dossey, John V
Sent: Friday, July 3, 2026 7:19 AM
To: Ranney, Seth J.
Subject: Fwd: Lexipol Notice: Your Contract will Renew in 90 Days

Sent from my iPhone

Begin forwarded message:

From: Customer Success Aid <customersuccessaid@lexipol.com>
Date: July 3, 2026 at 5:01:50 AM CDT
To: btarr@lexipol.com, "Dossey, John V" <jvdossey@ci.pekin.il.us>
Subject: Lexipol Notice: Your Contract will Renew in 90 Days

Thank you for being a Lexipol customer!

Your subscription will renew soon.

You make difficult decisions every day, including how and where you invest your agency's finite resources. We are honored to support the vital work you do, and we work tirelessly to make your continued partnership with Lexipol the easiest decision you make.

At our core is our continued commitment to delivering best practice guidance essential to a high-performing agency. Last year, Lexipol helped agencies maintain compliance with more than 14,000 legislative and regulatory changes affecting public safety. We also introduced 111 new online training courses to keep personnel up to date on changing tactics and strategies, and over 250 new wellness resources on topics ranging from retirement preparation to mindfulness, leadership and resilience.

We are making significant investments to:

- Bring you unparalleled insight into critical areas of operations – including trends, insights and risks
- Deliver tools that reduce complexity and lighten the administrative burden of evolving accreditation and certification requirements
- Broaden our Training solution to support personnel from hire to retire, including new short-form videos and supplemental materials on timely topics and best practices
- Equip you with resources to build a lasting wellness program that puts your people first and reduces burnout and turnover

We recently shared the news that we're rolling out our next-generation policy management platform, designed to make your work smoother, faster and more collaborative than ever before. In the words of our co-founder, Gordon Graham:

"Every enhancement in Lexipol's new policy management platform was shaped by real input from Lexipol's users. This is not just an upgrade. It's a complete reimagining built with your needs in mind. You'll have access to modernized tools from day one with ongoing enhancements and new features delivered regularly, guided by your feedback."

Beyond policy management, the new platform forms the basis of a unified software experience across Policy, Training, Reports and Wellness that will help you and your personnel seamlessly access the resources you need when you need them.

If you have any questions, your customer success manager is always available to help you get the most from your Lexipol solutions.

Lexipol is proud to play a role in the incredible work public safety professionals do every day. Thank you for the continued opportunity to support you, your personnel and your mission.

Your contract for the Account of Pekin Police Department in the amount of \$18,578.08, will renew on October 1, 2026.

Product	Quantity	Sales Price
Annual Law Enforcement Policy Manual & Daily Training Bulletins	1	\$18,578.08

An invoice will follow in 60 days

Applicable taxes will be added for customers in Arizona, South Carolina, Washington & Tennessee unless Lexipol has a valid exemption certificate on file. All other states will be subject to applicable taxes in the future.

Please let us know if you have any questions.

Sincerely,

Customer Success Team | customersuccessaid@lexipol.com

**REQUEST FOR COUNCIL ACTION**

Agenda Date: August 10, 2026
To: Members of the City Council
From: Seth Ranney, Police Chief

AGENDA ITEM: Resolution No. 468-26/27 Approving Annual Contract with Flock Safety for License Plate Reading Cameras

DESCRIPTION: Approving the annual contract with Flock Safety for 52 Falcon and 2 Portable Flex License Plate Reading Cameras that are currently installed. This expenditure is fully funded as part of a multi-year State of Illinois Vehicular Hijacking and Motor Vehicle Theft Prevention Grant that was awarded two years ago. We received the funds last week from the state. The Flock System has proven to be an invaluable tool to investigate serious crimes along with ongoing narcotics trafficking investigations within the City of Pekin. The FLOCK System is the only system that allows for the utilization of a large network of cameras from our law enforcement partners locally and across the state.

FINANCIAL IMPACT:

Requested Amount:

Line Item: 100-760-598230

Category: Grant Expense- Contractual

Line Item Budgeted Amount: \$173,900.00

Line Item Remaining Funds: \$173,900.00

Notes: This purchase is being considered sole source as the cameras are already installed and going to a new company would create substantial inefficiencies due to having to remove the existing cameras, bid a new program, and then wait for installation. Going to another company could also create significant downtime as it took the better part of a year to get the required State of Illinois permits to secure the current locations of the cameras. Overall, a move to a different company would most likely mean the loss of evidence from the camera system for a significant period. Moving away from FLOCK and to another company would mean a significant loss of evidence by not having access to the information from all of our surrounding jurisdictions that are part of the FLOCK system of cameras.

Another reason to consider this a sole source purchase is that the city would incur a significant additional cost to pay for integrations that would need to be made to make a new camera system compatible with all of our current programs.

Award Type: Sole Source

REVIEWED BY:

Seth Ranney, Police Chief
 Eric Dubrowski, Finance Director
 Adrian Moons, City Attorney
 Jim Vasselli, City Attorney
 John Dossey, City Manager

Approved - 7/31/2026
 Approved - 8/3/2026
 Approved - 8/5/2026
 Approved - 8/6/2026
 Approved - 8/7/2026

Resolution No. 468-26/27 Approving Annual Contract with Flock Safety for License Plate Reading Cameras

WHEREAS, the City of Pekin, a home rule unit of local government, recognizes the importance of public safety and effective law enforcement tools to combat crime within its jurisdiction; and

WHEREAS, the Pekin Police Department has been utilizing a system of 52 Falcon and 2 Portable Flex License Plate Reading Cameras, provided by Flock Group, Inc. d/b/a Flock Safety, which has proven to be an invaluable tool in investigating serious crimes and narcotics trafficking; and

WHEREAS, the City was awarded a multi-year State of Illinois Vehicular Hijacking and Motor Vehicle Theft Prevention Grant two years ago, and the grant funds for the current year, totaling \$163,000.00, have been received and submitted to the City's Finance Department for deposit; and

WHEREAS, the purchase of this service is deemed a sole source procurement because the existing cameras are already installed, and replacing them would cause significant inefficiencies, including downtime, loss of evidence, additional costs for new integrations, and the lengthy process of obtaining new state permits; and

WHEREAS, the City's budget for the current fiscal year includes sufficient funds in Line Item 100-760-598230, "Grant Expense-Contractual," with an allotted amount of \$178,000.00, to cover the requested expenditure of \$163,000.00.

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 City Council hereby approves the annual contract with Flock Group, Inc. d/b/a Flock Safety for the continued use and maintenance of 52 Falcon and 2 Portable Flex License Plate Reading Cameras. The Mayor and City Clerk are authorized to execute any and all necessary documents to effectuate this contract. The City Council finds and determines that this purchase is a necessary and proper sole source procurement, as detailed in the recitals above, and is in the best interest of the City of Pekin to ensure continuity of critical law enforcement operations.

Section 3. The City Manager is authorized to approve the expenditure of up to \$163,000.00 from Line Item 100-760-598230, "Grant Expense-Contractual," to compensate Flock Group, Inc. d/b/a Flock Safety for the services rendered under this contract.

Section 4. This expenditure is to be funded entirely by the grant funds received from the State of Illinois Vehicular Hijacking and Motor Vehicle Theft Prevention Grant, and no additional City funds shall be used for this purpose unless otherwise approved by the City Council.

Section 5. This Ordinance shall be in full force and effect from and after its passage, approval, and

publication as required by law.

RESULT:	(TO)
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None
ABSENT:	Council Member Karen Hohimer

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

Mayor

ATTEST:

City Clerk

flock safety

INVOICE

Flock Group Inc dba Flock Safety
www.flocksafety.com

Invoice Number INV-100368
Invoice Date: 7/29/2026
Due Date: 8/28/2026
Payment Terms: Net 30
PO#:
W-9 Form [\[Download\]](#)
Certificates of Insurance [\[Download\]](#)

Bill To: IL - Pekin City PD
Pekin, Illinois, 61554

Ship To: IL - Pekin City PD
111 South Capitol Street
Pekin, Illinois 61554

Billing Company Name: IL - Pekin City PD
Billing Contact Name: Brian Willmert
Billing Email Address: blwillmert@ci.pekin.il.us

Payment Terms: Net 30
Contracted Billing Structure: Annual

Notes: Renewal - - 2026: Year 1 of 12 Month Term, 2026 - 2027

Please note a minor change to our invoices starting February 1, 2025 updating product/SKU names listed in each line item. This change is only to naming conventions and will not affect the products, functionality, or services you receive from Flock Safety. Please update your payment system to reflect these new product/SKU names as needed.

ITEMS	QTY	UNIT PRICE	SALES TAX	TOTAL
Flock Safety Platform - Essentials	1	\$0.00	\$0.00	\$0.00
Flock Safety LPR Flex, fka Falcon Flex	2	\$3,500.00	\$0.00	\$7,000.00
Flock Safety LPR, fka Falcon	52	\$3,000.00	\$0.00	\$156,000.00

Unless otherwise noted on the Order Form, the Term shall commence upon first installation and validation of Flock Hardware.
Link to Location of Services:

Subtotal: \$163,000.00
Sales Tax: \$0.00
Credit: \$0.00
Payments: \$0.00
Balance Due: \$163,000.00

If you have questions about your invoice, are providing an exemption certificate or need to update your billing contact information, please email billing@flocksafety.com or call 866-901-1781, option 3.



INVOICE

Flock Group Inc dba Flock Safety
www.flocksafety.com

Invoice Number: INV-100368
Invoice Date: 7/29/2026
Due Date: 8/28/2026
Payment Terms: Net 30
PO#:

Payment Remittance Information

Pay by Check:

Payable to: Flock Group Inc
Memo: INV-100368
Mail to: PO Box 121923
Dallas, TX 75312-1923

If paying by check, please include the remittance slip below.

Pay by ACH:

Account Legal Name: Flock Group Inc.
Account Number: [REDACTED]
Account Type: [REDACTED]
Routing / SWIFT Code: [REDACTED]

If paying by ACH, please include your invoice number in the memo section of the ACH transfer request.

Please be aware that failure to pay the invoice by the due date may result in an interest penalty or disconnection of service, as specified in your contract.

.....
Detach and Return with Payment

Make Checks Payable to: Flock Group Inc

If sending via
USPS: Flock Group Inc
PO Box 121923
Dallas, TX 75312-1923

Or

If sending via
UPS, FedEx or
USPS: Flock Group Inc
891923
885 East Collins Boulevard,
Suite 110
Richardson, TX 75081

Account: IL - Pekin City PD

Invoice #: INV-100368

Amount Due: **\$163,000.00**

Amount Enclosed: \$ _____

**REQUEST FOR COUNCIL ACTION**

Agenda Date: August 10, 2026
To: Members of the City Council
From: Joshua Wray, Economic Development Director
 Nic Maquet, Chief Building Official

AGENDA ITEM: Resolution No. 469-26/27 Approving an Assumption of Liability and Indemnity Agreement with Littleton Storm and Timber Services Inc.

DESCRIPTION: Littleton was previously awarded four demolition contracts for various properties in Pekin. Each contract specified that the contractor was to treat the demolition materials as if they had asbestos regardless of testing. Littleton failed to do so and disposed of the materials for all four projects without the proper steps. While no environmental protection statute or other law is known or suspected to be broken, the City would still like a formal agreement whereby Littleton takes all responsibility and liability should any issue ever arise. This agreement accomplishes that and assesses a \$1,000 penalty per project for failure to complete all the work as specified in the contracts.

Littleton has already agreed to and signed the attached agreement.

Staff recommends approval of this Resolution.

FINANCIAL IMPACT:**REVIEWED BY:**

Nic Maquet, Chief Building Official	Approved - 8/6/2026
Seth Ranney, Police Chief	Approved - 8/6/2026
Adrian Moons, City Attorney	Approved - 8/6/2026
Jim Vasselli, City Attorney	Approved - 8/6/2026
John Dossey, City Manager	Approved - 8/7/2026
Nicole Stewart, City Clerk	Final Approval - 8/7/2026

Resolution No. 469-26/27 Approving an Assumption of Liability and Indemnity Agreement with Littleton Storm and Timber Services Inc.

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, the City, 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 previously awarded, after a sealed bidding process, four project contracts to Littleton Storm and Timber Services Inc. ("Littleton") for demolition of structures at 714 North 4th Street, 213 Jane Street, 201 Cooper Street, and 281 Koch Street, all in Pekin, Illinois; and

WHEREAS, the four project contracts all specified that Littleton was to assume all demolition materials contained asbestos and was to perform all necessary asbestos mitigation and disposal measures regardless of testing; and

WHEREAS, Littleton performed the demolition and disposal of materials but failed to perform the required asbestos mitigation and disposal measures; and

WHEREAS, the City Council finds it in the best interests of the community to approve an agreement with Littleton for Littleton to assume all risk and liability for any potential asbestos-related enforcement actions that may arise related to the four demolition projects and to assess a \$1,000 penalty per project for failure to perform all duties stated in the contracts.

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 Mayor is hereby authorized to execute the Assumption of Liability and Indemnity Agreement with Littleton Storm and Timber Services attached hereto and incorporated herein as Exhibit A.

Section 3. This Resolution shall be effective immediately upon its passage and approval in accordance with all requirements of law.

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

ABSENT: Council Member Karen Hohimer

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

Mayor

ATTEST:

City Clerk

ASSUMPTION OF LIABILITY AND INDEMNITY AGREEMENT

WHEREAS, the City of Pekin (the “City”) previously issued public requests for bids for the demolition of residential structures at 714 North 4th Street, 213 Jane Street, 201 Cooper Street, and 281 Koch Street, all in Pekin, Illinois, (the “Projects”) and awarded the Projects to Littleton Storm and Timber Services Inc. (“Littleton”); and

WHEREAS, the City and Littleton entered into several contracts for the Projects on April 24, 2026, (the “Contracts”) that specified that the Project included provision by which the contractor was to assume all materials contain asbestos and was to perform all necessary asbestos mitigation and disposal measures; and

WHEREAS, Littleton performed the demolition and disposal of demolition materials but did not perform such asbestos mitigation and disposal measures; and

WHEREAS, although no environmental protection statute or other law is known or suspected to be broken for the Project, Littleton did not fulfill the requirements of the Contract and, therefore, exposed the City to risk and liability;

NOW, THEREFORE, Littleton and the City agree to the following terms:

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

Section 2. Littleton expressly assumes all risk and liability related to any potential asbestos-related enforcement actions that may occur as related to the Projects, and Littleton expressly agrees to indemnify, defend and hold the City harmless from any and all claims, actions, suits, procedures, costs, expenses, damages and liabilities including, but not limited to attorney’s fees, arising from or in any way related to asbestos mitigation for the Projects. Specifically, because Littleton assumes all risk and liability arising out of or relating to any actual, alleged, or potential asbestos-containing materials or asbestos-related conditions, violations, releases, or enforcement actions associated with the Projects or Littleton's activities, Littleton shall, at its sole cost and expense, defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Pekin and its elected and appointed officials, officers, employees, agents, attorneys, insurers, and volunteers from and against any and all claims, demands, causes of action, administrative proceedings, enforcement actions, citations, notices of violation, fines, penalties, damages, judgments, liabilities, losses, costs, and expenses (including, without limitation, reasonable attorneys' fees, expert witness fees, consultant fees, court costs, remediation costs, investigation costs, and appeal costs) arising out of, resulting from, or relating in any way to any actual, alleged, or potential asbestos-related condition or violation, including, without limitation, any enforcement action initiated by the United States Environmental Protection Agency, the Illinois Environmental Protection Agency, the Illinois Department of Public Health, the Illinois Department of Labor, the Occupational Safety and Health Administration, or any other federal, state, or local governmental agency. Littleton's obligations under this Section shall apply regardless of whether such claims or enforcement actions arise before, during, or after the termination or expiration of this Agreement, shall

survive the termination or expiration of this Agreement, and shall not be limited by any insurance maintained by Littleton. Notwithstanding the foregoing, Littleton shall not be obligated to indemnify the City for any claim or liability finally determined by a court of competent jurisdiction to have been caused solely by the willful misconduct or gross negligence of the City.

Section 3. Littleton agrees that, pursuant to the Contracts, the City can and will withhold a portion of the agreed upon Contract Sum for incomplete work for each of the Projects in the amount of \$1,000 per demolition.

Section 4. The undersigned expressly agree that the foregoing assumption of liability and indemnity agreement is intended to be as broad and inclusive as is permitted by the law of the State of Illinois and that if any portion thereof is held invalid, it is agreed that the balance shall, notwithstanding, continue in full legal force and effect.

Acknowledgment of Understanding: The undersigned have read this assumption of liability and indemnity agreement and have had the opportunity to ask questions about the same. The undersigned fully understand this assumption of liability and indemnity agreement, that the undersigned are giving up substantial rights in connection therewith, and that its terms are contractual, and not a mere recital. The undersigned acknowledge that they are signing this agreement freely and voluntarily and have full authority under law to execute this agreement.

LITTLETON STORM AND
TIMBER SERVICES INC.

CITY OF PEKIN

Name: _____

Name: _____

Its: _____

Its: _____

(signature)

(signature)

Date: _____

Date: _____

**REQUEST FOR COUNCIL ACTION**

Agenda Date: August 10, 2026
To: Members of the City Council
From: Joshua Wray, Economic Development Director
 Nic Maquet, Chief Building Official
 John Dossey, City Manager

AGENDA ITEM: Resolution No. 470-26/27 Approving the Disqualification of Littleton Storm and Timber Services Inc. as a Responsible Bidder for City Projects for One Year

DESCRIPTION: Due to the significant failure to abide by four demolition contracts with the City, staff recommends disqualifying Littleton as a responsible bidder for one year.

FINANCIAL IMPACT:**REVIEWED BY:**

Nic Maquet, Chief Building Official	Approved - 8/6/2026
Seth Ranney, Police Chief	Approved - 8/6/2026
Adrian Moons, City Attorney	Approved - 8/6/2026
Jim Vasselli, City Attorney	Approved - 8/6/2026
John Dossey, City Manager	Approved - 8/7/2026
Nicole Stewart, City Clerk	Final Approval - 8/7/2026

Resolution No. 470-26/27 Approving the Disqualification of Littleton Storm and Timber Services Inc. as a Responsible Bidder for City Projects for One Year

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, the City, 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 Procurement Policy mandates that construction contracts in excess of \$25,000 must be procured via a sealed bidding process and must be awarded to the lowest responsible bidder; and

WHEREAS, the City Procurement Policy outlines several factors to consider in determining the responsibility of a bidder, including, but not limited to, the bidder's experience and reputation, quality of the materials and services specified in the bid, bidder's ability to meet other terms and conditions; and

WHEREAS, the Illinois Procurement Code further defines a responsible bidder as "a person who has the capability in all respects to perform fully the contract requirements and the integrity and reliability that will assure good faith performance"; and

WHEREAS, the City previously awarded, after a sealed bidding process, four project contracts to Littleton Storm and Timber Services Inc. ("Littleton") for demolition of structures at 714 North 4th Street, 213 Jane Street, 201 Cooper Street, and 281 Koch Street, all in Pekin, Illinois; and

WHEREAS, the four project contracts all specified that Littleton was to assume all demolition materials contained asbestos and was to perform all necessary asbestos mitigation and disposal measures regardless of testing; and

WHEREAS, Littleton performed the demolition and disposal of materials but failed to perform the required asbestos mitigation and disposal measures; and

WHEREAS, the City Council finds, due to the failure to perform duties related to potentially hazardous materials in four demolition projects, that Littleton should not be considered a responsible bidder for future City projects for a certain period of time.

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. Littleton Storm and Timber Services Inc. is hereby disqualified as a responsible bidder for all City of Pekin projects.

Section 3. This Resolution shall expire without further action on July 31, 2027, after which time Littleton may again submit bids and proposals for City projects.

Section 4. This Resolution shall be effective immediately upon its passage and approval in accordance with all requirements of law.

RESULT:	(TO)
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None
ABSENT:	Council Member Karen Hohimer

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

ATTEST: _____ Mayor

City Clerk

**REQUEST FOR COUNCIL ACTION**

Agenda Date: August 10, 2026
To: Members of the City Council
From: Simon Grimm, Public Works Director

AGENDA ITEM: Resolution No. 471-26/27 Approving Repair of Willow Street Sewer Main

DESCRIPTION: A section of the sanitary sewer main located between 1608 and 1610 Willow St. has collapsed and is in need of repair immediately. The collapsed section is unable to be lined due to the condition of the collapse and is approximately 20' below grade, which is too deep to be repaired by the City.

Five local construction companies were contacted to provide quotes. Only two of the companies had the availability to schedule the work in the near term, G.A. Rich and Hoerr. Hoerr construction is the lowest of the two quotes, and is the recommended section for this project at a cost of \$32,300.00

The two quotes received are attached as Exhibits A and B. Staff recommends approval.

FINANCIAL IMPACT:

Requested Amount: \$32,300.00

Line Item: 231-030-564000

Category: Sewer Maintenance / Improvements

Line Item Budgeted Amount: \$1,750,000.00

Line Item Remaining Funds: \$1,674,189.53

Notes:

Award Type: Multiple Quotes

REVIEWED BY:

Eric Dubrowski, Finance Director

Adrian Moons, City Attorney

Jim Vasselli, City Attorney

John Dossey, City Manager

Nicole Stewart, City Clerk

Approved - 8/6/2026

Approved - 8/6/2026

Approved - 8/6/2026

Approved - 8/7/2026

Final Approval - 8/7/2026

Resolution No. 471-26/27 Approving Repair of Willow Street Sewer Main

WHEREAS, the City of Pekin owns and operates the sewer system that is essential to the protection of public health, environmental compliance, and the proper handling of sanitary and storm sewer; and

WHEREAS, a portion of that sewer system under Willow Street is damaged and in need or repair to return to proper function; and

WHEREAS, the repair of the damaged section of sewer requires the use of an outside contract due to the depth and type of damage; and

WHEREAS, staff contacted multiple firms for quotes and Hoerr Construction has the availability and has the lowest cost of the quotes received; and

WHEREAS, the cost of the repair by Hoerr Construction is \$32,300.00

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 City Council hereby approves the expenditure of \$32,300.00 for the repair of a collapsed section of the sewer below Willow Street.

Section 3. The City Manager or their designee is authorized to approve the work to be completed by Hoerr Construction for repair of the sewer.

Section 4. This Resolution shall be in full force and effect immediately upon its passage and approval as provided by law.

RESULT:	(TO)
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None
ABSENT:	Council Member Karen Hohimer

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

Mayor

ATTEST:

City Clerk



Hoerr Construction, Inc.
1416 County Road 200 N
P.O. Box 65
Goodfield, IL 61742

Office: (309) 691-6653
Fax: (309) 508-7990

PROJECT PROPOSAL & CONTRACT

Description of Work: 10" Sanitary Sewer Repair

Project Address: between 1608 & 1610 Willow St. in Pekin, IL

Quote #: 260730-1

Engineer: Not Applicable

7/31/2026

Owner: City of Pekin

Customer:

Justin Reeise, PE
City of Pekin
111 S. Capitol St.
Pekin, IL 61554
jlreeise@ci.pekin.il.us
309-696-7735

HOERR CONSTRUCTION, INC. to Provide:

- Labor, Material, & Equipment to repair 10" sanitary sewer in Willow St.

City of Pekin to Provide:

- Bonds, permits, fees, licenses, association dues, taxes, any insurance beyond our normal policies/limits, staking & layout, locating of private utilities not covered by JULIE, trucks & drivers to haul off excavated materials, dump site for excavated materials, pipe bedding materials, provide & install CLSM trench backfill, compaction testing, erosion control, traffic control, and any surface restoration.

Total Project Price: \$32,300.00

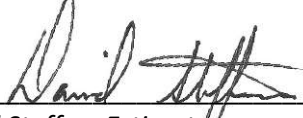
Our pricing is based on excavating in suitable ground conditions and our excavation being approximately 8'x16'. If ground conditions are such that a larger excavation is required, additional charges may apply.



Hoerr Construction, Inc.
1416 County Road 200 N
P.O. Box 65
Goodfield, IL 61742

Office: (309) 691-6653
Fax: (309) 508-7990

Thank you for the opportunity to quote this project. If this proposal is accepted, regular payments to be made to Hoerr Construction, Inc. monthly as the work progresses, as billed, for the units that were installed. If a separate contract format is used, this document shall be included as an exhibit. This proposal may be retracted if not accepted within 30 days. If you have any questions, please call me at (309) 691-6653.



David Steffen, Estimator
Hoerr Construction, Inc.

Acceptance of Proposal

The pricing, specifications, and conditions noted above and on the following pages of this proposal are agreeable and are accepted in full. By signing below, you have our authorization to complete the work as specified.

Customer Authorized Signature

Customer Printed Name

Acceptance Date

Customer Company Name



Hoerr Construction, Inc.
1416 County Road 200 N
P.O. Box 65
Goodfield, IL 61742

Office: (309) 691-6653
Fax: (309) 508-7990

GENERAL CONDITIONS

THESE GENERAL CONDITIONS ("General Conditions") are incorporated by reference into Contractor's Proposal (being the front page of this document). The services and work defined to be performed by Contractor in the attached proposal (the "Services") shall be governed by these General Conditions.

Section 1. CONTRACT DOCUMENTS.

To the extent of any conflict between or among the contract documents, the documents shall be interpreted in the following order: (1) Contractor's Proposal, (2) these General Conditions, and (3) any other document.

Section 2. LIENS AND LIEN WAIVERS.

a. Any lien waivers required of Contractor and/or its subcontractors/suppliers may be conditional lien waivers, effective only upon the receipt of the funds identified in the lien waiver and after the check has been properly endorsed and paid by the bank upon which it is drawn.

b. Customer shall promptly furnish to Contractor, at the request of Contractor, information necessary and relevant for Contractor to evaluate and perfect its lien rights, including, but not limited to, the legal description(s) of the site, the name address of the record owner of each parcel of the site and Customer's interest in each identified parcel.

Section 3. DELAYS.

Contractor shall not be responsible for any delay or failure to perform if such delay or failure is caused by an occurrence beyond Contractor's reasonable control, including, but not limited to, site conditions, hazardous wastes, Customer's breach of a term of this Agreement, including, but not limited to, failure to timely pay invoices in full, acts or omissions of Customer or anyone for whose acts or omissions Customer may be responsible, including, but not limited to, other Customer contractors, government or other regulatory orders, rules or decisions, changes in applicable law, war, terrorism, sabotage, riots or theft, labor shortages, material shortages, lockouts, embargoes or strikes, fire or explosion or flood, wind, rain, weather or other act of God. The time to complete the work shall be extended for a period of time at least equal to the delay caused by a foregoing event. Customer shall be liable to Contractor for any and all costs, expenses and damages incurred by Contractor that arise from or in any way relate to a foregoing event giving rise to the delay.

Section 4. CUSTOMER'S RESPONSIBILITIES.

a. If requested, Customer shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the project, and a written legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements, and adjoining property and structures; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions and necessary data pertaining to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a project benchmark.

b. Customer assumes full responsibility to ascertain that the site is properly zoned for the construction of the project and its intended use.

c. Customer shall disclose, to the extent known to Customer, the results and reports of prior tests, inspections or investigations conducted for the Services or relating to the site. Customer shall give prompt notice to Contractor whenever it becomes aware of any development, event or condition that materially or adversely affects the site or scope, timing or cost of the work.

d. Those services, information, surveys, reports and other information provided by Customer under this Section are of the essence of the Services and these General Conditions and Contractor shall be entitled to rely upon the accuracy and completeness thereof.

e. In the event Customer provides labor for Contractor in the performance of the Services, Customer will indemnify and hold harmless Contractor against any and all actual, threatened or alleged claims, citations, fines, forfeitures, penalties, liens, causes of actions, suits, demands, damages, liabilities, losses, costs and expenses, including, but not limited to, attorneys' fees arising out of any damages or injuries related to the work performed by such laborers provided by Customer. Customer shall maintain insurance relating to the Customer's performance of any Services by Customer and shall also waive all rights of subrogation against Contractor arising out of the work under Contractor's Proposal and these General Conditions.

f. Both Contractor and Customer shall comply with all federal, state and local permits, laws, codes, ordinances, rules, decisions and regulations applicable to the Services or this agreement, including, but not limited to, such codes, ordinances, rules, decisions and regulations relating to labor, employment, prevailing wage, permit restrictions, job site safety and the environment. Both parties shall also comply with all specific safety requirements promulgated by any governmental authority, including, without limitation, the requirements of the Occupational Safety Health Act of 1970, inclusive, and all

successors and amendments thereto, and all standards and regulations that have been or shall be promulgated by the parties hereunder or agencies which administer such safety acts.

g. Operation and control of Customer's equipment shall be Customer's responsibility.

Section 5. INDEMNIFICATION.

a. Customer shall indemnify, defend and hold Contractor and its directors, officers, employees, agents, successors and assigns harmless from and against any and all loss, damage, injury, claim, liability, demand, cost or expense, including, but not limited to attorneys' fees, attributable to personal injury, bodily injury or property damage, including loss of use thereof, arising out of or relating to this Agreement, the site, the Services or the work, but only to the extent caused in whole or in part by Customer's breach of this Agreement or the negligence or willful acts or omissions of Customer or anyone for whose acts or omissions Customer may be liable, including, but not limited to, Customer's architect, engineer or any other contractor on the project.

b. Contractor shall indemnify, defend and hold Customer and its directors, officers, employees, agents, successors and assigns harmless from and against any and all loss, damage, injury, claim, liability, demand, cost or expense, including, but not limited to attorneys' fees, attributable to personal injury, bodily injury or property damage, including loss of use thereof, arising out of or relating to the work, but only to the extent caused by the negligent or willful acts or omissions of Contractor or anyone for whose acts or omissions Contractor may be liable.

Section 6. SITE CONDITIONS.

a. Contractor is not responsible for subsurface or concealed physical conditions at or around the site. If subsurface or physical conditions are encountered at the site that differ from those expressly indicated in the contract documents or are of an unusual nature that differ from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the contract documents, then notice by the observing party shall be given to the other party of such conditions. If such conditions increase the time to perform the work, then the time to complete the work will be equitably adjusted in a duration at least equal to the delay caused by such condition(s). If such conditions increase the cost to perform the work, then the contract price shall be equitably adjusted in an amount at least equal to the costs and expenses arising out of or relating to such condition(s).

b. Contractor is not responsible for any liability loss, or expense, including but not limited to damage caused by any pre-existing condition of the property, where the condition existed prior to the start of Contractor's Services. Customer shall be responsible for loss of equipment, caused by the pre-existing conditions of the job site.

Section 7. HAZARDOUS MATERIALS.

Any and all debris is represented by Customer to be non-hazardous and to require no manifesting or special permitting. Contractor is not responsible for hazardous wastes or material (as such terms are defined under federal law) that may exist at the site. Contractor assumes no possession or control for hazardous waste that may be present at the site. Customer acknowledges that Contractor has played no part in and assumes no responsibility for generation or creation of any hazardous waste that may exist at the site. Nothing in this Agreement shall be construed or interpreted as requiring Contractor to assume the status of, and Customer acknowledges that Contractor does not act in the capacity nor assume responsibilities of Customer or others, as an owner, handler, generator, operator, transporter or arranger in the treatment, storage, disposal or transportation of any hazardous waste. Contractor shall have no responsibility for the transportation, storage, treatment or disposition of contaminated or potentially contaminated hazardous waste, whether directly or indirectly generated from Contractor's performance of the work. Customer shall be responsible for the disposal of any such waste materials and shall be the named party on any such waste manifests. Notwithstanding anything to the contrary in this Agreement, Customer shall defend, indemnify and hold Contractor and its officers, directors, employees, agents, consultants, contractors, successors and assigns harmless from any and all claims arising out of or relating to the presence of hazardous wastes at the site or the treatment, storage, transportation or disposition of the same.

Section 8. WAIVER OF CONSEQUENTIAL DAMAGES.

Customer and Contractor mutually waive against the other party any and all indirect, consequential and incidental damages arising out of or relating to the work or this Agreement, including a breach thereof.

Section 9. INSURANCE.

During the construction of any said project, Contractor and Customer agree to maintain insurance coverage covering the work for the Services and activity of each party.

G. A. RICH & SONS, INC.

MECHANICAL & UTILITY CONTRACTOR

204 S PERRY STREET P.O. BOX 50 DEER CREEK, ILLINOIS 61733 (309) 447-6231 FAX (309) 447-6500

PROPOSAL
For
WILLOW STREET POINT REPAIR
PEKIN, ILLINOIS
July 8, 2026

G. A. Rich & Sons, Inc. is pleased to submit the attached scope and quotation.

Sanitary Main Point Repair

Furnish and install:

- Traffic control for point repair. (Closing Willow at Augusta to Donna Ct. to through traffic)
- Hydro excavation of existing utilities to determine shoring size.
- Excavation and shoring for 1- 10ft x 16ft x 20ft deep excavation.
- Ferncos and pipe to repair 10" main up to 12ft in length.
- Pull shoring and demobilize.

City to provide

- 2 Tandems / drivers for haul off ~ 3days
- Destination for spoils.
- Bedding stone for repair CA7 white rock preferred.
- CLSM TBF to subgrade.
- Street patch back.

Clarifications

Quote based on 8hr workdays M-F

Exclusions

- Excludes sales Tax.
- Excludes final grading and restoration.
- Excludes pavement removal and installation.
- Excludes all SWPP material, labor, and maintenance.
- Excludes costs to dispose of contaminated soils. (trucking and dump fees)
- Not responsible for hit utilities that we have **NO** knowledge of.

TOTAL QUOTE: \$50,825.00

Should you have any questions or require additional information, please do not hesitate to contact me at my cell 309-303-3255. Thank you in advance for an opportunity to provide a quotation for this project.

Proposal may be withdrawn by G.A. Rich if not accepted within 14 working days from the date above.

ACCEPTED BY: _____ DATE: _____

Please acknowledge acceptance by signing and returning one copy.

Respectfully Submitted,
Andy Snyder
Estimator/Project Manager
andys@garich.com

**REQUEST FOR COUNCIL ACTION**

Agenda Date: August 10, 2026
To: Members of the City Council
From:

AGENDA ITEM: Resolution No. 472-26/27 Approving the 2026 Employment Agreement with John V. Dossey as City Manager

DESCRIPTION:**FINANCIAL IMPACT:**

Requested Amount:

Line Item:

Category:

Line / Category Budgeted Amount:

Line / Category Remaining Funds:

Notes:

Award Type:

REVIEWED BY:

Eric Dubrowski, Finance Director
Adrian Moons, City Attorney
Jim Vasselli, City Attorney
John Dossey, City Manager
Nicole Stewart, City Clerk

Resolution No. 472-26/27 Approving the 2026 Employment Agreement with John V. Dossey as City Manager

WHEREAS, the City of Pekin (the "City") is a home rule municipality operating under the City Manager form of government pursuant to Article 5 of the Illinois Municipal Code, 65 ILCS 5/5-1-1 et seq.; and

WHEREAS, under the Managerial Form of municipal government, the City Manager is appointed by the City Council; and

WHEREAS, by Resolution 43-23/24, City Council previously appointed John V. Dossey as City Manager of the City of Pekin, and the City Council approved an Employment Agreement with John V. Dossey setting forth the terms and conditions of such employment; and

WHEREAS, the existing Employment Agreement provided for an initial term of three years commencing August 28, 2023, unless earlier terminated, and further provided for renewal terms subject to the terms and conditions set forth therein; and

WHEREAS, the City Council has reviewed the proposed 2026 iteration of the Employment Agreement with John V. Dossey and finds that approval of the same is in the best interests of the City of Pekin; and

WHEREAS, the City Council desires to approve the 2026 iteration of the Employment Agreement and authorize its execution by the appropriate City officials.

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 City Council hereby approves the 2026 iteration of the Employment Agreement with John V. Dossey, in substantially the form attached hereto as Exhibit A, together with such non-substantive revisions as may be approved by the Mayor, City Manager, and City Attorney.

Section 3. The Mayor and City Clerk are hereby authorized and directed to execute the 2026 iteration of the Employment Agreement with John V. Dossey on behalf of the City of Pekin.

Section 4. The officers, employees, and agents of the City are hereby authorized and directed to take all actions necessary or desirable to carry out the intent and purpose of this Resolution.

Section 5. This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

RESULT:	(TO)
MOVER:	None
SECONDER:	None
AYES:	None

NAYS:	None
ABSTAIN:	None
ABSENT:	Council Member Karen Hohimer

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

Mayor

ATTEST:

City Clerk