

## ORDER OF BUSINESS

City Council  
City of Wood River  
111 N. Wood River Avenue

April 21, 2025  
7:00 P.M.  
Wood River, IL 62095

### AGENDA

- 1) Roll Call:  

David Ayres	Tom Stalcup	Bill Dettmers
Jeremy Plank		Scott Tweedy
- 2) Approval of the minutes of the regular meeting of April 7, 2025, as printed.
- 3) Approval of the bills submitted for payment for the period April 3, 2025, to April 16, 2025, as printed.
- 4) Approval of the Financial Statement ending March 31, 2025, as printed.
- 5) Approval of the 3<sup>rd</sup> Quarter Investment Report for the period May 1, 2024, to January 31, 2025.
- 6) REQUEST BY MAYOR FOR:
  - A. Request for Citizen comments/communications/petitions
  - B. Reports/comments from City Officials
- 7) Approval of an ordinance authorizing a Redevelopment Agreement with Mark and Jacqueline Smith, for TIF Financial Assistance at 162 E. Ferguson, Wood River, Illinois 62095.
- 8) Approval of an ordinance authorizing a Redevelopment Agreement with Daniel King for TIF Financial Assistance at 7 W. Ferguson, Wood River, Illinois 62095.
- 9) Approval of an ordinance authorizing an Amended Redevelopment Agreement with Heaterz Development Company LLC for TIF Financial Assistance at 11 W. Ferguson, Wood River, Illinois 62095.
- 10) Approval of an ordinance authorizing the acceptance of Parcel ID 19-2-08-22-17-306-020, commonly known as 125 E. Jennings Avenue, Wood River, Illinois 62095, as a gift, from David Gallagher, Executor of the Estate of Joseph E.S. Hudanik, for purposes of eradicating blight.
- 11) Approval of a resolution approving an amendment to the Master Agreement to provide Electric Generation Supply and related services by and between the City of Wood River and Illinois Power Marketing LLC d/b/a Homefield Energy.
- 12) Approval of electing a Councilmember to serve as Mayor Pro-Tem for the 2025-2026 Fiscal Year.
- 13) Approval of a recommendation to install a "Slow – Children at Play" sign at the intersection of First Street and Acton Avenue, as submitted by the Traffic Commission.
- 14) Approval of a recommendation to install a "Slow – Children at Play" sign on Tamaroa at the entrance of the Heritage Trails Subdivision, as submitted by the Traffic Commission.
- 15) Approval of a Proclamation recognizing the National Day of Prayer on Thursday, May 1, 2025.

- 16) Approval of a request to seek bids to replace the pumps at the Eastwood Lift Station with new grinder pumps, as submitted by the Director of Public Services.
- 17) Approval of a request to seek bids for concrete sidewalks at various locations throughout the City, as submitted by the Director of Public Services.
- 18) Approval of a request to seek bids for new water mains for the Jackson Lane and Vaughn Drive Water Main Improvement Project, as submitted by the Director of Public Services.
- 19) Approval of a request to seek bids to line sewer main pipe along Ferguson Avenue, as submitted by the Director of Public Services.
- 20) Old Business
- 21) New Business
- 22) Adjournment

If prospective attendees require an interpreter or other access accommodation needs, please contact the Wood River City Clerk's Office at 618-251-3100 no later than 48 hours prior to the commencement of the meeting to arrange the accommodations.

April 7, 2025

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A regular meeting of the Wood River City Council was called to order by Mayor Tom Stalcup at 7:00 p.m. on Monday, April 7, 2025. The Clerk called the roll and reported that the following members were:

PRESENT: David Ayres  
Bill Dettmers  
Jeremy Plank  
Scott Tweedy  
Tom Stalcup

and that a quorum was present and in attendance.

APPROVAL OF MINUTES:

Councilman Dettmers moved to approve the minutes of the special meeting of March 6, 2025, as printed, seconded by Councilman Ayres, and approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

APPROVAL OF MINUTES:

Councilman Tweedy moved to approve the minutes of the regular meeting of March 17, 2025, as printed, seconded by Councilman Dettmers, and approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

APPROVAL OF BILLS:

Councilman Plank moved to approve the bills submitted for payment for the period March 13, 2025, to April 2, 2025, as printed, seconded by Councilman Ayres

Councilman Ayres brought attention to the first page of the bills under Legal Services, noting that the total amount billed this month was a large amount. It was acknowledged that the increased legal fees have been a topic of concern among both Councilmembers and the public. Councilman Ayres stated that, to his knowledge, no Councilmembers have requested any legal services.

City Manager Steve Palen asked Director of Finance Karen Weber if this is the February bill or the January bill.

Director of Finance Karen Weber stated that she was uncertain of the dates and services performed under the specific line that Councilman Ayres was referring to.

Councilman Ayres clarified that his point is that it has been a hot topic, and Councilmembers have not caused any increase in legal fees.

Discussion ensued regarding looking into the legal bills submitted for payment to get a better idea of what dates the bill covers and services performed.

Councilman Dettmers referred to the last page of the bills submitted for payment regarding fees for umpires, identifying a concern regarding the allocation of Vendor No. 6398 and Vendor No. 4751. Councilman Dettmers recalled time spent with the Director of Parks and Recreation and it was Councilman Dettmers' understanding that these expenses were allocated to the Parks and Recreation Department, not the Recreation Center. Councilman Dettmers asked if these fees should be transferred to the Parks and Recreation Department instead of the Recreation Center.

Director of Parks and Recreation Pat Minogue stated that he would need to review the details but believes that the expenses may relate to volleyball officials.

Councilman Dettmers stated that the bill says umpire payroll, so he assumed it was baseball.

It was pointed out that baseball season has not started yet and that it is possible that the bill was coded incorrectly. Director Minogue stated that he will get with Director Weber on the description for the bill.

The bills were approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

#### CITIZEN/CITY OFFICIAL COMMENTS:

Bill Rogers opened by referencing the item on tonight's agenda, seeking to limit Councilmembers from contacting the City Attorney. He finds it to be absolutely ridiculous. In their role of oversight, legal questions will inevitably arise; it simply comes with the job. Limiting access to the City Attorney could even create additional problems, especially when oral legal opinions are needed during meetings. However, the larger issue, as he sees it, is that this appears to be an act of retaliation. Two members of this Council have dared to research and ask questions, and now it seems the response is to restrict access rather than engage in transparency. When City Officials are asked questions, they would rather not answer, this kind of maneuvering is all too typical. If there is time for this, there is time to put aside personal agendas, and three of the Councilmembers could work together with the other two Councilmembers for the good of the residents. What are you afraid of? What are you trying to hide? What do you fear will be disclosed? Additionally, there is an item on tonight's agenda for a closed-door executive session regarding a personnel matter. He sincerely hopes this session is to discuss ending Mr. Palen's employment and possibly Chief Well's employment. Chief Wells has had more than enough time to improve his job performance, and yet he has not. There have been repeated concerns about his actions related to TIF, and the purchase and disposal of City properties, which have been discussed openly in these meetings. He also fails to properly supervise his subordinates. Mr. Rogers offered two examples: Like a certain Councilmember, he has been placed into four-on-one or five-on-one confrontations with the Police, including during a time when he was simply trying to help his elderly mother to and from her car for a medical appointment. Officers mysteriously appeared, stood by, stalked them, and even threatened to tow a vehicle without cause. Not one officer offered assistance; all of them should have been reprimanded, but nothing was done. Furthermore, Police have repeatedly escorted trespassers onto his property and were involved in a Class 2 felony: the kidnapping of his mother inside her own home. He stated to please not respond with factually incorrect statements suggesting there was justification, if such a reason existed, it would have been disclosed in court records. Instead, the City chose to redact the information, wrongly claiming it was "personal." It was not; it was a public record. Again, nothing was done. Those responsible should have been fired or

prosecuted. Employees who refuse to do their jobs properly, no matter their title, should be fired.

Sara Sladek raised concerns regarding the issue of abandoned trash. She made it clear that her comments are not aimed at Police Chief Brad Wells. In the past, when she had issues with trash, he kindly offered his assistance and gave her his phone number. She did not contact him regarding this particular problem, so he knows nothing about the situation as far as she is aware. She lives in the 500 block of Fifth Street, and a few houses down, there was a rental property where tenants moved out and abandoned a large amount of furniture, trash, and personal belongings. They left it everywhere, on the curb, in the street, on the sidewalk, and in the yard. It sat there for two weeks before she reported it. She came down to City Hall, explained the situation to a young staff member, and gave her the address. Still, nothing was done. It wasn't until nearly four weeks later, just short of a full month, that the trash was partially picked up, and even now, some furniture remains. Unfortunately, this is not an isolated incident. Other residents did not seem to take responsibility to report it either, or if they did, she was not aware of it. It appears that when people move out, they dump their belongings and hope someone else or scavengers will deal with it. Meanwhile, trash cans remain a persistent problem throughout town. They are left in the streets, on the curbs, in front yards, anywhere except where they belong. It makes driving around town unpleasant and unsafe. If there is an ordinance regulating trash cans, it needs to be enforced. Our community looks terrible. She recently drove through East Alton and did not see trash cans scattered everywhere. While she is sure they have their own issues, on that particular day, the difference in appearance was stark. She has taken pictures to document the situation and will pass them around. It is bad. She is embarrassed by the way some areas of the City look, and she doubts anyone sitting on this Council would want to live near such messes. She has seen the Code Enforcement SUV driving up and down her street multiple times, but whether they were waiting for a dumpster or simply observing, she does not know. After speaking with David Landry, a dumpster arrived the next day and some of the trash was removed, but furniture is still sitting out there. This issue demands serious attention. You can drive down nearly any street and find discarded furniture sitting for weeks. Additionally, she addressed an issue that needs attention: the constant bashing of Councilmembers. While it is every citizen's right to speak about Council's actions, the ongoing personal attacks have gone too far. Councilman Dettmers has been on this Council for two years and has worked diligently to improve the City. She believes he often feels like he is banging his head against a wall, but he keeps working hard. The public bashing must end. It is one thing to hold City Officials accountable, but it is another to publicly attack someone's character, especially when that person has shown generosity and kindness. She has known Bill for many years. He is a good and honest man who would give anything to help someone in need. There is one individual who continues to criticize Councilman Dettmers, yet it was him who stepped up first to help that same person during a difficult time. Councilman Dettmers asks a lot of questions, and that is okay, that is how residents get answers and how the community moves forward together. Everyone needs to take a step back, cool down, and work together to improve our community.

Pastor Dave Landry stated that he feels that the City has a strong group, and they continue to fight against the wrongs that he believes are attacking the City. He stated that he wanted to address something regarding Councilman Dettmers. Over the past month, many people have gotten up and shared their feelings about Councilman Dettmers and Councilman Ayres, particularly regarding the ruthless attacks that have been directed at certain individuals, especially the City Manager. Mr. Landry sat and witnessed Councilman Dettmers point his finger aggressively at the Mayor. He is the Mayor of the City of Wood River, and the City Manager is also a respected leader. Both deserve more respect than being publicly pointed at and challenged in that way. It appeared to Mr. Landry that it was an attempt to aggravate or provoke a response, and he does not understand the

reason behind it, but he believes that it needs to stop. He truly wishes Councilman Dettmers would listen to the voices of the people of Wood River, residents who just want the City Council to focus on the City's business, rather than constantly trying to dig up dirt or attack others. Two years is enough, and he believes it is time to quit.

City Manager Steve Palen announced the arrival of a new fire truck and invited the public to view it in the City Hall parking lot.

Mayor Stalcup announced that the City-Wide Cleanup Event that was scheduled for Saturday, April 5, 2025, has been rescheduled for Saturday, May 3, 2025, due to the weather. He then thanked Erica Harriss' Office for sponsoring the Shred Day Event that took place on Saturday, April 5, 2025, despite the weather at the Wood River Police Department.

ORDINANCE NO. 25-7: AMENDING CITY CODE 90-7, TITLE III: ADMINISTRATION, CHAPTER 33: DEPARTMENTS, BOARDS, COMMISSIONS, AND AGENCIES, AMENDING SECTION 33.002: CITY ATTORNEY; APPOINTMENT; DUTIES, TO CLARIFY INTENT AND REMOVE AMBIGUITY, AND TO REQUIRE A MAJORITY OF THE CITY COUNCIL TO REQUEST A LEGAL OPINION FROM THE CITY ATTORNEY:

Councilman Plank moved to approve an ordinance amending City Code 90-7, Title III: Administration, Chapter 33: Departments, Boards, Commission, and Agencies, amending Section 33.002: City Attorney, appointment, duties, to clarify intent and remove ambiguity, and to require a majority of the City Council to request a legal opinion from the City Attorney, seconded by Councilman Ayres

Councilman Tweedy stated that he believes this is something that has been needed for a long time. The legal expenses may not have gone up last month, and perhaps it was not initiated by a Councilmember, but he stated that he truly thinks this is a much-needed amendment.

Councilman Ayres stated that he believes this amendment reduces the responsibilities of an elected official.

Councilman Dettmers questioned the purpose of the amendment.

Mayor Stalcup stated that it stems from the significant increase in the City's legal fees, which have gone well over budget. The City needs to get that under control. The idea is that if there is an issue and neither a Councilmember nor the City Manager has an answer, then before going directly to the City Attorney, the proper steps should be followed.

Councilman Dettmers stated that there have been a lot of comments suggesting that Councilmembers are driving up legal costs, but it is important to understand the structure. The City Manager is responsible for ensuring that ordinances, laws, and agreements approved by the Council are enforced. When that does not happen, it becomes the Council's responsibility to step in and ensure they are upheld. Speaking for himself, the only times he has contacted the City Attorney have been after notifying both the City Manager and the Council. There have been ongoing issues that were not addressed, and that is what led to some of these situations. He did not go into detail but stated that the issues have been discussed in the past. He then asked with the passage of this ordinance, under what circumstances is a Councilmember allowed to contact the City Attorney.

City Attorney Mike McGinley stated from a legal standpoint, there was some ambiguity in Sections One and Two of the ordinance. Section One refers to 'the Council,' which legally could be interpreted to mean a majority of the City Council, since the Council would need to act collectively to make a formal request. However, in Section Two, it refers to 'its members,' which implies individual Councilmembers. That inconsistency is what prompted the amendment to add Section Three, to clarify the intent. Section Three makes it clear that no individual member of the City Council is entitled to receive oral or written legal opinions directly from the City Attorney. However, the City Manager or the Mayor still retain that ability. The goal of the amendment was not to block Councilmembers from accessing legal opinions altogether, but to establish a gatekeeping process. Any Councilmember can still reach out to the City Manager or the Mayor to request a legal opinion. If either of those avenues are unavailable or do not result in a response, then any three Councilmembers together can formally request a legal opinion. To answer the question directly: if a Councilmember has a legal question, they can ask the City Manager or the Mayor. If they do not move the request forward, then three Councilmembers can make the request together, and that would be honored. The intent behind this amendment was simply to provide structure and clarity, not to limit access unnecessarily.

Councilman Dettmers asked if there is a document request, should the request be sent to the City Manager or Mayor to then be forwarded to the City Attorney. He then asked if the City Attorney can be copied on the email request.

City Attorney Mike McGinley replied in the affirmative.

Councilman Dettmers noted that similar ordinances exist in other cities, emphasizing that this is not a new concept.

Councilman Plank stated that he had a chance to review the legal bills from the last year and a half to two years, and it can be reasonably assumed from those legal bills that over \$36,000.00 can be directly connected to one Councilmember. He highlighted that in one month in the lead up to the first attempt to fire City Manager Steve Palen in February 2024, despite knowing there were only two votes in support of the issue, legal fees tied to one Councilmember amounted to \$13,400.00 in January alone. Councilmember believes it is entirely reasonable for the Council to take action, not only to ensure the City maintains a responsible, balanced budget, but also to bring the City's practices in line with what other cities are already doing. In this case, the legal spending has been excessive and is out of control.

Councilman Dettmers stated that there was a consensus to move forward with that termination.

Councilman Plank stated that Councilman Dettmers' comment is not accurate. He recalled a meeting with Councilman Dettmers before the February 2024 Council Meeting, and he told Councilman Dettmers that he was not going to vote with him on that issue because of new information he had received. He then recalled a statement that Councilman Dettmers made stating that he knew he did not have the votes but was still moving forward with it. Councilman Plank at that time told Councilman Dettmers that it was his prerogative, but he made it clear that he would not be supporting it. Councilman Plank suggested sticking to the facts.

Councilman Dettmers stated that Councilman Plank was right, but that conversation happened later than that. There was a consensus to move forward with the termination, and it was not until the very last minute that things changed. Councilman Dettmers stated that he never received a clear reason

for the change.

Councilman Plank stated that it was not until he saw that \$13,400.00 in legal fees were directly tied to meetings and communications that Councilman Dettmers had with the City Attorneys, which Councilman Plank was not aware of, nor did he have any idea that Councilman Dettmers had been that involved or focused on that issue until Councilman Dettmers told him what he was going to do the night before or the afternoon before the City Council Meeting.

Councilman Dettmers asked Councilman Ayres if he had a comment regarding the discussion.

Councilman Ayres replied in the negative.

Councilman Tweedy stated that the amount of money that has been spent on legal fees in the last two years, the City could have hired another policeman or another fireman, and he believes that the City's money can be better spent.

The ordinance was approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

ORDINANCE NO. 2931: REPEALING ORDINANCE NO. 2711 AND ORDINANCE NO. 2794 FOR PURPOSES OF ELIMINATING THE TIF GUIDELINES:

Councilman Ayres moved to approve an ordinance repealing Ordinance No. 2711 and Ordinance No. 2794 for purposes of eliminating the TIF Guidelines, seconded by Councilman Tweedy

Councilman Dettmers asked if this ordinance has to do with the elimination of the screening process. The ordinance states, *'Whereas the City desires to repeal Ordinances 2711 and 2794 because they may hinder the use of tax increment financing within the City.'* He then asked how the existing guidelines hinder the use of TIF.

City Attorney Mike McGinley explained that some of the language in those *'Whereas'* clauses are not meant to be taken as verbatim but more about expressing the intent. The previous ordinances included language that went beyond what the TIF Act requires. There could be situations where what was codified will hinder the use of TIF.

Councilman Dettmers read from the ordinance *'The City desires to be seen as pro-business and pro-economic growth.'* He questioned the City not being pro-business in the past and asked when it was determined that the City was not pro-business.

City Attorney Mike McGinley explained that there have been concerns that have come up in past meetings, including more bureaucracy, too much red tape, overly burdensome terms, and additional layers of regulation. The intent behind this ordinance is to eliminate potential roadblocks and ensure that the City is creating an environment that welcomes investment and economic development. The City Manager and City staff have always had full freedom to vet these agreements before bringing them to the City Council. And to be clear, there has been no change in how TIF operates. The City Council still has the final say. The Council can amend these agreements during meetings, and if more time is needed to fully review them, they can be tabled. This ordinance does not remove any of the City Council's control or authority to approve or deny these agreements. What it does is



remove certain codified terms and conditions that may be restrictive. The goal is to ensure that nothing in the ordinances discourages potential applicants or limits the kinds of proposals that can be brought forward for consideration. Again, that is the intent behind this change.

Councilman Dettmers stated that a screening process is not anti-business, it is normal. He then stated that when the City approves a TIF, the City is essentially acting like a lender, almost like a bank. The City is fronting money, just like a business would apply for a loan from a bank. In that situation, the business is required to fill out an application and provide detailed documentation. That is a normal process. Councilman Dettmers questioned what has changed to prompt the elimination of these requirements. He believes this could put the schools at risk, because without proper vetting, The City might end up directing tax dollars to businesses that are not truly qualified. He then stated that the original guidelines included a number of basic, reasonable requirements, nothing that he believes a legitimate business would object to. Councilman Dettmers then asked what the difference is between the current guidelines and the new guidelines being proposed.

City Manager Steve Palen explained that just like other communities, the City of Wood River's TIF guidelines are being eliminated and there will not be any new TIF guidelines and the City will follow the State TIF Act.

Councilman Dettmers asked how communities City Manager Steve Palen was referring to.

City Attorney Mike McGinley stated that he does not work with any other communities that have their own TIF guidelines. He explained that city managers and city staff work together to bring applications to Council, and the Council decides yes or no. If they have the information to make the decision, they make the decision, and if they need more information, they ask for more information. If it needs to be amended, it is amended, but the decision making is not made by a quote-on-quote TIF Committee, the decision is made by the Council. These are the people who are elected and who are beholden to the people who voted them into office.

Councilman Dettmers asked how it will be determined that a business qualifies and what are the requirements to get TIF approval, and what is the criteria to give it to the Council for review.

City Manager Steve Palen explained that TIF applicants will still have to fill out an application so all of the information on the application is what will be used to make the determination by himself and staff whether or not to forward the application to the Council.

Councilman Dettmers asked why the City is doing this now? Back in 2021, when this was first approved, specifically on May 15, 2021, this item was approved by the Council. He stated that the Mayor was on the Council at that time, and while he does not have the records in front of him, he is assuming the Mayor approved it. He is fairly certain he did, because Councilman Dettmers does not recall the Mayor ever voting against something like this. Then again, in June 2022, Mayor, Councilman Tweedy, and Councilman Plank all voted for the amendment. Once again, there was an opportunity to make changes at that time. He does not understand what has happened that now requires the Council to revisit and make this move at this point. He simply does not get it. He then asked, under the new guidelines being proposed, is there a requirement that TIF applicants must be the owner of the property.

Discussion ensued regarding the new process and how it will work noting that the Councilmembers get the information only a few days before they vote on the item.

City Attorney Mike McGinley explained that, in his opinion, it is not best practice to discuss hypothetical situations and that the ordinance states that what has been approved in the past will be repealed in order to eliminate the TIF guidelines so that the City Manager and City staff can put together TIF proposals for the Council to determine whether or not they want to approve them or not.

Further discussion ensued regarding whether or not a TIF applicant has to own the property.

City Manager Steve Palen that the new "guidelines" will be the State Law.

City Attorney Mike McGinley stated that if a developer wants to apply on behalf of a landowner, a developer can apply on behalf of a landowner and the application will state who is applying and why. The Council will get all the information in a development deal, just as they always have, there really will not be any differences. He then explained that the City is trying to remove the things that create all of the questions as they are the sorts of questions that should come out when a fully formulated proposal is in front of the Council, so that the Council can analyze it, read it, and that is when this debate should occur. These guidelines, a lot of them, are, as he stated earlier, over and above what the TIF Act requires, and as a result, it could hinder people from wanting to apply, because it is asking for more information than is required. If a Councilmember does not want to approve a TIF agreement because of how it is written up and what the application says, that is their right. They have a vote. There are five votes.

Councilman Dettmers asked if the state statute requires the entity or the person getting the TIF money own the property that is going to be developed.

City Attorney Mike McGinley stated that he does not believe so, and it will depend on the language in the agreement.

More discussion ensued regarding what is allowed under the TIF Act and the purpose of TIF.

Councilman Dettmers stated that despite it being the state statute, he is uncomfortable with what the TIF Act allows.

The ordinance was approved by the following vote:

AYES: Ayes, Plank, Tweedy, Stalcup (4)

NAYS: Dettmers (1)

ORDINANCE NO. 2934: APPROVING INTERGOVERNMENTAL AGREEMENTS WITH BETHALTO, HARTFORD, EAST ALTON, ROXANA, SOUTH ROXANA, AND SOUTH ROXANA FIRE PROTECTION DISTRICT REGARDING DISPATCH SERVICES PROVIDED BY WOOD RIVER POLICE DEPARTMENT:

Councilman Tweedy moved to approve an ordinance approving Intergovernmental Agreements with Bethalto, Hartford, East Alton, Roxana, South Roxana, and South Roxana Fire Protection District regarding dispatch services provided by Wood River Police Department, seconded by Councilman Ayres, and approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)  
NAYS: None (0)

ORDINANCE NO. 2932: AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT FOR FARMLAND WITH TYLER SCHMITT FOR CITY OWNED PROPERTY LOCATED AT PARCEL ID 19-1-08-22-12-201-001 AND PARCEL ID 19-1-08-23-00-000-001:

Councilman Plank moved to approve an ordinance authorizing the execution of a Lease Agreement for farmland with Tyler Schmitt for City owned property located at Parcel ID 19-1-08-22-12-201-001 and Parcel ID 19-1-08-23-00-000-001, seconded by Councilman Dettmers, and approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)  
NAYS: None (0)

ORDINANCE NO. 2933: AUTHORIZING A REDEVELOPMENT AGREEMENT WITH MIKE FAHNESTOCK, ON BEHALF OF FAHNESTOCK AGENCY, INC. FOR TIF FINANCIAL ASSISTANCE AT 600 N. WOOD RIVER AVENUE:

Councilman Ayres moved to approve an ordinance authorizing a Redevelopment Agreement with Mike Fahnestock, on behalf of Fahnestock Agency, Inc. for TIF Financial Assistance at 600 N. Wood River Avenue, as submitted by the TIF Committee, seconded by Councilman Tweedy

Councilman Dettmers stated that he requested the minutes of the TIF Committee meeting regarding this application, but he did not receive a response. He asked if the TIF Committee met on this matter.

City Manager Steve Palen replied in the affirmative.

Councilman Dettmers stated by looking at the current guidelines, specifically Section 7 on page 4 under "General Requirements and Restrictions," Section 5 states: "Application for TIF funding may only be made by a person or persons having an actual interest in the subject property. This includes an owner of record, beneficial owner of a trust, or a person having made an offer, which offer has been accepted to purchase the subject real estate." In the back of the application packet, there are copies of tax documents from the county. He pointed out that this ordinance is for approving and authorizing a redevelopment agreement for a project in TIF District Number 3, specifically for Fahnestock Agency, Inc. for 600 North Wood River Avenue, along with other related actions hereto. He stated that normally he would be in favor of this; however, he cannot support this request because, based on the information available, Fahnestock Agency does not actually own the property. According to the current TIF ordinance and guidelines, ownership is a required condition for application eligibility.

Councilman Dettmers made a motion to table the ordinance until the next meeting where it can be brought back with the correct name on the documents, seconded by Councilman Ayres, and the motion to table was denied by the following vote:

AYES: Ayres, Dettmers (2)  
NAYS: Plank, Tweedy, Stalcup (3)

Mayor Stalcup asked if the City is following the guidelines.

City Attorney Mike McGinley explained that the TIF guidelines were repealed earlier in the meeting so none of this discussion is relevant.

The ordinance was approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

ORDINANCE NO. 2935: AUTHORIZING PRELIMINARY AND FINAL APPROVAL OF A HORIZONTAL SUBDIVISION OF PARCEL ID 19-1-08-23-00-000-005 LOCATED AT 1401 VAUGHN ROAD, WOOD RIVER, ILLINOIS 62095:

Councilman Plank moved to approve an ordinance authorizing preliminary and final approval of a horizontal subdivision of Parcel ID 19-1-08-23-00-000-005 located at 1401 Vaughn Road, Wood River, Illinois 62095, as submitted by the Plan Commission, seconded by Councilman Ayres

Councilman Ayres stated that there is one recommendation to approve and one recommendation not to approve from the Plan Commission, and he would like an explanation on the recommendation not to approve.

City Clerk Danielle Sneed explained that if a member of the Plan Commission votes no but it is voted by other members to recommend it to the City Council, the member that votes no must give a reason for voting no.

Councilman Ayres asked if this horizontal subdivision allows enough room for traffic to enter Parcel No. 3.

City Manager Steve Palen replied in the affirmative.

The ordinance was approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

ORDINANCE NO. 2936: AUTHORIZING PRELIMINARY AND FINAL APPROVAL OF SUBDIVIDING/COMBINING PARCEL ID 19-1-08-28-00-000-001 AND PARCEL ID 19-1-08-29-00-000-005 LOCATED ON ENVIRO WAY:

Councilman Ayres moved to approve an ordinance authorizing preliminary and final approval of subdividing/combining Parcel ID 19-1-08-28-00-000-001 and Parcel ID 19-1-08-29-00-000-005 located on Enviro Way, as submitted by the Plan Commission, seconded by Councilman Plank, and approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

ORDINANCE NO. 2937: ADOPTING THE CITY MANAGER'S REVISED BUDGET FOR FISCAL YEAR 2025-26 BEGINNING MAY 1, 2025:

Councilman Tweedy moved to adopt the City Manager's revised budget for Fiscal Year 2025-26 beginning May 1, 2025, seconded by Councilman Plank

Councilman Dettmers stated that he and Councilman Ayres met with Director Parks and Recreation Pat Minogue and City Manager Steve Palen to discuss the Parks and Recreation budget. Most of his concerns were addressed except for what he described as the improper allocation of expenses for full-time employees. He stated that employee salaries are not being charged to the areas where the employees are actually spending their time. For example, although staff spend time at the Recreation Center, their salaries are fully allocated to the Parks and Recreation Department. He noted that he was told this is the same model previously used when the Aquatic Center was operating, where the Aquatic Center Manager was paid 50 percent from the General Fund and 50 percent from the Aquatic Center Fund. Councilman Dettmers stated that he believes a more accurate cost accounting should be applied, particularly for the Recreation Center. He proposed two options: (1) table the budget until the next meeting to allow time for department heads to allocate employee time and salaries more accurately, or (2) approve the budget as presented but agree that allocations will be addressed in next year's budget.

Councilman Ayres expressed support for Dettmers' position and stated that if an employee divides time between different areas, their salary should be split accordingly.

Councilman Plank stated that while he did not oppose the principle of allocation, he felt that tracking precise time allocations would be difficult, burdensome, and possibly not worth the marginal gains. He said that relying on employee and management input for rough estimates might be more practical, as the time and effort required to track precise hours could be better spent elsewhere.

Councilman Tweedy did not comment on the matter, and Mayor Stalcup did not express a position either in support of or against the proposal.

Councilman Dettmers reiterated that the current assumption of a 50/50 split or any arbitrary allocation was the issue. He emphasized the need for department heads to estimate time spent across functions and to revise the budget accordingly in future years. He acknowledged that the City does not currently use time-tracking software but believed a reasonable estimate could be made and adjusted over time.

Mayor Stalcup asked Director Minogue if he understood Dettmers' proposal.

City Manager Palen responded that the Director and Recreation Supervisor positions have historically been paid out of the General Fund. When the Aquatic Center operated, the Aquatic Center Manager's salary was split 50/50 between the General Fund and Aquatic Center Fund, and the current Recreation Center budget follows that model. He noted that although the employees work at the Recreation Center, this is how the budgeting has traditionally been done. He also communicated that tracking or estimating time for more granular allocation would be difficult and impractical.

Councilman Dettmers acknowledged the rationale but continued to advocate for better cost allocation to provide a more accurate picture of departmental expenses, including potential allocations across the General Fund, Golf Course, Recreation Center, or other relevant accounts. He stated this would not be difficult if department heads provided their best estimates.

Councilman Dettmers then made a motion to table the budget until the next meeting, allowing department heads time to reevaluate time and salary allocations, seconded by Councilman Ayres.

Mayor Stalcup noted that Director Minogue would not have time to complete this process before the next meeting and suggested the allocations could instead be addressed in next year's budget.

Councilman Dettmers agreed with the Mayor's suggestion and stated he would be amenable to approving the current budget with the understanding that changes would be made next year.

City Attorney McGinley clarified that ordinances cannot be passed with contingent requirements. However, the minutes could reflect the Council's intent for future budgeting. He advised that the discussion accurately captures Dettmers' proposal and the differing viewpoints among Councilmembers. He further stated that if the City Manager chooses to make changes in the future, he can refer to these minutes as a record of the discussion and intent.

Following this clarification, Councilman Dettmers and Councilman Ayres withdrew their motion and second.

The ordinance was approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

ORDINANCE NO. 2938: DECLARING ITEMS FROM VARIOUS DEPARTMENTS AS SURPLUS AND AUTHORIZING THE SALE OF SAID ITEMS:

Councilman Ayres moved to approve an ordinance declaring items from various departments as surplus and authorizing the sale of said items, seconded by Councilman Dettmers, and approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

RESOLUTION NO. 2122: AUTHORIZING AN AGREEMENT BETWEEN THE CITY OF WOOD RIVER AND AT&T:

Councilman Plank moved to approve a resolution authorizing an agreement between the City of Wood River and AT&T, seconded by Councilman Tweedy

Councilman Ayres asked the Director of Public Services Michael Velloff if the payment that the City is receiving from AT&T will cover all of the City's expenses.

Director of Public Services Michael Velloff stated that it will cover the additional expense to put the water main in the pavement.

The resolution was approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

RESOLUTION NO. 2123: REPEALING RESOLUTION NO. 1219 AND ANY GUIDELINES STATED IN THE CITY ZONING CODE UNDER 4-13.4: RESTRICTIONS, OR ANY OTHER RESOLUTIONS OR ORDINANCES, REGARDING THE TERMS AND CONDITIONS ASSOCIATED WITH THE ORIGINALLY NAMED ENVIRO TECH BUSINESS PARK:

Councilman Ayres moved to approve a resolution repealing Resolution No. 1219 and any guidelines stated in the City Zoning Code under 4-13-.4: Restrictions, or any other resolutions or ordinances, regarding the terms and conditions associated with the originally named Enviro Tech Business Park, seconded by Councilman Plank

Councilman Ayres asked City Manager Steve Palen for an explanation of this item.

City Manager Steve Palen explained that the original development was called Enviro Tech Park, the thought was to have an environmentally friendly industrial park. The earlier agenda item related to this property is to clean up some of the Parcel ID issues as the City is preparing that property, hopefully for a large development that we have some interest in, but the intent is to remove the environmental intent of the original development. So, if there is a development that wants to come that is not environmentally friendly, it will be allowed to be located there.

The ordinance was approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

APPROVED: RECOMMENDATION TO ACCEPT THE BID FROM STUTZ EXCAVATING, INC. IN THE AMOUNT OF \$76,750.00 FOR THE DEMOLITION OF THE STRUCTURE(S) LOCATED AT PARCEL ID 19-2-08-27-05-104-047, COMMONLY KNOWN AS 101 E. FERGUSON:

Councilman Tweedy moved to approve a recommendation to accept the bid from Stutz Excavating, Inc. in the amount of \$76,750.00 for the demolition of the structure(s) located at Parcel ID 19-2-08-27-05-104-047, commonly known as 101 E. Ferguson, as submitted by the Director of Public Services, seconded by Councilman Plank

Councilman Dettmers asked if the land has to be remediated and if it will be asphalted.

City Manager Steve Palen stated that the intent is to tear down the building and pave the lot.

Councilman Dettmers asked if the lot will be a parking lot.

City Manager Steve Palen stated that this is the initial plan; however, if there is additional interest, the City will consider other proposals.

The recommendation was approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

APPROVED: REQUEST TO SEEK BIDS FOR THE EDWARDSVILLE ROAD WATER MAIN IMPROVEMENTS PROJECT – PHASE 3:

Councilman Plank moved to approve a request to seek bids for the Edwardsville Road Water Main Improvements Project – Phase 3, as submitted by the Director of Public Services, seconded by Councilman Tweedy, and approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)  
NAYS: None (0)

CLOSED SESSION:

Councilman Plank moved for approval of a recess to hold an executive closed session to discuss matters pertaining to Personnel (5 ILCS 120/2 (c) (1)) and the setting of a price for sale or lease of property owned by the public body (5ILCS 120/2 (c)(6)), seconded by Councilman Tweedy, and approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)  
NAYS: None (0)

The Council moved across the hall to hold the executive closed session.

The Council recessed at 8:05 p.m. and reconvened at 8:43 p.m.

Councilman Dettmers made a motion to go back into open session, seconded by Councilman Ayres, and the motion was approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)  
NAYS: None (0)

OLD BUSINESS: NONE

NEW BUSINESS: NONE

ADJOURNMENT: There being no further business to come before the Council, the meeting adjourned at 8:43 p.m.

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Mayor

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City Clerk



CITY OF WOOD RIVER  
DEPARTMENT SUMMARY REPORT  
COUNCIL MEETING DATE: 04/21/2025  
INVOICES DUE ON/BEFORE: 05/21/2025

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DEPARTMENT	VENDOR #	VENDOR NAME	DESCRIPTION	DEPT CODE	ACCOUNT NUMBER	AMOUNT DUE
LEGISLATIVE	5966	ELAN FINANCIAL SERVICES	TRANSCRIPTION SUBSCRIPTION	1011	40649	99.99
LEGISLATIVE	5966	ELAN FINANCIAL SERVICES	RECORD RELEASE LIEN LUS PENDEN	1011	40792	119.99
LEGISLATIVE	4289	RIVERBENDER.COM	APRIL 2025 - WEB SITE HOSTING	1011	40792	40.00
LEGISLATIVE	5583	SHRED-IT USA	3/12/25 - SHREDDING CLERK	1011	40792	17.42
LEGISLATIVE	1131	SOUTHWESTERN ILLINOIS COUNCIL	2025 ANNUAL SWICOM - STALCUP	1011	40619	300.00
LEGISLATIVE	981	UTILITRA	APRIL 2025 - IT SERVICES	1011	40796	177.68
LEGISLATIVE Total						755.08
ADMINISTRATION	5966	ELAN FINANCIAL SERVICES	ADOBE PRO	1012	40792	36.46
ADMINISTRATION	5966	ELAN FINANCIAL SERVICES	RENEW CESSWI LICENSE - PALEN	1012	40659	243.23
ADMINISTRATION	1015	QUILL	10 X 13 CLASP ENVELOPES	1012	40519	34.19
ADMINISTRATION	981	UTILITRA	APRIL 2025 - IT SERVICES	1012	40796	474.48
ADMINISTRATION Total						788.36
FINANCE	5966	ELAN FINANCIAL SERVICES	CHAIR - UTILITY BILLING	1013	40519	153.99
FINANCE	5966	ELAN FINANCIAL SERVICES	CHAIR - PAYROLL	1013	40519	153.99
FINANCE	5966	ELAN FINANCIAL SERVICES	STANDING DESK-UTILITY BILLING	1013	40519	229.99
FINANCE	5966	ELAN FINANCIAL SERVICES	ADOBE PRO	1013	40792	47.98
FINANCE	6062	LINK COMPUTER CORPORATION	MAY 2025 - MUNI LINK	1013	40725	1,984.69
FINANCE	5583	SHRED-IT USA	3/12/25 - SHREDDING FINANCE	1013	40792	34.84
FINANCE	5998	SMARTBILL	POSTAGE - WATER BILLS	1013	40511	2,267.14
FINANCE	5998	SMARTBILL	PRINTING - WATER BILLS	1013	40742	736.44
FINANCE	981	UTILITRA	APRIL 2025 - IT SERVICES	1013	40796	838.76
FINANCE Total						6,447.82
LEGAL	279	BASSETT LAW OFFICE	LEGAL SERVICES	1015	40721	2,436.50
LEGAL	279	BASSETT LAW OFFICE	MONTHLY RETAINER	1015	40792	950.00
LEGAL	279	BASSETT LAW OFFICE	LEGAL SERVICES	1015	40721	310.50
LEGAL	6393	MICHAEL J. DIAZ	LEGAL SERVICES	1015	40721	260.00
LEGAL Total						3,957.00
BUILDING & ZONING	5966	ELAN FINANCIAL SERVICES	BLACK TONER	1016	40514	53.89
BUILDING & ZONING	5966	ELAN FINANCIAL SERVICES	POSTAGE - B&Z	1016	40511	70.70
BUILDING & ZONING	5966	ELAN FINANCIAL SERVICES	ADOBE PRO	1016	40792	11.52
BUILDING & ZONING	5966	ELAN FINANCIAL SERVICES	B&Z POSTAGE	1016	40511	121.55
BUILDING & ZONING	6321	DREAMRUNNERS LTD	STRUCTURE REPORT-11 E FERGUSON	1016	40792	350.00
BUILDING & ZONING	6310	MIDWEST PETROLEUM CO	GASOLINE - B&Z	1016	40521	29.43
BUILDING & ZONING	2214	ROB'S DISCOUNT MUFFLERS	EXHAUST MANIFOLD STUDS	1016	40719	268.00
BUILDING & ZONING	981	UTILITRA	APRIL 2025 - IT SERVICES	1016	40796	283.68
BUILDING & ZONING	119	WALTCO TOOLS, INC	TRASH LINERS	1016	40589	29.99
BUILDING & ZONING	6367	JERROLD E THORNBURGH	LABOR - REPAIR LAWNMOWER	1016	40719	225.00
BUILDING & ZONING	6367	JERROLD E THORNBURGH	PARTS - REPAIR LAWNMOWER	1016	40529	219.07
BUILDING & ZONING Total						1,662.83
STREET LIGHTING	4163	AMEREN ILLINOIS	FERGUSON LIGHTS	1017	40788	38.13
STREET LIGHTING	4163	AMEREN ILLINOIS	FEBRUARY 2025 - AMEREN	1017	40789	1,154.00
STREET LIGHTING	4163	AMEREN ILLINOIS	FEBRUARY 2025 - AMEREN	1017	40788	10,027.89
STREET LIGHTING	5966	ELAN FINANCIAL SERVICES	2/5-3/7/2025-ROCK HILL RD	1017	40788	208.89
STREET LIGHTING	5966	ELAN FINANCIAL SERVICES	10/7-3/1/2025-GRAND VIEW HILLS	1017	40788	134.00
STREET LIGHTING	100	GRP WEGMAN COMPANY	TROUBLESHOOT TRAFFIC SIGNAL	1017	40759	111.36

CITY OF WOOD RIVER  
DEPARTMENT SUMMARY REPORT  
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DEPARTMENT	VENDOR #	VENDOR NAME	DESCRIPTION	DEPT CODE	ACCOUNT NUMBER	AMOUNT DUE
STREET LIGHTING	100	GRP WEGMAN COMPANY	WR & EVILLE RD-TRAFFIC SIGNAL	1017	40759	1,020.64
STREET LIGHTING	100	GRP WEGMAN COMPANY	111 @ STORCO - TRAFFIC SIGNAL	1017	40759	255.16
<b>STREET LIGHTING Total</b>						<b>12,950.07</b>
CITY HALL MAINTENANCE	5222	CAMP ELECTRIC & HEATING CO INC	REPLACE LED BULBS AT CITY HALL	1019	40792	296.65
CITY HALL MAINTENANCE	4163	AMEREN ILLINOIS	FEBRUARY 2025 - AMEREN	1019	40783	2,025.07
CITY HALL MAINTENANCE	1245	CITY OF WOOD RIVER	111 N WR AVE - WATER	1019	40781	33.46
CITY HALL MAINTENANCE	5966	ELAN FINANCIAL SERVICES	MURALS - COUNCIL CHAMBERS	1019	40786	800.00
CITY HALL MAINTENANCE	5966	ELAN FINANCIAL SERVICES	2/22-3/21/2025-CITY HALL	1019	40786	195.86
CITY HALL MAINTENANCE	5949	EDWARD DRACH	MARCH CLEANING - CITY HALL	1019	40792	777.50
CITY HALL MAINTENANCE	5949	EDWARD DRACH	PAPER PRODUCTS, HAND SOAP	1019	40541	122.00
CITY HALL MAINTENANCE	100	GRP WEGMAN COMPANY	REPAIR SINK - CITY HALL	1019	40792	1,399.63
CITY HALL MAINTENANCE	6376	ROTTLER PEST CONTROL	PEST CONTROL - CITY HALL	1019	40752	60.00
CITY HALL MAINTENANCE	5515	THE WINDOW MAN, INC	WINDOW CLEANING	1019	40752	125.00
CITY HALL MAINTENANCE	6376	ROTTLER PEST CONTROL	PEST CONTROL - CITY HALL	1019	40752	60.00
<b>CITY HALL MAINTENANCE Total</b>						<b>5,895.17</b>
STREET MAINTENANCE	5467	ALL TYPE CORP.	FLUID CAPS	1021	40529	83.68
STREET MAINTENANCE	5467	ALL TYPE CORP.	STREET BACKHOE HYDRAULICS	1021	40529	162.19
STREET MAINTENANCE	5467	ALL TYPE CORP.	STREET BACKHOE HYDRAULICS	1021	40529	182.63
STREET MAINTENANCE	5995	CONSTELLATION NEWENERGY - GAS	FEBRUARY 2025	1021	40783	2,159.62
STREET MAINTENANCE	4163	AMEREN ILLINOIS	FEBRUARY 2025 - AMEREN	1021	40783	340.35
STREET MAINTENANCE	5966	ELAN FINANCIAL SERVICES	BATTERY	1021	40529	(133.99)
STREET MAINTENANCE	5966	ELAN FINANCIAL SERVICES	ANTIFREEZE	1021	40529	99.95
STREET MAINTENANCE	5966	ELAN FINANCIAL SERVICES	OIL FILTER	1021	40529	2.79
STREET MAINTENANCE	5966	ELAN FINANCIAL SERVICES	BRAKE POWER BOOSTER	1021	40529	193.99
STREET MAINTENANCE	5966	ELAN FINANCIAL SERVICES	OIL FILTER	1021	40529	2.79
STREET MAINTENANCE	5966	ELAN FINANCIAL SERVICES	BRAKE CLEANER, THREADLOCKER	1021	40529	72.11
STREET MAINTENANCE	5966	ELAN FINANCIAL SERVICES	STATEMENT #3751 CREDITS	1021	40529	(294.25)
STREET MAINTENANCE	5420	D&D TIRE SERVICE LLC.	REPAIR FLAT TIRE	1021	40719	85.00
STREET MAINTENANCE	4757	M & M SERVICE CO	OIL	1021	40523	1,313.95
STREET MAINTENANCE	4680	MC KAY AUTO PARTS	WIRE HARNESS	1021	40529	19.75
STREET MAINTENANCE	6310	MIDWEST PETROLEUM CO	GASOLINE - STREET DEPT	1021	40521	59.05
STREET MAINTENANCE	5978	RUSH TRUCK CENTERS OF MISSOURI	DIAGNOSTIC CALL	1021	40719	198.00
STREET MAINTENANCE	5978	RUSH TRUCK CENTERS OF MISSOURI	LEAF SPRINGS-2017 DUMP TRUCK	1021	40719	5,443.65
STREET MAINTENANCE	981	UTLITRA	APRIL 2025 - IT SERVICES	1021	40796	70.25
STREET MAINTENANCE	5291	WARNING LITES OF SOUTHERN IL	PAINT	1021	40542	150.00
STREET MAINTENANCE	119	WALTCO TOOLS, INC	1" DRIVE, SCREWDRIVERS	1021	40589	65.74
STREET MAINTENANCE	119	WALTCO TOOLS, INC	RATCHET	1021	40589	29.98
STREET MAINTENANCE	119	WALTCO TOOLS, INC	GRABBER TOOLS	1021	40589	89.96
STREET MAINTENANCE	119	WALTCO TOOLS, INC	SUPPLIES	1021	40589	4.99
STREET MAINTENANCE	119	WALTCO TOOLS, INC	WRENCH	1021	40589	65.00
STREET MAINTENANCE	119	WALTCO TOOLS, INC	WRENCH	1021	40589	65.00
STREET MAINTENANCE	119	WALTCO TOOLS, INC	BOLTS - BACK HOE	1021	40529	15.99
STREET MAINTENANCE	119	WALTCO TOOLS, INC	PLOW PIN	1021	40529	11.99
STREET MAINTENANCE	2549	HUNT'S LICENSE SERVICE	LICENSE FOR PAVR TRAILER	1021	40929	824.00
STREET MAINTENANCE	6376	ROTTLER PEST CONTROL	PEST CONTROL - 1 S 14TH ST	1021	40799	60.00

CITY OF WOOD RIVER  
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DEPARTMENT	VENDOR #	VENDOR NAME	STREET DEPT - GASOLINE	DESCRIPTION	DEPT CODE	ACCOUNT NUMBER	AMOUNT DUE
STREET MAINTENANCE	6310	MIDWEST PETROLEUM CO			1021	40521	46.18
STREET MAINTENANCE Total							11,490.34
PARKS AND RECREATION	4163	AMEREN ILLINOIS		REC CENTER GAS AND ELECTRIC	1024	40783	2,354.00
PARKS AND RECREATION	4393	A WALDBART & SONS NURSERY		MEMORIAL TREE	1024	40305	709.50
PARKS AND RECREATION	5995	CONSTELLATION NEWENERGY - GAS		FEBRUARY 2025	1024	40783	682.62
PARKS AND RECREATION	4163	AMEREN ILLINOIS		FEBRUARY 2025 - AMEREN	1024	40783	1,189.72
PARKS AND RECREATION	3490	COMMUNITY SEED & FEED COMPANY		STRAW BLANKET	1024	40916	109.75
PARKS AND RECREATION	1245	CITY OF WOOD RIVER		1 S 14TH ST - WATER	1024	40781	8.14
PARKS AND RECREATION	1245	CITY OF WOOD RIVER		633 N WR AVE - WATER	1024	40781	8.14
PARKS AND RECREATION	1245	CITY OF WOOD RIVER		100 WALCOTT - WATER	1024	40781	8.14
PARKS AND RECREATION	1245	CITY OF WOOD RIVER		6TH STREET PARK - WATER	1024	40781	139.70
PARKS AND RECREATION	1245	CITY OF WOOD RIVER		6TH STREET PARK - WATER	1024	40659	177.68
PARKS AND RECREATION	1245	CITY OF WOOD RIVER		SIPRA LUNCH MEETING	1024	40309	37.92
PARKS AND RECREATION	5966	ELAN FINANCIAL SERVICES		GROUND ANCHORS - BASES	1024	40303	44.99
PARKS AND RECREATION	5966	ELAN FINANCIAL SERVICES		COFFEE MAKER	1024	40309	54.80
PARKS AND RECREATION	5966	ELAN FINANCIAL SERVICES		BAT RACK - DWIGGINS FIELD	1024	40303	609.00
PARKS AND RECREATION	5966	ELAN FINANCIAL SERVICES		EASTER EGGS & PRIZES	1024	40307	451.84
PARKS AND RECREATION	5966	ELAN FINANCIAL SERVICES		SOCCER BALLS & BAGS	1024	40589	210.99
PARKS AND RECREATION	5966	ELAN FINANCIAL SERVICES		ROUNDHOUSE AIR FILTERS	1024	40916	2,419.99
PARKS AND RECREATION	5966	ELAN FINANCIAL SERVICES		FLAG POLE - DWIGGINS FIELD	1024	40916	45,668.29
PARKS AND RECREATION	816	MAHONEY ASPHALT, LLC		6TH STREET PARK ASPHALT	1024	40916	1,368.59
PARKS AND RECREATION	4732	FARM & HOME SUPPLY		STALL MATS-DUGOUT	1024	40916	2,390.00
PARKS AND RECREATION	6302	SITEONE LANDSCAPE SUPPLY, LLC		DURA EDGE FIELD HARDENER	1024	40916	1,800.00
PARKS AND RECREATION	5718	CHRISTOPHER S YOUNG		ROLL, GRADE INFIELD @ DWIGGINS	1024	40916	20.97
PARKS AND RECREATION	119	WALTCO TOOLS, INC		PAINT	1024	40792	80.00
PARKS AND RECREATION	6376	ROTTLER PEST CONTROL		PEST CONTROL - ROUNDHOUSE	1024	40679	3,020.00
PARKS AND RECREATION	6403	DICKSON WONG		SPRING 2025-RST 502, OLM	1024	40679	63,564.77
PARKS AND RECREATION Total							436.28
PARK MAINTENANCE	5995	CONSTELLATION NEWENERGY - GAS		FEBRUARY 2025	1025	40783	108.64
PARK MAINTENANCE	4163	AMEREN ILLINOIS		FEBRUARY 2025 - AMEREN	1025	40783	616.14
PARK MAINTENANCE	412	CONTINENTAL RESEARCH		WEED KILLER	1025	40561	104.00
PARK MAINTENANCE	348	CR SYSTEMS		PAPER PRODUCTS, HAND SOAP	1025	40781	20.80
PARK MAINTENANCE	1245	CITY OF WOOD RIVER		312 LINTON - WATER	1025	40781	6.50
PARK MAINTENANCE	1245	CITY OF WOOD RIVER		SOCCER PARK - WATER	1025	40549	181.44
PARK MAINTENANCE	1245	CITY OF WOOD RIVER		BRUSHY GROVE AIR FILTERS	1025	40549	155.80
PARK MAINTENANCE	5966	ELAN FINANCIAL SERVICES		UTILITY CARTS - PARK RESTROOM	1025	40569	184.40
PARK MAINTENANCE	5966	ELAN FINANCIAL SERVICES		BASBALL FIELD DRAG MOP	1025	40549	107.28
PARK MAINTENANCE	5966	ELAN FINANCIAL SERVICES		TRASH GRABBERS	1025	40719	50.00
PARK MAINTENANCE	5420	D&D TIRE SERVICE LLC		REPAIR FLAT TIRE	1025	40529	5.98
PARK MAINTENANCE	4732	FARM & HOME SUPPLY		WINDSHIELD WASHER FLUID	1025	40529	49.95
PARK MAINTENANCE	4732	FARM & HOME SUPPLY		WEED EATER STRING, EPSOM SALTS	1025	40589	91.98
PARK MAINTENANCE	4732	FARM & HOME SUPPLY		TUBING, TOOL CACHE BLUE	1025	40589	(79.99)
PARK MAINTENANCE	4732	FARM & HOME SUPPLY		RETURN TUBING	1025	40560	2,155.50
PARK MAINTENANCE	2172	FOSTER BROTHERS		KIDDIE KUSHION-MULCH	1025	40560	2,155.00
PARK MAINTENANCE	2172	FOSTER BROTHERS		KIDDIE KUSHION-MULCH	1025	40560	500.00
PARK MAINTENANCE	3985	WADISON COUNTY SWCD		CHANNEL CATFISH-BELK LAKE	1025	40569	

CITY OF WOOD RIVER  
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DEPARTMENT	VENDOR #	VENDOR NAME	DESCRIPTION	DEPT CODE	ACCOUNT NUMBER	AMOUNT DUE
PARK MAINTENANCE	866	MIDWEST OCCUPATIONAL MEDICINE	PRE EMPLOY DRUG SCREEN-T MILLS	1025	40498	50.00
PARK MAINTENANCE	4557	TITAN INDUSTRIAL CHEMICALS LLC	WEED KILLER	1025	40561	452.50
PARK MAINTENANCE	119	WALTCO TOOLS, INC	BOLTS - PLAYGROUND SWING	1025	40539	6.82
PARK MAINTENANCE	119	WALTCO TOOLS, INC	SMOKED SAFETY GLASSES	1025	40539	24.00
PARK MAINTENANCE	119	WALTCO TOOLS, INC	SAFETY GLASSES, BATTERIES	1025	40539	49.34
PARK MAINTENANCE	119	WALTCO TOOLS, INC	KEY	1025	40549	1.99
PARK MAINTENANCE	119	WALTCO TOOLS, INC	PORTABLE WATER PUMP	1025	40539	211.98
PARK MAINTENANCE	119	WALTCO TOOLS, INC	HEAVY DUTY SCRAPER	1025	40549	8.49
PARK MAINTENANCE	119	WALTCO TOOLS, INC	6TH STREET BATHROOM REPAIR	1025	40549	6.99
PARK MAINTENANCE	119	WALTCO TOOLS, INC	TOW RECOVER-TRUCKS @ BELK	1025	40529	149.97
PARK MAINTENANCE	119	WALTCO TOOLS, INC	FLASHLIGHT	1025	40549	24.99
PARK MAINTENANCE	119	WALTCO TOOLS, INC	RETURN FLASHLIGHT	1025	40549	(24.99)
PARK MAINTENANCE	6376	ROTTER PEST CONTROL	PEST CONTROL - 1 S 14TH ST	1025	40792	60.00
PARK MAINTENANCE Total						7,871.78
DISASTER PREP	4163	AMEREN ILLINOIS	FEBRUARY 2025 - AMEREN	1026	40783	114.47
DISASTER PREP	2214	ROB'S DISCOUNT MUFFLERS	STORM SIREN BATTERIES	1026	40599	750.00
DISASTER PREP Total						864.47
POLICE	4163	AMEREN ILLINOIS	POLICE DEPARTMENT GAS CHARGES	1027	40783	1,734.03
POLICE	4163	AMEREN ILLINOIS	POLICE DEPARTMENT	1027	40783	1,038.32
POLICE	4163	AMEREN ILLINOIS	MADISON LPR	1027	40792	142.50
POLICE	5967	ALWAYS GREEN RECYCLING, INC	MONTHLY SHRED	1027	40659	495.00
POLICE	3015	ROBERT D BROWN	ANNUAL CHIEF'S BREAKFAST	1027	40781	172.72
POLICE	1245	CITY OF WOOD RIVER	550 MADISON - WATER	1027	40519	15.49
POLICE	5966	ELAN FINANCIAL SERVICES	POST IT NOTES	1027	40519	20.88
POLICE	5966	ELAN FINANCIAL SERVICES	COMMAND WALL HOOKS	1027	40514	91.89
POLICE	5966	ELAN FINANCIAL SERVICES	YELLOW TONER	1027	40519	14.70
POLICE	5966	ELAN FINANCIAL SERVICES	DONUTS-INVESTIGATIONS MEETING	1027	40659	14.70
POLICE	5966	ELAN FINANCIAL SERVICES	MURAL - POLICE DEPARTMENT	1027	40792	1,000.00
POLICE	5966	ELAN FINANCIAL SERVICES	HANGING FOLDERS	1027	40519	22.39
POLICE	5966	ELAN FINANCIAL SERVICES	NOTEPADS, BATTERIES	1027	40519	21.32
POLICE	5966	ELAN FINANCIAL SERVICES	BLACK TONER	1027	40527	134.68
POLICE	5966	ELAN FINANCIAL SERVICES	FLASHLIGHT	1027	40519	2.12
POLICE	5966	ELAN FINANCIAL SERVICES	DRY ERASE BOARD - ERASER	1027	40519	14.06
POLICE	5966	ELAN FINANCIAL SERVICES	9 X 12 CLASP ENVELOPES	1027	40527	89.75
POLICE	5966	ELAN FINANCIAL SERVICES	SHARPS CONTAINERS	1027	40519	29.75
POLICE	5966	ELAN FINANCIAL SERVICES	SCISSORS, LABEL MAKER REILL	1027	40511	9.89
POLICE	5966	ELAN FINANCIAL SERVICES	POSTAGE - DUI KIT	1027	40529	8.24
POLICE	5966	ELAN FINANCIAL SERVICES	TIRE WET	1027	40786	86.89
POLICE	5966	ELAN FINANCIAL SERVICES	3/2-4/1/2025-POLICE	1027	40786	1,186.36
POLICE	5966	ELAN FINANCIAL SERVICES	FEBRUARY 2025 - CELL PHONES	1027	40754	1,345.00
POLICE	5966	ELAN FINANCIAL SERVICES	MARCH CLEANING - POLICE	1027	40541	144.00
POLICE	5949	EDWARD DRACH	PAPER PRODUCTS	1027	40541	1,390.04
POLICE	5949	EDWARD DRACH	OFFICE CHAIRS - ADMIN & #161	1027	40792	30.00
POLICE	5901	INDOFF INCORPORATED	NOTARY RENEW - CHALCRAFT	1027	40792	198.00
POLICE	6151	THE LUKEN AGENCY	DRY CLEANING & LAUNDRY	1027	40792	198.00
POLICE	6040	PIASA CLEANERS				

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DEPARTMENT	VENDOR #	VENDOR NAME	DESCRIPTION	DEPT CODE	ACCOUNT NUMBER	AMOUNT DUE
POLICE	1002	PRO AUTOMOTIVE SERVICES	OIL CHANGE, TIRE ROTATE - #175	1027	40719	203.01
POLICE	1002	PRO AUTOMOTIVE SERVICES	OIL CHANGE - #174	1027	40719	95.83
POLICE	6301	ROYAL PRINTING	BUSINESS CARDS - BARNES	1027	40742	75.00
POLICE	5206	TRANSUNION RISK & ALTERNATIVE	WEB SEARCHES	1027	40792	175.40
POLICE	207	TRICKEY'S SERVICE INCORPORATED	TOW VEHICLE FROM ACCIDENT SITE	1027	40719	458.00
POLICE	981	UTILITRA	APRIL 2025 - IT SERVICES	1027	40796	4,441.25
POLICE	981	UTILITRA	FEDERATED SECURITY CENTER	1027	40796	793.00
POLICE	5632	WELLS FARGO VENDOR FIN SERV	COPIER LEASE	1027	40751	93.98
POLICE	119	WALTCO TOOLS, INC	GLOVES	1027	40527	449.70
POLICE	119	WALTCO TOOLS, INC	FLAG CLIPS	1027	40549	5.00
POLICE	1777	JOSH MCDOWELL	REMOVE DECALS - #177	1027	40719	195.00
POLICE	6376	ROTTLER PEST CONTROL	PEST CONTROL - 550 MADISON	1027	40754	80.00
POLICE Total						16,623.65
FIRE	6246	AIRGAS USA, LLC	MEDICAL OXYGEN	1028	40551	65.10
FIRE	318	BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	1028	40551	269.99
FIRE	6044	CASHION FIRE EQUIPMENT, LLC	WORK ON AERIAL	1028	40719	2,052.90
FIRE	4163	AMEREN ILLINOIS	FEBRUARY 2025 - AMEREN	1028	40783	1,539.95
FIRE	3662	CITY OF EDWARDSVILLE	IESI SPRING FIRE ACADEMY	1028	40639	1,993.45
FIRE	1245	CITY OF WOOD RIVER	501 EVILLE RD - WATER	1028	40781	109.42
FIRE	5966	ELAN FINANCIAL SERVICES	RESCUE TRAILER - P-66 GRANT	1028	40932	500.00
FIRE	5966	ELAN FINANCIAL SERVICES	METAL FILE CABINETS	1028	40519	388.06
FIRE	5966	ELAN FINANCIAL SERVICES	2/22-3/21/2025-FIRE	1028	40786	433.17
FIRE	5966	ELAN FINANCIAL SERVICES	FEBRUARY 2025 - PHONE	1028	40753	42.20
FIRE	5966	ELAN FINANCIAL SERVICES	FEBRUARY 2025 - PHONE	1028	40549	181.20
FIRE	5966	ELAN FINANCIAL SERVICES	ABSORBENT MAT ROLL	1028	40786	33.59
FIRE	5966	ELAN FINANCIAL SERVICES	3/18-4/17/2025-FIRE	1028	40786	709.00
FIRE	5856	FELD FIRE	REPAIR REGULATOR LINE ASSEMBLY	1028	40515	509.00
FIRE	5856	FELD FIRE	REPAIR LEAKING FILL LINE	1028	40515	69.91
FIRE	5856	FELD FIRE	CLASS B SHIRT-STAILHUT	1028	40594	91.00
FIRE	778	LEON UNIFORM COMPANY	UNIFORM POLOS - FIRE DEPT	1028	40594	1,538.64
FIRE	778	LEON UNIFORM COMPANY	FLUID & FILTER-HYDRAULICS-4233	1028	40719	671.12
FIRE	4680	MC KAY AUTO PARTS	16" CHAIN FOR CHAINSAW	1028	40929	585.86
FIRE	2606	MES I ACQUISITION INC.	TRUCKMAN'S CHOICE CHAINSAW	1028	40929	2,638.93
FIRE	2606	MES I ACQUISITION INC.	THERMAL IMAGING CAM & MOUNTS	1028	40929	9,526.00
FIRE	5573	MAX FIRE TRAINING, INC.	REPAIR-BACKUP GENERATOR	1028	40752	689.99
FIRE	3992	OAKLEY SERVICES INC	REPAIR-BACKUP GENERATOR	1028	40792	52.26
FIRE	5583	SHRED-IT USA	3/11/25 - SHREDDING FIRE DEPT	1028	40796	998.65
FIRE	981	UTILITRA	APRIL 2025 - IT SERVICES	1028	40589	94.99
FIRE	119	WALTCO TOOLS, INC	165 FT LASER MEASURE	1028	40549	59.96
FIRE	119	WALTCO TOOLS, INC	CASTERS - SCBA CART	1028	40752	70.00
FIRE	6376	ROTTLER PEST CONTROL	PEST CONTROL - FIRE DEPT	1028	40639	1,162.00
FIRE	6412	WILL KORINEK	MILEAGE REIMBURSE-FIRE ACADEMY	1028		27,076.34
FIRE Total						130.69
POLICE COMMUNICATIONS	5995	CONSTELLATION NEWENERGY - GAS	FEBRUARY 2025	1040	40783	39.04
POLICE COMMUNICATIONS	4163	AMEREN ILLINOIS	FEBRUARY 2025 - AMEREN	1040	40783	39.04
POLICE COMMUNICATIONS	5966	ELAN FINANCIAL SERVICES	KEYBOARDS	1040	40519	13.98

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POLICE COMMUNICATIONS	5966	ELAN FINANCIAL SERVICES	KEYBOARD & MOUSE	1040	40519	79.98
POLICE COMMUNICATIONS	5966	ELAN FINANCIAL SERVICES	IL-APCO METRO EAST SYMPOSIUM	1040	40659	35.00
POLICE COMMUNICATIONS	5966	ELAN FINANCIAL SERVICES	IL-APCO METRO EAST SYMPOSIUM	1040	40659	35.00
POLICE COMMUNICATIONS	5966	ELAN FINANCIAL SERVICES	2/22-3/21/2025-POLICE	1040	40786	2,387.03
POLICE COMMUNICATIONS	6320	FIRST CITIZENS BANK & TRUST	DISPATCH COPIER LEASE	1040	40751	359.84
POLICE COMMUNICATIONS Total						3,080.56
POLICE COMMUNICATIONS	4264	CHRIST BROTHERS	STREET PATCH	2100	40552	476.80
MFT	3490	COMMUNITY SEED & FEED COMPANY	TOPSOIL & GRASS SEED	2100	40570	158.00
MFT	4140	KIENSTRA - ILLINOIS	FLOWABLE FILL-W PENNING&N WR	2100	40554	1,944.00
MFT	4140	KIENSTRA - ILLINOIS	FLOWABLE FILL-E FERGUSON	2100	40554	1,620.00
MFT	4167	MORTON SALT	ROAD SALT	2100	40550	23,072.09
MFT	6110	NEW FRONTIER MATERIAL LLC	CAOB ROCK	2100	40554	401.38
MFT	5291	WARNING LITES OF SOUTHERN IL	POSTS	2100	40556	1,186.20
MFT	5291	WARNING LITES OF SOUTHERN IL	STOP SIGNS	2100	40556	340.02
MFT	119	WALTCO TOOLS, INC	SIGN HARDWARE	2100	40556	12.56
MFT Total						29,211.05
INSURANCE	2531	MIKE CARLSE	APRIL MONTHLY INSURANCE	2300	40841	100.00
INSURANCE	423	BRIAN S CRAWFORD	APRIL 2025 - INSURANCE PAYMENT	2300	40841	100.00
INSURANCE	6374	MICHAEL MEYERS	PAYOUT OF INS PAYMENTS	2300	40841	3,100.00
INSURANCE	3642	LEONARD REVELLE	APRIL 2025-INS PAYMENT	2300	104841	100.00
INSURANCE Total						3,400.00
LIBRARY	5995	CONSTELLATION NEWENERGY - GAS	FEBRUARY 2025	2500	40783	621.87
LIBRARY	4163	AMEREN ILLINOIS	FEBRUARY 2025 - AMEREN	2500	40783	225.63
LIBRARY Total						847.50
PUBLIC SERVICES ADMIN	5966	ELAN FINANCIAL SERVICES	2/22-3/21/2025-PW	3000	40786	289.94
PUBLIC SERVICES ADMIN	5966	ELAN FINANCIAL SERVICES	2/22-3/21/2025-PW	3000	40786	8.56
PUBLIC SERVICES ADMIN	5966	ELAN FINANCIAL SERVICES	ADOBE PRO	3000	40792	14.99
PUBLIC SERVICES ADMIN	5949	EDWARD DRACH	MARCH 2025 - CLEANING PW	3000	40752	200.00
PUBLIC SERVICES ADMIN	1099	SHEPPARD MORGAN & SCHWAB	REVIEW DRAINAGE CALCULATIONS	3000	40725	247.50
PUBLIC SERVICES ADMIN	981	UTLITRA	APRIL 2025 - IT SERVICES	3000	40796	143.25
PUBLIC SERVICES ADMIN	5632	WELLS FARGO VENDOR FIN SERV	COPIER LEASE	3000	40751	93.98
PUBLIC SERVICES ADMIN	6376	ROTTLER PEST CONTROL	PEST CONTROL - 100 ANDERSON	3000	40799	100.00
PUBLIC SERVICES ADMIN Total						1,098.22
PUBLIC SERVICES ADMIN	5995	CONSTELLATION NEWENERGY - GAS	FEBRUARY 2025	3031	40783	932.57
PUBLIC SERVICES ADMIN	4163	AMEREN ILLINOIS	FEBRUARY 2025 - AMEREN	3031	40783	776.49
PUBLIC SERVICES ADMIN	2749	CLEAR'S SHOES & BOOTS	BOOTS - R HOPKINS	3031	40594	212.49
PUBLIC SERVICES ADMIN	5966	ELAN FINANCIAL SERVICES	BATTERY OIL FILTER	3031	40529	153.78
PUBLIC SERVICES ADMIN	5966	ELAN FINANCIAL SERVICES	OIL FILTER,WINDSHIELD WASH	3031	40529	19.33
PUBLIC SERVICES ADMIN	5966	ELAN FINANCIAL SERVICES	ANTIFREEZE, OIL FILTER, HOSE	3031	40529	116.55
PUBLIC SERVICES ADMIN	5966	ELAN FINANCIAL SERVICES	RETURN HOSE	3031	40529	(44.99)
PUBLIC SERVICES ADMIN	5966	ELAN FINANCIAL SERVICES	WINDSHIELD WASHER FLUID	3031	40619	38.16
PUBLIC SERVICES ADMIN	5682	TIMOTHY DONOHOO	CDL RENEWAL - DONOHOO	3031	40719	451.59
PUBLIC SERVICES ADMIN	3603	LUBY EQUIPMENT SERVICES	TEMP SENSOR - BACKHOE	3031	40796	70.25
PUBLIC SERVICES ADMIN	981	UTLITRA	APRIL 2025 - IT SERVICES	3031	40796	70.25
PUBLIC SERVICES ADMIN	5291	WARNING LITES OF SOUTHERN IL	SAFETY GLASSES	3031	40599	108.00



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<b>WATER DISTRIBUTION Total</b>						2,895.57
WATER PLANT	5995	CONSTELLATION NEWENERGY - GAS	FEBRUARY 2025	3032	40783	560.00
WATER PLANT	4163	AMEREN ILLINOIS	FEBRUARY 2025 - AMEREN	3032	40783	5,471.81
WATER PLANT	5829	ALLRISE ELEVATOR CO., INC.	ELEVATOR REPAIR - WATER PLANT	3032	40719	3,551.00
WATER PLANT	2600	CORE & MAIN LP	SENSUS ANNUAL WARRANTY	3032	40799	1,881.95
WATER PLANT	5966	ELAN FINANCIAL SERVICES	TOWER COMMUNICATIONS BATTERIES	3032	40529	249.98
WATER PLANT	5966	ELAN FINANCIAL SERVICES	UNIFORM SHIRTS	3032	40594	31.38
WATER PLANT	5966	ELAN FINANCIAL SERVICES	UNIFORM SHIRTS	3032	40594	37.58
WATER PLANT	5966	ELAN FINANCIAL SERVICES	2/1-3/10/2025-100 ANDERSON	3032	40786	204.11
WATER PLANT	4732	FARM & HOME SUPPLY	CHAINSAW PARTS	3032	40531	109.93
WATER PLANT	4732	FARM & HOME SUPPLY	NEW PUSH MOWER	3032	40589	549.99
WATER PLANT	6221	MISSION COMMUNICATIONS, LLC	TOWER COMMUNICATION SERVICES	3032	40719	563.40
WATER PLANT	873	MISSISSIPPI LIME COMPANY	PEBBLE QUICKLIME	3032	40555	7,501.89
WATER PLANT	873	MISSISSIPPI LIME COMPANY	QUICKLIME DELIVERY	3032	40798	1,054.34
WATER PLANT	6316	PVS DX INC	CHLORINE TANK RENTAL	3032	40555	200.00
WATER PLANT	981	UTILITRA	APRIL 2025 - IT SERVICES	3032	40796	70.25
WATER PLANT	119	WALTOO TOOLS, INC	WIRE BRUSHES, WRENCH	3032	40589	44.96
WATER PLANT	119	WALTOO TOOLS, INC	DRILL BITS, WIRE BRUSH, TAPE	3032	40589	90.39
<b>WATER PLANT Total</b>						22,172.96
SEWER REVENUES	5966	ELAN FINANCIAL SERVICES	E-MANIFEST FEES	4000	20303	700.00
SEWER REVENUES	3680	KAMADULSKI EXCAVATION	EMERGENCY SEWER REPAIR	4000	40792	11,893.23
<b>SEWER REVENUES Total</b>						12,593.23
SEWER COLLECTIONS	5995	CONSTELLATION NEWENERGY - GAS	FEBRUARY 2025	4041	40783	1,680.76
SEWER COLLECTIONS	4163	AMEREN ILLINOIS	FEBRUARY 2025 - AMEREN	4041	40783	1,985.44
SEWER COLLECTIONS	5966	ELAN FINANCIAL SERVICES	2/1-3/1/2025-RHR LIFT ST	4041	40783	246.50
SEWER COLLECTIONS	5966	ELAN FINANCIAL SERVICES	OIL DRY ABSORBENT	4041	40531	19.18
SEWER COLLECTIONS	2944	GRAINGER	HOOR METERS-EASTWOOD PUMP	4041	40599	151.98
SEWER COLLECTIONS	100	GRP WEGMAN COMPANY	KENDALL HILL LIFT ST REPAIR	4041	40719	4,786.43
SEWER COLLECTIONS	6301	ROYAL PRINTING	SEWER MAPS	4041	40531	108.00
SEWER COLLECTIONS	1194	SUPERIOR FENCE & ORNAMENTAL	HINGES&LATCH-CW LIFT STATION	4041	40719	172.85
SEWER COLLECTIONS	119	WALTOO TOOLS, INC	SHOVEL, PICK SET	4041	40589	40.98
SEWER COLLECTIONS	119	WALTOO TOOLS, INC	WINTER GLOVES	4041	40531	13.98
SEWER COLLECTIONS	119	WALTOO TOOLS, INC	GLOVES, SCREWS	4041	40531	28.96
<b>SEWER COLLECTIONS Total</b>						9,235.06
SEWER PLANT	5995	CONSTELLATION NEWENERGY - GAS	FEBRUARY 2025	4042	40783	240.79
SEWER PLANT	4163	AMEREN ILLINOIS	FEBRUARY 2025 - AMEREN	4042	40783	7,764.94
<b>SEWER PLANT Total</b>						8,005.73
REFUSE	100	GRP WEGMAN COMPANY	RECEPTACLE CIRCUITS-COMPOST	4949	40799	127.58
REFUSE	5406	REPUBLIC SERVICES #350	FEBRUARY 2025 - CITY PICK UPS	4949	40791	63,648.28
REFUSE	5406	REPUBLIC SERVICES #350	FEBRUARY 225 - COMPOST SITE	4949	40778	824.34
<b>REFUSE Total</b>						64,600.20
GOLF MAINTENANCE	6110	NEW FRONTIER MATERIAL LLC	AG LIME - ROCK BASE CART PATHS	5051	40916	677.19
GOLF MAINTENANCE	6110	NEW FRONTIER MATERIAL LLC	AG LIME - ROCK BASE CART PATHS	5051	40916	367.45
GOLF MAINTENANCE	6110	NEW FRONTIER MATERIAL LLC	AG LIME - ROCK BASE CART PATHS	5051	40916	551.93
GOLF MAINTENANCE	6110	NEW FRONTIER MATERIAL LLC	AG LIME - ROCK BASE CART PATHS	5051	40916	270.14

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GOLF MAINTENANCE	6110	NEW FRONTIER MATERIAL LLC	AG LIME & ROCK BASE CART PATHS	5051	40916	690.44
GOLF MAINTENANCE	6110	NEW FRONTIER MATERIAL LLC	AG LIME - ROCK BASE CART PATHS	5051	40916	543.67
<b>GOLF MAINTENANCE Total</b>						3,100.82
GOLF CLUBHOUSE	5430	ACUSHNET CO	SHOE FOR RESALE	5052	40578	7,006.25
GOLF CLUBHOUSE	5995	CONSTELLATION NEWENERGY - GAS	02/19/25 -03/20/25	5052	40783	56.24
GOLF CLUBHOUSE	4163	AMEREN ILLINOIS	FEBRUARY 2025 - AMEREN	5052	40783	2,868.74
GOLF CLUBHOUSE	1245	CITY OF WOOD RIVER	BELK PARK MAINT - WATER	5052	40781	23.15
GOLF CLUBHOUSE	1245	CITY OF WOOD RIVER	BELK CLUB HOUSE - WATER	5052	40781	8.14
GOLF CLUBHOUSE	1245	CITY OF WOOD RIVER	BELK - N BATHROOM - WATER	5052	40781	6.50
GOLF CLUBHOUSE	1245	CITY OF WOOD RIVER	BELK - N PAVILION - WATER	5052	40781	6.50
GOLF CLUBHOUSE	1245	CITY OF WOOD RIVER	BELK - BATHROOMS - WATER	5052	40781	6.50
GOLF CLUBHOUSE	1245	CITY OF WOOD RIVER	BELK - DRINK FOUNTAIN - WATER	5052	40781	6.50
GOLF CLUBHOUSE	1245	CITY OF WOOD RIVER	BELK - S BATHROOM - WATER	5052	40781	8.14
GOLF CLUBHOUSE	1245	CITY OF WOOD RIVER	BELK - OASIS - WATER	5052	40786	234.97
GOLF CLUBHOUSE	1245	CITY OF WOOD RIVER	DIRECT TV	5052	40599	162.99
GOLF CLUBHOUSE	5966	ELAN FINANCIAL SERVICES	GOLF CLUB SET FOR RENTAL	5052	40619	750.00
GOLF CLUBHOUSE	5966	ELAN FINANCIAL SERVICES	PGA PRO CERT - 1 BLYTH	5052	40519	19.89
GOLF CLUBHOUSE	5966	ELAN FINANCIAL SERVICES	SIGN HOLDER - BELK PARK	5052	40541	32.98
GOLF CLUBHOUSE	5966	ELAN FINANCIAL SERVICES	PAPER PRODUCTS	5052	40573	1,346.00
GOLF CLUBHOUSE	669	ILLINOIS DEPARTMENT OF REVENUE	MARCH 2025 - SALES TAX	5052	40792	423.00
GOLF CLUBHOUSE	100	GR WEGMAN COMPANY	PREVENTATIVE MAINT-GC LIGHTING	5052	40749	1,625.00
GOLF CLUBHOUSE	6198	RIVERBANK MARKETING	BELK PARK PRINT ADS	5052	40752	70.00
GOLF CLUBHOUSE	6376	ROTTLER PEST CONTROL	PEST CONTROL - CLUB HOUSE	5052	40758	3,082.00
GOLF CLUBHOUSE	5794	TNT GOLF CAR & MOTORSPORTS	ANNUAL GOLF CART MAINTENANCE	5052	40519	199.90
GOLF CLUBHOUSE	1301	WILLIAMS OFFICE PRODUCTS	THERMAL PAPER - REGISTERS			17,949.89
<b>GOLF CLUBHOUSE Total</b>						577.00
GOLF CONCESSIONS	669	ILLINOIS DEPARTMENT OF REVENUE	MARCH 2025 - SALES TAX	5053	40573	521.50
GOLF CONCESSIONS	5496	ROBERT CHICK FRITZ	ALCOHOL - GOLF COURSE	5053	40574	45.00
GOLF CONCESSIONS	5487	DONNEWALD DISTRIBUTING CO.	ALCOHOL - GOLF COURSE	5053	40574	126.00
GOLF CONCESSIONS	5487	DONNEWALD DISTRIBUTING CO.	ALCOHOL - GOLF COURSE	5053	40574	1,269.50
<b>GOLF CONCESSIONS Total</b>						91.70
CID	5966	ELAN FINANCIAL SERVICES	BUSINESS LUNCH	8700	40860	79.00
CID	5966	ELAN FINANCIAL SERVICES	BUSINESS LUNCH	8700	40534	18,137.20
CID	816	MAHONEY ASPHALT, LLC	ASPHALT	8700	40860	3,000.00
CID	6363	GOVERNMENTAL CONSULTING	CONSULTING SERVICES 3/9-4/8/25	8700	40919	150.00
CID	2591	FIRST AMERICAN TITLE	TITLE WORK 401 ACTION	8700	40919	21,457.90
<b>CID Total</b>						2,924.00
NHR SALES TAX	3780	GONZALEZ COMPANIES LLC	9TH ST DET POND-1/25-2/21/2025	8900	40904	6,077.90
NHR SALES TAX	3780	GONZALEZ COMPANIES LLC	STATE ST SEWER SEP	8900	40904	14,974.75
NHR SALES TAX	3780	GONZALEZ COMPANIES LLC	STATE ST SEWER SEP-RPR SERVICE	8900	40903	1,169.60
NHR SALES TAX	3780	GONZALEZ COMPANIES LLC	9TH ST DETENTION POND	8900	40903	639.00
NHR SALES TAX	3780	GONZALEZ COMPANIES LLC	GENERAL SERVICES-2/22-3/28/20	8900	40909	41,355.75
NHR SALES TAX	3680	KAMADUSKI EXCAVATION	SIDEWALK REPAIR/REPLACE	8900		67,141.00
<b>NHR SALES TAX Total</b>						100.00
RECREATION CENTER	6392	KYLEEN JENNA JOHNSON	VOLLEYBALL - PAYROLL	9000	40313	



CITY OF WOOD RIVER  
DEPARTMENT SUMMARY REPORT  
COUNCIL MEETING DATE: 04/21/2025  
INVOICES DUE ON/BEFORE: 05/21/2025

DEPARTMENT	VENDOR #	VENDOR NAME	DESCRIPTION	DEPT CODE	ACCOUNT NUMBER	AMOUNT DUE
RECREATION CENTER	4751	MARK A. ZIPPRICH	VOLLEYBALL - PAYROLL	9000	40313	100.00
RECREATION CENTER	6398	BRIAN KICHLUNE	VOLLEYBALL - PAYROLL	9000	40313	250.00
RECREATION CENTER	5709	CONSTELLATION NEW ENERGY, INC	MARCH 2025 - CONSTELLATION	9000	40783	2,493.41
RECREATION CENTER	1245	CITY OF WOOD RIVER	REC CENTER - WATER	9000	40781	147.40
RECREATION CENTER	5966	ELAN FINANCIAL SERVICES	PAPER PRODUCTS	9000	40541	102.66
RECREATION CENTER	5966	ELAN FINANCIAL SERVICES	SAFETY GLASSES - NERF NIGHT	9000	40565	48.40
RECREATION CENTER	5966	ELAN FINANCIAL SERVICES	RETURN SAFETY GLASSES	9000	40565	(48.40)
RECREATION CENTER	5966	ELAN FINANCIAL SERVICES	NERF NIGHT SAFETY GLASSES	9000	40565	48.40
RECREATION CENTER	5966	ELAN FINANCIAL SERVICES	FLOOR CLEANER, PAPER PRODUCTS	9000	40541	89.68
RECREATION CENTER	5966	ELAN FINANCIAL SERVICES	RESISTANCE BANDS	9000	40565	49.99
RECREATION CENTER	5966	ELAN FINANCIAL SERVICES	GYMNASTICS CHALK	9000	40301	13.98
RECREATION CENTER	5966	ELAN FINANCIAL SERVICES	NERF NIGHT - PIZZAS	9000	40565	85.88
RECREATION CENTER	5966	ELAN FINANCIAL SERVICES	PIT PILLOW MAT-GYMNASTICS	9000	40301	499.00
RECREATION CENTER	5966	ELAN FINANCIAL SERVICES	2/22-3/21/2025-REC CENTER	9000	40786	1,109.00
RECREATION CENTER	5966	ELAN FINANCIAL SERVICES	MAINT-HVAC UNITS REC CENTER	9000	40572	2,286.33
RECREATION CENTER	6411	AC SYSTEMS SERVICE, LLC	MARCH 2025 - SALES TAX	9000	40573	69.00
RECREATION CENTER	669	ILLINOIS DEPARTMENT OF REVENUE	CAMP OTTO PRINT ADS	9000	40749	325.00
RECREATION CENTER	6198	RIVERBANK MARKETING	PICKLEBALL TOURNNEY SHIRTS	9000	40315	86.20
RECREATION CENTER	1087	SCHWARTZKOPF PRINTING INC	SOCCER CLINIC T-SHIRTS	9000	40307	797.75
RECREATION CENTER	981	UTLITRA	APRIL 2025 - IT SERVICES	9000	40796	641.00
RECREATION CENTER	6376	ROTTLER PEST CONTROL	PEST CONTROL - REC CENTER	9000	40792	100.00
RECREATION CENTER Total						9,394.68
Grand Total						437,401.55

City of Wood River  
Statement of Revenues and Expenditures  
Period Ending  
March 31, 2025

	General Fund		Water Fund		Sewer Fund		Golf Course Fund	
	CP Actual	YTD Actual	CP Actual	YTD Actual	CP Actual	YTD Actual	CP Actual	YTD Actual
<b>Revenues:</b>								
Property Taxes	15,793	316,954	-	-	-	-	-	-
Other Major Tax Sources	553,078	6,216,795	-	-	-	-	-	-
Licenses and Permits	37,183	143,966	-	-	-	-	-	-
Miscellaneous Revenues	117,892	678,911	18,366	192,782	4,748	62,185	7,088	60,181
Service Revenues	-	-	159,161	1,966,443	306,741	2,996,319	-	-
Service Charges & Fees	28,317	754,490	-	-	-	-	-	-
Fees	-	-	-	-	-	-	24,249	494,166
Cards and Passes	-	-	-	-	-	-	1,300	23,040
Cart Rental	-	-	-	-	-	-	14,160	191,531
Concessions	-	-	-	-	-	-	12,675	198,359
Non-Revenue Receipts	469,119	838,111	-	-	-	-	-	-
Recreation Fees	10,945	79,873	-	-	-	-	-	-
Restricted Police Funds	2,441	28,121	-	-	-	-	-	-
<b>Total Revenues</b>	<b>1,234,768</b>	<b>9,057,221</b>	<b>177,547</b>	<b>2,159,225</b>	<b>311,489</b>	<b>3,058,504</b>	<b>59,472</b>	<b>967,277</b>
<b>Expenditures:</b>								
Legislative Dept	4,113	60,417	-	-	-	-	-	-
Administrative Dept	32,372	412,637	-	-	-	-	-	-
Finance Dept	34,845	471,298	-	-	-	-	-	-
Animal Control Dept	2,019	28,426	-	-	-	-	-	-
Legal Dept	15,282	136,588	-	-	-	-	-	-
Building and Zoning Dept	25,290	331,911	-	-	-	-	-	-
Street Lighting Dept	334	93,959	-	-	-	-	-	-
Capital Improvement Dept	-	748	-	-	-	-	-	-
City Hall Maint Dept	1,530	48,487	-	-	-	-	-	-
Street Dept	26,374	423,037	-	-	-	-	-	-
Parks and Rec Dept	35,829	666,146	-	-	-	-	-	-
Park Maint Dept	34,577	302,380	-	-	-	-	-	-
Disaster Preparedness	-	6,895	-	-	-	-	-	-
Police Restricted Funds	429	894	-	-	-	-	-	-
Police Dept	233,219	2,776,937	-	-	-	-	-	-
Fire Dept	(13,628)	2,305,397	-	-	-	-	-	-
Police Comm. Dept	77,383	1,155,659	-	-	-	-	-	-
Golf Maint Dept	-	-	-	-	-	-	36,776	385,906
Golf Clubhouse	-	-	-	-	-	-	36,117	340,795
Golf Concessions Dept	-	-	-	-	-	-	4,652	87,915
Public Works Admin. Dept	-	-	27,596	310,605	-	-	-	-
Water Distribution Dept	-	-	180,864	698,346	-	-	-	-
Water Plant Dept	-	-	232,490	1,097,684	-	-	-	-
Capital Trust	-	-	-	-	-	-	-	-
Sewer Collection	-	-	-	-	90,229	1,811,152	-	-
Sewer Plant	-	-	-	-	119,885	1,466,456	-	-
<b>Total Expenditures</b>	<b>509,768</b>	<b>9,251,816</b>	<b>440,950</b>	<b>2,106,635</b>	<b>210,114</b>	<b>3,277,608</b>	<b>77,545</b>	<b>814,616</b>
<b>Revenues Over/(Under)</b>	<b>725,000</b>	<b>(194,595)</b>	<b>(263,403)</b>	<b>52,590</b>	<b>101,375</b>	<b>(219,104)</b>	<b>(18,073)</b>	<b>152,661</b>
<b>Expenditures</b>								

City of Wood River  
Statement of Revenues and Expenditures  
Period Ending  
March 31, 2025

	Motor Fuel Tax		Insurance Fund		Retirement Fund		Refuse Fund	
	CP	YTD	CP	YTD	CP	YTD	CP	YTD
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
<b>Revenues:</b>								
Property Taxes	-	-	14,850	298,028	1,741	34,932	4,459	89,477
Taxes	39,728	482,527	-	-	4,144	66,692	-	-
Other Major Tax Sources	-	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-	-
Miscellaneous Revenues	4,330	46,787	133,235	1,454,749	1,398	11,869	3,973	30,147
Service Revenues	-	-	-	-	-	-	71,486	810,932
Service Charges & Fees	-	-	-	-	-	-	-	-
Fees	-	-	-	-	-	-	-	-
Cards and Passes	-	-	-	-	-	-	-	-
Electric Cars	-	-	-	-	-	-	-	-
Concessions	-	-	-	-	-	-	-	-
Pool Admissions	-	-	-	-	-	-	-	-
Coupons/Specials	-	-	-	-	-	-	-	-
Season Passes	-	-	-	-	-	-	-	-
Special Programs	-	-	-	-	-	-	-	-
Recreation Fees	-	-	-	-	-	-	-	-
Non-Revenue Receipts	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>44,058</b>	<b>529,314</b>	<b>148,085</b>	<b>1,752,777</b>	<b>7,283</b>	<b>113,523</b>	<b>79,918</b>	<b>930,556</b>
<b>Expenditures:</b>								
Personnel	-	-	-	-	-	-	1,900	22,839
Materials and Supplies	1,161	158,374	-	-	-	-	-	-
Dues/Subscr/Training	-	-	-	-	-	-	-	-
Services	17,479	67,093	-	-	-	-	13,725	726,093
Miscellaneous	-	-	271,631	1,913,066	250,000	250,000	-	-
Capital	-	-	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>18,640</b>	<b>225,467</b>	<b>271,631</b>	<b>1,913,066</b>	<b>250,000</b>	<b>250,000</b>	<b>15,625</b>	<b>748,932</b>
<b>Revenues Over/(Under)</b>	<b>25,418</b>	<b>303,847</b>	<b>(123,546)</b>	<b>(160,289)</b>	<b>(242,717)</b>	<b>(136,477)</b>	<b>64,293</b>	<b>181,624</b>
<b>Expenditures</b>	<b>25,418</b>	<b>303,847</b>	<b>(123,546)</b>	<b>(160,289)</b>	<b>(242,717)</b>	<b>(136,477)</b>	<b>64,293</b>	<b>181,624</b>

City of Wood River  
Statement of Revenues and Expenditures  
Period Ending  
March 31, 2025

	Westside BD		Riverbend BD #3		TIF #3		Riverbend BD #4		Riverbend BD #1	
	CP	YTD	CP	YTD	CP	YTD	CP	YTD	CP	YTD
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
<b>Revenues:</b>										
Property Taxes	-	-	-	-	36,322	434,705	-	-	-	-
Taxes	519	4,123	2,808	30,521	-	-	5,205	33,697	68,377	558,245
Other Major Tax Sources	-	-	-	-	-	-	-	-	-	-
American Rescue Plan	-	-	-	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-	-	-	-
Miscellaneous Revenues	11	147	439	4,728	2,061	22,317	394	4,159	6,208	64,336
Service Revenues	-	-	-	-	-	-	-	-	-	-
Service Charges & Fees	-	-	-	-	-	-	-	-	-	-
Fees	-	-	-	-	-	-	-	-	-	-
Coupons/Specials	-	-	-	-	-	-	-	-	-	-
Season Passes	-	-	-	-	-	-	-	-	-	-
Special Programs	-	-	-	-	-	-	-	-	-	-
Recreation Fees	-	-	-	-	-	-	-	-	-	-
Non-Revenue Receipts	-	-	-	-	-	-	-	-	-	-
Transfer from Other Funds	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>530</b>	<b>4,270</b>	<b>3,247</b>	<b>35,249</b>	<b>36,383</b>	<b>457,022</b>	<b>5,599</b>	<b>37,856</b>	<b>74,585</b>	<b>622,581</b>
<b>Expenditures:</b>										
Personnel	-	-	-	-	-	-	-	-	-	-
Materials and Supplies	-	-	-	-	-	-	-	-	-	-
Dues/Subscr/Training	-	-	-	-	-	1,668	-	-	-	-
Services	-	-	-	-	-	185	-	-	-	-
Miscellaneous	-	4,008	-	-	-	-	-	-	-	-
Debt Payments	-	-	-	-	-	-	-	-	-	-
Capital	-	-	-	-	-	-	-	-	-	-
TIF Reimbursements	-	-	-	-	30,000	131,559	-	-	-	-
East Side Detention	-	-	-	-	-	-	-	-	-	-
Recreation Center	-	-	-	-	-	-	-	-	-	-
Recreation Center - Loan Service	-	-	-	-	-	-	-	-	-	-
Sixth Street Retention	-	-	-	-	-	-	-	-	-	-
Sewer Separation - Loan Service	-	-	-	-	-	-	-	-	-	-
State Street Sewer Sep	-	-	-	-	-	-	-	-	-	-
East End Park/14th St. Park	-	-	-	-	-	-	-	-	-	-
Round House Repairs	-	-	-	-	-	-	-	-	-	-
Sidewalk Repairs & Replacements	-	-	-	-	-	-	-	-	-	-
Alton/Edwardsville Rd	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-
Water Tower Painting	-	-	-	-	-	-	-	-	-	-
Transfer Out	-	-	-	-	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>-</b>	<b>4,008</b>	<b>-</b>	<b>-</b>	<b>30,000</b>	<b>133,412</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Revenues Over/(Under)</b>	<b>530</b>	<b>262</b>	<b>3,247</b>	<b>35,249</b>	<b>8,383</b>	<b>323,610</b>	<b>5,599</b>	<b>37,856</b>	<b>74,585</b>	<b>622,581</b>
<b>Expenditures</b>	<b>530</b>	<b>262</b>	<b>3,247</b>	<b>35,249</b>	<b>8,383</b>	<b>323,610</b>	<b>5,599</b>	<b>37,856</b>	<b>74,585</b>	<b>622,581</b>

Period Ending  
March 31, 2025[illegible]

City of Wood River  
Statement of Revenues and Expenditures  
Period Ending  
March 31, 2025

	Library Fund		Police Pension		Fire Pension	
	CP	YTD	CP	YTD	CP	YTD
	Actual	Actual	Actual	Actual	Actual	Actual
<b>Revenues:</b>						
Property Taxes	17,879	358,460	41,713	837,127	25,337	508,471
Taxes	2,526	40,654	-	-	-	-
Other Major Tax Sources	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-
Miscellaneous Revenues	3,210	65,590	84,098	1,120,067	198,217	903,733
Service Revenues	-	-	-	-	-	-
Service Charges & Fees	-	-	-	-	-	-
Fees	1,192	7,665	-	-	-	-
Cards and Passes	-	-	-	-	-	-
Electric Cars	-	-	-	-	-	-
Concessions	-	-	-	-	-	-
Pool Admissions	-	-	-	-	-	-
Coupons/Specials	-	-	-	-	-	-
Season Passes	-	-	-	-	-	-
Special Programs	-	-	-	-	-	-
Recreation Fees	-	-	-	-	-	-
Non-Revenue Receipts	-	-	-	-	-	-
<b>Total Revenues</b>	<b>24,807</b>	<b>472,369</b>	<b>125,811</b>	<b>1,957,194</b>	<b>223,554</b>	<b>1,412,204</b>
<b>Expenditures:</b>						
Personnel	28,068	312,930	-	-	-	-
Materials and Supplies	2,936	48,568	-	-	-	-
Dues/Subscr/Training	65	384	-	-	-	1,620
Services	3,457	32,651	9,014	23,339	10,220	12,510
Miscellaneous	221	2,434	192,780	1,075,745	51,899	627,772
Capital	1,725	59,762	-	-	-	-
<b>Total Expenditures</b>	<b>36,472</b>	<b>456,729</b>	<b>201,794</b>	<b>1,099,084</b>	<b>62,119</b>	<b>641,902</b>
<b>Revenues Over/(Under)</b>	<b>(11,665)</b>	<b>15,640</b>	<b>(75,983)</b>	<b>858,110</b>	<b>161,435</b>	<b>770,302</b>
<b>Expenditures</b>						

**CITY OF WOOD RIVER  
CASH AND INVESTMENT REPORT**

PERIOD ENDING:  
MARCH 31, 2025

	Beginning Balance	Total Debits	Total Credits	Ending Balance
<b><u>GENERAL FUND</u></b>				
UNRESTRICTED CASH				
10-00-0-0011 MONEY MARKET	2,822,696.62	1,405,991.23	698,588.05	3,530,099.80
10-00-0-0013 BUSEY BANK MONEY MARKET	156,747.57	389.40	-	157,136.97
10-00-0-0015 PETTY CASH	1,300.00			1,300.00
10-00-0-0019 CARROLLTON BANK MONEY MARKET	221,728.24	575.65		222,303.89
10-00-0-0066 AP CLEARING	92,500.00	-	-	92,500.00
TOTAL UNRESTRICTED CASH	3,294,972.43	1,406,956.28	698,588.05	4,003,340.66
UNRESTRICTED INVESTMENTS				
10-00-0-0061 IMET	1,464,323.25	5,771.98	-	1,470,095.23
TOTAL UNRESTRICTED INVESTMENTS	1,464,323.25	5,771.98	-	1,470,095.23
TOTAL UNRESTRICTED CASH AND INVESTMENTS	4,759,295.68	1,412,728.26	698,588.05	5,473,435.89
ASSIGNED AND RESTRICTED CASH				
10-00-0-0017 RECREATION PROGRAMS CASH	153,846.69	10,264.54	1,417.87	162,693.36
10-00-0-0018 RESTRICTED POLICE FUNDS	120,093.00	2,012.10		122,105.10
TOTAL ASSIGNED AND RESTRICTED CASH	273,939.69	12,276.64	1,417.87	284,798.46
<b><u>CAPITAL IMPROVEMENTS AND DEVELOPMENT FUND</u></b>				
UNRESTRICTED CASH				
87-00-0-0011 MONEY MARKET	1,630,315.93	697,338.80	1,303,790.90	1,023,863.83
TOTAL UNRESTRICTED CASH	1,630,315.93	697,338.80	1,303,790.90	1,023,863.83
UNRESTRICTED INVESTMENTS				
87-00-0-0061 IMET	865,737.75	3,412.52	-	869,150.27
TOTAL UNRESTRICTED INVESTMENTS	865,737.75	3,412.52	-	869,150.27
TOTAL UNRESTRICTED CASH AND INVESTMENTS	2,496,053.68	700,751.32	1,303,790.90	1,893,014.10
RESTRICTED CASH				
87-00-0-0013 AMERICAN RESCUE PLAN	-	-	-	-
TOTAL RESTRICTED CASH	-	-	-	-

CITY OF WOOD RIVER  
CASH AND INVESTMENT REPORT

PERIOD ENDING:  
MARCH 31, 2025

RESTRICTED CASH AND INVESTMENTS-SPECIAL REVENUE FUNDS

MOTOR FUEL TAX

CASH	1,229,638.21	44,058.31	18,640.42	1,255,056.10
21-00-0-0011 MONEY MARKET				
TOTAL CASH	1,229,638.21	44,058.31	18,640.42	1,255,056.10

INSURANCE FUND

CASH	664,609.99	148,085.35	271,630.94	541,064.40
23-00-0-0011 MONEY MARKET				
TOTAL CASH	664,609.99	148,085.35	271,630.94	541,064.40

RETIREMENT FUND

CASH	336,300.72	7,282.77	250,000.00	93,583.49
24-00-0-0011 MONEY MARKET				
TOTAL CASH	336,300.72	7,282.77	250,000.00	93,583.49

REFUSE

CASH	370,880.52	81,952.12	17,659.73	435,172.91
49-00-0-0011 MONEY MARKET				
49-00-0-0015 PETTY CASH	50.00	-	-	50.00
TOTAL CASH	370,930.52	81,952.12	17,659.73	435,222.91



CITY OF WOOD RIVER  
CASH AND INVESTMENT REPORT

PERIOD ENDING:  
MARCH 31, 2025

WESTSIDE BUSINESS DISTRICT

CASH  
61-00-0-0011 MONEY MARKET  
TOTAL CASH

3,097.18	530.03	-	3,627.21
3,097.18	530.03	-	3,627.21

RIVERBEND BUSINESS DISTRICT #3

CASH  
62-00-0-0011 MONEY MARKET  
TOTAL CASH

126,599.14	3,247.71	-	129,846.85
126,599.14	3,247.71	-	129,846.85

TIF #3

CASH  
81-00-0-0011 MONEY MARKET  
TOTAL CASH

609,745.82	38,382.15	30,000.00	618,127.97
609,745.82	38,382.15	30,000.00	618,127.97

RIVERBEND BUSINESS DISTRICT #4

CASH  
85-00-0-0011 MONEY MARKET  
TOTAL CASH

113,429.33	5,599.06	-	119,028.39
113,429.33	5,599.06	-	119,028.39

RIVERBEND BUSINESS DISTRICT #1

CASH  
86-00-0-0011 MONEY MARKET  
TOTAL CASH

1,791,914.13	74,584.34	-	1,866,498.47
1,791,914.13	74,584.34	-	1,866,498.47

NON-HOME RULE SALES TAX

CASH  
89-00-0-0011 MONEY MARKET  
TOTAL CASH

5,468,053.49	520,609.38	927.50	5,987,735.37
5,468,053.49	520,609.38	927.50	5,987,735.37

RECREATION CENTER FUND

UNRESTRICTED CASH  
90-00-0-0011 MONEY MARKET  
90-00-0-0015 PETTY CASH  
TOTAL UNRESTRICTED CASH

111,612.72	77,018.43	55,171.53	133,459.62
150.00	-	-	150.00
111,762.72	77,018.43	55,171.53	133,609.62

CITY OF WOOD RIVER  
CASH AND INVESTMENT REPORT  
PERIOD ENDING:  
MARCH 31, 2025

CASH HELD IN ENTERPRISE FUNDS

WATER FUND

CASH				
30-00-0-0011	MONEY MARKET	709,543.81	181,836.33	445,240.47
TOTAL CASH		709,543.81	181,836.33	445,240.47

SEWER FUND

CASH				
40-00-0-0011	MONEY MARKET	304,530.66	314,300.41	214,556.38
TOTAL CASH		304,530.66	314,300.41	214,556.38

INVESTMENTS

40-00-0-0061	IMET	319,592.68	1,259.76	-
40-00-0-0062	CAPITAL GAINS	150,906.67	371.60	-
TOTAL INVESTMENTS		470,499.35	1,631.36	-
TOTAL CASH AND INVESTMENTS		775,030.01	315,931.77	214,556.38

SEWER CAPITAL TRUST

CASH				
40-96-0-0011	C/TRUST MONEY MARKET	15,611.25	-	979.85
TOTAL CASH		15,611.25	-	979.85

INVESTMENTS

40-96-0-0062	C/TRUST CAPITAL GAINS	1,437,071.78	3,537.85	-
TOTAL INVESTMENTS		1,437,071.78	3,537.85	-
TOTAL CASH AND INVESTMENTS		1,452,683.03	3,537.85	979.85

EPA SEWER CAPITAL TRUST

CASH				
40-98-0-0011	EPA C/T MONEY MARKET	126,643.07	-	1,169.23
TOTAL CASH		126,643.07	-	1,169.23

INVESTMENTS

40-98-0-0062	EPA C/T CAPITAL GAINS	1,715,133.05	4,221.68	-
TOTAL INVESTMENTS		1,715,133.05	4,221.68	-
TOTAL CASH AND INVESTMENTS		1,841,776.12	4,221.68	1,169.23

GOLF COURSE FUND

CASH				
50-00-0-0011	MONEY MARKET	491,243.63	59,460.81	77,533.77
50-00-0-0015	PETTY CASH	750.00	-	-
TOTAL CASH		491,993.63	59,460.81	77,533.77

CITY OF WOOD RIVER  
CASH AND INVESTMENT REPORT  
PERIOD ENDING:  
MARCH 31, 2025

**SUMMARY:**

UNRESTRICTED:	
GENERAL AND CAPITAL IMPROVEMENTS AND DEVELOPMENT FUND	7,366,449.99
ASSIGNED:	
RECREATION PROGRAMS	162,693.36
RESTRICTED:	
POLICE FUNDS-GRANTS AND SEIZURES FUNDS	122,105.10
SPECIAL REVENUES	11,183,400.78
CAPITAL IMPROVEMENTS AND DEVELOPMENT	- *
ENTERPRISE FUNDS:	5,096,535.34

CITY OF WOOD RIVER  
CASH AND INVESTMENT REPORT

PERIOD ENDING:  
MARCH 31, 2025

CASH HELD BY OTHERS

POLICE PENSION FUND

CASH AND INVESTMENTS

91-00-0-0060	BUSEY BUSEY CHECKING	161,529.99	169,713.14	173,545.61	157,697.52
91-00-0-0063	BUSEY BANK INVESTMENT	764,055.68	3,116.60	128,000.00	639,172.28
91-00-0-0064	IPOPIF	11,796,336.87	286,420.37	233,686.76	11,849,070.48
TOTAL CASH AND INVESTMENTS		12,721,922.54	459,250.11	535,232.37	12,645,940.28

FIRE PENSION FUND

CASH

92-00-0-0011 MONEY MARKET

TOTAL CASH

330,335.38	37,792.94	61,065.83	307,062.49
330,335.38	37,792.94	61,065.83	307,062.49

INVESTMENTS

92-00-0-0060 COMMERCIAL INVESTMENTS

TOTAL INVESTMENTS

TOTAL CASH AND INVESTMENTS

7,384,091.44	184,706.70	-	7,568,798.14
7,384,091.44	184,706.70	-	7,568,798.14
7,714,426.82	222,499.64	61,065.83	7,875,860.63

LIBRARY OPERATING

CASH

25-00-0-0011 MONEY MARKET

25-00-0-0014 FIRST MID AMERICA CREDIT UNION

25-00-0-0015 PETTY CASH

25-00-0-0028 SPECIAL RESERVES

TOTAL CASH

264,836.38	23,564.08	36,473.08	251,927.38
13.75			13.75
245.00	1,243.31		245.00
358,234.66		36,473.08	359,477.97
623,329.79	24,807.39		611,664.10

CITY OF WOOD RIVER  
CASH AND INVESTMENT REPORT  
PERIOD ENDING:  
MARCH 31, 2025

	Beginning Balance	Total Debits	Total Credits	Ending Balance
TOTAL GENERAL FUND	5,033,235.37	1,425,004.90	700,006.92	5,758,234.35
TOTAL CAPITAL IMPROVEMENT AND DEVELOPMENT FUND	2,496,053.68	700,751.32	1,303,790.90	1,893,014.10
TOTAL MFT FUND	1,229,638.21	44,058.31	18,640.42	1,255,056.10
TOTAL INSURANCE FUND	664,609.99	148,085.35	271,630.94	541,064.40
TOTAL RETIREMENT FUND	336,300.72	7,282.77	250,000.00	93,583.49
TOTAL REFUSE FUND	370,930.52	81,952.12	17,659.73	435,222.91
TOTAL WESTSIDE BUSINESS DISTRICT FUND	3,097.18	530.03	0.00	3,627.21
TOTAL RIVERBEND BUSINESS DISTRICT #3 FUND	126,599.14	3,247.71	0.00	129,846.85
TOTAL TIF #3 FUND	609,745.82	38,382.15	30,000.00	618,127.97
TOTAL RIVERBEND BUSINESS DISTRICT #4 FUND	113,429.33	5,599.06	0.00	119,028.39
TOTAL RIVERBEND BUSINESS DISTRICT #1 FUND	1,791,914.13	74,584.34	0.00	1,866,498.47
TOTAL NON-HOME RULE SALES TAX FUND	5,468,053.49	520,609.38	927.50	5,987,735.37
TOTAL RECREATION CENTER FUND	111,762.72	77,018.43	55,171.53	133,609.62
TOTAL WATER FUND	709,543.81	181,836.33	445,240.47	446,139.67
TOTAL SEWER FUND	4,069,489.16	323,691.30	216,705.46	4,176,475.00
TOTAL GOLF FUND	491,993.63	59,460.81	77,533.77	473,920.67
TOTAL POLICE PENSION FUND	12,721,922.54	459,250.11	535,232.37	12,845,940.28
TOTAL FIRE PENSION FUND	7,714,426.82	222,499.64	61,065.83	7,875,860.63
TOTAL LIBRARY FUND	623,329.79	24,807.39	36,473.08	611,664.10



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**A FINER KIND OF FUND MANAGEMENT**



**General Fund Investment Portfolio  
2024-25 Fiscal Year**

**THIRD QUARTER**

Period from May 1, 2024 to January 31, 2025

# City of Wood River General Fund

3<sup>rd</sup> Quarter Report

Fiscal Year 2024-25

January 31, 2025



**CapitalGains**  
INCORPORATED

## FINANCIAL MARKET UPDATE

Bond markets experienced heightened volatility, with yields rising early in the month due to stronger economic data and less dovish central bank commentary. However, yields ended the month slightly lower, leading to positive returns for most fixed income asset classes.

I expect bond yields to continue to trade in a fairly narrow range and the stock market to move gradually higher, anticipating positive results from changes implemented by the new pro-business President and Congress.

In the stock market, investors expressed unease over market valuations, noting that gains have outpaced typical valuations amid a two-year bull market. Concerns about elevated interest rates and inflation impacting profits and potentially leading to market shocks were also highlighted.

Bond yield comparisons are depicted below:

Security	Low Yield 12/31/20	Peak Yield 10/31/23	Current Yield 1/31/25
6 Month US T-Bill	.08%	5.54%	4.28%
2 Year US T-Note	.10%	5.07%	4.22%
5 Year US T-Note	.37%	4.82%	4.36%
10 Year US T-Bond	.93%	4.88%	4.58%
30 Year US T-Bond	1.66%	5.04%	4.83%

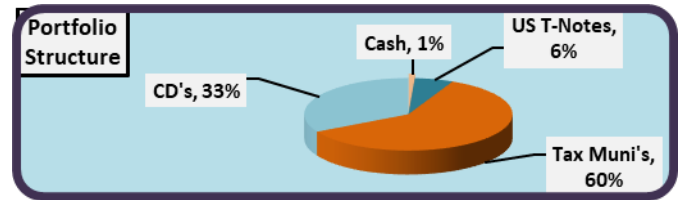
## STRATEGY

Our flexible fixed income strategy has performed beautifully in the current volatile financial and political environment.

We will continue to acquire high quality bonds with yields in the 4.50% to 5.00% range, with maturities between 9 and 36 months. These types of securities represent the best value in the marketplace, thereby minimizing market and interest rate risk and , maximizing net investment revenues in the process.

Once we have a better understanding of how the numerous changes implemented by the New Administration in Washington DC will impact inflation, economic growth, and the financial markets, we will adjust your investment strategy accordingly.

## PORTFOLIO STRUCTURE



Taxable municipal bonds and shorter-term CD's, comprise the majority of assets held in your portfolio.

## PERFORMANCE & STATISTICS

Performance comparison data is listed below.

### Rate of Return Comparison, FYTD

From 5-1-24 through 1-31-25

Blended Bond Benchmark	3.54%
Wood River (Market Value Return)	4.05%

### Market Valuation & Revenue, FYTD

From 5-1-24 through 1-31-25

Wood River Net Investment Revenue	\$ 125,003
Wood River Market Valuation	\$ 3,313,633
Bond Benchmark Duration = 1.0 Wood River Duration = .91	

Your bond portfolio has outperformed the blended bond benchmark fiscal year to date and over the past 12 months. That outperformance produced \$44,297 of additional investment revenue over the past 12 months, which represents the added value provided by your Investment Manager!

### Rate of Return Comparison, Past 12 Months

Blended Bond Benchmark	3.91%
Wood Rivere G.F. (Market Value Return)	5.29%

## SUMMARY

We will continue to monitor political and economic developments, and we will assess what impact they may have on the financial markets and adjust your investment portfolio accordingly.

In so doing, we will maximize investment revenues, in a safe and responsible manner.

**Gary Karshna**  
**Investment Manager**



City of Wood River - General Operating Accounts														
Unaudited Market Valuation Portfolio														
2024-25 Fiscal Year														
As of January 31, 2025														
A	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Investment Description	Status Code Bond Rating	Paying Date	CUSIP #	Purchase Date	Par Amount	Purchase Price	Original Cost	Maturity Date	Broker	Market Value 4/30/24	Coupon Yield	Yield To Call	Yield To Mat	MV REVENUE
Current Portfolio:														
CASH		Monthly				100			Schwab					11
Schwab Trust Bank Account Sweep		Monthly				100			Schwab				0.10%	6,436
Schwab MMI Account - Non Sweep	SCOX	Monthly				100			Schwab				4.47%	3,000
CD GE Credit Union CD	AA+	Semi-An	369674CQ7	02/28/24	150,000	100	150,000	02/28/25	Freedom Capital	150,107	5.15%		5.15%	150,117
CD Connexus CD	AA+	Semi-An	20825WDD9	03/21/24	75,000	100	75,000	03/21/25	Freedom Capital	75,262	5.32%		5.32%	75,095
Muni Bond Illinois St	A-	Semi-An	452152QS3	04/26/24	100,000	99.288	99.288	04/01/25	Bernardi Sec	99,060	4.60%		5.40%	100,001
Muni Bond Midland Cnty, TX	Aa3	Semi-An	597502BP7	05/03/24	105,000	95.51	100,289	05/15/25	Northland Sec		0.93%		5.45%	104,003
U.S. Treasury Note	AA+	Semi-An	91282CEU1	05/23/24	100,000	97.724	97.724	06/15/25	Schwab		2.87%		5.10%	99,469
CD Corporate America CD	AA+	Semi-An	219873AC0	03/27/24	150,000	100	150,000	06/27/25	Freedom Capital	150,387	5.20%		5.20%	150,594
Muni Bond AZ Transportation Board	AA+	Semi-An	040654XV2	03/27/24	100,000	96.314	96.314	07/01/25	First Tennessee	96,340	2.06%		5.11%	99,086
Muni Bond Florida Housing	Aaa	Semi-An	34074MAZ1	06/11/24	150,000	100	150,000	07/01/25	Northland Sec		0.93%		5.45%	150,438
Muni Bond NYC Trans	AAA	Semi-An	64971XSP9	07/02/24	75,000	97.428	73,071	08/01/25	FHN Financial		2.86%		5.34%	74,444
Muni Bond San Jose CA Redev Agy	AA+	Semi-An	798170AH9	10/09/24	125,000	98.757	123,446	08/01/25	UMB Bank		3.08%		4.65%	124,198
CD Connexus CD	AA+	Semi-An	20825WDC1	03/21/24	175,000	100	175,000	09/22/25	Northland Sec	175,628	5.20%		5.20%	176,141
Muni Bond Hawaii St	AA+	Semi-An	419792ZL3	06/20/24	100,000	94.678	94.678	10/01/25	UMB Bank		0.85%		5.20%	97,767
Muni Bond Illinois ST GO	A-	Semi-An	452153DU0	12/04/24	70,000	100.753	7,527	10/01/25	Freedom Capital		5.50%		4.55%	70,407
US Treasury Note	AA+	Semi-An	912828M56	12/06/24	100,000	98.086	98.086	11/15/25	Schwab		2.25%		4.34%	98,438
Muni Bond Rosemont	AA	Semi-An	777543Vx4	07/17/24	85,000	98.247	83,510	12/01/25	Northland Sec		3.81%	7.00%	5.51%	84,375
Muni Bond New York NY	AA	Semi-An	64966MC31	10/17/24	55,000	98.859	54,372	12/01/25	UMB Bank		3.45%	6.75%	4.50%	54,577
CD Jovia Finl CU CD	AA+	Semi-An	48119SAL8	07/19/24	150,000	100	150,000	01/20/26	Freedom Capital		5.00%		5.00%	151,181
CD Flagstar Bank	AA+	Semi-An	33847GJH6	06/27/24	150,000	100	150,000	01/27/26	Freedom Capital		5.20%		5.20%	151,450
Muni Bond Lake Zurich	AAA	Semi-An	511444RH6	10/15/24	100,000	98.003	98,003	02/01/26	FHN Financial		2.75%		4.35%	99,567
Muni Bond Henry & Whiteside GO	AA	Semi-An	426272EN6	01/30/25	200,000	100.000	200,000	02/15/26	Stifel Nicolaus		4.75%		4.75%	200,094
Muni Bond Kansas City, MO	A	Semi-An	48504NDC0	09/20/24	100,000	96.774	96,774	03/01/26	Freedom Cap		1.75%		4.06%	97,142
CD Wings Financial CD	AA+	Semi-An	974141UF3	10/10/24	100,000	100	100,000	04/10/26	Freedom Capital		4.00%		4.00%	99,766
Muni Bond Ashwaubenon, WI	Aa2	Semi-An	045141UF3	07/09/24	135,000	95.764	129,281	06/01/26	Northland Sec		2.65%		5.02%	131,813
Muni Bond McClain Cnty, TX	A+	Semi-An	579476DB5	07/25/24	50,000	100.359	50,180	07/01/26	Bernardi Sec		5.30%		5.10%	50,580
Muni Bond Van Alstyne Cmnty Dev	AA	Semi-An	92049QAA0	12/18/24	55,000	100	55,000	08/15/26	Stifel Nicolaus		4.85%		4.85%	55,123
Muni Bond Champaign CO GO	AA	Semi-An	158285KW5	11/18/24	125,000	100	125,000	01/01/27	Stifel Nicolaus		4.57%		4.57%	124,839
Muni Bond Montgomery Cnty	AA	Semi-An	61327PAE2	11/27/24	35,000	100	35,000	01/15/27	Stifel Nicolaus		4.80%		4.80%	35,044
CD Austin Telco FCU CD	AA+	Semi-An	052392DD6	08/07/24	100,000	100	100,000	02/08/27	Freedom Cap		4.55%		4.55%	100,842
CD Northeast Bank CD	AA+	Semi-An	66405SEX4	09/24/24	200,000	100	200,000	03/24/27	Freedom Cap		4.00%		4.00%	199,380
Muni Bond Pinat & Maricopa Superstition Fire	A	Semi-An	72212CAE6	11/27/24	40,000	92.588	37,035	07/01/27	Freedom Cap		1.60%		4.67%	37,200
Muni Bond Montgomery Cnty	AA	Semi-An	61327PAF9	11/27/24	40,000	100	40,000	07/15/27	Stifel Nicolaus		4.85%		4.85%	40,031
Total - No Accrued Interest										13,476				3,291,649
Accrued Interest														21,984
TOTAL POOLED INVESTMENTS					3,295,000		3,194,578			3,131,988	3.70%	6.88%	4.88%	125,003
3,313,633														

2024-25 Fiscal Year-To-Date, Rates of Return:

ML 1 Year US T-Note Index =	4.05%
WR GF Market Value =	4.02%
Barclays 1 Yr Muni Bond Index =	3.22%
Blended Bond Benchmark, FYTD =	3.54%

Returns, Past 12 Months:

WR GF Market Value =	5.29%
ML 1 Yr T-Note Index	4.69%
Barclays 1 Yr Muni Bond	3.38%
BI Benchmark Past 12 Mo.	3.91%

3rd Quarter Activity

c = called, m = matured, s = sold

Additional Revenue, Past 12 months

WR MV Additional Rev \$44,297

Bond Statistics

Modified Duration = 0.91

Rates of return and valuations reflect the value of all securities as of the date shown after deduction for all advisory fees, brokerage mark-ups and mark-downs, and transactional costs.





	Symbol	Par/Units	Unit Cost	Cost Basis	Price	Ending Value	Yield	Allocation
27640183 - K WEBER & D SNEED TTEE								
■ Fixed Income				3,267,158		3,313,586	3.86%	100%
■ Short Term Taxable Muni Bonds				3,257,711		3,304,140	3.87%	100%
	FLORIDA HSG FIN CORP REV 5.175% 07/01/2025	150,000	100	150,005	100	151,085	5.16%	5%
	HENRY & WHITESIDE CNTYS ILL CM 4.75% 02/15/2026	200,000	100	200,005	100	200,094	4.75%	6%
	MONTGOMERY CNTY IND REDEV COMM 4.8% 01/15/2027	35,000	100	35,005	100	35,342	4.79%	1%
	VAN ALSTYNE CMNTY DEV CORP TEX 4.85% 08/15/2026	55,000	100	55,005	100	55,441	4.84%	2%
■ Intermediate Taxable Muni Bonds				1,371,849		1,402,169	2.87%	42%
	ARIZONA ST TRANSN BRD HWY REV 2.058% 07/01/2025	100,000	96	96,319	99	99,258	2.08%	3%
	ASHWAUBENON WIS 2.65% 06/01/2026	135,000	96	129,286	98	132,409	2.71%	4%
	CHAMPAIGN CNTY ILL CMNTY UNIT 4.57% 01/01/2027	125,000	100	125,005	100	125,997	4.58%	4%
	HAWAII ST 0.852% 10/01/2025	100,000	95	94,683	98	98,051	0.87%	3%
	ILLINOIS ST 4.61% 04/01/2025	100,000	99	99,293	100	101,538	4.61%	3%
	ILLINOIS ST 5.5% 10/01/2025	70,000	101	70,532	101	71,691	5.47%	2%
	KANSAS CITY MO INDL DEV AUTH A 1.751% 03/01/2026	100,000	97	96,779	97	97,872	1.80%	3%
	LAKE ZURICH ILL 2.75% 02/01/2026	100,000	98	98,008	99	99,942	2.79%	3%
	MCCLAIN CNTY OKLA INDPT SCH DI 5.3% 07/01/2026	50,000	100	50,185	101	52,125	—	2%
	MIDLAND CNTY TEX HOSP DIST 0.926% 05/15/2025	105,000	96	100,294	99	104,208	0.93%	3%
	MONTGOMERY CNTY IND REDEV COMM 4.85% 07/15/2027	40,000	100	40,005	100	40,376	4.85%	1%
	NEW YORK N Y 3.45% 12/01/2025	55,000	99	54,377	99	54,893	3.48%	2%
	NEW YORK N Y CITY TRANSITIONAL 2.86% 08/01/2025	75,000	97	73,076	99	75,516	2.88%	2%
	PINAL & MARICOPA CNTYS ARIZ SU 1.604% 07/01/2027	40,000	93	37,040	93	37,259	1.72%	1%
	ROSEMONT ILL 3.814% 12/01/2025	85,000	98	83,515	99	84,916	3.84%	3%
	SAN JOSE CALIF REDEV AGY SUCCE 3.076% 08/01/2025	125,000	99	123,451	99	126,120	3.10%	4%
■ Intermediate U.S. Treasury/US Agency Bonds				195,808		198,765	2.59%	6%
	UNITED STATES TREAS NTS 2.25% 11/15/2025	100,000	98	98,086	98	98,918	2.29%	3%
	UNITED STATES TREAS NTS 2.875% 06/15/2025	100,000	98	97,722	99	99,847	2.89%	3%
■ CDs				1,250,035		1,261,243	4.82%	38%



	Symbol	Par/Units	Unit Cost	Cost Basis	Price	Ending Value	Yield	Allocation
Cash and Cash Equivalents	AUSTIN TELCO FED CR UN TEX 4.55% 2027	100,000	100	100,004	101	101,228	4.51%	3%
	CONNEXUS CREDIT UNION WAUSAU 5.2% 2025	175,000	100	175,002	101	176,416	5.17%	5%
	CONNEXUS CREDIT UNION WAUSAU 5.3% 2025	75,000	100	75,003	100	75,214	5.29%	2%
	CORPORATE AMER FAMI 5.2% 2025	150,000	100	150,002	100	150,701	5.18%	5%
	FLAGSTAR BK NATL ASSN HICKSVI 5.2% 2026	150,000	100	150,005	101	152,219	5.15%	5%
	GENERAL ELEC CR UN 5.15% 2025	150,000	100	150,005	100	150,773	5.15%	5%
	JOVIA FINL FED CR UN WESTBURY 5% 2026	150,000	100	150,003	101	151,448	4.96%	5%
	NORTHEAST BK PORTLAND ME 4% 2027	200,000	100	200,005	100	202,229	4.01%	6%
	WINGS FINL CR UN APPLE VY MINN 4% 2026	100,000	100	100,005	100	101,015	4.01%	3%
				9,447		9,447	1.42%	0%
Cash				6,447		6,447	—	0%
	CASH	6,447	1	6,447	1	6,447	—	0%
Money Markets				3,000		3,000	4.47%	0%
	SCHWAB CHARLES FAMILY FD TREAS OBL ULTRA	3,000	1	3,000	1	3,000	4.47%	0%



	Symbol	S&P Rating	Moody's Rating	Coupon Rate	Ending Value	Allocation	Yield to Maturity	Years to Maturity	Modified Duration	Call Date
<b>27640183 - K WEBER &amp; D SNEED TTEE</b>		<b>AA-</b>	<b>Aa3</b>	<b>4%</b>	<b>3,304,140</b>	<b>100%</b>	<b>4.41</b>	<b>1</b>	<b>0.91</b>	<b>—</b>
■ Short Term Taxable Muni Bonds		AA	Aa1	5%	441,963	13%	4.66	1	0.93	—
FLORIDA HSG FIN CORP REV 5.175% 07/01/2025	34074M4Z1	—	Aaa	5%	151,085	5%	4.47	0	0.41	—
HENRY & WHITESIDE CNTYS ILL CM 4.75% 02/15/2026	426272EN6	—	—	5%	200,094	6%	4.76	1	1.01	—
MONTGOMERY CNTY IND REDEV COMM 4.8% 01/15/2027	61327PAE2	AA	—	5%	35,342	1%	4.77	2	1.85	—
VAN ALSTYNE CMNTY DEV CORP TEX 4.85% 08/15/2026	92049QAA0	AA	A1	5%	55,441	2%	4.73	2	1.47	—
■ Intermediate Taxable Muni Bonds		AA-	A1	3%	1,402,169	42%	4.48	1	0.90	—
ARIZONA ST TRANSN BRD HWY REV 2.058% 07/01/2025	040654XV2	AA+	Aa1	2%	99,258	3%	4.31	0	0.41	—
ASHWAUBENON WIS 2.65% 06/01/2026	045141UF3	—	Aa2	3%	132,409	4%	4.53	1	1.29	3/3/2025
CHAMPAIGN CNTY ILL CMNTY UNIT 4.57% 01/01/2027	158285KW5	AA	—	5%	125,997	4%	4.68	2	1.81	—
HAWAII ST 0.852% 10/01/2025	419792ZL3	AA+	Aa2	1%	98,051	3%	4.31	1	0.65	—
ILLINOIS ST 4.61% 04/01/2025	452152QS3	A-	A3	5%	101,538	3%	4.54	0	0.17	—
ILLINOIS ST 5.5% 10/01/2025	452153DU0	A-	A3	6%	71,691	2%	4.63	1	0.64	—
KANSAS CITY MO INDL DEV AUTH A 1.751% 03/01/2026	48504NDC0	A	A2	2%	97,872	3%	4.52	1	1.05	—
LAKE ZURICH ILL 2.75% 02/01/2026	511444RH6	AAA	—	3%	99,942	3%	4.26	1	0.96	—
MCCLAIN CNTY OKLA INDPT SCH DI 5.3% 07/01/2026	579476DB5	A+	—	5%	52,125	2%	4.31	1	1.37	—
MIDLAND CNTY TEX HOSP DIST 0.926% 05/15/2025	597502BP7	—	Aa3	1%	104,208	3%	4.27	0	0.29	—
MONTGOMERY CNTY IND REDEV COMM 4.85% 07/15/2027	61327PAF9	AA	—	5%	40,376	1%	4.86	2	2.29	—
NEW YORK N Y 3.45% 12/01/2025	64966MC31	AA	Aa2	3%	54,893	2%	4.43	1	0.81	—
NEW YORK N Y CITY TRANSITIONAL 2.86% 08/01/2025	64971X5P9	—	—	3%	75,516	2%	4.40	1	0.49	—
PINAL & MARICOPA CNTYS ARIZ SU 1.604% 07/01/2027	72212CAE6	A	—	2%	37,259	1%	4.74	2	2.32	—
ROSEMONT ILL 3.814% 12/01/2025	777543VX4	AA	Baa1	4%	84,916	3%	4.76	1	0.81	—
SAN JOSE CALIF REDEV AGY SUCCE 3.076% 08/01/2025	798170AH9	AA	—	3%	126,120	4%	4.41	1	0.48	—
■ Intermediate U.S. Treasury/US Agency Bonds		—	Aaa	3%	198,765	6%	4.37	1	0.57	—
UNITED STATES TREAS NTS 2.25% 11/15/2025	912828M56	—	Aaa	2%	98,918	3%	4.33	1	0.77	—
UNITED STATES TREAS NTS 2.875% 06/15/2025	91282CEU1	—	Aaa	3%	99,847	3%	4.40	0	0.37	—
■ CDs		—	—	5%	1,261,243	38%	4.25	1	0.96	—
AUSTIN TELCO FED CR UN TEX 4.55% 2027	052392DD6	—	—	5%	101,228	3%	4.19	2	1.98	—



	Symbol	S&P Rating	Moody's Rating	Coupon Rate	Ending Value	Allocation	Yield to Maturity	Years to Maturity	Modified Duration	Call Date
CONNEXUS CREDIT UNION WAUSAU 5.2% 2025	20825WDC1	—	—	5%	176,416	5%	4.25	1	0.64	—
CONNEXUS CREDIT UNION WAUSAU 5.3% 2025	20825WDD9	—	—	5%	75,214	2%	4.63	0	0.13	—
CORPORATE AMER FAMI 5.2% 2025	219873AC0	—	—	5%	150,701	5%	4.32	0	0.40	—
FLAGSTAR BK NATL ASSN HICKSVI 5.2% 2026	33847GJH6	—	—	5%	152,219	5%	4.22	1	0.99	—
GENERAL ELEC CR UN 5.15% 2025	369674CQ7	—	—	5%	150,773	5%	4.13	0	0.08	—
JOVIA FINL FED CR UN WESTBURY 5% 2026	48115LAL8	—	—	5%	151,448	5%	4.25	1	0.97	—
NORTHEAST BK PORTLAND ME 4% 2027	66405SEX4	—	—	4%	202,229	6%	4.20	2	2.01	—
WINGS FINL CR UN APPLE VY MINN 4% 2026	97412MAG4	—	—	4%	101,015	3%	4.25	1	1.14	—

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	Symbol	Purchase Date	Quantity	Unit Cost	Original Cost <sup>1</sup>	Month to Date Amortization	Year to Date Amortization	Total to Date Amortization	Balance	Adjusted Cost
<b>27640183 - K WEBER &amp; D SNEED TTEE</b>		<b>6/6/2023</b>	<b>—</b>		<b>3,257,720<sup>1</sup></b>	<b>-1</b>	<b>-1</b>	<b>-8</b>	<b>37,289</b>	<b>3,257,711</b>
ARIZONA ST TRANSN BRD HWY REV 2.058% 07/...	040654XV2	3/25/2024	100,000	96	96,319 <sup>1</sup>	0	0	0	3,681	96,319
ASHWAUBENON WIS 2.65% 06/01/2026	045141UF3	7/8/2024	135,000	96	129,286 <sup>1</sup>	0	0	0	5,714	129,286
AUSTIN TELCO FED CR UN TEX 4.55% 2027	052392DD6	8/5/2024	100,000	100	100,005 <sup>1</sup>	0	0	-1	-4	100,004
CHAMPAIGN CNTY ILL CMNTY UNIT 4.57% 01/...	158285KW5	10/30/2024	125,000	100	125,005 <sup>1</sup>	0	0	0	-5	125,005
CONNEXUS CREDIT UNION WAUSAU 5.2% 2025	20825WDC1	3/7/2024	175,000	100	175,005 <sup>1</sup>	0	0	-3	-2	175,002
CONNEXUS CREDIT UNION WAUSAU 5.3% 2025	20825WDD9	3/7/2024	75,000	100	75,003 <sup>1</sup>	0	0	0	-3	75,003
CORPORATE AMER FAMI 5.2% 2025	219873AC0	3/13/2024	150,000	100	150,005 <sup>1</sup>	0	0	-3	-2	150,002
FLAGSTAR BK NATL ASSN HICKSVI 5.2% 2026	33847GJH6	6/13/2024	150,000	100	150,005 <sup>1</sup>	0	0	0	-5	150,005
FLORIDA HSG FIN CORP REV 5.175% 07/01/2025	34074M4Z1	5/23/2024	150,000	100	150,005 <sup>1</sup>	0	0	0	-5	150,005
GENERAL ELEC CR UN 5.15% 2025	369674CQ7	2/20/2024	150,000	100	150,005 <sup>1</sup>	0	0	0	-5	150,005
HAWAII ST 0.852% 10/01/2025	419792ZL3	6/18/2024	100,000	95	94,683 <sup>1</sup>	0	0	0	5,317	94,683
HENRY & WHITESIDE CNTYS ILL CM 4.75% 02/1...	426272EN6	1/15/2025	200,000	100	200,005 <sup>1</sup>	0	0	0	-5	200,005
ILLINOIS ST 4.61% 04/01/2025	452152QS3	4/24/2024	100,000	99	99,293 <sup>1</sup>	0	0	0	707	99,293
ILLINOIS ST 5.5% 10/01/2025	452153DU0	12/3/2024	70,000	101	70,532 <sup>1</sup>	0	0	0	-532	70,532
JOVIA FINL FED CR UN WESTBURY 5% 2026	48115LAL8	7/12/2024	150,000	100	150,005 <sup>1</sup>	0	0	-2	-3	150,003
KANSAS CITY MO INDL DEV AUTH A 1.751% 03/...	48504NDC0	9/19/2024	100,000	97	96,779 <sup>1</sup>	0	0	0	3,221	96,779
LAKE ZURICH ILL 2.75% 02/01/2026	511444RH6	10/9/2024	100,000	98	98,008 <sup>1</sup>	0	0	0	1,992	98,008
MCCLAIN CNTY OKLA INDPT SCH DI 5.3% 07/01...	579476DB5	6/12/2024	50,000	100	50,185 <sup>1</sup>	0	0	0	-185	50,185
MIDLAND CNTY TEX HOSP DIST 0.926% 05/15/...	597502BP7	5/1/2024	105,000	96	100,294 <sup>1</sup>	0	0	0	4,706	100,294
MONTGOMERY CNTY IND REDEV COMM 4.8%...	61327PAE2	11/14/2024	35,000	100	35,005 <sup>1</sup>	0	0	0	-5	35,005
MONTGOMERY CNTY IND REDEV COMM 4.85%...	61327PAF9	11/14/2024	40,000	100	40,005 <sup>1</sup>	0	0	0	-5	40,005
NEW YORK N Y 3.45% 12/01/2025	64966MCC31	10/16/2024	55,000	99	54,377 <sup>1</sup>	0	0	0	623	54,377
NEW YORK N Y CITY TRANSITIONAL 2.86% 08/...	64971X5P9	7/1/2024	75,000	97	73,076 <sup>1</sup>	0	0	0	1,924	73,076
NORTHEAST BK PORTLAND ME 4% 2027	66405SEX4	9/12/2024	200,000	100	200,005 <sup>1</sup>	0	0	0	-5	200,005
PINAL & MARICOPA CNTYS ARIZ SU 1.604% 07/...	72212CAE6	11/26/2024	40,000	93	37,040 <sup>1</sup>	0	0	0	2,960	37,040
ROSEMONT ILL 3.814% 12/01/2025	777543VX4	7/16/2024	85,000	98	83,515 <sup>1</sup>	0	0	0	1,485	83,515
SAN JOSE CALIF REDEV AGY SUCCE 3.076% 08/...	798170AH9	10/8/2024	125,000	99	123,451 <sup>1</sup>	0	0	0	1,549	123,451



	Symbol	Purchase Date	Quantity	Unit Cost	Original Cost <sup>1</sup>	Month to Date Amortization	Year to Date Amortization	Total to Date Amortization	Balance	Adjusted Cost
	UNITED STATES TREAS NTS 2.25% 11/15/2025	12/5/2024	100,000	98	98,086 <sup>1</sup>	0	0	0	1,914	98,086
	UNITED STATES TREAS NTS 2.875% 06/15/2025	5/22/2024	100,000	98	97,722 <sup>1</sup>	0	0	0	2,278	97,722
	VAN ALSTYNE CMNTY DEV CORP TEX 4.85% 08...	11/21/2024	55,000	100	55,005 <sup>1</sup>	0	0	0	-5	55,005
	WINGS FINL CR UN APPLE VY MINN 4% 2026	10/1/2024	100,000	100	100,005 <sup>1</sup>	0	0	0	-5	100,005

<sup>1</sup> Original Cost is based on the first available amortization adjustment provided through custodial cost basis synchronization



	Net Additions	Total RGL	Total UGL	Income	Accrual	Year to Date Amortization	Fees	MWRR	Return	Ending Value
27640183 - K WEBER & D SNEED TTEE	2,005	2,331	46,428	81,441	21,937	-1	-2,005	4.05%	4.05%	3,313,586
Fixed Income	292,548	2,331	46,428	80,054	21,937	-1		4.18%	4.19%	3,304,140
Cash and Cash Equivalents	-42,548	0	0	1,386	0	—		1.52%	1.62%	9,447



	5/1/2024 - 1/31/2025
Beginning Value	3,182,632
Net Additions	2,005
Contributions	0
Withdrawals	0
Other Activity	2,005
Net Gain	128,950
Market RGL	4,158
Market UGL	45,356
Income	81,441
Fees	-2,005
Ending Value	3,313,586
TWRR	4.05%
MWRR	4.05%





	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	5/1/2024 - 1/31/2025
	Return	Return	Return	Return	Return	Return	Return	Return	Return	Return
27640183 - K WEBER & D SNEED TTEE	0.46% 0.34%	0.34%	0.63%	0.75%	0.58%	0.21%	0.26%	0.44%	0.31%	4.05%
Fixed Income	0.46%	0.34%	0.65%	0.83%	0.61%	0.20%	0.26%	0.45%	0.31%	4.19%
Cash and Cash Equivalents	0.32%	0.16%	0.23%	0.32%	0.09%	0.15%	0.17%	0.04%	0.12%	1.62%
To Be Classified	0.49%	0.41%	0.45%	0.38% <sup>1</sup>	— <sup>1</sup>	— <sup>1</sup>	— <sup>1</sup>	— <sup>1</sup>	— <sup>1</sup>	1.74% <sup>1</sup>

<sup>1</sup> Not held for the entire period



	Year To Date		Last 12 Months		5/1/2024 - 1/31/2025	
	Return		Return		Return	
27640183 - K WEBER & D SNEED TTEE	0.31%		5.29%		4.05%	
Class Blended Benchmark	0.51%		2.41%		4.77%	
Dow Jones Comp Index	4.78%		18.93%		19.39%	
S&P 500 TOTAL RETURN INDEX	2.78%		26.38%		21.18%	
RUSSELL INDEX 2000 WITH/DIV	2.62%		19.09%		17.06%	
MSCI DEVELOPED EAFE (USD) (TRG)	5.26%		9.20%		6.30%	
DOW JONES COMMODITY INDEX TR USD	3.70%		10.17%		4.07%	
ML US T-Note Index - 1 Year	0.34%		4.69%		4.02%	
BLOOMBERG MUNI BOND INDEX 1 YEAR INDEX	0.62%		3.38%		3.22%	
BLOOMBERG BOND FUND INDEX 1-2 U.S. GOVT	0.43%		4.46%		4.47%	
BLOOMBERG AGGR BOND INDEX INTERMEDIATE	0.54%		3.02%		5.44%	
BLOOMBERG AGGR BOND INDEX INTERMEDT GOVT	0.54%		2.78%		4.78%	
BLOOMBERG AGGR BOND INDEX INTERMD A CORP	0.61%		4.36%		5.80%	
BLOOMBERG AGGR BOND INDEX COMPOSITE INDX	0.50%		2.04%		5.21%	

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

**ORDINANCE APPROVING AND AUTHORIZING A REDEVELOPMENT AGREEMENT FOR A PROJECT IN TIF NUMBER THREE PROJECT AREA WITH MARK AND JACQUELINE SMITH, AND OTHER ACTIONS RELATED THERETO**

WHEREAS, the City of Wood River, Madison County, Illinois ("City"), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, in furtherance of development of the TIF District #3 project area, Mark and Jacqueline Smith ("Developer") has presented to City a proposal for a redevelopment project in part of the TIF District #3 project area, specifically:

Address: 162 E. Ferguson Ave., Wood River, Illinois 62095

("Property") (see Redevelopment Agreement attached hereto as **Exhibit A**); and

WHEREAS, City has determined the Property is within the corporate boundaries of City and eligible for TIF incentives from City's TIF #3; and

WHEREAS, Developer's Project will require Developer to incur certain costs that will be eligible for reimbursement from the TIF District #3 project area; and

WHEREAS, Developer has informed City, and City hereby specifically finds, that without the financial support that may be provided to reimburse some of the Project costs from the TIF District #3 project area, the Project is not financially feasible and the Project will not move forward; and

WHEREAS, Developer has agreed to complete the Project in accordance with the Redevelopment Agreement and all terms and conditions stated therein (See **Exhibit A**); and

WHEREAS, City agrees to reimburse Developer for certain costs incurred in implementing the Developer's Project, including:

- a. Total Estimated TIF #3 District Eligible Costs: \$9,078.00
- b. City agrees to reimburse the Developer up to the maximum sum of \$4,539.00, or 50% of the Redevelopment Project Costs incurred, whichever amount is less, eligible for reimbursement under the Act.
- c. The \$4,539.00, or 50% of the Redevelopment Project Costs incurred, whichever amount is less, shall be paid (all payments are estimated based on TIF eligible costs) after completion of the Project, passing all City inspections (if any), and according to terms and conditions stated herein.

ATTEST:

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Danielle Sneed  
City Clerk  
City of Wood River  
Madison County, Illinois

**DEVELOPMENT AGREEMENT, PURSUANT TO THE ILLINOIS TIF ACT,  
BETWEEN MARK AND JACQUELINE SMITH, AND CITY OF WOOD RIVER, FOR  
162 E. FERGUSON AVE., WOOD RIVER, ILLINOIS**

This Development Agreement ("Agreement") is entered into by and between the City of Wood River, an Illinois Municipal Corporation ("City") and Mark and Jacqueline Smith ("Developer"). City and Developer may hereinafter be referred to as "Parties," or individually as "Party." This Agreement will become effective when signed by both Parties, and when approved by the corporate authorities of the City (the "Effective Date") via Ordinance:

**PREAMBLE**

**WHEREAS**, City is an Illinois municipal corporation pursuant to the laws and constitution of the State of Illinois with general powers as a unit of local government within its corporate limits; and

**WHEREAS**, City is authorized to provide certain incentives for economic development under 65 ILCS 5/11-74.4-1, *et seq.*, "The Tax Increment Allocation Redevelopment Act," as amended ("TIF Act" or "Act"); and

**WHEREAS**, Developer owns:

Address: 162 E. Ferguson Ave., Wood River, Illinois 62095

(hereinafter "Property"); and

**WHEREAS**, Developer has submitted a "City of Wood River TIF Improvement Program Application" (See **Exhibit A**); and

**WHEREAS**, City wishes to encourage Developer to develop the Property and assist Developer with TIF Act costs, if eligible under the TIF Act (as estimated and provided by Developer):

**\$ 4,539.00      Total**

(See **Exhibit A**); and

**WHEREAS**, Developer estimates the total costs for the development of the Property to be \$9,078.00, and requests \$4,539.00 in TIF incentives (See **Exhibit A**; hereinafter "Project"); and

**WHEREAS**, the Property is located within the corporate boundaries of City, and within the City's TIF #3 District ("TIF #3"); and

**WHEREAS**, because the Property is located within City's TIF #3, the Project is eligible for reimbursement of certain expenditures related to the development of the Property pursuant to the Illinois TIF Act; and

**WHEREAS**, the Project at the Property will likely enhance property values, facilitate City's TIF #3 growth, improve exterior aesthetics, and otherwise benefit and protect the health, safety, general welfare, and economic welfare of City residents; and

**WHEREAS**, Developer has informed City, and City hereby specifically finds, that without the financial support that may be provided to reimburse some of the Project costs, the Project is not financially feasible, and the Project will not move forward; and

**WHEREAS**, the Parties agree that all Project costs are estimates, all possible reimbursements for Project costs from City are estimates, and any actual reimbursements will be governed by the TIF Act and this Agreement between the Parties; and

**WHEREAS**, City has determined that Developer's Project is consistent with the objectives of the TIF Redevelopment Plan adopted for the TIF #3, pursuant to Ordinance No. 2711, adopted March 15, 2021; and

**NOW, THEREFORE**, in consideration of the premises and agreements set forth below, the Parties, for and in consideration of the representations relative to the proposed improvements to the Property by the Developer, hereby agree as follows:

**Section 1. Incorporation of Recitals.** The Parties agree that all of the recitals contained in the Preambles to this Agreement are true and correct, and said recitals are hereby incorporated into the Agreement as though they were fully set forth in this Section 1.

**Section 2. Obligation of the Developer.** Upon the approval by City of the Agreement, Developer shall proceed with the Project as described above. The Project shall be substantially complete within twenty-four (24) months of the date of approval by City of this Agreement. Any extension of time permitted for Developer to substantially complete the Project pursuant to the Agreement shall be agreed to in writing by both Parties. Specifically, Developer agrees as follows:

1. Developer will obtain all building and zoning permits, if any, in association with the Project.
2. The Developer covenants and agrees to pay prevailing wages pursuant to the *Illinois Prevailing Wage Act* (820 ILCS 30/1 *et seq.*) to the extent as may be required by law.
3. For purposes of this Agreement, Redevelopment Project Costs shall mean and include all costs and expenses as defined as "redevelopment project costs" in Section 11-74.4-3(q) of the TIF Act.

**Section 3. Obligation of City.**

City agrees to provide assistance to the Developer under this Agreement until the date of expiration of TIF #3 as it is currently established, or until the agreed maximum TIF reimbursement to

Developer has been reached under the TIF Act, or until there are no additional TIF eligible expenses to reimburse under the TIF Act, whichever occurs first. If any of the dates stated in this Agreement regarding the beginning or end of TIF #3 are not stated correctly, the legal dates established and confirmed by Madison County, IL will control. It is the sole responsibility of Developer to ensure the Property is wholly located within TIF # 3 and is eligible for any TIF #3 payments.

Funding assistance is broken down as follows:

- a. Total Estimated TIF #3 District Eligible Costs: \$9,078.00
- b. City agrees to reimburse the Developer up to the maximum sum of \$4,539.00, or 50% of the Redevelopment Project Costs incurred, whichever amount is less, eligible for reimbursement under the Act.
- c. The \$4,539.00, or 50% of the Redevelopment Project Costs incurred, whichever amount is less, shall be paid (all payments are estimated based on TIF eligible costs) after completion of the Project, passing all City inspections (if any), and according to terms and conditions stated herein.
- d. In determining the maximum sum amount, the total Redevelopment Project Costs include all documented costs incurred by the Developer to complete the Project which are eligible for reimbursement under the TIF Act.

#### **Section 4. Reimbursement to Developer under the TIF Act.**

- a. Developer shall submit to the City Treasurer all applicable receipts setting forth the amount of TIF Act reimbursable costs incurred by the Developer to complete the Project.
- b. The City Treasurer shall have sixty (60) days after receipt of any request for reimbursement from the Developer to forward said request to the Mayor and City Council for approval or disapproval at a regularly scheduled meeting. If the Mayor and Council disapprove the request in its entirety or specific expenditure items, it shall provide in writing to the Developer an explanation as to why such request was disapproved; provided Developer is not in breach of this Agreement, the only reason for disapproval of any expenditure for which reimbursement is sought shall be that such expenditure is not considered to be eligible because such expenditure does not fall within one of redevelopment project cost line items or otherwise does not fall within the definition of redevelopment project costs as defined in the Act.
- c. City reserves the right to request any information from Developer deemed necessary by City to verify any information associated with this Agreement.

**CITY'S OBLIGATION TO REIMBURSE DEVELOPER UNDER THIS AGREEMENT IS A LIMITED OBLIGATION AND SHALL NOT BE A GENERAL OBLIGATION OF CITY OR SECURED BY THE FULL FAITH AND CREDIT OF CITY.**



**Section 5. Indemnification.** Developer shall indemnify and hold harmless City, its agents, officers, lawyers, and employees against all injuries, deaths, losses, damages, claims, suits, liabilities, judgments, costs and expenses (including any liabilities, judgments, costs and expenses and attorneys' fees) which may arise directly or indirectly from: (i) the failure of Developer or any contractor, subcontractor or agent or employee thereof to timely pay any contractor, subcontractor, laborer or material man; (ii) any default or breach of the terms of this Agreement by Developer; (iii) any negligence, or reckless or willful misconduct of Developer or any contractor, subcontractor or agent or employee thereof working on the Project; (iv) any claim brought against City arising in any way from this Agreement or the Project. Developer shall, at its own cost and expense, appear, defend and pay all charges of attorneys, costs and other expenses arising therefrom or incurred in connection therewith. If any judgment shall be rendered against City, its agents, officers, officials, lawyers, or employees in any such action, Developer shall, at its expense, satisfy and discharge the same. This paragraph shall not apply, and Developer shall have no obligation whatsoever, with respect to any willful misconduct on the part of City or any of its officers, agents, employees or contractors. According to Illinois law, City has statutory tort immunity.

In no way limiting the foregoing, Developer shall also indemnify and hold harmless City, its agents, officers and employees against all damages, claims, suits, liabilities, judgments, fines, penalties, costs and expenses (including attorneys' fees) which may arise directly or indirectly from any violation of the Illinois Prevailing wage Act, 820 ILCS 130/0.01 *et. seq.*, in connection with the Project.

**Section 6. Default and Remedies.** Except as otherwise provided in this Agreement, in the event of any default in or breach of any term or conditions of this Agreement by either Party or any successor or assign, the defaulting or breaching Party (or successor or assign) shall, upon written notice from the other Party, proceed immediately to cure or remedy such default or breach as follows: (a) in the event of a nonmonetary default, within thirty (30) days after receipt of notice, commence to cure or remedy such default, and (b) in the event of a monetary default, within ten (10) days after receipt of notice, commence to cure or remedy such default. In case such cure or remedy is not taken or not diligently pursued, or the default or breach shall not be cured or remedied within a reasonable time, the aggrieved Party may institute such proceedings as may be necessary or desirable in its opinion to cure and remedy such default or breach, including without limitation proceedings to compel specific performance by the defaulting or breaching Party. If either Party shall prevail in any court proceeding to enforce any term, covenant or condition hereof, the non-prevailing Party shall reimburse the prevailing Party its costs and reasonable attorneys' fees on account of such proceeding.

**Section 7. Partial Invalidity.** 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 the same to parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby.

### **Section 8. Termination of Agreement.**

City reserves the right to opt out of this Agreement, with sixty (60) days' notice to Developer, should Developer not perform pursuant to this Agreement. Events of non-performance by Developer include, but are not limited to:

- a. If any material representation made by Developer in this Agreement, or in any certificate, notice, demand to the City, or request made by the City in connection with any documents, shall prove to be untrue.
- b. The entry of a decree or order for relief by a court having jurisdiction in the premises in respect of Developer in an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency, or other similar law, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator, or similar official of Developer for any substantial part of its property, or ordering the winding-up or liquidation of its affairs and the continuance of any such decree or order un-stayed and in effect for a period of 90 consecutive days. There shall be no cure period for this event of default.
- c. The commencement by Developer of a voluntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency, or other similar law, or the consent by Developer to the appointment of or taking possession, by a receiver, liquidator, assignee, trustee, custodian, sequestrator, or similar official of Developer or of any substantial part of Developer's property, or the making by any such entity of any assignment for the benefit of creditors or the failure of Developer generally to pay such entity's debts as such debts become due or the taking of action by Developer in furtherance of any of the foregoing. There shall be no cure period for this event of default.

**Section 9. Entire Agreement.** This Agreement constitutes the entire agreement between the Parties. No representation or covenant made by either Party shall be binding unless contained in this agreement or subsequent written amendments hereto agreed upon by both Parties.

**Section 10. 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, if emailed, or as of the third (3<sup>rd</sup>) 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 the Developer:

Mark & Jacqueline Smith  
1185 N. 9<sup>th</sup> St.  
East Alton, IL 62024

To the City:

City of Wood River  
Attention: City Manager  
111 North Wood River Ave  
Wood River, IL 62095

CITY OF WOOD RIVER, ILLINOIS:

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Mayor

Mark and/or Jacqueline Smith

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Agent

**City of Wood River TIF Improvement Program Application**

Applications must be reviewed and a redevelopment agreement approved before the project begins. Reimbursement of costs for work completed prior to execution of a written agreement will not be made. If there is a significant change in the scope of the project after the application has been approved; the applicant must re-apply with the scope of the new project.

Please submit application to:

City Clerk  
City of Wood River  
111 North Wood River Ave.  
Wood River, IL 62095

Applicant Name: Mark & Jacqueline Smith Business Name: \_\_\_\_\_  
Applicant Mailing Address: 1185 N. 9th St East Alton, IL 62024  
Applicant Phone Number: 618-604-5359 Fax: 618-254-3230 Email: Mark.Smith.LUTC@gmail.com  
Federal Employer Identification Number (FEIN): \_\_\_\_\_  
Social Security Number for Sole Proprietor (SSN): 499-66 4967

Type of Business Entity:

☒ Individual    ☐ Corporation    ☐ Partnership    ☐ Other: \_\_\_\_\_

I am applying for a \$ 4539    ☒ Cash Grant  
☐ Reimbursement from future tax increment

Project Category:

- ☐ New Business Construction  
☒ Building Repair/Retrofit/Rehabilitation  
☒ Façade Restoration  
☐ Emergency Structural Repairs  
☐ ADA, Life Safety, Building Code, and Electrical Rehabilitation  
☐ Building demolition and/or site preparation

Building Name (if it has one): Shelter Insurance

Building Address: 162 E. Ferguson Ave, Wood River, IL

How is the title held to the property?

☒ Individual    ☐ Corporation    ☐ Land Trust

☐ Partnership    ☐ Limited Liability Company    ☐ Other: \_\_\_\_\_

1. Name(s) of property owner(s): Mark A. Smith & Jacqueline A. Smith  
(All beneficial owners of a Land Trust, members of a Limited Liability Company and partners in a partnership must be listed.)

Owner(s) phone no.: 612-604-5359

If the applicant is not the same as the owner, explain: \_\_\_\_\_

2. Building Data:

	Total	Portion Addressed By Project
Site square footage:	<u>3250</u>	_____
Building square footage:	<u>876</u>	<u>✓</u>
Number of floors in building:	<u>1</u>	_____
Approximate year constructed	<u>1977</u>	_____
Most Recent Real Estate Taxes Paid:	<u>\$1,895.02</u>	Year Paid - 202 <u>3</u>

3. Current Use:

Shelter Insurance Agency

4. General Project Description and /or Proposed Use:

Project is to enhance the appearance in downtown Wood River with so many buildings in need of tenancy. The hope is to help make the downtown district more attractive.

5. Identify the proposed tenants of the project. Indicate whether leases have been negotiated, provide the status of any such negotiations, and whether or not the property owner is leasing from themselves.

Mark Smith Insurance Agency, LLC & Shelter Insurance leases  
the office building & plans to continue doing so, especially  
with the proposed enhancements

6. Who will own the property?

Mark & Jacqueline Smith will continue to own the building

7. Provide a brief description of the public benefit to the City resulting from the proposed project (e.g., stabilize historic building, improve façade appearance, increase property values, etc.)

Improve the appearance for downtown. The office is directly  
across from the Post Office in a high traffic area.

8. Provide an estimate of the total number of jobs to be created or retained by the proposed project. (Ignore if request is below \$10,000)

a. Present Number of Employees      Full Time \_\_\_\_\_ Part Time \_\_\_\_\_  
b. Anticipated Number of Employees      Full Time \_\_\_\_\_ Part Time \_\_\_\_\_

9. If the proposed project includes commercial uses, explain how the project will attract customers from outside the City or will provide retail or other commercial services currently unavailable or in limited supply in the City. A separate document may be attached to provide additional details about the market research you have performed. (Ignore if request is below \$10,000)

10. Sources and Uses of Funds. Please attach corresponding documentation from financing partners such as a bank, credit union, business partners, investors, etc. This documentation should prove that you have funds available to complete the project. It may include a personal financial statement, bank statement, letter from a financial institution regarding a loan, etc.

	City TIF	Bank	Owner Equity	Other
Property Acquisition	\$	\$	\$	\$
New Construction	\$	\$	\$	\$
Facade Improvement	\$	\$	\$	\$
Design Services	\$	\$	\$	\$
Building Rehab	\$ 4,539	\$	\$ 4,540	\$
Equipment/Fixtures/ Furnishings	\$	\$	\$	\$
Emergency Repairs	\$	\$	\$	\$
ADA/Life Safety/ Building Code/Elec.	\$	\$	\$	\$
Building Demo/Site Preparation	\$	\$	\$	\$
TOTAL	\$	\$	\$	\$

11. Provide narrative explaining why the project is not feasible or not worth the investment without TIF funding assistance:

*The building is solid in of itself. I could continue to just maintain the current appearance & it would just look like an average downtown building. Whereas with the proposed changes, it would help to enhance forward thinking downtown & help with the needed revitalization that we so desperately want & need for Wood River.*

12. Provide an income statement for the first three years of operation to prove that the Applicant possesses the financial ability to complete and operate the proposed project. The income statement should include projected revenues, expenses, and profit on a monthly and annual basis. Expenses should include cost of goods sold, labor expenses, utilities, etc. Expenses do not need to include interest, taxes, depreciation, and amortization. (Ignore if request is below \$10,000)

13. Has the applicant explored alternative financing methods for the proposed project before applying for the use of TIF? Yes \_\_\_\_\_ No ☒ If so, what other financing methods were explored?

\_\_\_\_\_

14. Provide an estimate of the fair market value of the property after the proposed improvements are completed. (Ignore if request is below \$10,000)

\_\_\_\_\_

\_\_\_\_\_

The undersigned has applied for the TIF assistance described in this application and the proceeds of any TIF reimbursement or grant will be used in connection with the project described herein. The applicant agrees to abide by all City of Wood River, Illinois TIF Redevelopment Program Guidelines. The applicant agrees to furnish information listed as application attachments and any additional information to the City as needed to review and consider this request.


By execution of this application, Applicant acknowledges and consents for the City to conduct any and all credit history checks it deems necessary and appropriate.

*Mal A Smith*  
Jacqueline A. Smith Owner 3/21/2025  
Applicant's Signature Title Date

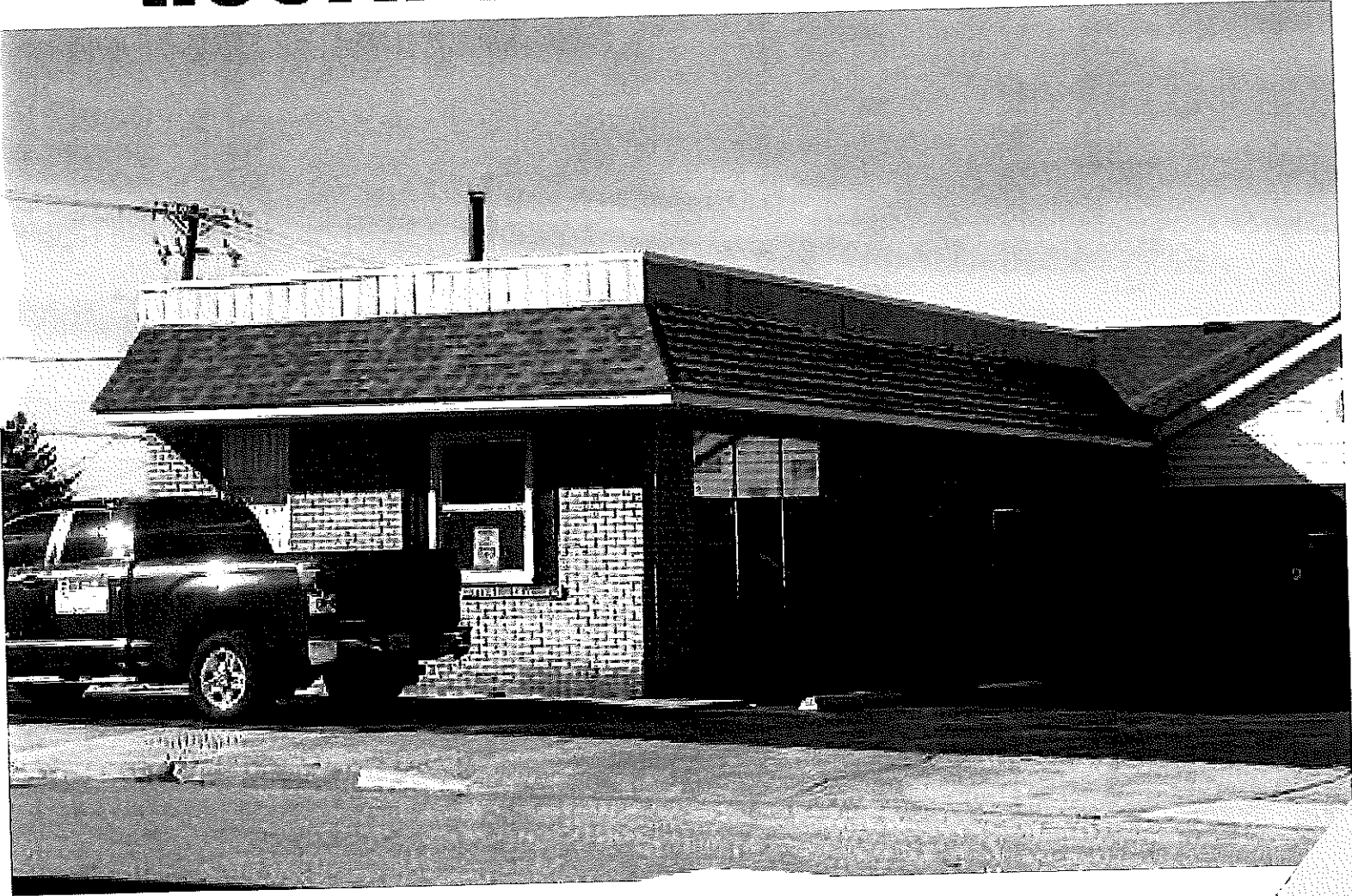
(Applicant – do not write below this line)

Date Application Received: _____	Staff Signature _____
Notes:	
_____	
_____	





# UPPER ♦ DECK ROOFING



## PROJECT ESTIMATE

FEB 17, 2025

## MARK SMITH

162 E. Ferguson Ave  
Wood River, IL  
62095

jake@upperdeckroofing.com  
6184209194

# OWENS CORNING - DURATION

## Description

### Owens Corning Duration-Harbor Blue

ROOFING LABOR - ROOF PREPARATION: (1-Layer Removal).

Remove the existing shingles and paper down to the wood roof decking. Any rotten wood decking discovered will be replaced at \$65 per Sheet of Plywood, \$6.50 per Linear Foot of 1 X Board Decking

OWENS CORNING "DURATION" - When you want the ultimate protection and impressive curb appeal, you'll want Duration® Shingles

OWENS CORNING PROEDGE - ProEdge® Hip & Ridge Shingles provide a clean and consistent look. Their enhanced aesthetics add distinction to your roof line

OWENS CORNING STARTER SHINGLES - Long, narrow shingles installed along the edges of the roof creating a watertight seal at the edge of your roof. Their pre-applied properly-positioned adhesive helps prevent shingle uplift and blow-off

SYNTHETIC UNDERLAYMENT - Installed directly on the roof deck providing a secondary layer of protection from the elements, including rain, snow, and wind

1-1/4" Coil Roofing Nails - Roofing Coil Nails (20 SQ per Box)

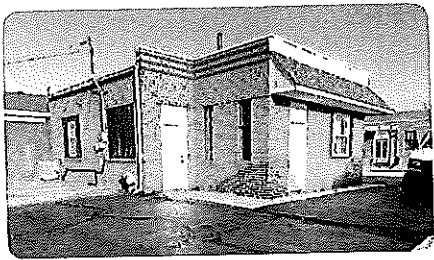
3/8 T50 Galvanized Staples - Roofing Staples

Through the Roof-Clear Sealant - Roof Sealant-through the roof-clear (tube)

Clean Up - Full Clean Up, Magnet Drag, and Haul Off of ALL Debris

Estimate subtotal	\$2,958.53
Total	\$2,958.53

**PAINT EXTERIOR**



**TASKS**

Doors, Windows, Body, Trim, Gutters, Downspout

**SHERWIN-WILLIAMS PRODUCTS**

- Emerald Urethane Trim Enamel
- LOXON Concrete & Masonry Primer/Sealer
- All Surface Enamel Oil Primer
- Duration Exterior Acrylic Latex

**NOTES**

**SUBTOTAL**

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## **PRODUCT(S) FOR THIS PROJECT**



**All Surface Enamel Oil Primer**



**Emerald Urethane Trim Enamel**



**LOXON Concrete & Masonry Primer/Sealer**



**Duration Exterior Acrylic Latex**

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## PROJECT NOTES

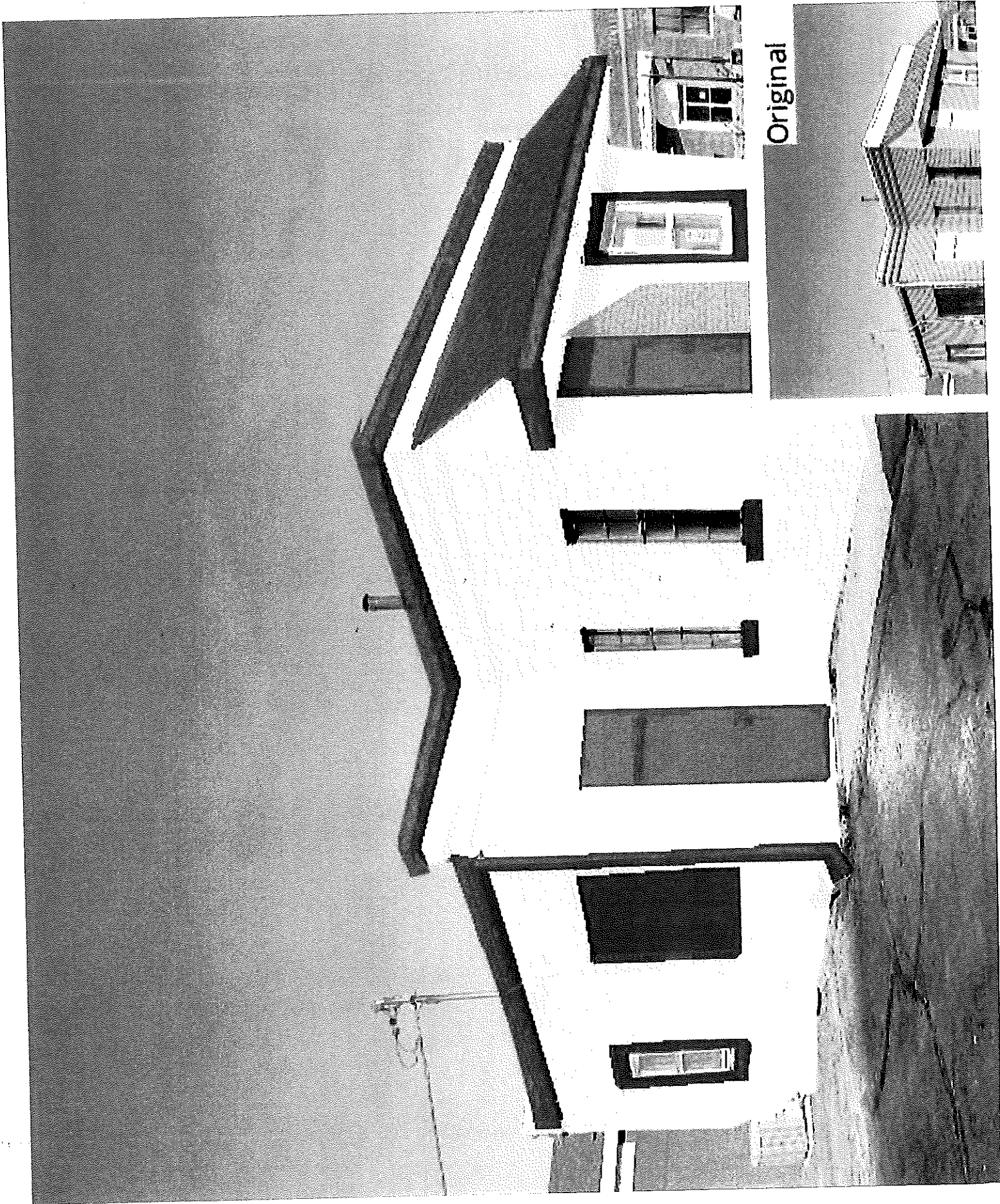
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### JAY'S PAINTING & MORE

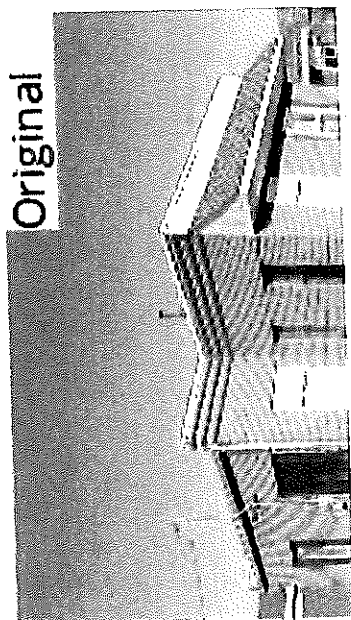
Created by	Jay Bristow
Pro Email	jbristo2@hotmail.com
Pro Phone Number	618-610-2075
Bid No.	HG6P2-1481
Created on	MAR 14, 2025
Last Modified	

PROJECT SUBTOTAL	\$6,800,00
DISCOUNT (10%)	-\$680,00
TAX (0%)	+\$0,00
<b>ESTIMATED TOTAL</b>	<b>\$6.120,00</b>

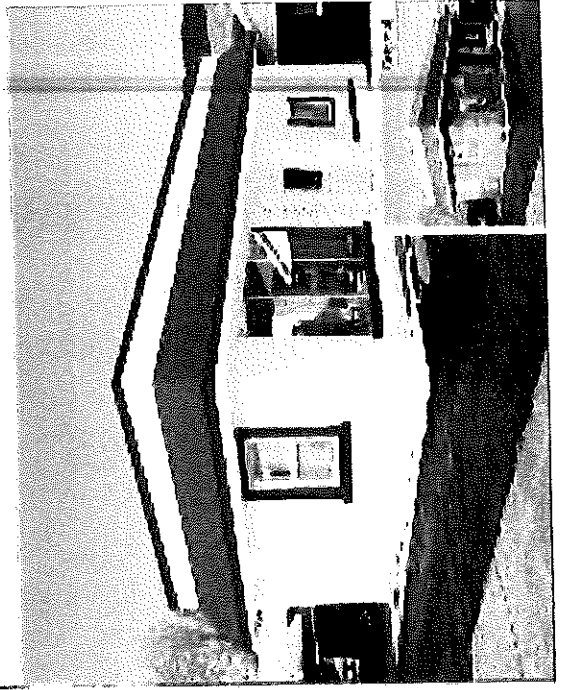
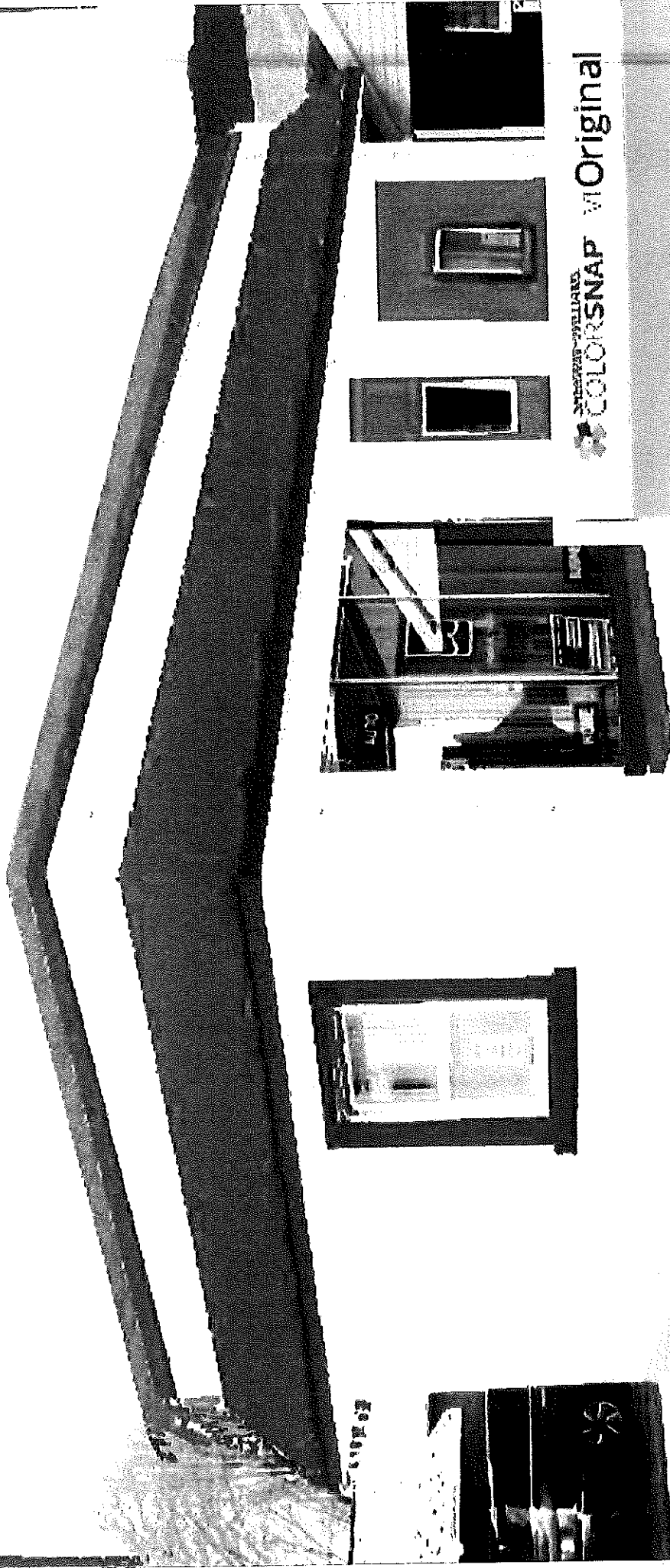
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Original







ORDINANCE NO. \_\_\_\_

**ORDINANCE APPROVING AND AUTHORIZING A REDEVELOPMENT  
AGREEMENT FOR A PROJECT IN TIF NUMBER THREE PROJECT AREA WITH  
DANIEL KING, AND OTHER ACTIONS RELATED THERETO**

WHEREAS, the City of Wood River, Madison County, Illinois ("City"), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, in furtherance of development of the TIF District #3 project area, Daniel King ("Developer") has presented to City a proposal for a redevelopment project in part of the TIF District #3 project area, specifically:

Address: 7 W. Ferguson, Wood River, Illinois 62095.

("Property") (*see* Redevelopment Agreement attached hereto as **Exhibit A**); and

WHEREAS, City has determined the Property is within the corporate boundaries of City and eligible for TIF incentives from City's TIF #3; and

WHEREAS, Developer's Project will require Developer to incur certain costs that will be eligible for reimbursement from the TIF District #3 project area; and

WHEREAS, Developer has informed City, and City hereby specifically finds, that without the financial support that may be provided to reimburse some of the Project costs from the TIF District #3 project area, the Project is not financially feasible and the Project will not move forward; and

WHEREAS, Developer has agreed to complete the Project in accordance with the Redevelopment Agreement and all terms and conditions stated therein (*See Exhibit A*); and

WHEREAS, City agrees to reimburse Developer for certain costs incurred in implementing the Developer's Project, including:

- a. Total Estimated TIF #3 District Eligible Costs: \$150,000
- b. City agrees to reimburse the Developer up to the maximum sum of \$75,000, or 50% of the Redevelopment Project Costs incurred, whichever amount is less, eligible for reimbursement under the Act.
- c. The \$75,000, or 50% of the Redevelopment Project Costs incurred, whichever amount is less, shall be paid over two (2) fiscal years (all payments are estimated based on TIF eligible costs) commencing with proof of closing and proof of purchase price.



- 1) Year One- \$37,500
- 2) Year Two-\$37,500

d. In determining the maximum sum amount, the total Redevelopment Project Costs include all documented costs incurred by the Developer to complete the Project which are eligible for reimbursement under the TIF Act.

(See **Exhibit A**); and

WHEREAS, City desires to authorize the execution of a Development Agreement by and between City and Developer in substantially the form attached hereto as **Exhibit A**, to carry out the Project; and

WHEREAS, City has determined it is in the best interests of public health, safety, general welfare, and economic welfare to authorize the Mayor and/or City Manager to execute the Development Agreement, and any other required documents associated with the Development Agreement, between City and Developer (*see Exhibit A*).

**NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Wood River, as follows:**

*Section 1.* The foregoing recitals are incorporated herein as findings of the City Council of the City of Wood River.

*Section 2.* The Development Agreement by and between the City and Developer, attached hereto as **Exhibit A**, is approved.

*Section 3.* The Mayor and/or City Manager is authorized and directed to execute the Development Agreement with the Developer. (**Exhibit A**).

*Section 4.* This ordinance shall be effective upon its passage, approval, and publication in pamphlet form in accordance with Illinois law.

Passed by the City Council of the City of Wood River, Illinois, approved by the Mayor, and deposited and filed in the Office of the City Clerk, on the \_\_\_\_\_ of \_\_\_\_\_, 2025, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES: \_\_\_\_\_  
NOES: \_\_\_\_\_

APPROVED:

\_\_\_\_\_  
Tom Stalcup  
Mayor  
City of Wood River

Madison County, Illinois

ATTEST:

---

Danielle Sneed  
City Clerk  
City of Wood River  
Madison County, Illinois

**DEVELOPMENT AGREEMENT, PURSUANT TO THE ILLINOIS TIF ACT,  
BETWEEN DANIEL KING AND CITY OF WOOD RIVER, FOR 7 W. FERGUSON, WOOD  
RIVER, ILLINOIS**

This Development Agreement ("Agreement") is entered into by and between the City of Wood River, an Illinois Municipal Corporation ("City") and Daniel King ("Developer"). City and Developer may hereinafter be referred to as "Parties," or individually as "Party." This Agreement will become effective when signed by both Parties, and when approved by the corporate authorities of the City (the "Effective Date") via Ordinance:

**PREAMBLE**

**WHEREAS**, City is an Illinois municipal corporation pursuant to the laws and constitution of the State of Illinois with general powers as a unit of local government within its corporate limits; and

**WHEREAS**, City is authorized to provide certain incentives for economic development under 65 ILCS 5/11-74.4-1, *et seq.*, "The Tax Increment Allocation Redevelopment Act," as amended ("TIF Act" or "Act"); and

**WHEREAS**, Developer proposes to purchase:

Address: 7 W. Ferguson, Wood River, Illinois 62095

(hereinafter "Property"); and

**WHEREAS**, Developer has submitted a "City of Wood River TIF Improvement Program Application" (*See Exhibit A*); and

**WHEREAS**, City wishes to encourage Developer to develop the Property and assist Developer with TIF Act costs, if eligible under the TIF Act (as estimated and provided by Developer):

**\$ 75,000.00    Total**

(*See Exhibit A*); and

**WHEREAS**, Developer estimates the total costs to purchase the Property will be \$150,000, and requests \$75,000 in TIF incentives (*See Exhibit A*; hereinafter "Project"); and

**WHEREAS**, the Property is located within the corporate boundaries of City, and within the City's TIF #3 District ("TIF #3"); and

**WHEREAS**, because the Property is located within City's TIF #3, the Project is eligible for reimbursement of certain expenditures related to the development of the Property pursuant to the Illinois TIF Act; and

**WHEREAS**, Developer has informed City, and City hereby specifically finds, that without the financial support that may be provided to reimburse some of the Project costs, the Project is not financially feasible, and the Project will not move forward; and

**WHEREAS**, the Parties agree that all Project costs are estimates, all possible reimbursements for Project costs from City are estimates, and any actual reimbursements will be governed by the TIF Act and this Agreement between the Parties; and

**WHEREAS**, City has determined that Property assembly costs, including but not limited to acquisition of land, is consistent with the objectives of the TIF Redevelopment Plan adopted for the TIF #3, pursuant to Ordinance No. 2711, adopted March 15, 2021; and

**NOW, THEREFORE**, in consideration of the premises and agreements set forth below, the Parties, for and in consideration of the representations relative to the proposed improvements to the Property by the Developer, hereby agree as follows:

**Section 1. Incorporation of Recitals.** The Parties agree that all of the recitals contained in the Preambles to this Agreement are true and correct, and said recitals are hereby incorporated into the Agreement as though they were fully set forth in this Section 1.

**Section 2. Obligation of the Developer.** Upon the approval by City of the Agreement, Developer shall proceed with the Project as described above. The Project shall be substantially complete within twenty-four (24) months of the date of approval by City of this Agreement. Any extension of time permitted for Developer to substantially complete the Project pursuant to the Agreement shall be agreed to in writing by both Parties. Specifically, Developer agrees as follows:

1. Developer will obtain all building and zoning permits, if any, in association with the Project.

2. The Developer covenants and agrees to pay prevailing wages pursuant to the *Illinois Prevailing Wage Act* (820 ILCS 30/1 *et seq.*) to the extent as may be required by law.

3. For purposes of this Agreement, Redevelopment Project Costs shall mean and include all costs and expenses as defined as "redevelopment project costs" in Section 11-74.4-3(q) of the TIF Act.

**Section 3. Obligation of City.**

City agrees to provide assistance to the Developer under this Agreement until the date of expiration of TIF #3 as it is currently established, or until the agreed maximum TIF reimbursement to Developer has been reached under the TIF Act, or until there are no additional TIF eligible expenses to reimburse under the TIF Act, whichever occurs first. If any of the dates stated in this Agreement regarding the beginning or end of TIF #3 are not stated correctly, the legal dates established and

confirmed by Madison County, IL will control. It is the sole responsibility of Developer to ensure the Property is wholly located within TIF # 3 and is eligible for any TIF #3 payments.

Funding assistance is broken down as follows:

- a. Total Estimated TIF #3 District Eligible Costs: \$150,000
- b. City agrees to reimburse the Developer up to the maximum sum of \$75,000, or 50% of the Redevelopment Project Costs incurred, whichever amount is less, eligible for reimbursement under the Act.
- c. The \$75,000, or 50% of the Redevelopment Project Costs incurred, whichever amount is less, shall be paid over two (2) fiscal years (all payments are estimated based on TIF eligible costs) commencing with proof of closing and proof of purchase price.
  - 1) Year One- \$37,500
  - 2) Year Two-\$37,500
- d. In determining the maximum sum amount, the total Redevelopment Project Costs include all documented costs incurred by the Developer to complete the Project which are eligible for reimbursement under the TIF Act.

#### **Section 4. Reimbursement to Developer under the TIF Act.**

- a. Developer shall submit to the City Treasurer all applicable receipts setting forth the amount of TIF Act reimbursable costs incurred by the Developer to complete the Project.
- b. The City Treasurer shall have sixty (60) days after receipt of any request for reimbursement from the Developer to forward said request to the Mayor and City Council for approval or disapproval at a regularly scheduled meeting. If the Mayor and Council disapprove the request in its entirety or specific expenditure items, it shall provide in writing to the Developer an explanation as to why such request was disapproved; provided Developer is not in breach of this Agreement, the only reason for disapproval of any expenditure for which reimbursement is sought shall be that such expenditure is not considered to be eligible because such expenditure does not fall within one of redevelopment project cost line items or otherwise does not fall within the definition of redevelopment project costs as defined in the Act.
- c. City reserves the right to request any information from Developer deemed necessary by City to verify any information associated with this Agreement.

**CITY'S OBLIGATION TO REIMBURSE DEVELOPER UNDER THIS AGREEMENT IS A LIMITED OBLIGATION AND SHALL NOT BE A GENERAL OBLIGATION OF CITY OR SECURED BY THE FULL FAITH AND CREDIT OF CITY.**

**Section 5. Indemnification.** Developer shall indemnify and hold harmless City, its agents, officers, lawyers, and employees against all injuries, deaths, losses, damages, claims, suits, liabilities, judgments, costs and expenses (including any liabilities, judgments, costs and expenses and attorneys' fees) which may arise directly or indirectly from: (i) the failure of Developer or any contractor, subcontractor or agent or employee thereof to timely pay any contractor, subcontractor, laborer or material man; (ii) any default or breach of the terms of this Agreement by Developer; (iii) any negligence, or reckless or willful misconduct of Developer or any contractor, subcontractor or agent or employee thereof working on the Project; (iv) any claim brought against City arising in any way from this Agreement or the Project. Developer shall, at its own cost and expense, appear, defend and pay all charges of attorneys, costs and other expenses arising therefrom or incurred in connection therewith. If any judgment shall be rendered against City, its agents, officers, officials, lawyers, or employees in any such action, Developer shall, at its expense, satisfy and discharge the same. This paragraph shall not apply, and Developer shall have no obligation whatsoever, with respect to any willful misconduct on the part of City or any of its officers, agents, employees or contractors. According to Illinois law, City has statutory tort immunity.

In no way limiting the foregoing, Developer shall also indemnify and hold harmless City, its agents, officers and employees against all damages, claims, suits, liabilities, judgments, fines, penalties, costs and expenses (including attorneys' fees) which may arise directly or indirectly from any violation of the Illinois Prevailing wage Act, 820 ILCS 130/0.01 *et. seq.*, in connection with the Project.

**Section 6. Default and Remedies.** Except as otherwise provided in this Agreement, in the event of any default in or breach of any term or conditions of this Agreement by either Party or any successor or assign, the defaulting or breaching Party (or successor or assign) shall, upon written notice from the other Party, proceed immediately to cure or remedy such default or breach as follows: (a) in the event of a nonmonetary default, within thirty (30) days after receipt of notice, commence to cure or remedy such default, and (b) in the event of a monetary default, within ten (10) days after receipt of notice, commence to cure or remedy such default. In case such cure or remedy is not taken or not diligently pursued, or the default or breach shall not be cured or remedied within a reasonable time, the aggrieved Party may institute such proceedings as may be necessary or desirable in its opinion to cure and remedy such default or breach, including without limitation proceedings to compel specific performance by the defaulting or breaching Party. If either Party shall prevail in any court proceeding to enforce any term, covenant or condition hereof, the non-prevailing Party shall reimburse the prevailing Party its costs and reasonable attorneys' fees on account of such proceeding.

**Section 7. Partial Invalidity.** 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 the same to parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby.

## **Section 8. Termination of Agreement.**

City reserves the right to opt out of this Agreement, with sixty (60) days' notice to Developer, should Developer not perform pursuant to this Agreement. Events of non-performance by Developer include, but are not limited to:

- a. If any material representation made by Developer in this Agreement, or in any certificate, notice, demand to the City, or request made by the City in connection with any documents, shall prove to be untrue.
- b. The entry of a decree or order for relief by a court having jurisdiction in the premises in respect of Developer in an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency, or other similar law, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator, or similar official of Developer for any substantial part of its property, or ordering the winding-up or liquidation of its affairs and the continuance of any such decree or order un-stayed and in effect for a period of 90 consecutive days. There shall be no cure period for this event of default.
- c. The commencement by Developer of a voluntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency, or other similar law, or the consent by Developer to the appointment of or taking possession, by a receiver, liquidator, assignee, trustee, custodian, sequestrator, or similar official of Developer or of any substantial part of Developer's property, or the making by any such entity of any assignment for the benefit of creditors or the failure of Developer generally to pay such entity's debts as such debts become due or the taking of action by Developer in furtherance of any of the foregoing. There shall be no cure period for this event of default.

**Section 9. Entire Agreement.** This Agreement constitutes the entire agreement between the Parties. No representation or covenant made by either Party shall be binding unless contained in this agreement or subsequent written amendments hereto agreed upon by both Parties.

**Section 10. 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, if emailed, or as of the third (3<sup>rd</sup>) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid, addressed as follows:

INTENTIONALLY LEFT BLANK

SIGNATURE PAGE TO FOLLOW



To the Developer:

Daniel King  
1009 14<sup>th</sup> Street  
Bethalto, IL 62010

To the City:

City of Wood River  
Attention: City Manager  
111 North Wood River Ave  
Wood River, IL 62095

CITY OF WOOD RIVER, ILLINOIS:

---

Mayor

Daniel King

---

Daniel King

**City of Wood River  
TIF Assistance Application**

Address of Proposed Project 7 W. Ferguson

**Applicant Information**

Applicant Name Daniel King Phone 618-570-9785  
 Applicant Address 1009 14th St. Email dan@heaterzchicken.com  
 City, State, Zip Bethalto, IL 62010  
 Contact Person/Title Daniel King

**Project Costs:**

Type of Cost	Projected Cost
Architectural & Engineering Fees	
Legal & Other Professional Fees	
Cost of Marketing Sites	
Purchase Land	\$150,000
Purchase of Existing Facility	
Demolition Cost	
Site Improvements	
Rehab, Remodel of Existing Buiding	
Construction of New Building(s)	
Other (Please Specify)	

Total Project Cost \$150,000  
 Assistance Requested \$75,000  
 Current Fair Market Value \$44,130  
 Expected Fair Market Value After  
 Completion of Proposed Project \$44,130

Are You the Curent Owner of the Property? YES ☒ NO (if yes, skip to #1)  
 Are You the Current Tenant of the Property? YES ☒ NO (if yes, provide owner information below)  
 Are you a Prospective Buyer? ☒ YES NO (if yes, provide owner information below)

**Current Property Owner Information (If different than applicant):**

Owner's Name Edith Greener Phone 618-973-2854

**City of Wood River**  
**TIF Assistance Application**

1 Describe the scope and purpose of this project.

The current project involves the purchase of the building. Once the purchase is complete, the building will be renovated to house a new business on the ground floor with residential apartments on the upper level.

2 Identify the proposed tenant (if applicable).

The proposed tenant is a coffee shop owned and operated by Daniel King. The business, potentially named Roasterz, would feature in-house roasted coffee and specialty food offerings. Future plans include a subscription-based coffee program, catering services, and a mobile coffee truck to expand its reach throughout the community.

3 Discuss how the proposed project will eliminate or mitigate blighting conditions in the area.

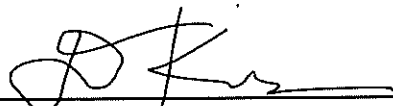
The purchase of the building will initiate a complete redevelopment of the property.  
By making this investment, I will be able to secure financing for major renovations. The project will significantly improve the appearance, safety, and functionality of the building, contributing to the broader revitalization efforts in downtown Wood River.

4 Describe the specific economic benefits of this property to the City of Wood River.

The second phase of the project will attract quality tenants, create jobs, and generate increased property and sales tax revenue for the City. It will also add vibrancy of the downtown district and promote additional private investment in the area.

5 Provide narrative explaining why the project is not feasible and could not be carried out with TIF funding assistance:

This project is not financially viable without assistance through the TIF program. I do not intend to move forward with the purchase unless the TIF funds are available to help offset acquisition expenses. These TIF funds will also make it possible to begin redevelopment of the property after the sale.

  
Applicant Signature

4/15/25  
Date

9

ORDINANCE NO. \_\_\_\_

**ORDINANCE APPROVING AND AUTHORIZING A SECOND AMENDED  
DEVELOPMENT AGREEMENT FOR A PROJECT IN TIF NUMBER THREE  
PROJECT AREA WITH HEATERZ DEVELOPMENT COMPANY LLC, AND OTHER  
ACTIONS RELATED THERETO**

WHEREAS, the City of Wood River, Madison County, Illinois ("City"), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, in furtherance of development of the TIF District #3 project area, Heaterz Development Company LLC ("Developer") has presented to City a proposal for a redevelopment project in part of the TIF District #3 project area, specifically:

Address: 11 W. Ferguson, Wood River, Illinois 62095.

("Property") (*see* Redevelopment Agreement attached hereto as **Exhibit A**); and

WHEREAS, City has determined the Property is within the corporate boundaries of City and eligible for TIF incentives from City's TIF #3; and

WHEREAS, Developer's Project will require Developer to incur certain costs that will be eligible for reimbursement from the TIF District #3 project area; and

WHEREAS, Developer has informed City, and City hereby specifically finds, that without the financial support that may be provided to reimburse some of the Project costs from the TIF District #3 project area, the Project is not financially feasible and the Project will not move forward; and

WHEREAS, Developer has agreed to complete the Project in accordance with the Redevelopment Agreement and all terms and conditions stated therein (*See Exhibit A*); and

WHEREAS, City agrees to reimburse Developer for certain costs incurred in implementing the Developer's Project, including:

- a. Total Estimated TIF #3 District Eligible Costs: \$467,626
- b. City agrees to reimburse the Developer up to the maximum sum of \$116,906.50, or 25% of the Redevelopment Project Costs incurred, whichever amount is less, eligible for reimbursement under the Act.
- c. The \$116,906.50, or 25% of the Redevelopment Project Costs incurred, whichever amount is less, shall be paid over four (4) fiscal years (all payments are

estimated based on TIF eligible costs) commencing with the passing of any applicable inspection.

- 1) Year One- \$30,000
- 2) Year Two- \$30,000
- 3) Year Three- \$30,000
- 4) Year Four- \$26,906.50

d. In determining the maximum sum amount, the total Redevelopment Project Costs include all documented costs incurred by the Developer to complete the Project which are eligible for reimbursement under the TIF Act.

(See **Exhibit A**); and

WHEREAS, City desires to authorize the execution of a Development Agreement by and between City and Developer in substantially the form attached hereto as **Exhibit A**, to carry out the Project; and

WHEREAS, City has determined it is in the best interests of public health, safety, general welfare, and economic welfare to authorize the Mayor and/or City Manager to execute the Development Agreement, and any other required documents associated with the Development Agreement, between City and Developer (*see Exhibit A*).

**NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Wood River, as follows:**

*Section 1.* The foregoing recitals are incorporated herein as findings of the City Council of the City of Wood River.

*Section 2.* The Development Agreement by and between the City and Developer, attached hereto as **Exhibit A**, is approved.

*Section 3.* The Mayor and/or City Manager is authorized and directed to execute the Development Agreement with the Developer. (**Exhibit A**).

*Section 4.* This ordinance shall be effective upon its passage, approval, and publication in pamphlet form in accordance with Illinois law.

Passed by the City Council of the City of Wood River, Illinois, approved by the Mayor, and deposited and filed in the Office of the City Clerk, on the \_\_\_\_\_ of \_\_\_\_\_, 2025, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES: \_\_\_\_\_  
NOES: \_\_\_\_\_

APPROVED:

---

Tom Stalcup  
Mayor  
City of Wood River  
Madison County, Illinois

ATTEST:

---

Danielle Sneed  
City Clerk  
City of Wood River  
Madison County, Illinois

**SECOND AMENDED DEVELOPMENT AGREEMENT, PURSUANT TO THE ILLINOIS  
TIF ACT, BETWEEN HEATERZ DEVELOPMENT COMPANY LLC, AND CITY OF  
WOOD RIVER, FOR 11 W. FERGUSON AVE., WOOD RIVER, ILLINOIS**

This Second Amended Development Agreement ("Agreement") is entered into by and between the City of Wood River, an Illinois Municipal Corporation ("City") and Heaterz Development Company LLC ("Developer"). City and Developer may hereinafter be referred to as "Parties," or individually as "Party." This Agreement will become effective when signed by both Parties, and when approved by the corporate authorities of the City (the "Effective Date") via Ordinance:

**PREAMBLE**

**WHEREAS**, City is an Illinois municipal corporation pursuant to the laws and constitution of the State of Illinois with general powers as a unit of local government within its corporate limits; and

**WHEREAS**, City is authorized to provide certain incentives for economic development under 65 ILCS 5/11-74.4-1, *et seq.*, "The Tax Increment Allocation Redevelopment Act," as amended ("TIF Act" or "Act"); and

**WHEREAS**, Developer owns:

Address: 11 W. Ferguson, Wood River, Illinois 62095

(hereinafter "Property"); and

**WHEREAS**, Developer had previously submitted a "City of Wood River TIF Improvement Program Application;" and

**WHEREAS**, Developer has submitted an estimate from Stutz Excavating for the scope of work to be performed at the Property (*See Exhibit A*); and

**WHEREAS**, City wishes to encourage Developer to develop the Property and assist Developer with TIF Act costs, if eligible under the TIF Act (as estimated and provided by Developer):

**\$116,906.50 total**

and

**WHEREAS**, Developer estimates the total costs for the development of the Property to be \$467,626 (*See Exhibit A*; hereinafter "Project"); and

**WHEREAS**, the Property is located within the corporate boundaries of City, and within the City's TIF #3 District ("TIF #3"); and

**WHEREAS**, because the Property is located within City's TIF #3, the Project is eligible for

reimbursement of certain expenditures related to the development of the Property pursuant to the Illinois TIF Act; and

**WHEREAS**, the Project at the Property will likely enhance property values, facilitate City's TIF #3 growth, improve exterior aesthetics, improve interior aesthetics, and otherwise benefit and protect the health, safety, general welfare, and economic welfare of City residents; and

**WHEREAS**, Developer has informed City, and City hereby specifically finds, that without the financial support that may be provided to reimburse some of the Project costs, the Project is not financially feasible, and the Project will not move forward; and

**WHEREAS**, the Parties agree that all Project costs are estimates, all possible reimbursements for Project costs from City are estimates, and any actual reimbursements will be governed by the TIF Act and this Agreement between the Parties; and

**WHEREAS**, building repair and rehabilitation is consistent with the objectives of the TIF Redevelopment Plan adopted for the TIF #3, pursuant to Ordinance No. 2711, adopted March 15, 2021; and

**NOW, THEREFORE**, in consideration of the premises and agreements set forth below, the Parties, for and in consideration of the representations relative to the proposed improvements to the Property by the Developer, hereby agree as follows:

**Section 1. Incorporation of Recitals.** The Parties agree that all of the recitals contained in the Preambles to this Agreement are true and correct, and said recitals are hereby incorporated into the Agreement as though they were fully set forth in this Section 1.

**Section 2. Obligation of the Developer.** Upon the approval by City of the Agreement, Developer shall proceed with the Project as described above. The Project shall be substantially complete within twenty-four (24) months of the date of approval by City of this Agreement. Any extension of time permitted for Developer to substantially complete the Project pursuant to the Agreement shall be agreed to in writing by both Parties. Specifically, Developer agrees as follows:

1. Developer will obtain all building and zoning permits in association with the Project.
2. The Developer covenants and agrees to pay prevailing wages pursuant to the *Illinois Prevailing Wage Act* (820 ILCS 30/1 *et seq.*) to the extent as may be required by law.
3. For purposes of this Agreement, Redevelopment Project Costs shall mean and include all costs and expenses as defined as "redevelopment project costs" in Section 11-74.4-3(q) of the TIF Act.

**Section 3. Obligation of City.**



City agrees to provide assistance to the Developer under this Agreement until the date of expiration of TIF #3 as it is currently established, or until the agreed maximum TIF reimbursement to Developer has been reached under the TIF Act, or until there are no additional TIF eligible expenses to reimburse under the TIF Act, whichever occurs first. If any of the dates stated in this Agreement regarding the beginning or end of TIF #3 are not stated correctly, the legal dates established and confirmed by Madison County, IL will control. It is the sole responsibility of Developer to ensure the Property is wholly located within TIF # 3 and is eligible for any TIF #3 payments.

Funding assistance is broken down as follows:

- a. Total Estimated TIF #3 District Eligible Costs: \$467,626
- b. City agrees to reimburse the Developer up to the maximum sum of \$116,906.50, or 25% of the Redevelopment Project Costs incurred, whichever amount is less, eligible for reimbursement under the Act.
- c. The \$116,906.50, or 25% of the Redevelopment Project Costs incurred, whichever amount is less, shall be paid over four (4) fiscal years (all payments are estimated based on TIF eligible costs) commencing with the passing of any applicable inspection.
  - 1) Year One- \$30,000
  - 2) Year Two- \$30,000
  - 3) Year Three- \$30,000
  - 4) Year Four- \$26,906.50
- d. In determining the maximum sum amount, the total Redevelopment Project Costs include all documented costs incurred by the Developer to complete the Project which are eligible for reimbursement under the TIF Act.

#### **Section 4. Reimbursement to Developer under the TIF Act.**

- a. Developer shall submit to the City Treasurer all applicable receipts setting forth the amount of TIF Act reimbursable costs incurred by the Developer to complete the Project.
- b. The City Treasurer shall have sixty (60) days after receipt of any request for reimbursement from the Developer to forward said request to the Mayor and City Council for approval or disapproval at a regularly scheduled meeting. If the Mayor and Council disapprove the request in its entirety or specific expenditure items, it shall provide in writing to the Developer an explanation as to why such request was disapproved; provided Developer is not in breach of this Agreement, the only reason for disapproval of any expenditure for which reimbursement is sought shall be that such expenditure is not considered to be eligible because such expenditure does not fall within one of redevelopment project cost line items or otherwise does not fall within the definition of redevelopment project costs as defined in the Act.

- c. City reserves the right to request any information from Developer deemed necessary by City to verify any information associated with this Agreement.

**CITY'S OBLIGATION TO REIMBURSE DEVELOPER UNDER THIS AGREEMENT IS A LIMITED OBLIGATION AND SHALL NOT BE A GENERAL OBLIGATION OF CITY OR SECURED BY THE FULL FAITH AND CREDIT OF CITY.**

**Section 5. Indemnification.** Developer shall indemnify and hold harmless City, its agents, officers, lawyers, and employees against all injuries, deaths, losses, damages, claims, suits, liabilities, judgments, costs and expenses (including any liabilities, judgments, costs and expenses and attorneys' fees) which may arise directly or indirectly from: (i) the failure of Developer or any contractor, subcontractor or agent or employee thereof to timely pay any contractor, subcontractor, laborer or material man; (ii) any default or breach of the terms of this Agreement by Developer; (iii) any negligence, or reckless or willful misconduct of Developer or any contractor, subcontractor or agent or employee thereof working on the Project; (iv) any claim brought against City arising in any way from this Agreement or the Project. Developer shall, at its own cost and expense, appear, defend and pay all charges of attorneys, costs and other expenses arising therefrom or incurred in connection therewith. If any judgment shall be rendered against City, its agents, officers, officials, lawyers, or employees in any such action, Developer shall, at its expense, satisfy and discharge the same. This paragraph shall not apply, and Developer shall have no obligation whatsoever, with respect to any willful misconduct on the part of City or any of its officers, agents, employees or contractors. According to Illinois law, City has statutory tort immunity.

In no way limiting the foregoing, Developer shall also indemnify and hold harmless City, its agents, officers and employees against all damages, claims, suits, liabilities, judgments, fines, penalties, costs and expenses (including attorneys' fees) which may arise directly or indirectly from any violation of the Illinois Prevailing wage Act, 820 ILCS 130/0.01 *et. seq.*, in connection with the Project.

**Section 6. Default and Remedies.** Except as otherwise provided in this Agreement, in the event of any default in or breach of any term or conditions of this Agreement by either Party or any successor or assign, the defaulting or breaching Party (or successor or assign) shall, upon written notice from the other Party, proceed immediately to cure or remedy such default or breach as follows: (a) in the event of a nonmonetary default, within thirty (30) days after receipt of notice, commence to cure or remedy such default, and (b) in the event of a monetary default, within ten (10) days after receipt of notice, commence to cure or remedy such default. In case such cure or remedy is not taken or not diligently pursued, or the default or breach shall not be cured or remedied within a reasonable time, the aggrieved Party may institute such proceedings as may be necessary or desirable in its opinion to cure and remedy such default or breach, including without limitation proceedings to compel specific performance by the defaulting or breaching Party. If either Party shall prevail in any court proceeding to enforce any term, covenant or condition hereof, the non-prevailing Party shall reimburse the prevailing Party its costs and reasonable attorneys' fees on account of such proceeding.

**Section 7. Partial Invalidity.** 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 the same to parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby.

**Section 8. Termination of Agreement.**

City reserves the right to opt out of this Agreement, with sixty (60) days' notice to Developer, should Developer not perform pursuant to this Agreement. Events of non-performance by Developer include, but are not limited to:

- a. If any material representation made by Developer in this Agreement, or in any certificate; notice, demand to the City; or request made by the City in connection with any documents, shall prove to be untrue.
- b. The entry of a decree or order for relief by a court having jurisdiction in the premises in respect of Developer in an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency, or other similar law, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator, or similar official of Developer for any substantial part of its property, or ordering the winding-up or liquidation of its affairs and the continuance of any such decree or order un-stayed and in effect for a period of 90 consecutive days. There shall be no cure period for this event of default.
- c. The commencement by Developer of a voluntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency, or other similar law, or the consent by Developer to the appointment of or taking possession, by a receiver, liquidator, assignee, trustee, custodian, sequestrator, or similar official of Developer or of any substantial part of Developer's property, or the making by any such entity of any assignment for the benefit of creditors or the failure of Developer generally to pay such entity's debts as such debts become due or the taking of action by Developer in furtherance of any of the foregoing. There shall be no cure period for this event of default.

**Section 9. Entire Agreement.** This Agreement constitutes the entire agreement between the Parties. No representation or covenant made by either Party shall be binding unless contained in this agreement or subsequent written amendments hereto agreed upon by both Parties.

**Section 10. 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, if emailed, or as of the third (3<sup>rd</sup>) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid, addressed as follows:

INTENTIONALLY LEFT BLANK

SIGNATURE PAGE TO FOLLOW

To the Developer:

Heaterz Development Company LLC  
Attention: Daniel King  
11 W. Ferguson Ave.  
Wood River, IL 62095  
Daniel.E.King@outlook.com

To the City:

City of Wood River  
Attention: City Manager  
111 North Wood River Ave  
Wood River, IL 62095

CITY OF WOOD RIVER, ILLINOIS:

---

Mayor

**HEATERZ DEVELOPMENT COMPANY LLC**

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Agent for **HEATERZ DEVELOPMENT COMPANY LLC**

# Proposal



3837 Fosterburg Road  
Alton, IL 62002  
(618) 259-2485 Fax (618) 259-2465

Proposal Submitted to: Daniel King

Proposal Date: 3/7/2025

Project Description: Interior Work of Heaterz

Contact: Daniel King

Phone: 618-570-9758

Project Location: W. Ferguson Ave.

Email: Daniel.E.King@outlook.com

Stutz Excavating, Inc. proposes to furnish all the material, labor and equipment necessary to perform the following scope of work described below:

- Drywall, tape, paint \$3.50 a sq/ft \$52,836.00
- LVT Flooring (labor and material) \$5.50 a sq/ft \$27,588.00
- Plumbing \$30,000.00
- HVAC \$40,000.00
- Shower/Cabinets/Vanities \$12,000.00
- Demo interior wall \$7,912.00
- Pour concrete on interior \$35,000.00
- Electric \$50,000.00
- Vertistack Garage door \$20,895.00
- Interior Framing, Interior Trim (labor and material) \$36,750.00
- Insulation in exterior walls and blown in the attic \$3,145.00
- Vinyl Base \$3,000.00
- Exterior Work as per previous proposal \$148,500.00

## Clarifications:

- ANY UNFORESEEN DAMAGES THAT ARE FOUND WILL BE DISCUSSED WITH OWNER AND FIXED ON A TIME AND MATERIAL BASIS

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurances. Our workers are fully covered by Workman's Compensation Insurance.

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: 3/11/25

Authorized  
Signature:

Note: This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

Signature:

Signature: \_\_\_\_\_

**ORDINANCE NO.**

**ORDINANCE AUTHORIZING THE ACCEPTANCE OF 125 E. JENNINGS AVENUE, WOOD RIVER, ILLINOIS, AS A GIFT, FROM DAVID GALLAGHER, EXECUTOR OF THE ESTATE OF JOSEPH E. S. HUDANIK, FOR PURPOSE OF ERADICATING BLIGHT**

WHEREAS, the City of Wood River, Madison County, Illinois (hereinafter "City"), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, City has the authority, pursuant to 65 ILCS 5/2-2-12, to acquire real property for public purposes; and

WHEREAS, City has determined that the following property is blighted and in need of condemnation or rehabilitation:

Parcel Number: 19-2-08-22-17-306-020;

Address: 125 E. Jennings Avenue, Wood River, Illinois 62095;

(hereinafter "Property"); and

WHEREAS, City has determined it necessary to accept the Property as a gift for the public purposes of eradicating blight, facilitating economic development, and other public purposes (*see Exhibit A*); and

WHEREAS, City has determined it to be in the best interests of public health, safety, general welfare and economic welfare to accept the Property as a gift for the public purposes of eradicating blight, facilitating economic development, and other public purposes (**Exhibit A**); and

WHEREAS, City has determined it to be in the best interest of public health, safety, general welfare and economic welfare to authorize the City Manager and/or Mayor to execute any documents necessary to accept the Property pursuant to **Exhibit A**.

**NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Highland as follows:**

*Section 1.* The foregoing recitals are incorporated herein as findings of the City Council of the City of Wood River, Illinois.

*Section 2.* City has determined it to be in the best interests of public health, safety, general welfare and economic welfare to accept the Property pursuant to **Exhibit A**.

*Section 3.* This Ordinance shall be known as Ordinance No. \_\_\_\_\_, and shall be effective upon its passage and approval in accordance with law.

Passed by the City Council of the City of Wood River, Illinois, and deposited and filed in the Office of the City Clerk, on the \_\_\_\_\_ day of \_\_\_\_\_ 2025, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:

NOES:

---

Tom Stalcup  
Mayor  
City of Wood River  
Madison County, Illinois

ATTEST:

---

Danielle Sneed  
City Clerk  
City of Wood River  
Madison County, Illinois



## REAL ESTATE CONTRACT

**THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, SEEK COMPETENT LEGAL ADVICE.**

**THIS REAL ESTATE CONTRACT** ("Agreement") is made and entered into effective as of the date City obtains the approvals necessary to give force and effect to this Agreement. City represents that this Agreement must be passed by Ordinance and by the vote of a majority of the corporate authorities then holding office (the "Effective Date"), by and between CITY OF WOOD RIVER, MADISON COUNTY, ILLINOIS, AN ILLINOIS MUNICIPAL CORPORATION ("Grantee") and DAVID GALLAGHER, as executor for the estate of JOSEPH E. S. HUDANICK ("Grantor").

- I. Gift of Property.** Grantor agrees to convey to Grantee and Grantee agrees to accept from Grantor, in accordance with the terms of this Agreement, all of Grantor's right, title, estate, and interest in and to a portion of that certain real property known as **Parcel Number: 19-2-08-22-17-306-020**, and more particularly described as **125 E. Jennings Avenue, Wood River, Illinois 62095**, and in the attached **Exhibit A** (the "Property").
- II. Purchase Price and Payment.** The purchase price ("Purchase Price") for the Property is zero **dollars and no cents (\$0.00)**.
- III. Prorations and Adjustments.** The following prorations and adjustments shall be made to the Purchase Price at Closing:

  - a. Taxes.** All ad valorem real estate taxes ("Taxes") imposed on the Property for the year in which Closing occurs and any prior years which are not yet due and payable shall be prorated and adjusted to the Closing Date, hereinafter defined, based on the latest information available with respect to Taxes. All prorations will be on the basis of a 365-day year with the Closing Date being charged to Grantee. The Taxes which are charged to Grantee pursuant hereto shall be a Permitted Encumbrance, as defined below; and Grantee shall be responsible for the payment of all of such Taxes, when they become due.
  - b. Release of Encumbrances.** Grantor shall convey to Grantee, good, marketable and insurable fee simple title to the Property, free and clear of all liens and encumbrances, subject only to: (i) the lien of taxes not yet due and payable, (ii) all matters shown in public records, (iii) any matter that is waived or not timely objected to by Grantee that is shown on the Commitment (defined below), (iv) any matter that is waived or not timely objected to by Grantee that would be shown by a current and accurate survey and/or inspection of the Property, (v) any matter created by or arising from an act, omission or acquiescence of

Grantee, its employees, agents, contractors or subcontractors; (vi) any lien or encumbrance relating to general or special assessments; (vii) any other matters of title to which Grantee expressly consents to in writing. Each item listed shall be a "Permitted Encumbrance" and shall be collectively referred to as the "Permitted Encumbrances." Other than the Permitted Encumbrances, on or before Closing, Grantor shall cause, at Grantor's cost, any and all assessments, liens, security interests, mortgages or deeds of trust and other encumbrances affecting the Property that were not caused by Grantee ("Grantor Encumbrances"), to be satisfied and released, unless they are assumed by Grantee at Closing. The proceeds due at Closing may be applied to satisfy or pay any such Grantor Encumbrances.

- c. Expenses. Grantor shall be responsible to pay for all expenses in connection with the payment of any Grantor Encumbrances and recording costs to release any Grantor Encumbrances, Grantor's attorneys' fees, real estate transfer or documentary taxes, and customary escrow or closing fees charged by the Title Company (if not paid in full by Grantee).

Grantee shall be responsible to pay for the recording fee for the deed, Grantee's attorney's fees, Grantee's title insurance endorsements, if any, Grantee's lender's policy of title insurance and any endorsements thereto, if any, Grantee's tests and inspections, Grantee's survey, the premium for Grantee's basic owner's policy of title insurance in the amount of the Purchase Price, and such other expenses provided to be paid by Grantee herein.

**GRANTEE AGREES TO PAY ALL "CLOSING COSTS," AS THAT TERM IS GENERALLY UNDERSTOOD, ASSOCIATED WITH THIS REAL ESTATE TRANSACTION.**

- IV. Items to be delivered to Grantee.** After purchase of the Property, Grantor shall deliver to Grantee, in the form of photocopies of executed originals, any documents related to the Property that Grantor is aware of and able to locate ("Grantor Documents"). Grantor shall make every reasonable effort to locate and deliver to Grantee all Grantor Documents. Grantee acknowledges and agrees that Grantor acquired the Property many years ago and, as a result, Grantor may not be aware of the location or existence of some or all of the Grantor Documents. Based on this information, Grantee acknowledges and agrees that Grantor will be deemed to have complied with this Section 4, if Grantor provides to Grantee the Grantor Documents that are known to exist, if any, by Grantor after purchase of the Property, and without any obligation or duty being imposed on Grantor to investigate or to confirm the accuracy or completeness of the Grantor Documents.

- V. Investigation of the Property.** From and after the date that this Agreement is signed by the last party hereto, Grantor grants to Grantee and its agents and representatives access to the Property for the sole purpose of conducting a complete physical inspection of the Property including, without limitation, preparation of boundary line, spot and

topographical surveys, soil sampling and boring tests, and such other engineering, environmental, and mechanical inspections and investigations as Grantee may reasonably require (collectively, "Investigations").

Grantee shall indemnify, protect, defend and hold harmless the Grantor against all mechanic's liens and other claims, demands, causes of action, liens, fines, damages, losses, costs and expenses (including attorneys' fees and litigation costs) and all other liabilities asserted against or incurred by the Property or Grantor's ownership therein in connection with Grantee's entry upon the Property or Grantee's inspection, surveying, test borings or other work performed by or through Grantee, and Grantee shall restore the Property to substantially the same condition as in which it existed prior to such Investigations. The Grantee shall pay for all inspections and reports ordered by Grantee, promptly; and shall not allow any liens to be filed against the Property. For purposes of Grantee's indemnification of Grantor described herein, the term "Grantee" shall mean any agent, broker, contractor, employee, or representative of Grantee. This provision shall survive Closing or other termination of this Agreement.

**VI. Contingencies.** In addition to any other conditions set forth in this Agreement, Grantee's obligation to consummate the purchase provided for herein shall be subject to fulfillment of the following items by Grantee, and subject to any and all following required action(s) by Grantee (the "Contingency Date") (each a "Contingency" and collectively, the "Contingencies"):

- a. Title Commitment/Examination. Grantee, at Grantee's cost and expense, may order a title search and commitment for title insurance ("Commitment") on the Property, together with complete copies of all exception documents to title ("Exceptions") from Title Company. Grantee shall notify Grantor, in writing on or prior to the expiration of the Contingency Date, if the Commitment reveals any Exceptions which are unacceptable to Grantee; otherwise said Commitment shall be deemed approved and such Exceptions shall be deemed Permitted Encumbrances to which the deed conveying the Property to Grantee shall be subject.
- b. Physical Inspection. Grantee shall be satisfied with the results of the Investigations. Grantee shall notify Grantor, in writing, of any condition disclosed during its Investigations that is not satisfactory to Grantee and Grantor shall have thirty days (30) days to cure such condition, with the Contingency Date automatically extended for such period, if cure is undertaken.
- c. Survey. Grantee, at its sole cost and expense, may order a survey of the Property (the "Survey"). Grantee shall notify Grantor, in writing on or prior to the expiration of the Contingency Date, if the Survey reveals any matter(s) affecting the Property unacceptable to Grantee, including, but not limited to, discrepancies in the legal description on the Survey as compared to the legal description recorded in the chain of title, verification of the total acreage of the Property, the Property boundary lines, and the location of all recorded easements and other encroachments, if any, the location of the improvements

on the Property, and any other considerations deemed necessary by Grantee. Grantee shall notify Grantor, in writing, if the Survey reveals any encroachments or other survey conditions which are unacceptable to Grantee. If Grantee fails to provide written notice of its objection to any items, prior to the expiration of the Contingency Date, to Grantor that (i) are disclosed on the Survey, or (ii) would have been disclosed on a survey of the Property if Grantor would have secured a survey, such items shall be Permitted Encumbrances.

- d. Permitted Use. Grantee shall determine the existing zoning and other governmental regulations that permit the use of the Property for Grantee's intended use.

**If Grantee does not give written notice to Grantor on or before the Contingency Date that any one of the Contingencies has not been satisfied, then Grantee's obligation under this Agreement shall be enforceable by Grantor pursuant to the terms set forth herein.**

**If Grantee does give written notice to Grantor on or before the Contingency Date that any one of the Contingencies has not been satisfied, and Grantor cannot cure the Contingency within thirty (30) days of being put on notice by Grantee, this Agreement shall be terminated and be of no further force or effect, except for Grantee's obligations and indemnity as stated herein. The thirty (30) day deadline for Grantor to cure any Contingencies may be extended by written agreement signed by both Grantor and Grantee.**

## **VII. Closing**

- a. Place and Closing Date. Subject to the terms of this Agreement, the closing of the purchase and sale of the Property ("Closing") shall take place at the Title Company, on a date to be mutually determined by Grantor and Grantee, or after all Contingencies are waived or cured ("Closing Date").
- b. **In all instances, the Closing Date and Contingency Date shall be the same date.**
- c. Possession. Grantor shall deliver possession of the Property to Grantee at Closing and shall remove any and all personal property that will be retained by Grantor at that time.
- d. Grantor's Obligations at Closing. At Closing, Grantor shall execute and acknowledge in recordable form if necessary, the following documents (collectively, "Grantor's Obligations") upon satisfaction of Grantee's Obligations (as defined below):
  - 1. Deed. An Executor's Deed conveying fee simple title of the Property to Grantee, subject to the Permitted Encumbrances.

2. P-Tax. Execute along with Grantee, an Illinois Transfer Tax Declaration Form.
  3. Grantor's Affidavit. A commercially reasonable Plat Act Affidavit.
  4. Non-Foreign Grantor Affidavit. An affidavit of Grantor in form and substance satisfactory to Grantee setting forth Grantor's United States taxpayer identification number and certifying that Grantor is not a foreign person as that term is used and defined in Section 1445 of the United States Internal Revenue Code.
  5. Miscellaneous. Any other documents reasonably required by this Agreement, the Title Company, or Grantee to be delivered by Grantor or necessary to implement and effectuate the Closing hereunder, including without limitation, a settlement statement, or other documents, consents, and approvals from Grantor.
- e. Grantee's Obligations at Closing. At Closing, Grantee shall, in addition to any other obligations of Grantee as set forth in this Agreement, execute and deliver the following items to Grantor or the Title Company, as the case may be (collectively, "Grantee's Obligations"):
1. Purchase Price. Deliver the balance of the Purchase Price by check or by wire transfer of funds to the Title Company (subject to adjustment and proration as hereinbefore provided).
  2. P-Tax. Execute along with Grantor an Illinois Transfer Tax Declaration.
  3. Deed. Acknowledge and accept a copy of Grantor's Warranty Deed conveying fee simple title of the Property to Grantee, subject to the Permitted Encumbrances.
  4. Miscellaneous. Any other documents reasonably required by this Agreement, the Title Company, or Grantor to be delivered by Grantee or necessary to implement and effectuate the Closing hereunder, including, without limitation, a settlement statement, or other documents, consents, and approvals from Grantee satisfactory to Grantor.

**VIII. Notices.** Any notice, request, approval, demand, instruction or other communication to be given to either party hereunder, except those required to be delivered at Closing, shall be in writing, and shall be conclusively deemed to be delivered when personally delivered, mailed, transmitted by telefax, or transmitted by email to the applicable addresses as follows:

If to Grantor: David Gallagher, executor of the estate of Joseph E. S. Hudanick  
Address:  
Telephone:  
Email:

If to Grantee: City of Wood River  
Madison County, Illinois  
Attention: Steve Palen  
City Manager  
111 N. Wood River Ave.  
Wood River, Illinois 62095  
Telephone: (618) 251-3100  
Email: spalen@cityofwoodriver.com

**IX. Additional Covenants.**

- a. Brokerage. Grantor and Grantee each hereby represent and warrant to the other that neither has dealt with any broker or finder in connection with the transaction contemplated hereby, and each hereby agrees to indemnify, defend and hold the other harmless against and from any and all manner of claims, liabilities, loss, damage, attorneys' fees and expenses, incurred by either party and arising out of, or resulting from, any claim by any such broker or finder in contravention of its representation and warranty herein contained.

**X. AS IS.**

- a. GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES (OTHER THAN THE WARRANTY OF TITLE), PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESSED OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (I) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY; (II) THE INCOME TO BE DERIVED FROM THE PROPERTY; (III) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE OR ANYONE ELSE MAY CONDUCT THEREON; (IV) THE COMPLIANCE OF THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY; (V) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY; (VI) THE MANNER OR QUALITY OF THE

CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY; (VII) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY; OR (VIII) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND, SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION, ZONING OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING THE EXISTENCE IN OR ON THE PROPERTY OF HAZARDOUS MATERIALS EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT, HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, GRANTEE IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR ITS AGENTS, BROKERS, CONTRACTORS, OR EMPLOYEES. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES; THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION; AND THAT GRANTOR MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS, OR INFORMATION PERTAINING TO THE PROPERTY, OR THE OPERATION THEREOF, FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT, OR OTHER PERSON. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT, TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE ON AN "AS-IS" CONDITION AND BASIS WITH ALL FAULTS. IT IS UNDERSTOOD AND AGREED THAT THE PURCHASE PRICE HAS BEEN ADJUSTED BY PRIOR NEGOTIATION TO REFLECT THAT THE PROPERTY IS SOLD BY GRANTOR AND PURCHASED BY GRANTEE SUBJECT TO THE FOREGOING. ALL PROVISIONS OF THIS SUBSECTION SHALL SURVIVE CLOSING OR THE TERMINATION OF THIS AGREEMENT WITHOUT CLOSING, AS APPLICABLE.

## **XI. Litigation.**

- a. Governing Law. This agreement shall be governed by and construed in accordance with the laws of the State of Illinois. The parties hereby consent to the exclusive jurisdiction of the State of Illinois and hereby consent and agree that any action or proceeding involving the interpretation of, enforcement of, or in any way relating to this agreement shall be brought in the Circuit Court in Madison County, Illinois.

## **XII. Defaults and Remedies**

- a. Default by Grantor. In the event that Grantor shall have failed to have timely performed any of Grantor's Obligations, covenants, and/or agreements contained herein which are to be performed by Grantor, then Grantee, at its option and as its sole and exclusive remedy, may: (i) specifically enforce the provisions of this Agreement; or (ii) cancel and terminate this Agreement.
- b. Default by Grantee. In the event that Grantee shall have failed to have timely performed any of Grantee's Obligations, covenants, and/or agreements contained herein which are to be performed by Grantee, then Grantor, at its option and as its sole and exclusive remedy, may either: (i) specifically enforce the provisions of this Agreement; or (ii) cancel and terminate this Agreement.

## **XIII. Miscellaneous**

- a. Binding Effect. This Agreement is binding upon and inures to the benefit of the parties hereto and their respective heirs, legal representatives, executors, administrators, successors and assigns. This Agreement may not be assigned by Grantee without the written approval of Grantor.
- b. Exhibits/Time Periods. Any reference herein to any exhibits, addenda or attachments refers to the applicable exhibit, addendum, or attachment that is attached to this Agreement, and all such exhibits, addenda or attachments shall constitute a part of this Agreement and are expressly made a part hereof. If any date, time period or deadline hereunder falls on a weekend or a state or federal holiday, then such date shall be extended to the next occurring business day.
- c. Agreement Separable. If any provision hereof is for any reason held to be unenforceable or inapplicable, the other provisions hereof will remain in full force and effect in the same manner as if such unenforceable or inapplicable provision had never been contained herein, and any such unenforceable provision shall be reformed to, as nearly as possible, reflect the parties' intent in an enforceable manner.
- d. Counterparts. This Agreement may be executed in several counterparts, via email, and/or via facsimile, and all such executed counterparts shall constitute the same agreement. It shall be necessary to account for only one such counterpart in proving this Agreement. The parties further agree that signatures transmitted by email, facsimile, or in Portable Document Format (pdf) may be considered an original for all purposes, including, without limitation, the execution of this Agreement and the enforcement of this Agreement.
- e. Fees. In the event of any dispute between the parties arising in connection with the subject matter of this Agreement, the party prevailing on the merits in any resulting



action, mediation, arbitration, proceeding, or litigation shall be entitled to recover from the other party all fees, costs, and expenses including, without limitation, attorneys' fees, consultants' fees, and litigation costs, incurred in connection therewith.

- f. Entire Agreement. This Agreement constitutes the entire agreement between Grantor and Grantee, and, except for any addenda attached hereto, there are no other covenants, agreements, promises, terms and provisions, conditions, undertakings, or understandings, either oral or written, between the parties concerning the Property other than those herein set forth. No subsequent alteration, amendment, change, deletion or addition to this Agreement shall be binding upon Grantor or Grantee unless in writing and signed by both Grantor and Grantee. No subsequent amendment or change to an addendum shall be binding, unless signed by both parties.
- g. Construction. This Agreement shall not be construed more strictly against one party than against the other merely by virtue of the fact that it may have been prepared by one of the parties or party's brokers, it being recognized that both Grantor and Grantee have contributed substantially and materially to the preparation and/or negotiation of this Agreement.
- h. Compliance with Laws, Regulations, and Accreditation. Grantee and Grantor believe and intend that this Agreement complies with all relevant federal and state laws as well as relevant regulations. Should Grantee or Grantor have a good faith belief that this Agreement creates a material risk of violating any such laws or regulations, or any revisions or amendments thereto made prior to the Closing, Grantee or Grantor shall give written notice to the other party regarding such belief. The parties shall then make a good faith effort to reform the Agreement to comply with such laws and regulations. If, within thirty (30) days of first providing notice of the need to amend this Agreement to comply with laws and regulations, the parties, acting in good faith, are (i) unable to mutually agree upon and make amendments or alterations to this Agreement to meet the requirements in question, or (ii) alternatively, the parties determine in good faith that amendments or alterations to the requirements are not feasible, then either may terminate this Agreement upon thirty (30) days prior written notice. Upon the termination of this Agreement pursuant to this Section, and notwithstanding anything to the contrary set forth herein, any money shall be returned, and both Grantor and Grantee shall be relieved of their respective obligations under this Agreement unless such obligations survive the termination of the Agreement.

**XIV. Acceptance of Contract.** Grantee and Grantor intend to execute this Agreement prior to Grantee obtaining the approvals necessary to give force and effect to this Agreement. Grantee represents that this Agreement must be passed by Ordinance and by majority vote of the corporate authorities then holding office. Neither Grantee nor Grantor shall have any obligation under this Agreement until Grantee has obtained all necessary approvals to this Agreement having full force and effect; and, if such approvals have not been obtained by Grantee, this Agreement shall have no force or effect.

**IN WITNESS WHEREOF**, the parties hereto have executed the Agreement as of the date(s) below:

**GRANTOR:**

David Gallagher, executor of the estate of  
Joseph E. S. Hudanick

By: \_\_\_\_\_

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

**GRANTEE:**

City of Wood River  
Madison County, Illinois  
111 N. Wood River Ave.  
Wood River, Illinois 62095

Steve Palen  
City Manager

By: \_\_\_\_\_

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

## **EXHIBIT A**

### **LEGAL DESCRIPTION OF PROPERTY**

Lot Number Eight, Block Number Three, McIntosh's Subdivision of part of the Southwest Quarter (SW1/4) OF Section 22 in Township Five (5) North, Range Nine (9) West of the Third Principal Meridian, as the same appears from Plat thereof, recorded in Plat Book 8, Page 48 of the Recorder's Office of Madison County, Illinois.

Commonly known as: 125 E. Jennings Avenue, Wood River, Illinois.

Permanent Parcel #19-2-08-22-17-306-020

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**RESOLUTION NO.**

**RESOLUTION APPROVING AMENDMENT TO MASTER AGREEMENT TO  
PROVIDE ELECTRIC GENERATION SUPPLY AND RELATED SERVICES BY AND  
BETWEEN CITY OF WOOD RIVER, IL, AND ILLINOIS POWER MARKETING LLC  
D/B/A HOMEFIELD ENERGY**

WHEREAS, the City of Wood River, Madison County, Illinois (hereinafter "City"), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, City desires to contract with Illinois Power Marketing LLC d/b/a Homefield Energy, ("Homefield") for electric generation supply and related services ("Electrical Services"); and

WHEREAS, Homefield desires to contract with City to provide Electrical Services; and

WHEREAS, Homefield has proposed an agreement with City for Electrical Services (*See* "Homefield Agreement" attached hereto as **Exhibit A**); and

WHEREAS, City has determined the Homefield Agreement contains terms and conditions that are fair and reasonable (*See* **Exhibit A**); and

WHEREAS, City has determined it to be in the best interests of public health, safety, general welfare, and economic welfare to approve the Homefield Agreement (*See* **Exhibit A**); and

WHEREAS, the Mayor is authorized and directed to execute any documents necessary to approve the Homefield Agreement (*See* **Exhibit A**).

**NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Wood River as follows:**

*Section 1.* The foregoing recitals are incorporated herein as findings of the City Council of the City of Wood River, Illinois.

*Section 2.* The Homefield Agreement (*See* **Exhibit A**) is approved.

*Section 3.* This Resolution shall be known as Resolution No. \_\_\_\_\_ and shall be effective upon its passage and approval in accordance with law.

Passed by the City Council of the City of Wood River, Illinois, approved by the Mayor, and deposited and filed in the Office of the City Clerk, on the \_\_\_\_ day of \_\_\_\_\_, 2025, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:

NAYS:

APPROVED:

---

Tom Stalcup  
Mayor  
City of Wood River,  
Madison County, Illinois

ATTEST:

---

Danielle Sneed,  
City Clerk  
City of Wood River,  
Madison County, Illinois

**AMENDMENT TO MASTER AGREEMENT  
TO PROVIDE ELECTRIC GENERATION SUPPLY AND RELATED SERVICES BY AND BETWEEN  
CITY OF WOOD RIVER IL AND ILLINOIS POWER MARKETING LLC D/B/A HOMEFIELD ENERGY**

**THIS AMENDMENT TO THE MASTER AGREEMENT TO PROVIDE ELECTRIC GENERATION SUPPLY AND RELATED SERVICES** (the "Amendment") effective as of **April 8, 2025** (the "Effective Date") is entered into by and between **ILLINOIS POWER MARKETING LLC d/b/a HOMEFIELD ENERGY** ("Supplier") and **CITY OF WOOD RIVER IL** ("Municipality"). Supplier and the Aggregator may each be referred to as a "Party" and collectively as the "Parties."

**WHEREAS**, Supplier and the Aggregator have entered into that certain Master Agreement to Provide Electric Generation Supply and Related Services, dated **April 30, 2024**, and as amended to date, (the "Agreement"); and

**WHEREAS**, Supplier and the Aggregator desire to amend the Agreement to: (i) extend the Term, and (ii) agree on the rate that the Customers will pay for electric generation service provided by Supplier under the Electric Aggregation Program.

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

1. The Term of the Agreement is modified by extending through the selected meter read end date as listed on the Exhibit to this amendment.
2. All capitalized terms not defined herein shall have the same meaning ascribed to such term in the Agreement.
3. In all other respects the above-referenced Agreement is not modified by this Amendment. All other terms and conditions of the above-referenced Agreement not expressly modified in this Amendment shall remain in full force and effect.
4. This Amendment may be executed in counterparts, each of which shall be an original, but all of which together shall constitute one and the same agreement. Any counterpart may be delivered by facsimile transmission or by electronic communication in portable document format (.pdf), and the Parties agree that their electronically transmitted signatures shall have the same effect as manually transmitted signatures.
5. This Amendment is binding on and inures to the benefit of Supplier and Aggregator and their respective successors and permitted assigns.

**IN WITNESS WHEREOF**, Supplier and the Aggregator have executed this Amendment effective as of the Effective Date set forth above.

**SUPPLIER**

Illinois Power Marketing LLC d/b/a Homefield Energy

By: Linda Ponikwia  
Name: Linda Ponikwia  
Title: Manager, Municipal Aggregations  
Date: 4/8/2025

**AGGREGATOR**

City of Wood River IL

By: Tom Stalcup  
Name: Tom Stalcup  
Title: Mayor  
Date: \_\_\_\_\_

**EXHIBIT A TO MASTER AGREEMENT  
(Traditional Energy)**

**Pricing:**

**Period 2 (extension): June 2025 meter read dates to June 2026 meter read dates**

**Base Price:** \$0.09490 per kWh

**Capacity Adder:** TBD per kWh, based upon the auction clearing price for the Planning Year **June 2025 to May 2026**. The capacity cost, without markup, will be applied to Participating Customers' expected period extension consumption.

**\*Total Price:** TBD per kWh, Base Price + Capacity Adder

**Period 3 (extension): June 2026 meter read dates to December 2026 meter read dates**

**Base Price:** \$0.09490 per kWh

**Capacity Adder:** TBD per kWh, based upon the auction clearing price for the Planning Year **June 2026 to May 2027**. The capacity cost, without markup, will be applied to Participating Customers' expected period extension consumption.

**\*Total Price:** TBD per kWh, Base Price + Capacity Adder

\* By way of an opt-out mailing, Supplier shall notify Community and Participating Customers of the Capacity Adder and resulting Total Price no later than twenty-one (21) days prior to the start of the new pricing period.

\*\* The Retail Power Price includes currently known costs associated with NITS based upon the tariffed rates as of execution of this Agreement. With Aggregator's selection of this offer, Supplier reserves the right to pass through any cost increases associated with tariff changes in NITS over the Term following notice to Aggregator. For purposes of clarity, such increases shall not constitute a Regulatory Event as provided under Article 6, Section B of the Master Agreement.

Ref #: C-00129074

*Staci Farnar*



**BY THE MAYOR OF THE CITY OF WOOD RIVER  
A PROCLAMATION for THE NATIONAL DAY OF PRAYER**

**WHEREAS:** Throughout history America has faced trials and triumphs, and Americans have responded in prayer seeking courage and comfort, inspiration, and joy-filled celebration. Faith compels us to seek and cling to the Light in times of darkness and spread light to those in need.

**WHEREAS:** From the first gatherings of our Founding Fathers, elected officials have prayed and entreated those they serve and represent to join them in prayer, including the authors of our Declaration of Independence, wrote that they, "the Representatives of the united States of America, in General Congress, Assembled, appealing to the Supreme Judge of the world..." and carried on to present day in Presidential Proclamations such as last year's invitation to "join him in asking for God's continued guidance, mercy, and protection.", and

**WHEREAS:** A National Day of Prayer has not only been a part of our heritage since it was declared by the First Continental Congress in 1775, but it is a Public Law established in the United States Congress in 1952 approved by a Joint Resolution and amended by Congress and President Reagan with Public Law 100-307 in 1988, affirming that it is essential for us as a nation to pray and directs the President of the United States to set aside and proclaim the first Thursday of May annually as The National Day of Prayer; and

**WHEREAS:** In every state across America the observance of the National Day of Prayer will be held on Thursday, May 1, 2025, with the theme, "Lift Up the Word, Light Up the World," based on the verses found in 2 Samuel 22:29-31, "For you are my lamp, O Lord, and my God lightens my darkness ... This God—his way is perfect; the word of the Lord proves true; he is a shield for all those who take refuge in him." and

**WHEREAS:** Unified prayer is mobilized across America every first Thursday of May on the National Day of Prayer as neighbors come together to join their hearts and voices in reading sacred Scriptures and attending services to seek God for the city and country where we live, learn, work, worship, serve, and desire all to thrive; and

**WHEREAS:** We express our faith and exercise our freedom in prayer, then unite our hearts and voices in personal prayer and public gatherings across America with fervent praise, repentance, love, and humble intercession for our neighbor and nation, holding fast to the promises throughout the Holy Scriptures that the Lord hears and avails much as He answers the faith-filled prayers of His people.

**NOW, THEREFORE, I, THOMAS J. STALCUP, MAYOR of the  
CITY OF WOOD RIVER, by virtue of the authority vested in me by the City  
Code 90-7 and the laws of the United States, do hereby proclaim May 1, 2025,  
as a National Day of Prayer.**

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, in  
the year of our Lord two thousand and twenty-five.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk