

ORDER OF BUSINESS

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

October 20, 2025
7:00 P.M.
Wood River, IL 62095

AGENDA

- 1) Roll Call: Tom Stalcup
David Ayres
Jeremy Plank
Bill Dettmers
Scott Tweedy
- 2) Approval of the minutes of the regular meeting of October 6, 2025, as printed.
- 3) Approval of the bills submitted for payment for the period October 2, 2025, to October 15, 2025, as printed.
- 4) Approval of the Financial Statement ending September 30, 2025, as printed.
- 5) REQUEST BY MAYOR FOR:
A. Request for Citizen comments/communications/petitions
B. Reports/comments from City Officials
- 6) Approval of an ordinance authorizing a Redevelopment Agreement with Crown Auto Properties II, LLC for TIF Financial Assistance at 59 & 61 E. Ferguson Avenue.
- 7) Approval of an ordinance authorizing a Redevelopment Agreement with BT Pickett Holdings, LLC for TIF Financial Assistance at 200 W. Ferguson Avenue.
- 8) Approval of an ordinance authorizing a Redevelopment Agreement with Cleary's Shoes & Boots for TIF Financial Assistance at 48 E. Ferguson Avenue.
- 9) Approval of an ordinance authorizing the execution of a Real Estate Sales Contract with TGRH, LLC d/b/a TGRH Construction, LLC for the sale of Parcel ID 19-2-08-21-11-202-059, commonly known as 876 State Street, Wood River, Illinois 62095.
- 10) Approval of an ordinance authorizing the execution of a Commercial Real Estate Sales Contract with Stadick East, LLC for the sale of Parcel ID 19-2-08-25-00-000-011 and Parcel ID 19-2-08-25-00-000-012, situated in Wood River, Illinois
- 11) Approval of an ordinance authorizing the execution of a Commercial Real Estate Sales Contract with WR Holdings, LLC for the purchase of Parcel ID 19-2-08-27-05-104-006, commonly known as 118 E. Lorena Avenue, Wood River, Illinois 62095.
- 12) Approval of a resolution executing a Sponsorship Agreement between the City of Wood River and Pruitt Mechanical Services for marketing in support of the Wood River Recreation Center, as submitted by the Director of Parks and Recreation.
- 13) Approval of a recommendation to renew the City's property, liability, workers' compensation, and cyber liability insurance with IML/RMA, as submitted by the Director of Finance.
- 14) Approval of a request to accept the bid from Kamex, Inc., in the amount of \$231,940.00 to replace 10-inch sanitary sewer on Wood River Avenue from Chesson Avenue to Edwardsville Road, as submitted by the Director of Public Services.

- 15) Approval of a request to solicit requests for qualifications using Federal QBS Procedures for construction engineering services required for the Transportation Improvement Program (TIP) identified as IL 143 Off-Street Bike/Ped Facility, Phase 1 – MCT Wood River Transit Station to 2nd Street, as submitted by the Director of Public Services.
- 16) Approval of a resolution authorizing the sole source purchase of a 2011 Ford Pickup from Bob Patterson Auto Sales for \$9,079.00 and waiving customary bidding procedures, as submitted by the Building and Zoning Administrator.
- 17) Old Business
- 18) New Business
- 19) 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.

October 6, 2025

A regular meeting of the Wood River City Council was called to order by Mayor Tom Stalcup at 7:00 p.m. on Monday, October 6, 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 Ayres moved to approve the minutes of the regular meeting of September 15, 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 Tweedy moved to approve the bills submitted for payment for the period September 11, 2025, to October 1, 2025, as printed, seconded by Councilman Plank, and approved by the following vote:

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

CITIZEN/OFFICIAL COMMENTS:

Councilman Dettmers asked City Manager Steve Palen to give an update on the State Street Sewer Separation Project.

City Manager Steve Palen explained that the City is still hopeful that Phase One of the project will be completed by the end of 2025. City Manager Steve Palen also explained that he spoke to the contractor earlier that day and the contractor is hopeful that Wood River Avenue will be paved to Harnett in time for the Halloween Parade. He then explained that the item on the agenda this evening is for a sanitary sewer line that is outside of the scope of the State Street Sewer Separation Project but is one that the Director of Public Services recommends replacing before Wood River Avenue is completely paved. The sanitary sewer line in that area is older and has created problems in the past.

Councilman Dettmers inquired whether additional phases are planned for the State Street Sewer Separation Project following the completion of the current phase. He also requested information regarding the anticipated costs associated with those future phases.

City Manager Steve Palen explained that this project represents Phase One of what is expected to be a five-phase project. Initially, the full build-out was projected to take four to five years, though that timeline is contingent on federal funding. While there is currently no active funding for subsequent phases, the project has been incorporated into the U.S. Army Corps of Engineers' ongoing plan,

which should help secure funding on a regular basis. If funding is delayed in any given year, it is expected to be included the following year. Once the main trunk line is completed, work will begin on separating the stormwater inlets on the adjacent side streets. City Manager Steve Palen added that future phases of the project will also include the construction of a detention pond near Old St. Louis Road. In addition, the City will need to complete a bore under the railroad tracks to connect the system to Helmkamp Lake. These components are planned as part of phases two through five of the overall project.

Councilman Dettmers asked how far the scope of the project is expected to extend in future phases.

City Manager Steve Palen explained that the project limits extend along State Street from Old St. Louis Road to Edwardsville Road to Ferguson Avenue.

Councilman Dettmers asked how far east the project extends.

City Manager Steve Palen stated Wood River Avenue.

Mayor Stalcup thanked the Appearance Board for decorating the planters downtown along Ferguson Avenue.

Mayor Stalcup announced that the Halloween Parade will take place on Saturday, October 25, 2025, beginning at 10:30 a.m.

Mayor Stalcup requested Director of Parks and Recreation Pat Minogue to provide an update on current and upcoming projects and programs within his department.

Director of Parks and Recreation Pat Minogue provided an update on several departmental activities. The Tri-City Soccer program, a partnership between Wood River, East Alton, and Roxana, began approximately three weeks ago and has seen strong participation, with around 300 total registrants. Of those, 185 signed up in Wood River, 90 in Roxana, and 25 in East Alton. Director Minogue commended Recreation Supervisor Dickson Wong for his efforts in managing the Tri-City programs. The soccer season is expected to continue for another month. At the Recreation Center, landscaping work began earlier this week and is expected to be completed by Wednesday, October 8, 2025. Installation of fencing has been temporarily delayed due to the construction on Wood River Avenue, while building signage is projected to be finished by the end of October. Inside the facility, registration for the winter gymnastics session will open on Wednesday, October 8, 2025, for returning participants and a week later for new participants. The Recreation Center will host a pickleball tournament on November 1 & 2, 2025, and will again partner with the high school for a JV volleyball tournament on Saturday, October 18, 2025, with teams from various area schools expected to participate. Additionally, Tri-City Volleyball is set to begin in the coming weeks and will also be held at the Recreation Center. At the golf course, Public Works has begun prep work for final asphalt improvements near the clubhouse and golf cart staging area, with completion expected by the end of the week. This will conclude a 10-to-11-month project. The golf course generated \$135,000.00 in revenue in September, marking its second-highest September in the last 15 years. Director Minogue then stated that the department is looking to diversify memorial bench options at Belk Park by introducing swinging benches as an alternative to the traditional beige ones. These new benches cost approximately \$1,800.00, and there has already been public interest in sponsoring them for memorial purposes. Lastly, Director Minogue reported that the disc golf course project remains in the same phase as discussed at the previous meeting. The Riverbend

East Rotary Club has committed \$15,000.00 towards funding the project. The next step involves working with a designer to lay out a nine-hole course at Belk Park, specifically in the underutilized area near the driving range netting, away from the path. The course is expected to open in the spring.

Councilman Dettmers inquired about the size of the proposed disc golf course.

Director Minogue explained that while the exact acreage is not yet determined, the location was selected due to its limited current use, making it an ideal spot for the new recreational offering.

Councilman Dettmers shared that he and his wife recently visited Fenton, Missouri, and had the opportunity to explore the area behind the Soccer Park. He noted discovering a disc golf course there and expressed surprise at how big the course was.

Director Minogue explained that the course at Belk Park is going to be a three-par course and will be nine holes versus 18 holes so it will be a smaller course than the one in Fenton, Missouri, but will be decent size.

Mayor Stalcup complimented Director Minogue and his crew for the appearance of Belk Park stating that the park looks great.

Director Minogue recognized Tim Mills and Derek Edwards for their excellent work in maintaining Belk Park.

Mayor Stalcup stated that the City has a lot going on for the rest of this month and into next month, so he invited Kristen Burns from the Business Alliance forward to provide an overview of the upcoming events.

Kristen Burns reported that the Food Truck Festival held in September drew approximately 1,486 attendees to the downtown area, an increase of about 500 from the previous year. The turnout was likely boosted by Cleary's tent sale, which coincided with the festival. Ms. Burns noted the continued growth in participation and expressed enthusiasm about the event's success. Looking ahead, she shared that the Citywide Cleanup Event is scheduled for Saturday, October 11, 2025, from 8:00 a.m. to 11:00 a.m., with support from Midwest Members Credit Union and Budget Signs, who will host supply pickup stations alongside the Business Alliance Office. Student volunteers, including teams from East Alton-Wood River High School and the Student Council, are also expected to participate. The Business Alliance's annual golf tournament will take place on Friday, October 17, 2025, with a 10:00 a.m. shotgun start, and additional teams are still being welcomed. Ms. Burns also highlighted the popular Downtown Trick-or-Treat event, scheduled for Wednesday, October 22, 2025, from 6:00 p.m. to 8:00 p.m. on Ferguson Avenue. Streets will be closed for safety, and this year's event will include participation from businesses both downtown and from other areas of the City. She noted that this is one of the highest-attended events. The Halloween Parade will follow on Saturday, October 25, 2025, beginning at 10:30 a.m. and the weekend will conclude with the "Cruise and 'Que" event on Sunday, October 26, 2025, also on Ferguson Avenue. This event will feature classic cars, live music, and barbecue from six different food vendors, offering a fun and relaxing atmosphere from 1:00 p.m. to 5:00 p.m. Ms. Burns thanked Val and Joe Freeman from the Appearance Board for their work planting mums downtown, noting that they look really nice. Ms. Burns shared that the Veterans Banner Program has officially closed for the year, and installation of the banners will begin at the end of the month to ensure they are displayed in

time for Veterans Day. Additionally, Ms. Burns provided an update on a new youth engagement initiative launched by the Business Alliance as part of their transformation strategy. The organization has added two student positions to its Board of Directors to encourage youth involvement. Interviews were held earlier in the day, with six high school students participating. Ms. Burns expressed excitement about the students' energy and fresh ideas, emphasizing the importance of including youth voices in community development. Looking ahead, she noted that the Business Alliance will transition into holiday planning in November, including the Holiday Traditions Event scheduled for the day after Thanksgiving, Small Business Saturday, and various Christmas-themed activities such as visits with Santa. Ms. Burns concluded by noting that the next few months will be a very busy and festive time for the organization.

ORDINANCE NO. 25-14: AMENDING CITY CODE 90-7, TITLE XIII: GENERAL OFFENSES, CHAPTER 131: OFFENSES INVOLVING PROPERTY ADDING SECTION 131.08 PROHIBITING UNAUTHORIZED SCAVENGING FROM REFUSE CONTAINERS:

Councilman Dettmers moved to approve an ordinance amending City Code 90-7, Title XIII: General Offenses, Chapter 131: Offenses Involving Property adding Section 131.08 Prohibiting Unauthorized Scavenging from Refuse Containers, seconded by Councilman Tweedy, and approved by the following vote:

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

NAYS: None (0)

ORDINANCE NO. 2965: AMENDING ORDINANCE NO. 2949 PASSED MAY 19, 2025, IMPLEMENTING A MUNICIPAL GROCERY RETAILERS' OCCUPATION TAX AND A MUNICIPAL GROCERY SERVICES OCCUPATION TAX:

Councilman Ayres moved to approve an ordinance amending Ordinance No. 2949 passed May 19, 2025, implementing a Municipal Grocery Retailers' Occupation Tax and a Municipal Grocery Services Occupation Tax, seconded by Councilman Plank

Councilman Dettmers asked if the Council had already voted on this item this year.

City Manager Steve Palen clarified that the original terminology used when the ordinance was first passed was not acceptable to the State. While he did not recall the exact terms, he explained that the current revision is essentially a change to how the tax is labeled within the ordinance, to meet the State's requirements.

City Attorney Trent Carringer explained that the changes to the ordinance are primarily linguistic in nature. The Illinois Department of Revenue did not approve of the short terms originally used, such as "grocery tax" and "service tax." As a result, these were revised to "Municipal Grocery Retailers' Occupation Tax" and "Municipal Grocery Service Occupation Tax," respectively. Additionally, the amendments outlined in Sections 2A and 2B were made on the direct recommendation of the IDOR, and these changes have been incorporated into the existing ordinance accordingly.

Councilman Dettmers stated that he does not care what it is called, he is opposed to implementing the tax.

Councilman Plank asked if this amendment changes the effective rate that was passed in May 2025.

City Manager Steve Palen replied in the negative and confirmed that the only change in this amendment is linguistic.

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

NAYS: Dettmers (1)

ORDINANCE NO. 2966: AUTHORIZING A REDEVELOPMENT AGREEMENT WITH KENT BRIGMAN FOR TIF FINANCIAL ASSISTANCE AT 68 E. FERGUSON AVENUE:

Councilman Tweedy moved to approve an ordinance authorizing a Redevelopment Agreement with Kent Brigman for TIF Financial Assistance at 68 E. Ferguson Avenue, seconded by Councilman Ayres, and approved by the following vote:

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

NAYS: None (0)

ORDINANCE NO. 2967: AUTHORIZING A REDEVELOPMENT AGREEMENT WITH IRON HORSE HOLDINGS FOR TIF FINANCIAL ASSISTANCE AT 82 E. FERGUSON AVENUE:

Councilman Plank moved to approve an ordinance authorizing a Redevelopment Agreement with Iron Horse Holdings for TIF Financial Assistance at 82 E. Ferguson Avenue, seconded by Councilman Ayres

Councilman Dettmers asked if Iron Horse Holdings has received any TIF Financial Assistance from the City in the past.

City Manager Steve Palen replied in the negative.

The ordinance was approved by the following vote:

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

NAYS: None (0)

RESOLUTION NO. 2138: EXECUTING A SPONSORSHIP AGREEMENT BETWEEN THE CITY OF WOOD RIVER AND INTEGRITY LANDSCAPES FOR MARKETING IN SUPPORT OF THE WOOD RIVER RECREATION CENTER:

Councilman Tweedy moved to approve a resolution executing a Sponsorship Agreement between the City of Wood River and Integrity Landscapes for marketing in support of the Wood River Recreation Center, as submitted by the Director of Parks and Recreation, seconded by Councilman Dettmers, and approved by the following vote:

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

NAYS: None (0)

RESOLUTION NO. 2139: AUTHORIZING THE CLOSURE OF THE CARROLTON BANK ACCOUNT:

Councilman Ayres moved to approve a resolution authorizing the closure of the Carrollton Bank Account, as submitted by the Director of Finance, seconded by Councilman Plank

Councilman Dettmers inquired about which accounts are being closed with Carrollton Bank and asked whether the City will continue to maintain any local bank accounts.

Director of Finance Karen Weber explained that, as discussed at the previous meeting, the City is proceeding with the closure of the Carrollton Bank account. However, local accounts with Busey Bank and First Mid-America Bank and Trust will remain open. The funds from the Carrollton Bank account are being transferred into the IPRIME investment account to secure a higher interest rate.

Councilman Dettmers asked how much money is in the Carrollton Bank account.

Director Weber stated that it is approximately \$300,000.00.

The resolution was approved by the following vote:

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

NAYS: None (0)

RESOLUTION NO. 2140: AUTHORIZING IPRIME AS A DEPOSITORY FOR THE CITY OF WOOD RIVER, ILLINOIS:

Councilman Ayres moved to approve a resolution authorizing IPRIME as a depository for the City of Wood River, Illinois, as submitted by the Director of Finance, seconded by Councilman Plank, and approved by the following vote:

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

NAYS: None (0)

RESOLUTION NO. 2141: AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH PMA FINANCIAL NETWORK FOR ASSISTANCE WITH CITY DEPOSITORIES:

Councilman Plank moved to approve a resolution authorizing the execution of a Professional Services Agreement with PMA Financial Network for assistance with City depositories, as submitted by the Director of Finance, seconded by Councilman Tweedy, and approved by the following vote:

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

NAYS: None (0)

RESOLUTION NO. 2142: AUTHORIZING THE MAYOR TO EXECUTE A LOCAL PUBLIC AGENCY ENGINEERING SERVICES AGREEMENT, SUPPLEMENT 4 FOR THE DESIGN AND CONSTRUCTION ENGINEERING FOR THE WOOD RIVER AVENUE PHASE 1 AND PHASE 2 PROJECT:

Councilman Plank moved to approve a resolution authorizing the Mayor to execute a Local Public Agency Engineering Services Agreement, Supplement 4 for the design and construction engineering for the Wood River Avenue Phase 1 and Phase 2 Project, as submitted by the Director of Public Services, seconded by Councilman Ayres

Councilman Plank asked if one of these phases includes Jennings Avenue.

City Manager Steve Palen explained that Jennings Avenue will be overlaid with the sewer separation project, which will be done entirely with that project. Once the construction on Wood River Avenue is completed, the roadway will be left approximately two inches below the final surface level. He then explained that the project related to this agenda item will complete the final

paving layer and address any remaining ADA-compliant accessibility ramps that have not yet been completed.

The resolution was approved by the following vote:

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

NAYS: None (0)

APPROVED: RECOMMENDATION TO ACCEPT THE BID FROM BP ROOFING IN THE AMOUNT OF \$153,885.00 FOR A NEW ROOF AT THE FIRE DEPARTMENT LOCATED AT 501 E. EDWARDSVILLE ROAD, WOOD RIVER, ILLINOIS 62095:

Councilman Tweedy moved to approve a recommendation to accept the bid from BP Roofing in the amount of \$153,885.00 for a new roof at the Fire Department located at 501 E. Edwardsville Road, Wood River, Illinois 62095, as submitted by the Fire Chief, seconded by Councilman Plank, and approved by the following vote:

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

NAYS: None (0)

APPROVED: AUTHORIZING REQUESTS FOR PROPOSALS FOR FABRICATION, DELIVERY, AND INSTALLATION OF A NEW ELECTRONIC MESSAGE CENTER (EMC) SIGN AND RELATED SIGNAGE FOR THE WOOD RIVER POLICE DEPARTMENT:

Councilman Dettmers moved to approve authorizing requests for proposals for fabrication, delivery, and installation of a new Electronic Message Center (EMC) sign and related signage for the Wood River Police Department, as submitted by the Chief of Police, seconded by Councilman Plank

Councilman Ayres asked Chief of Police Brad Wells to explain this item.

Chief Wells explained that he has been advocating for an LED sign in front of the Police Department since the building was constructed. He emphasized that the Police Department is one of the most visible buildings in the City, and an LED sign would allow for the display of important messages, not only for the police department but for the community as well. He noted that this was a capital request that was approved as part of the budget back in May, and he is now able to move forward with issuing the request for proposals.

Councilman Ayres inquired about the size of the proposed LED sign.

Chief Wells responded that he did not recall the exact dimensions of the proposed sign but noted that a sign company has visited the site to assess the project. The goal is to ensure the sign remains on Police Department property while being large enough to be clearly visible from Route 143.

Councilman Ayres asked if the proposed LED sign will be elevated.

Chief Wells replied in the affirmative and added that he could not recall the exact height measurement of the sign but estimated it to be around seven or eight feet tall. He emphasized that the sign is designed to be large enough to be seen clearly from the intersection, which was one of his specific requests during the planning process.

Councilman Dettmers inquired about the location of the proposed LED sign.

Chief Wells explained that BP Amoco still owns an easement around the property near the sidewalk, but the proposed sign will be situated approximately 30 feet inside the sidewalk, ensuring it remains on City property. He also noted that about four or five years ago, he invested approximately \$5,000.00 to stub out the electrical service near the site. The existing electrical infrastructure is largely in place, and the only remaining work will be to extend the wiring from the stubbed-out point to the location of the new sign.

The authorization to seek requests for proposals was approved by the following vote:

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

NAYS: None (0)

APPROVED: REQUEST TO SEEK BIDS TO REPLACE 10-INCH SANITARY SEWER ON WOOD RIVER AVENUE FROM CHESSEN AVENUE TO EDWARDSVILLE ROAD:

Councilman Plank moved to approve a request to seek bids to replace 10-inch sanitary sewer on Wood River Avenue from Chesson Avenue to Edwardsville Road, as submitted by the Director of Public Services, seconded by Councilman Dettmers

Councilman Plank inquired about the length of this project.

City Manager Steve Palen explained that this project is separate from the State Street Sewer Separation Project and indicated that this project may or may not be completed before winter. If it is not finished before winter, the project will likely resume immediately after winter. He emphasized that all underground work will be completed before the final paving is completed.

Councilman Ayres asked whether the existing pipe is being replaced with another 10-inch pipe.

City Manager Steve Palen replied in the affirmative and added that the construction is expected to take only a couple of months or less, as the pipe is relatively shallow.

The request was approved by the following vote:

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

NAYS: None (0)

APPROVED: REQUEST TO HOLD THE HALLOWEEN PARADE ON SATURDAY, OCTOBER 25, 2025, BEGINNING AT 10:30AM:

Councilman Tweedy moved to approve a request to hold the Halloween Parade on Saturday, October 25, 2025, beginning at 10:30am, seconded by Councilman Ayres, and approved by the following vote:

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

NAYS: None (0)

APPROVED: ESTABLISHING THE FOLLOWING RULES FOR "TRICK OR TREAT":

Councilman Ayres moved to approve establishing the following rules for "Trick or Treat": Trick or Treat will be permitted on October 30th and 31st between the hours of 6:00 p.m. and 8:00 p.m. for children 12 years of age and under. Only at homes with porch lights on, seconded by Councilman Plank, 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 the setting of a price for sale or lease of property owned by the public body (5 ILCS 120/2 (c)(6)) seconded by Councilman Ayres, 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 7:27 p.m. and reconvened at 7:47 p.m.

Councilman Plank 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)

ORDINANCE NO. 2968: AUTHORIZING THE SALE OF CITY OWNED SURPLUS REAL ESTATE, SPECIFICALLY PARCEL ID 19-2-08-25-00-000-011 AND PARCEL ID 19-2-08-25-00-000-012, SITUATED IN WOOD RIVER, ILLINOIS 62095:

Councilman Plank moved to approve an ordinance authorizing the sale of City owned surplus real estate, specifically Parcel ID 19-2-08-25-00-000-011 and Parcel ID 19-2-08-25-00-000-012, situated in Wood River, Illinois 62095, seconded by Councilman Tweedy

Councilman Dettmers stated that there was an offer that came in from another business and based on the information he received, it was a higher offer. He then asked the City Attorney if the City can accept the offer.

City Attorney Trent Carringer explained that the City cannot accept the offer because it was not opened during the bid opening process.

It was confirmed that the real estate sales contract will include provisions allowing the City to reclaim the property at the original sale price if construction is not completed within the agreed timeframe, with the purchaser also being responsible for court and legal fees.

The ordinance was approved by the following vote:

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

NAYS: None (0)

ORDINANCE NO. 2969: AUTHORIZING THE SALE OF CITY OWNED SURPLUS REAL ESTATE, SPECIFICALLY PARCEL ID 19-2-08-21-11-202-059, COMMONLY KNOWN AS 876 STATE STREET, WOOD RIVER, ILLINOIS 62095:

Councilman Ayres moved to approve an ordinance authorizing the sale of City owned surplus real estate, specifically Parcel ID 19-2-08-21-11-202-059, commonly known as 876 State Street, Wood

River, Illinois 62095, seconded by Councilman Plank

Councilman Dettmers inquired whether two houses could realistically be built on the property within the proposed timeframe. He also asked for clarification on the outcome if the project requirements are not met, noting that in such a case, the City would receive the amount of the other bid which was \$15,500.00, along with any additional costs as outlined in the agreement.

City Manager Steve Palen replied in the affirmative confirming that the provisions will be in the real estate sales contract.

The ordinance 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 7:50 p.m.

Mayor

City Clerk

CITY OF WOOD RIVER
DEPARTMENT SUMMARY REPORT
COUNCIL MEETING DATE: 10/20/2025
INVOICES DUE ON/BEFORE: 11/20/2025

DEPARTMENT	VENDOR #	VENDOR NAME	DESCRIPTION	DEPT CODE	ACCOUNT NUMBER	AMOUNT DUE
LEGISLATIVE	5966	ELAN FINANCIAL SERVICES	IML MEAL ALLOWANCE	1011	40639	21.34
LEGISLATIVE	5966	ELAN FINANCIAL SERVICES	FLOWERS - JAMES WOODY	1011	40599	58.14
LEGISLATIVE	5966	ELAN FINANCIAL SERVICES	FLAGS - DOWNTOWN	1011	40756	233.53
LEGISLATIVE	5966	ELAN FINANCIAL SERVICES	APPEARANCE BOARD PLANTERS	1011	40756	267.02
LEGISLATIVE	5966	ELAN FINANCIAL SERVICES	VERIZON 8/11-9/10/2025	1011	40786	42.39
LEGISLATIVE	5966	ELAN FINANCIAL SERVICES	CC POINTS REDEEMED	1011	40786	(42.39)
LEGISLATIVE	5966	ELAN FINANCIAL SERVICES	CC POINTS REDEEMED	1011	40786	(42.37)
LEGISLATIVE	5966	ELAN FINANCIAL SERVICES	CC POINTS REDEEMED	1011	40786	(42.37)
LEGISLATIVE	5966	ELAN FINANCIAL SERVICES	CC POINTS REDEEMED	1011	40786	(13.68)
LEGISLATIVE	5966	ELAN FINANCIAL SERVICES	IML CONF - HOTEL ROOM	1011	40639	1,936.92
LEGISLATIVE	5966	ELAN FINANCIAL SERVICES	PN-FIRE HOUSE ROOF BIDS	1011	40741	123.56
LEGISLATIVE	5793	HEARST COMMUNICATIONS INC	IML 2026 DUES	1011	40619	1,250.00
LEGISLATIVE	4240	IML-RMA	OCTOBER 2025 WEB SITE HOSTING	1011	40792	40.00
LEGISLATIVE	4289	RIVERBENDER.COM	SHREDDING - CITY HALL	1011	40792	17.63
LEGISLATIVE	5583	SHRED-IT USA	SWICOM - T STALCUP	1011	40659	50.00
LEGISLATIVE	1131	SOUTHWESTERN ILLINOIS COUNCIL	SWICOM - S PALEN	1011	40659	50.00
LEGISLATIVE	1131	SOUTHWESTERN ILLINOIS COUNCIL	SWICOM - B WELLS	1011	40659	50.00
LEGISLATIVE	1131	SOUTHWESTERN ILLINOIS COUNCIL	OCTOBER 2025 - IT SERVICES	1011	40796	239.21
LEGISLATIVE	981	UTILITRA				4,238.93
LEGISLATIVE Total						
ADMINISTRATION	6096	AMERICAN LEGAL PUBLISHING CORP	SEPTEMBER 2025 - UPDATE	1012	40792	240.00
ADMINISTRATION	333	BUDGET SIGNS TROPHIES & PLAQUE	NAME PLATE - CITY ATTORNEY	1012	40599	15.00
ADMINISTRATION	5966	ELAN FINANCIAL SERVICES	IML MEAL ALLOWANCE	1012	40639	46.05
ADMINISTRATION	5966	ELAN FINANCIAL SERVICES	IML MEAL ALLOWANCE	1012	40639	23.78
ADMINISTRATION	5966	ELAN FINANCIAL SERVICES	ADOBE PRO	1012	40792	36.46
ADMINISTRATION	5966	ELAN FINANCIAL SERVICES	IML CONF - REFUND TRAIN TICKET	1012	40639	(123.00)
ADMINISTRATION	5966	ELAN FINANCIAL SERVICES	IML CONF - CHANGE TRAIN TICKET	1012	40639	112.00
ADMINISTRATION	5966	ELAN FINANCIAL SERVICES	IML CONF - HOTEL ROOM	1012	40639	1,291.28
ADMINISTRATION	5966	ELAN FINANCIAL SERVICES	IML CONF - CHANGE TRAIN TICKET	1012	40639	25.00
ADMINISTRATION	5966	ELAN FINANCIAL SERVICES	1 S 14TH ST - INTERNET	1012	40786	222.24
ADMINISTRATION	5966	ELAN FINANCIAL SERVICES	CITY CLERK MINUTE BOOK	1012	40519	770.52
ADMINISTRATION	6468	LAUTZENHISER'S STATIONERY	OCTOBER 2025 - IT SERVICES	1012	40796	534.92
ADMINISTRATION	981	UTILITRA				3,194.25
ADMINISTRATION Total						
FINANCE	5966	ELAN FINANCIAL SERVICES	VERIZON 8/11-9/10/2025	1013	40786	42.39

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FINANCE	5966	ELAN FINANCIAL SERVICES	CC POINTS REDEEMED	1013	40786	(42.39)
FINANCE	5966	ELAN FINANCIAL SERVICES	CC POINTS REDEEMED	1013	40786	(42.37)
FINANCE	5966	ELAN FINANCIAL SERVICES	CC POINTS REDEEMED	1013	40786	(42.37)
FINANCE	5966	ELAN FINANCIAL SERVICES	CC POINTS REDEEMED	1013	40786	(13.67)
FINANCE	5966	ELAN FINANCIAL SERVICES	ADOBE PRO	1013	40792	47.98
FINANCE	5966	ELAN FINANCIAL SERVICES	IML CONF - HOTEL ROOM	1013	40639	968.46
FINANCE	5966	ELAN FINANCIAL SERVICES	IML CONF - CHANGE TRAIN TICKET	1013	40639	76.00
FINANCE	5966	ELAN FINANCIAL SERVICES	IML CONF - MEAL REIMB	1013	40639	34.60
FINANCE	5583	SHRED-IT USA	SHREDDING - FINANCE	1013	40792	35.25
FINANCE	5998	SMARTBILL	POSTAGE - WATER BILLS	1013	40511	2,623.29
FINANCE	5998	SMARTBILL	PRINTING - WATER BILLS	1013	40742	756.87
FINANCE	981	UTILITRA	OCTOBER 2025 - IT SERVICES	1013	40796	617.94
FINANCE Total						5,061.98
ANIMAL CONTROL	866	MIDWEST OCCUPATIONAL MEDICINE	HEPATITIS VACCINE	1014	40498	125.00
ANIMAL CONTROL Total						125.00
LEGAL	279	BASSETT LAW OFFICE	LEGAL SERVICES	1015	40721	2,187.00
LEGAL Total						2,187.00
BUILDING & ZONING	4039	ACE HARDWARE OF BETHALTO	WEED KILLER	1016	40599	40.49
BUILDING & ZONING	4039	ACE HARDWARE OF BETHALTO	WEED KILLER	1016	40599	98.98
BUILDING & ZONING	5966	ELAN FINANCIAL SERVICES	ICC MEMBERSHIP	1016	40619	405.00
BUILDING & ZONING	5966	ELAN FINANCIAL SERVICES	FILE ORGANIZER - B&Z	1016	40519	11.99
BUILDING & ZONING	5966	ELAN FINANCIAL SERVICES	ADOBE PRO	1016	40792	11.52
BUILDING & ZONING	981	UTILITRA	OCTOBER 2025 - IT SERVICES	1016	40796	345.84
BUILDING & ZONING Total						913.82
STREET LIGHTING	4163	AMEREN ILLINOIS	AMEREN - ELECTRICITY	1017	40789	256.03
STREET LIGHTING	4163	AMEREN ILLINOIS	AMEREN - ELECTRICITY	1017	40788	9,505.01
STREET LIGHTING	5966	ELAN FINANCIAL SERVICES	AUG 2025-ROCK HILL TRAILS	1017	40788	208.89
STREET LIGHTING	5966	ELAN FINANCIAL SERVICES	AUG 2025 - GRAND VIEW HILLS	1017	40788	134.00
STREET LIGHTING	2468	ELECTRICO INCORPORATED	TRAFFIC SIGNAL REPAIR	1017	40759	325.00
STREET LIGHTING	2468	ELECTRICO INCORPORATED	TRAFFIC SIGNAL REPAIR	1017	40759	162.50
STREET LIGHTING Total						10,591.43
CITY HALL MAINTENANCE	1245	CITY OF WOOD RIVER	WATER - CITY HALL	1019	40781	47.29
CITY HALL MAINTENANCE	348	CR SYSTEMS	PAPER PRODUCTS	1019	40541	80.00

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CITY HALL MAINTENANCE	5966	ELAN FINANCIAL SERVICES	FLAGS - CITY HALL	1019	40599	367.67
CITY HALL MAINTENANCE	5966	ELAN FINANCIAL SERVICES	8/22-9/21/2025 - INTERNET	1019	40786	205.87
CITY HALL MAINTENANCE Total						700.83
STREET MAINTENANCE	4039	ACE HARDWARE OF BETHALTO	PROPANE	1021	40544	18.86
STREET MAINTENANCE	4039	ACE HARDWARE OF BETHALTO	SHED PAINT	1021	40542	89.98
STREET MAINTENANCE	5467	ALL TYPE CORP.	REPLACEMENT HYDRAULIC LINES	1021	40529	356.20
STREET MAINTENANCE	4163	AMEREN ILLINOIS	AMEREN - ELECTRICITY	1021	40783	80.30
STREET MAINTENANCE	5905	BICKLE ELECTRIC	CAP FLUE PIPES	1021	40913	2,598.63
STREET MAINTENANCE	5420	D&D TIRE SERVICE LLC.	FLAT TIRE REPAIR	1021	40719	719.64
STREET MAINTENANCE	5353	EJ EQUIPMENT, INC	COMPRESSOR	1021	40529	375.49
STREET MAINTENANCE	5966	ELAN FINANCIAL SERVICES	EYEWASH STATION CHECKLIST	1021	40599	146.16
STREET MAINTENANCE	5966	ELAN FINANCIAL SERVICES	DUMP TRUCK SIDE MIRROR	1021	40529	265.00
STREET MAINTENANCE	5966	ELAN FINANCIAL SERVICES	VERIZON 8/11-9/10/2025	1021	40786	80.40
STREET MAINTENANCE	5966	ELAN FINANCIAL SERVICES	CC POINTS REDEEMED	1021	40786	(80.40)
STREET MAINTENANCE	5966	ELAN FINANCIAL SERVICES	CC POINTS REDEEMED	1021	40786	(80.38)
STREET MAINTENANCE	5966	ELAN FINANCIAL SERVICES	CC POINTS REDEEMED	1021	40786	(80.38)
STREET MAINTENANCE	5966	ELAN FINANCIAL SERVICES	CC POINTS REDEEMED	1021	40786	(25.97)
STREET MAINTENANCE	5966	ELAN FINANCIAL SERVICES	GAUGE SET	1021	40589	89.99
STREET MAINTENANCE	5966	ELAN FINANCIAL SERVICES	BATTERY - 2016 F-150	1021	40529	236.99
STREET MAINTENANCE	5966	ELAN FINANCIAL SERVICES	EXPANSION VALVE	1021	40529	32.66
STREET MAINTENANCE	5966	ELAN FINANCIAL SERVICES	BULBS	1021	40529	9.49
STREET MAINTENANCE	5966	ELAN FINANCIAL SERVICES	ELECTRONIC CLEAN, WIPER FLUID	1021	40529	44.21
STREET MAINTENANCE	5966	ELAN FINANCIAL SERVICES	OIL,FUEL TREATMENT,WIPER FLUID	1021	40529	98.51
STREET MAINTENANCE	5966	ELAN FINANCIAL SERVICES	FUSES - PAVER	1021	40529	12.34
STREET MAINTENANCE	5966	ELAN FINANCIAL SERVICES	BLACK CONDUIT WIRE - PAVER	1021	40529	8.63
STREET MAINTENANCE	5966	ELAN FINANCIAL SERVICES	TERMINALS, WIRES - PAVER	1021	40529	18.09
STREET MAINTENANCE	2015	GATEWAY BOBCAT, LLC	BRUSH CUTTER - BOBCAT	1021	40529	21.06
STREET MAINTENANCE	1777	JOSH MCDOWELL	CITY LOGO - TRUCK	1021	40719	100.00
STREET MAINTENANCE	3603	LUBY EQUIPMENT SERVICES	BACKHOE REPAIR	1021	40719	729.50
STREET MAINTENANCE	905	N GENERAL AUTO ELECTRIC	MOWER SWITCH	1021	40529	35.18
STREET MAINTENANCE	6376	ROTTLER PEST CONTROL	PEST CONTROL - CITY GARAGE	1021	40799	60.00
STREET MAINTENANCE	5978	RUSH TRUCK CENTERS OF MISSOURI	GASKETS,CLAMPS - TRUCK #1	1021	40529	685.33
STREET MAINTENANCE	5978	RUSH TRUCK CENTERS OF MISSOURI	DUMP TRUCK FUEL PUMP REPAIR	1021	40719	5,379.98

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STREET MAINTENANCE	981	UTILITRA	OCTOBER 2025 - IT SERVICES	1021	40796	70.88
STREET MAINTENANCE	119	WALTCO TOOLS, INC	PAVER SUPPLIES	1021	40529	10.49
STREET MAINTENANCE	119	WALTCO TOOLS, INC	PAVING TOOLS	1021	40589	164.94
STREET MAINTENANCE	119	WALTCO TOOLS, INC	HITCH - NEW 1 TON TRUCK	1021	40529	174.98
STREET MAINTENANCE	119	WALTCO TOOLS, INC	PAVING, CONCRETE TOOLS	1021	40589	121.98
STREET MAINTENANCE	119	WALTCO TOOLS, INC	HITCH - F-350	1021	40529	97.97
STREET MAINTENANCE	119	WALTCO TOOLS, INC	CONCRETE PLACER TOOL	1021	40589	73.98
STREET MAINTENANCE	119	WALTCO TOOLS, INC	2 GALLON SPRAYER	1021	40589	45.99
STREET MAINTENANCE	119	WALTCO TOOLS, INC	PLACER	1021	40589	80.54
STREET MAINTENANCE	84	WOODY'S MUNICIPAL SUPPLY	TRUCK #2 DIAGNOSTICS	1021	40719	74.38
STREET MAINTENANCE Total						12,941.62
PARKS AND RECREATION	4163	AMEREN ILLINOIS	AMEREN - ELECTRICITY	1024	40783	4,472.72
PARKS AND RECREATION	5905	BICKLE ELECTRIC	MAINTENANCE RH AC UNITS	1024	40792	2,326.23
PARKS AND RECREATION	890	CHARLES MORTON	SOFTBALL UMPIRE PAYROLL	1024	40308	150.00
PARKS AND RECREATION	1245	CITY OF WOOD RIVER	WATER - S 14TH ST	1024	40781	8.14
PARKS AND RECREATION	1245	CITY OF WOOD RIVER	WATER - ROUNDHOUSE	1024	40781	8.14
PARKS AND RECREATION	1245	CITY OF WOOD RIVER	WATER - 100 WALCOTT	1024	40781	8.14
PARKS AND RECREATION	1245	CITY OF WOOD RIVER	WATER - 6TH ST PARK	1024	40781	40.82
PARKS AND RECREATION	5966	ELAN FINANCIAL SERVICES	SOCCER CONCESSIONS	1024	40304	110.96
PARKS AND RECREATION	5966	ELAN FINANCIAL SERVICES	BELK PARK PLANTERS	1024	40305	274.32
PARKS AND RECREATION	5966	ELAN FINANCIAL SERVICES	VERIZON 8/11-9/10/2025	1024	40786	127.17
PARKS AND RECREATION	5966	ELAN FINANCIAL SERVICES	CC POINTS REDEEMED	1024	40786	(127.17)
PARKS AND RECREATION	5966	ELAN FINANCIAL SERVICES	CC POINTS REDEEMED	1024	40786	(127.11)
PARKS AND RECREATION	5966	ELAN FINANCIAL SERVICES	CC POINTS REDEEMED	1024	40786	(127.11)
PARKS AND RECREATION	5966	ELAN FINANCIAL SERVICES	CC POINTS REDEEMED	1024	40786	(41.04)
PARKS AND RECREATION	669	ILLINOIS DEPARTMENT OF REVENUE	SEPTEMBER 2025 - SALES TAX	1024	40573	34.00
PARKS AND RECREATION	1087	SCHWARTZKOPF PRINTING INC	SOCCER SHIRTS	1024	40307	50.00
PARKS AND RECREATION	1087	SCHWARTZKOPF PRINTING INC	SOCCER SHIRTS	1024	40307	12.45
PARKS AND RECREATION	1087	SCHWARTZKOPF PRINTING INC	SOCCER SHIRTS	1024	40307	145.85
PARKS AND RECREATION	2732	TOM EBERLIN	SOFTBALL UMPIRE PAYROLL	1024	40308	100.00
PARKS AND RECREATION	5495	TRI-CITY REC. PROGRAMS	SOCCER DUES	1024	40307	4,186.00
PARKS AND RECREATION	5495	TRI-CITY REC. PROGRAMS	ELITE FT SOCCER DUES	1024	40307	976.35
PARKS AND RECREATION Total						12,608.86

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PARK MAINTENANCE	4039	ACE HARDWARE OF BETHALTO	RETURN PAINT	1025	40549	(39.59)
PARK MAINTENANCE	4039	ACE HARDWARE OF BETHALTO	BATHROOM REPAIR - SOCCER PARK	1025	40549	103.41
PARK MAINTENANCE	4039	ACE HARDWARE OF BETHALTO	BATHROOM REPAIR - SOCCER PARK	1025	40549	51.23
PARK MAINTENANCE	4039	ACE HARDWARE OF BETHALTO	WASP SPRAY, DOWNSPOUT	1025	40549	38.69
PARK MAINTENANCE	4039	ACE HARDWARE OF BETHALTO	HARDWARE - SWINGING BENCH	1025	40529	54.05
PARK MAINTENANCE	4039	ACE HARDWARE OF BETHALTO	BATHROOM REPAIR - SOCCER PARK	1025	40549	46.23
PARK MAINTENANCE	4039	ACE HARDWARE OF BETHALTO	SPARE KEYS	1025	40569	54.72
PARK MAINTENANCE	1245	CITY OF WOOD RIVER	WATER - SOCCER PARK	1025	40781	23.66
PARK MAINTENANCE	1245	CITY OF WOOD RIVER	WATER - 312 LINTON	1025	40781	8.14
PARK MAINTENANCE	5966	ELAN FINANCIAL SERVICES	FILTERS-BELK WATER FOUNTAIN	1025	40529	123.49
PARK MAINTENANCE	5966	ELAN FINANCIAL SERVICES	SIGNAGE - 14TH STREET PARK	1025	40549	34.35
PARK MAINTENANCE	5966	ELAN FINANCIAL SERVICES	FENCE SIGN MOUNTS	1025	40549	49.98
PARK MAINTENANCE	5966	ELAN FINANCIAL SERVICES	WHITE BOARD - PARKS SHOP	1025	40599	70.62
PARK MAINTENANCE	5966	ELAN FINANCIAL SERVICES	PAPER PRODUCTS - PARKS	1025	40541	62.98
PARK MAINTENANCE	5966	ELAN FINANCIAL SERVICES	DOWNTOWN TRASH CAN LINERS	1025	40549	62.98
PARK MAINTENANCE	5966	ELAN FINANCIAL SERVICES	AIR FRESHENERS - SOCCER RR	1025	40549	59.64
PARK MAINTENANCE	5966	ELAN FINANCIAL SERVICES	AIR FRESHENER REFILLS - SOCCER	1025	40549	12.98
PARK MAINTENANCE	5966	ELAN FINANCIAL SERVICES	6TH ST PARK - INTERNET	1025	40786	179.00
PARK MAINTENANCE	5966	ELAN FINANCIAL SERVICES	PLUNGERS	1025	40549	37.04
PARK MAINTENANCE	5966	ELAN FINANCIAL SERVICES	AMERICAN FLAG	1025	40569	59.99
PARK MAINTENANCE	5966	ELAN FINANCIAL SERVICES	VERIZON 8/11-9/10/2025	1025	40786	42.39
PARK MAINTENANCE	5966	ELAN FINANCIAL SERVICES	CC POINTS REDEEMED	1025	40786	(42.37)
PARK MAINTENANCE	5966	ELAN FINANCIAL SERVICES	CC POINTS REDEEMED	1025	40786	(42.37)
PARK MAINTENANCE	5966	ELAN FINANCIAL SERVICES	CC POINTS REDEEMED	1025	40786	(42.37)
PARK MAINTENANCE	5966	ELAN FINANCIAL SERVICES	CC POINTS REDEEMED	1025	40786	(13.68)
PARK MAINTENANCE	5966	ELAN FINANCIAL SERVICES	DRAIN PAN, FUEL CLEANER-MOWER	1025	40529	34.22
PARK MAINTENANCE	4732	FARM & HOME SUPPLY	WEED EATING SUPPLIES	1025	40529	54.98
PARK MAINTENANCE	4732	FARM & HOME SUPPLY	DP - FERTILIZER & SPRAYER	1025	40562	61.97
PARK MAINTENANCE	4732	FARM & HOME SUPPLY	BRAKE FLUID	1025	40529	29.99
PARK MAINTENANCE	4732	FARM & HOME SUPPLY	CHAINSAW	1025	40529	539.99
PARK MAINTENANCE	4748	GREENSPRO INC	FERTILIZER	1025	40562	1,260.00
PARK MAINTENANCE	4748	GREENSPRO INC	GRASS SEED	1025	40563	2,480.00
PARK MAINTENANCE	1336	LOWE'S COMPANIES INCORPORATED	RETURN BELT	1025	40529	(52.23)

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PARK MAINTENANCE	1336	LOWE'S COMPANIES INCORPORATED	HAMMER DRILL & BITS	1025	40529	381.86
PARK MAINTENANCE	1336	LOWE'S COMPANIES INCORPORATED	UTILITY KNIFE	1025	40529	18.98
PARK MAINTENANCE	6237	ON SITE COMPANIES, INC	8/30-9/26/25 - 6TH ST PARK	1025	40792	120.79
PARK MAINTENANCE	6376	ROTTLER PEST CONTROL	PEST CONTROL - EAST END PARK	1025	40792	60.00
PARK MAINTENANCE	119	WALTCO TOOLS, INC	SIGN HARDWARE	1025	40589	25.00
PARK MAINTENANCE	119	WALTCO TOOLS, INC	HARDWARE - BRUSH HOG	1025	40589	25.98
PARK MAINTENANCE	119	WALTCO TOOLS, INC	PAINT HANDLE,HARDWARE,ROPE	1025	40549	48.98
PARK MAINTENANCE	119	WALTCO TOOLS, INC	GLOVES, HARDWARE	1025	40529	3.89
PARK MAINTENANCE	119	WALTCO TOOLS, INC	HEDGE TRIMMER	1025	40529	149.99
PARK MAINTENANCE	119	WALTCO TOOLS, INC	DRILL BIT	1025	40529	42.99
PARK MAINTENANCE	119	WALTCO TOOLS, INC	JUMPER CABLES	1025	40529	36.99
PARK MAINTENANCE	119	WALTCO TOOLS, INC	CAUTION TAPE	1025	40589	11.99
PARK MAINTENANCE	119	WALTCO TOOLS, INC	EXTENSION POLE, PAINT TRAY	1025	40549	27.97
PARK MAINTENANCE	119	WALTCO TOOLS, INC	FACE MASKS	1025	40589	16.99
PARK MAINTENANCE	119	WALTCO TOOLS, INC	BOLTS & HARDWARE	1025	40589	8.00
PARK MAINTENANCE Total						6,384.51
DISASTER PREP	4163	AMEREN ILLINOIS	AMEREN - ELECTRICITY	1026	40783	100.55
DISASTER PREP Total						100.55
POLICE	4163	AMEREN ILLINOIS	AMEREN - ELECTRICITY	1027	40783	102.42
POLICE	4188	BOBBI J YONKER	SQUAD CAR WASH	1027	40719	11.00
POLICE	1245	CITY OF WOOD RIVER	WATER - 550 MADISON	1027	40781	86.44
POLICE	5914	EGYPTIAN STATIONERS INC	FILING CABINET	1027	40757	375.00
POLICE	5966	ELAN FINANCIAL SERVICES	DONUTS-INVESTIGATIONS MEETING	1027	40659	16.25
POLICE	5966	ELAN FINANCIAL SERVICES	RETURN ITEM	1027	40549	(32.99)
POLICE	5966	ELAN FINANCIAL SERVICES	FLASHLIGHT #101	1027	40527	154.94
POLICE	5966	ELAN FINANCIAL SERVICES	GUN HOLSTER & BELT - #147	1027	40594	45.97
POLICE	5966	ELAN FINANCIAL SERVICES	DVD REWRITER - #155	1027	40519	59.99
POLICE	5966	ELAN FINANCIAL SERVICES	BROWN BAGS - EVIDENCE	1027	40527	16.44
POLICE	5966	ELAN FINANCIAL SERVICES	BOOTS - #169 & #175	1027	40594	414.14
POLICE	5966	ELAN FINANCIAL SERVICES	BOOTS - #148	1027	40594	207.07
POLICE	5966	ELAN FINANCIAL SERVICES	SILICONE, WATER FILTERS	1027	40549	52.98
POLICE	5966	ELAN FINANCIAL SERVICES	ANNUAL ADOBE SUBSCRIPTION	1027	40799	194.00
POLICE	5966	ELAN FINANCIAL SERVICES	CLASS - #177	1027	40300	719.97
POLICE	5966	ELAN FINANCIAL SERVICES	MOUNT FOR GUN HOLSTER	1027	40591	29.08

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POLICE	5966	ELAN FINANCIAL SERVICES	HOLSTER ATTACHMENT - #166	1027	40591	23.50
POLICE	5966	ELAN FINANCIAL SERVICES	BUSINESS LUNCH	1027	40659	29.49
POLICE	5966	ELAN FINANCIAL SERVICES	FLASHLIGHT #181	1027	40591	296.94
POLICE	5966	ELAN FINANCIAL SERVICES	PLUG & 120 V CORD	1027	40549	54.41
POLICE	5966	ELAN FINANCIAL SERVICES	ADDRESS LABELS	1027	40519	26.99
POLICE	5966	ELAN FINANCIAL SERVICES	SEPTEMBER 2025 - CELL PHONE	1027	40786	87.00
POLICE	5966	ELAN FINANCIAL SERVICES	IML CONF - HOTEL ROOM	1027	40639	322.82
POLICE	5966	ELAN FINANCIAL SERVICES	IML CONF - REFUND HOTEL ROOM	1027	40639	(161.41)
POLICE	100	GRP WEGMAN COMPANY	SECURE CHILLER ACCESS PANELS	1027	40792	267.96
POLICE	100	GRP WEGMAN COMPANY	CLEAR SINK DRAIN	1027	40792	66.99
POLICE	6040	PIASA CLEANERS	DRY CLEAN & LAUNDRY	1027	40792	270.50
POLICE	1002	PRO AUTOMOTIVE SERVICES	OIL CHANGE	1027	40719	148.28
POLICE	6376	ROTTLER PEST CONTROL	PEST CONTROL - 550 MADISON	1027	40754	30.00
POLICE	5206	TRANSUNION RISK & ALTERNATIVE	SEPTEMBER 2025 - WEB SEARCHES	1027	40792	175.40
POLICE	981	UTILITRA	OCTOBER 2025 - IT SERVICES	1027	40796	4,301.67
POLICE	119	WALTCO TOOLS, INC	FLOOR RUGS (4)	1027	40549	56.00
POLICE	5632	WELLS FARGO VENDOR FIN SERV	COPIER LEASE	1027	40751	93.98
POLICE Total						8,543.22
FIRE	6246	AIRGAS USA, LLC	MEDICAL OXYGEN	1028	40551	63.00
FIRE	4163	AMEREN ILLINOIS	AMEREN - ELECTRICITY	1028	40783	95.90
FIRE	318	BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	1028	40551	499.56
FIRE	318	BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	1028	40551	365.55
FIRE	318	BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	1028	40551	47.37
FIRE	318	BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	1028	40551	86.34
FIRE	318	BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	1028	40551	5.07
FIRE	318	BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	1028	40551	5.07
FIRE	1245	CITY OF WOOD RIVER	WATER - 501 EDWARDSVILLE RD	1028	40781	138.64
FIRE	443	DATA TRONICS INCORPORATED	INSTALL - KNOX BOX	1028	40792	410.15
FIRE	443	DATA TRONICS INCORPORATED	INSTALL RADIO - 4213	1028	40753	1,506.00
FIRE	443	DATA TRONICS INCORPORATED	SWAP RADIO DECKS - 4212	1028	40753	52.50
FIRE	5966	ELAN FINANCIAL SERVICES	RETURN-FD TEST BOOKLETS	1028	40779	30.22
FIRE	5966	ELAN FINANCIAL SERVICES	CC POINTS REDEEMED	1028	40786	(58.21)
FIRE	5966	ELAN FINANCIAL SERVICES	8/22-9/21/2025 - INTERNET	1028	40786	437.95

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FIRE	5966	ELAN FINANCIAL SERVICES	AUGUST 2025 - CELL PHONE	1028	40786	42.27
FIRE	5966	ELAN FINANCIAL SERVICES	AUGUST 2025 - IPADS	1028	40753	217.44
FIRE	5966	ELAN FINANCIAL SERVICES	9/18-10/17/2025 - INTERNET	1028	40786	709.00
FIRE	5966	ELAN FINANCIAL SERVICES	MEDICAL SUPPLIES	1028	40551	18.44
FIRE	5966	ELAN FINANCIAL SERVICES	CAR WASH BRUSH	1028	40549	37.44
FIRE	5966	ELAN FINANCIAL SERVICES	3V COIN BATTERIES	1028	40519	16.22
FIRE	5966	ELAN FINANCIAL SERVICES	SHUT OFF VALVE - GARDEN HOSE	1028	40549	9.99
FIRE	5966	ELAN FINANCIAL SERVICES	BATTERIES	1028	40519	60.62
FIRE	5966	ELAN FINANCIAL SERVICES	FIRE INSTRUCTOR MATERIAL	1028	40679	92.47
FIRE	5302	FIRE CATT, LLC	ANNUAL FIRE HOSE TESTING	1028	40792	5,436.48
FIRE	6310	MIDWEST PETROLEUM CO	DIESEL - FIRE DEPARTMENT	1028	40521	28.95
FIRE	5583	SHRED-IT USA	SHREDDING - FIRE DEPT	1028	40792	52.88
FIRE	5810	TARGET SOLUTIONS, LLC	ANNUAL SOFTWARE - 10/30/2026	1028	40792	3,106.25
FIRE	981	UTILITRA	OCTOBER 2025 - IT SERVICES	1028	40796	878.04
FIRE	3452	WADE STAHLHUT	2025 PARADE FLOAT - PRIZES	1028	40895	600.00
FIRE	119	WALTCO TOOLS, INC	CLAMP - FOAM OPERATIONS	1028	40529	10.00
FIRE	119	WALTCO TOOLS, INC	60 VOLT BATTERIES-ELECTRIC FAN	1028	40589	369.99
FIRE	102	WERTS WELDING	FOAM TRANSFER PUMP	1028	40599	39.86
FIRE Total						15,411.45
POLICE COMMUNICATIONS	5966	ELAN FINANCIAL SERVICES	REFUND IPSTA CONFERENCE	1040	40659	(175.00)
POLICE COMMUNICATIONS	5966	ELAN FINANCIAL SERVICES	BLACK TONER	1040	40514	191.16
POLICE COMMUNICATIONS	5966	ELAN FINANCIAL SERVICES	BLACK TONER	1040	40514	157.42
POLICE COMMUNICATIONS	5966	ELAN FINANCIAL SERVICES	TRAINING - RECORDS CLERK	1040	40679	617.00
POLICE COMMUNICATIONS	5966	ELAN FINANCIAL SERVICES	8/22-9/21/2025-INTERNET,VIDEO	1040	40786	2,400.39
POLICE COMMUNICATIONS	5966	ELAN FINANCIAL SERVICES	AUGUST 2025 - DISPATCH	1040	40786	1,187.63
POLICE COMMUNICATIONS	6320	FIRST CITIZENS BANK & TRUST	DISPATCH COPIER LEASE	1040	40751	337.87
POLICE COMMUNICATIONS Total						4,716.47
MFT	4140	KIENSTRA - ILLINOIS	FLOWABLE FILL - WOOD RIVER AVE	2100	40554	1,872.00
MFT	3685	MADISON COUNTY HIGHWAY	PAVEMENT MARKING	2100	40568	5,602.58
MFT	816	MAHONEY ASPHALT, LLC	ASPHALT	2100	40552	9,122.46
MFT	816	MAHONEY ASPHALT, LLC	ASPHALT	2100	40552	7,228.73
MFT	6110	NEW FRONTIER MATERIAL LLC	AGGREGATE	2100	40554	211.44
MFT	119	WALTCO TOOLS, INC	SIGN HARDWARE	2100	40556	47.14

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MFT Total						24,084.35
INSURANCE	423	BRIAN S CRAWFORD	OCTOBER 2025 - INS PAYMENT	2300	40841	100.00
INSURANCE	4240	IML-RMA	WORK COMP	2300	40848	157,428.00
INSURANCE	4240	IML-RMA	AUTO LIAB & COMP GEN LIAB	2300	40824	139,450.00
INSURANCE	4240	IML-RMA	PORTABLE EQUIPMENT	2300	40824	4,610.00
INSURANCE	4240	IML-RMA	AUTO PHYSICAL DAMAGE	2300	40824	21,375.00
INSURANCE	4240	IML-RMA	PROPERTY	2300	40828	138,739.00
INSURANCE	4240	IML-RMA	EARLY PAY DISCOUNT	2300	40824	(4,616.02)
INSURANCE	3642	LEONARD REVELLE	OCTOBER 2025 - INS PAYMENT	2300	40841	100.00
INSURANCE	6374	MICHAEL MEYERS	REIMB HEALTH INS PAYMENT	2300	40841	1,584.95
INSURANCE	2099	MICHAEL SABOLO	OCTOBER 2025 - INS PAYMENT	2300	40841	100.00
INSURANCE Total						458,870.93
PUBLIC SERVICES ADMIN	T0001425	BRADLEY D PHILLIPS	REFUND CREDIT-302 WHITELAW	3000	20301	13.21
PUBLIC SERVICES ADMIN	T0001425	BRADLEY D PHILLIPS	REFUND CREDIT-302 WHITELAW	3000	20305	2.92
PUBLIC SERVICES ADMIN	T0001425	BRADLEY D PHILLIPS	REFUND CREDIT-302 WHITELAW	3000	20306	4.67
PUBLIC SERVICES ADMIN	T0001424	DERRICK A BROWN	REFUND CREDIT - 216 S 12TH ST	3000	20301	2.60
PUBLIC SERVICES ADMIN	T0001424	DERRICK A BROWN	REFUND CREDIT - 216 S 12TH ST	3000	20305	0.31
PUBLIC SERVICES ADMIN	T0001424	DERRICK A BROWN	REFUND CREDIT - 216 S 12TH ST	3000	20306	0.50
PUBLIC SERVICES ADMIN	5966	ELAN FINANCIAL SERVICES	IDFPR LICENSE RENEW-VELLOFF	3000	40619	127.81
PUBLIC SERVICES ADMIN	5966	ELAN FINANCIAL SERVICES	MONTHLY - ADOBE	3000	40792	14.99
PUBLIC SERVICES ADMIN	5966	ELAN FINANCIAL SERVICES	IML MEAL ALLOWANCE	3000	40639	17.93
PUBLIC SERVICES ADMIN	5966	ELAN FINANCIAL SERVICES	MONTHLY - ADOBE	3000	40792	14.99
PUBLIC SERVICES ADMIN	5966	ELAN FINANCIAL SERVICES	VERIZON 8/11-9/10/2025	3000	40786	42.39
PUBLIC SERVICES ADMIN	5966	ELAN FINANCIAL SERVICES	CC POINTS REDEEMED	3000	40786	(42.39)
PUBLIC SERVICES ADMIN	5966	ELAN FINANCIAL SERVICES	CC POINTS REDEEMED	3000	40786	(42.37)
PUBLIC SERVICES ADMIN	5966	ELAN FINANCIAL SERVICES	CC POINTS REDEEMED	3000	40786	(42.37)
PUBLIC SERVICES ADMIN	5966	ELAN FINANCIAL SERVICES	CC POINTS REDEEMED	3000	40786	(13.68)
PUBLIC SERVICES ADMIN	5966	ELAN FINANCIAL SERVICES	IML CONF - HOTEL ROOM	3000	40639	1,291.28
PUBLIC SERVICES ADMIN	5966	ELAN FINANCIAL SERVICES	IML CONF - CHANGE TRAIN TICKET	3000	40639	50.00
PUBLIC SERVICES ADMIN	T0001423	GARY BALDWIN	REFUND CREDIT - 531 S 12TH	3000	20305	1.44
PUBLIC SERVICES ADMIN	T0001423	GARY BALDWIN	REFUND CREDIT - 531 S 12TH	3000	20306	2.30
PUBLIC SERVICES ADMIN	T0001427	IVAN TITE	REFUND CREDIT-474 EVANS	3000	20305	4.26
PUBLIC SERVICES ADMIN	T0001427	IVAN TITE	REFUND CREDIT-474 EVANS	3000	20306	6.00

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PUBLIC SERVICES ADMIN	T0001428	MARTHA MAJOR ESTATE	REFUND CREDIT - 170 ASH	3000	20305	1.55
PUBLIC SERVICES ADMIN	T0001428	MARTHA MAJOR ESTATE	REFUND CREDIT - 170 ASH	3000	20306	2.49
PUBLIC SERVICES ADMIN	981	UTILITRA	OCTOBER 2025 - IT SERVICES	3000	40796	284.51
PUBLIC SERVICES ADMIN	T0001421	WILLIAM OLESON	REFUND CREDIT-160 E PENNING	3000	20301	11.93
PUBLIC SERVICES ADMIN	T0001421	WILLIAM OLESON	REFUND CREDIT-160 E PENNING	3000	20305	0.21
PUBLIC SERVICES ADMIN	T0001421	WILLIAM OLESON	REFUND CREDIT-160 E PENNING	3000	20306	0.34
PUBLIC SERVICES ADMIN Total						1,757.82
WATER DISTRIBUTION	4039	ACE HARDWARE OF BETHALTO	WALL SCRAPER	3031	40589	8.63
WATER DISTRIBUTION	4039	ACE HARDWARE OF BETHALTO	PAINT	3031	40542	44.99
WATER DISTRIBUTION	4163	AMEREN ILLINOIS	AMEREN - ELECTRICITY	3031	40783	1,440.72
WATER DISTRIBUTION	2749	CLEARY'S SHOES & BOOTS	BOOTS - DONOHOO	3031	40594	225.25
WATER DISTRIBUTION	5966	ELAN FINANCIAL SERVICES	OIL CHANGE - 2023 FORD	3031	40719	91.47
WATER DISTRIBUTION	5966	ELAN FINANCIAL SERVICES	IPAD CASE	3031	40529	22.79
WATER DISTRIBUTION	5966	ELAN FINANCIAL SERVICES	POSTAGE - SHIPPING SAMPLES	3031	40511	26.80
WATER DISTRIBUTION	5966	ELAN FINANCIAL SERVICES	POSTAGE - SHIPPING SAMPLES	3031	40511	265.61
WATER DISTRIBUTION	5966	ELAN FINANCIAL SERVICES	VERIZON 8/11-9/10/2025	3031	40786	154.42
WATER DISTRIBUTION	5966	ELAN FINANCIAL SERVICES	CC POINTS REDEEMED	3031	40786	(154.42)
WATER DISTRIBUTION	5966	ELAN FINANCIAL SERVICES	CC POINTS REDEEMED	3031	40786	(154.40)
WATER DISTRIBUTION	5966	ELAN FINANCIAL SERVICES	CC POINTS REDEEMED	3031	40786	(154.40)
WATER DISTRIBUTION	5966	ELAN FINANCIAL SERVICES	CC POINTS REDEEMED	3031	40786	(49.90)
WATER DISTRIBUTION	4732	FARM & HOME SUPPLY	TUBING	3031	40531	39.80
WATER DISTRIBUTION	6168	PACE ANALYTICAL SERVICES, LLC	TESTING SUPPLIES	3031	40531	18.00
WATER DISTRIBUTION	1084	SCHULTE SUPPLY INCORPORATED	RETURN BRASS SADDLE	3031	40531	(194.73)
WATER DISTRIBUTION	1084	SCHULTE SUPPLY INCORPORATED	BRASS SADDLE	3031	40531	444.53
WATER DISTRIBUTION	1084	SCHULTE SUPPLY INCORPORATED	RETURN - CREDIT	3031	40531	(200.66)
WATER DISTRIBUTION	1084	SCHULTE SUPPLY INCORPORATED	RETURN - CREDIT	3031	40542	(64.92)
WATER DISTRIBUTION	981	UTILITRA	OCTOBER 2025 - IT SERVICES	3031	40796	70.88
WATER DISTRIBUTION	119	WALTCO TOOLS, INC	SOCKET	3031	40589	13.99
WATER DISTRIBUTION	119	WALTCO TOOLS, INC	GLOVES	3031	40531	14.99
WATER DISTRIBUTION	119	WALTCO TOOLS, INC	PROPANE TORCH	3031	40589	49.99
WATER DISTRIBUTION	119	WALTCO TOOLS, INC	PAINT BRUSH	3031	40542	5.98
WATER DISTRIBUTION	119	WALTCO TOOLS, INC	CAUTION TAPE	3031	40531	47.96
WATER DISTRIBUTION	119	WALTCO TOOLS, INC	BIT	3031	40589	27.36

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WATER DISTRIBUTION	119	WALTCO TOOLS, INC	CONCRETE TOOLS	3031	40589	104.98
WATER DISTRIBUTION	119	WALTCO TOOLS, INC	PAINT ROLLER	3031	40531	6.98
WATER DISTRIBUTION Total						2,152.69
WATER PLANT	51	ALTON WINSUPPLY	REPAIR - WASHER LINE	3032	40531	60.50
WATER PLANT	4163	AMEREN ILLINOIS	AMEREN - ELECTRICITY	3032	40783	1,875.45
WATER PLANT	5966	ELAN FINANCIAL SERVICES	8/11-9/10/2025-SCADA INTERNET	3032	40786	208.19
WATER PLANT	5966	ELAN FINANCIAL SERVICES	8/22-9/21/2025 - INTERNET	3032	40786	299.95
WATER PLANT	5966	ELAN FINANCIAL SERVICES	8/22-9/21/2025 - INTERNET	3032	40786	8.56
WATER PLANT	4732	FARM & HOME SUPPLY	LEAF BLOWER	3032	40589	219.99
WATER PLANT	100	GRP WEGMAN COMPANY	FROG POND PUMP MOTOR	3032	40719	382.74
WATER PLANT	5915	KANE MECHANICAL GROUP, LLC	SODIUM HYPOCHLORITE LINE	3032	40916	2,270.01
WATER PLANT	873	MISSISSIPPI LIME COMPANY	QUICKLIME	3032	40553	7,618.10
WATER PLANT	6316	PVS DX INC	CHLORINE TANK RENTAL	3032	40553	200.00
WATER PLANT	3698	SOUTHWEST CENTRAL WATER PLANT	SWCPWOA MEETING - K LANKFORD	3032	40659	15.00
WATER PLANT	3698	SOUTHWEST CENTRAL WATER PLANT	SWCPWOA MEETING - M REDMAN	3032	40659	15.00
WATER PLANT	3698	SOUTHWEST CENTRAL WATER PLANT	SWCPWOA MEETING - T DONOHOO	3032	40659	15.00
WATER PLANT	5115	USA BLUEBOOK	DRUM PUMP KIT	3032	40589	872.93
WATER PLANT	981	UTILITRA	OCTOBER 2025 - IT SERVICES	3032	40796	70.88
WATER PLANT	119	WALTCO TOOLS, INC	CASTOR BRAKE, CASTOR SWIVEL	3032	40529	67.96
WATER PLANT Total						14,200.26
SEWER REVENUES	T0001425	BRADLEY D PHILLIPS	REFUND CREDIT-302 WHITELAW	4000	20304	1.91
SEWER REVENUES	T0001424	DERRICK A BROWN	REFUND CREDIT - 216 S 12TH ST	4000	20305	3.33
SEWER REVENUES	T0001424	DERRICK A BROWN	REFUND CREDIT - 216 S 12TH ST	4000	20304	0.20
SEWER REVENUES	T0001423	GARY BALDWIN	REFUND CREDIT - 531 S 12TH	4000	20304	0.95
SEWER REVENUES	T0001427	IVAN TITE	REFUND CREDIT-474 EVANS	4000	20304	2.80
SEWER REVENUES	T0001422	KIMBERLY K BOCK	REFUND CREDIT-300 N 6TH ST	4000	20305	8.14
SEWER REVENUES	T0001428	MARTHA MAJOR ESTATE	REFUND CREDIT - 170 ASH	4000	20304	1.01
SEWER REVENUES	T0001421	WILLIAM OLESON	REFUND CREDIT-160 E PENNING	4000	20305	15.29
SEWER REVENUES	T0001421	WILLIAM OLESON	REFUND CREDIT-160 E PENNING	4000	20304	0.14
SEWER REVENUES Total						33.77
SEWER COLLECTIONS	4163	AMEREN ILLINOIS	AMEREN - ELECTRICITY	4041	40783	1,631.88
SEWER COLLECTIONS	6370	COUNTY MATERIALS CORP	JOINT SEAL	4041	40531	320.00
SEWER COLLECTIONS	5966	ELAN FINANCIAL SERVICES	GEAR OIL	4041	40529	9.89

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SEWER COLLECTIONS	5966	ELAN FINANCIAL SERVICES	MOWER BATTERY	4041	40529	64.99
SEWER COLLECTIONS	5966	ELAN FINANCIAL SERVICES	AUG 2025 - RHR LIFT STATION	4041	40783	532.56
SEWER COLLECTIONS	905	N GENERAL AUTO ELECTRIC	SPARK PLUGS	4041	40529	9.00
SEWER COLLECTIONS	1084	SCHULTE SUPPLY INCORPORATED	14' LENGTH PIPE	4041	40531	1,301.16
SEWER COLLECTIONS	1084	SCHULTE SUPPLY INCORPORATED	SADDLE, ELBOWS, GLOVES	4041	40531	325.12
SEWER COLLECTIONS	1084	SCHULTE SUPPLY INCORPORATED	PAINT	4041	40542	129.84
SEWER COLLECTIONS	1084	SCHULTE SUPPLY INCORPORATED	SEWER SADDLE, STRAPS, SEALANTS	4041	40531	530.43
SEWER COLLECTIONS	1084	SCHULTE SUPPLY INCORPORATED	SEWER SADDLE	4041	40531	344.60
SEWER COLLECTIONS	6479	UNITED RENTALS NORTH AMERICA	RENTALS - FORCE MAIN REPAIR	4041	40792	5,095.72
SEWER COLLECTIONS	6479	UNITED RENTALS NORTH AMERICA	RENTALS - FORCE MAIN REPAIR	4041	40769	500.00
SEWER COLLECTIONS	119	WALTCO TOOLS, INC	HANDLE, KROIL SPRAY	4041	40531	32.98
SEWER COLLECTIONS Total						10,828.17
SEWER PLANT	1004	VEOLIA WATER NORTH AMERICA	NOVEMBER 2025 - CONTRACT OPS	4042	40791	88,806.00
SEWER PLANT	1004	VEOLIA WATER NORTH AMERICA	PRIMARY CLARIFIER FLIGHTS	4042	40939	5,605.00
SEWER PLANT Total						94,411.00
REFUSE REVENUES	T0001426	DARREN W CARSTENS	REFUND CREDIT-148 PARK AVE	4900	20308	30.52
REFUSE REVENUES	T0001424	DERRICK A BROWN	REFUND CREDIT - 216 S 12TH ST	4900	20308	2.06
REFUSE REVENUES	T0001423	GARY BALDWIN	REFUND CREDIT - 531 S 12TH	4900	20308	5.60
REFUSE REVENUES	T0001427	IVAN TITE	REFUND CREDIT-474 EVANS	4900	20308	104.01
REFUSE REVENUES	T0001428	MARTHA MAJOR ESTATE	REFUND CREDIT - 170 ASH	4900	20308	52.42
REFUSE REVENUES	T0001430	MICHAEL E HENSON	REFUND CREDIT-549 BRUSHEY GROV	4900	20308	23.43
REFUSE REVENUES	T0001429	PATRICIA JONES WIGGS	REFUND CREDIT - 971 CEDAR	4900	20308	26.37
REFUSE REVENUES	T0001421	WILLIAM OLESON	REFUND CREDIT-160 E PENNING	4900	20308	6.43
REFUSE REVENUES Total						250.84
REFUSE	5966	ELAN FINANCIAL SERVICES	VERIZON 8/11-9/10/2025	4949	40799	25.13
REFUSE	5966	ELAN FINANCIAL SERVICES	CC POINTS REDEEMED	4949	40799	(25.13)
REFUSE	5966	ELAN FINANCIAL SERVICES	CC POINTS REDEEMED	4949	40799	(25.11)
REFUSE	5966	ELAN FINANCIAL SERVICES	CC POINTS REDEEMED	4949	40799	(25.11)
REFUSE	5966	ELAN FINANCIAL SERVICES	CC POINTS REDEEMED	4949	40799	(8.11)
REFUSE Total						(58.33)
GOLF MAINTENANCE	4731	CLOVERLEAF	NOVEMBER 2025 - GC MAINTNEANCE	5051	40792	26,010.00
GOLF MAINTENANCE	2854	CSR CONSTRUCTION	GOLF CART PATH - ASPHALT	5051	40916	75,490.00
GOLF MAINTENANCE	5574	MPR SUPPLY COMPANY	VFD DRIVE REPAIR	5051	40792	8,586.00

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GOLF MAINTENANCE Total						110,086.00
GOLF CLUBHOUSE	5430	ACUSHNET CO	PULL OVER HOODIES - RESALE	5052	40579	1,112.87
GOLF CLUBHOUSE	5430	ACUSHNET CO	BEANIES - RESALE	5052	40579	368.38
GOLF CLUBHOUSE	5430	ACUSHNET CO	GLOVES - RESALE	5052	40579	175.65
GOLF CLUBHOUSE	5430	ACUSHNET CO	GOLF BALLS - RESALE	5052	40579	4,409.40
GOLF CLUBHOUSE	4163	AMEREN ILLINOIS	AMEREN - ELECTRICITY	5052	40783	790.27
GOLF CLUBHOUSE	1245	CITY OF WOOD RIVER	WATER - N PAVILION	5052	40781	6.50
GOLF CLUBHOUSE	1245	CITY OF WOOD RIVER	WATER - N BATHROOM	5052	40781	6.50
GOLF CLUBHOUSE	1245	CITY OF WOOD RIVER	WATER - BELK PARK BATHROOMS	5052	40781	6.50
GOLF CLUBHOUSE	1245	CITY OF WOOD RIVER	WATER - OASIS	5052	40781	34.24
GOLF CLUBHOUSE	1245	CITY OF WOOD RIVER	WATER - BELK MAINT	5052	40781	52.26
GOLF CLUBHOUSE	1245	CITY OF WOOD RIVER	WATER - S BATHROOMS	5052	40781	6.50
GOLF CLUBHOUSE	1245	CITY OF WOOD RIVER	WATER - DRINK FOUNTAIN	5052	40781	6.50
GOLF CLUBHOUSE	1245	CITY OF WOOD RIVER	WATER - CLUB HOUSE	5052	40781	8.14
GOLF CLUBHOUSE	6204	CLEAN UNIFORM COMPANY	9/29/2025-RUG&TOWEL SERVICE	5052	40752	279.95
GOLF CLUBHOUSE	5966	ELAN FINANCIAL SERVICES	PATIO FURNATURE - BELK PATIO	5052	40599	1,497.81
GOLF CLUBHOUSE	5966	ELAN FINANCIAL SERVICES	DIRECT TV - 9/4-10/3/2025	5052	40786	234.97
GOLF CLUBHOUSE	5966	ELAN FINANCIAL SERVICES	MOP BUCKET - CLUBHOUSE	5052	40541	59.99
GOLF CLUBHOUSE	5966	ELAN FINANCIAL SERVICES	BELK PARK - TRASH CANS	5052	40549	149.94
GOLF CLUBHOUSE	5966	ELAN FINANCIAL SERVICES	DIRECT TV - 10/4-11/03/2025	5052	40786	234.97
GOLF CLUBHOUSE	5966	ELAN FINANCIAL SERVICES	RETURN SALES TAX	5052	40599	(109.02)
GOLF CLUBHOUSE	5966	ELAN FINANCIAL SERVICES	VERIZON 8/11-9/10/2025	5052	40786	118.12
GOLF CLUBHOUSE	5966	ELAN FINANCIAL SERVICES	CC POINTS REDEEMED	5052	40786	(118.12)
GOLF CLUBHOUSE	5966	ELAN FINANCIAL SERVICES	CC POINTS REDEEMED	5052	40786	(118.08)
GOLF CLUBHOUSE	5966	ELAN FINANCIAL SERVICES	CC POINTS REDEEMED	5052	40786	(118.08)
GOLF CLUBHOUSE	5966	ELAN FINANCIAL SERVICES	CC POINTS REDEEMED	5052	40786	(38.16)
GOLF CLUBHOUSE	669	ILLINOIS DEPARTMENT OF REVENUE	SEPTEMBER 2025 - SALES TAX	5052	40573	1,854.00
GOLF CLUBHOUSE	5713	MEDFORD OIL COMPANY	GASOLINE - GOLF CARTS	5052	40521	679.16
GOLF CLUBHOUSE	5236	PEPSI - COLA	BAG IN BOX SODA	5052	40571	976.40
GOLF CLUBHOUSE	6376	ROTTLER PEST CONTROL	PEST CONTROL - BELK CLUBHOUSE	5052	40752	70.00
GOLF CLUBHOUSE	6056	TIGER HOSTING	BELK PARK INTERNET	5052	40786	69.00
GOLF CLUBHOUSE	5794	TNT GOLF CAR & MOTORSPORTS	CART REPAIRS	5052	40758	2,109.71
GOLF CLUBHOUSE Total						14,816.27

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GOLF CONCESSIONS	348	CR SYSTEMS	CUPS, LIDS, STRAWS	5053	40572	308.90
GOLF CONCESSIONS	5487	DONNEWALD DISTRIBUTING CO.	ALCOHOL - GOLF COURSE	5053	40574	967.85
GOLF CONCESSIONS	5487	DONNEWALD DISTRIBUTING CO.	ALCOHOL - GOLF COURSE	5053	40574	100.20
GOLF CONCESSIONS	5487	DONNEWALD DISTRIBUTING CO.	ALCOHOL - GOLF COURSE	5053	40574	235.00
GOLF CONCESSIONS	5487	DONNEWALD DISTRIBUTING CO.	ALCOHOL - GOLF COURSE	5053	40574	46.20
GOLF CONCESSIONS	669	ILLINOIS DEPARTMENT OF REVENUE	SEPTEMBER 2025 - SALES TAX	5053	40573	1,494.00
GOLF CONCESSIONS	5540	REIS SERVICES INC	HOT DOGS & BRATS	5053	40571	188.00
GOLF CONCESSIONS	5496	ROBERT CHICK FRITZ	ALCOHOL - GOLF COURSE	5053	40574	333.50
GOLF CONCESSIONS	6471	ROMANO BEVERAGE	ALCOHOL - GOLF COURSE	5053	40574	655.00
GOLF CONCESSIONS	5837	RPKG HOLDINGS, LLC	MEAT STICKS - RESALE	5053	40571	276.00
GOLF CONCESSIONS Total						4,604.65
CID	4039	ACE HARDWARE OF BETHALTO	DP - LANDSCAPE FABRIC	8700	40792	23.39
CID	4039	ACE HARDWARE OF BETHALTO	DP - LANDSCAPING SUPPLIES	8700	40792	124.18
CID	4039	ACE HARDWARE OF BETHALTO	DOG PARK - LANDSCAPING	8700	40792	35.99
CID	4039	ACE HARDWARE OF BETHALTO	DOG PARK - TOPSOIL	8700	40792	25.00
CID	4039	ACE HARDWARE OF BETHALTO	DOG PARK - TOPSOIL	8700	40792	12.50
CID	6473	BOB OTTO STRIPING SERVICES	DOG PARK - PARKING LOT	8700	40792	1,045.00
CID	5966	ELAN FINANCIAL SERVICES	DOG PARK UMBRELLAS	8700	40792	113.98
CID	5966	ELAN FINANCIAL SERVICES	GIFT BAG SUPPLIES - DOG PARK	8700	40792	18.75
CID	5966	ELAN FINANCIAL SERVICES	GIFT BAG SUPPLIES - DOG PARK	8700	40792	16.00
CID	5966	ELAN FINANCIAL SERVICES	NO SMOKING SIGN - DOG PARK	8700	40792	30.95
CID	5966	ELAN FINANCIAL SERVICES	RETURN ITEM	8700	40792	(106.99)
CID	5966	ELAN FINANCIAL SERVICES	RETURN ITEM	8700	40792	(106.99)
CID	5966	ELAN FINANCIAL SERVICES	BUSINESS LUNCH	8700	40860	41.00
CID	5966	ELAN FINANCIAL SERVICES	FIRE PUMPER TITLE WORK	8700	40939	440.00
CID	4732	FARM & HOME SUPPLY	DOG PARK - CANOPY	8700	40792	139.98
CID	6169	HEARTLANDS CONSERVANCY	REVIEW & DESIGN	8700	40792	3,175.00
CID	1336	LOWE'S COMPANIES INCORPORATED	DOG PARK - SOD SUPPLIES	8700	40792	273.50
CID	1336	LOWE'S COMPANIES INCORPORATED	DP-TIMER FOR SPRINKLER	8700	40792	95.40
CID	1336	LOWE'S COMPANIES INCORPORATED	DP-MOWER, OIL, MULCH BAG	8700	40792	419.82
CID	1336	LOWE'S COMPANIES INCORPORATED	DP - LANDSCAPE EDGING ROCK	8700	40792	79.44
CID	1336	LOWE'S COMPANIES INCORPORATED	DP - LANDSCAPE SUPPLIES	8700	40792	25.89
CID	6475	S SHAFER EXCAVATING, INC	DEMO 876 STATE ST	8700	40916	49,000.00

CITY OF WOOD RIVER
DEPARTMENT SUMMARY REPORT
COUNCIL MEETING DATE: 10/20/2025
INVOICES DUE ON/BEFORE: 11/20/2025

DEPARTMENT	VENDOR #	VENDOR NAME	DESCRIPTION	DEPT CODE	ACCOUNT NUMBER	AMOUNT DUE
CID	119	WALTCO TOOLS, INC	HARDWARE - DOG PARK	8700	40792	45.00
CID	119	WALTCO TOOLS, INC	SIGN HARDWARE	8700	40792	40.00
CID	119	WALTCO TOOLS, INC	SPRAY PAINT, HARDWARE - DP	8700	40792	8.43
CID Total						55,015.22
NHR SALES TAX	5966	ELAN FINANCIAL SERVICES	OUTDOOR SLATTED TRASH CANS	8900	40910	3,529.95
NHR SALES TAX	3780	GONZALEZ COMPANIES LLC	STATE ST SEWER SEP-RPR SERVICE	8900	40904	11,115.25
NHR SALES TAX	3780	GONZALEZ COMPANIES LLC	9TH ST DETENTION POND	8900	40903	6,905.25
NHR SALES TAX	6428	INTEGRITY LANDSCAPES	REC CENTER LANDSCAPING	8900	40916	28,000.00
NHR SALES TAX	1099	SHEPPARD MORGAN & SCHWAAB	7/27-8/30/25-EDWARDSVILLE RD	8900	40906	11,224.64
NHR SALES TAX	6451	STEARNS, CONRAD & SCHMIDT	SEPTEMBER 2025 - ERR 9TH ST	8900	40903	2,550.00
NHR SALES TAX	6451	STEARNS, CONRAD & SCHMIDT	ERR 9TH STREET	8900	40903	11,057.50
NHR SALES TAX	6451	STEARNS, CONRAD & SCHMIDT	ERR 9TH STREET	8900	40903	6,090.00
NHR SALES TAX	981	UTILITRA	6TH ST PARK SECURITY CAMERAS	8900	40916	6,982.99
NHR SALES TAX Total						87,455.58
RECREATION CENTER	1245	CITY OF WOOD RIVER	WATER - REC CENTER	9000	40781	86.44
RECREATION CENTER	5966	ELAN FINANCIAL SERVICES	WALL DECALS - FITNESS ROOM	9000	40565	9.96
RECREATION CENTER	5966	ELAN FINANCIAL SERVICES	GYMNASTICS TODDLER TOY	9000	40565	11.82
RECREATION CENTER	5966	ELAN FINANCIAL SERVICES	HAZARD TAPE - REC CENTER	9000	40549	9.59
RECREATION CENTER	5966	ELAN FINANCIAL SERVICES	NERF NIGHT - PIZZA	9000	40304	57.92
RECREATION CENTER	5966	ELAN FINANCIAL SERVICES	REC CENTER - FLAG BOULDERS	9000	40599	44.00
RECREATION CENTER	5966	ELAN FINANCIAL SERVICES	PAPER CLIPS	9000	40519	30.36
RECREATION CENTER	5966	ELAN FINANCIAL SERVICES	GYM SKILL WALL MANEQUIN	9000	40565	34.51
RECREATION CENTER	5966	ELAN FINANCIAL SERVICES	COFFEE	9000	40304	75.92
RECREATION CENTER	5966	ELAN FINANCIAL SERVICES	FACIAL TISSUES	9000	40519	13.98
RECREATION CENTER	5966	ELAN FINANCIAL SERVICES	BAND AIDS	9000	40565	12.98
RECREATION CENTER	5966	ELAN FINANCIAL SERVICES	PAPER PRODUCTS	9000	40541	176.72
RECREATION CENTER	5966	ELAN FINANCIAL SERVICES	TOILET PAPER & MOP HANDLE	9000	40541	86.81
RECREATION CENTER	5966	ELAN FINANCIAL SERVICES	FLOOR CLEANER	9000	40541	86.46
RECREATION CENTER	5966	ELAN FINANCIAL SERVICES	GYMNASTICS GAME	9000	40565	21.99
RECREATION CENTER	5966	ELAN FINANCIAL SERVICES	GYM SUPPLIES, STAMPS, TUNNEL	9000	40565	30.77
RECREATION CENTER	5966	ELAN FINANCIAL SERVICES	COMPUTER MOUSE	9000	40519	19.40
RECREATION CENTER	5966	ELAN FINANCIAL SERVICES	8/22-9/21/2025 - INTERNET	9000	40786	1,109.00
RECREATION CENTER	669	ILLINOIS DEPARTMENT OF REVENUE	SEPTEMBER 2025 - SALES TAX	9000	40573	18.00

CITY OF WOOD RIVER
DEPARTMENT SUMMARY REPORT
COUNCIL MEETING DATE: 10/20/2025
INVOICES DUE ON/BEFORE: 11/20/2025

DEPARTMENT	VENDOR #	VENDOR NAME	DESCRIPTION	DEPT CODE	ACCOUNT NUMBER	AMOUNT DUE
RECREATION CENTER	6392	KYLEN JENNA JOHNSON	VOLLEYBALL UMPIRE PAYROLL	9000	40313	150.00
RECREATION CENTER	6477	STEPHEN ERSLOH	VOLLEYBALL UMPIRE PAYROLL	9000	40313	200.00
RECREATION CENTER	981	UTILITRA	OCTOBER 2025 - IT SERVICES	9000	40796	679.92
RECREATION CENTER Total						2,966.55
Grand Total						969,195.69

City of Wood River
Statement of Revenues and Expenditures
Period Ending
September 30, 2025

	General Fund		Water Fund		Sewer Fund		Golf Course Fund	
	CP	YTD	CP	YTD	CP	YTD	CP	YTD
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
Revenues:								
Property Taxes	32,775	131,183	-	-	-	-	-	-
Other Major Tax Sources	516,159	3,029,930	-	-	-	-	-	-
Licenses and Permits	9,626	43,511	-	-	-	-	-	-
Miscellaneous Revenues	27,244	310,074	18,073	403,286	5,189	20,119	6,930	38,360
Service Revenues	-	-	191,047	894,571	262,802	1,419,323	-	-
Service Charges & Fees	29,607	460,032	-	-	-	-	-	-
Fees	-	-	-	-	-	-	75,231	402,987
Cards and Passes	-	-	-	-	-	-	500	1,600
Cart Rental	-	-	-	-	-	-	20,234	120,686
Concessions	-	-	-	-	-	-	24,170	147,743
Non-Revenue Receipts	46,226	230,231	-	-	-	-	-	-
Recreation Fees	5,772	32,328	-	-	-	-	-	-
Restricted Police Funds	1,127	8,938	-	-	-	-	-	-
Total Revenues	668,536	4,246,227	209,120	1,287,857	267,991	1,439,442	127,065	711,376
Expenditures:								
Legislative Dept	3,884	26,320	-	-	-	-	-	-
Administrative Dept	34,991	186,654	-	-	-	-	-	-
Finance Dept	43,052	199,650	-	-	-	-	-	-
Animal Control Dept	2,344	13,713	-	-	-	-	-	-
Legal Dept	10,868	28,875	-	-	-	-	-	-
Building and Zoning Dept	30,314	163,372	-	-	-	-	-	-
Street Lighting Dept	20,585	65,749	-	-	-	-	-	-
Capital Improvement Dept	-	-	-	-	-	-	-	-
City Hall Maint. Dept	5,281	16,545	-	-	-	-	-	-
Street Dept	36,247	172,325	-	-	-	-	-	-
Parks and Rec Dept	41,014	191,044	-	-	-	-	-	-
Park Maint. Dept	44,908	231,156	-	-	-	-	-	-
Disaster Preparedness	112	431	-	-	-	-	-	-
Police Restricted Funds	-	-	-	-	-	-	-	-
Police Dept	220,210	1,363,810	-	-	-	-	-	-
Fire Dept	152,176	886,231	-	-	-	-	-	-
Police Comm. Dept	108,325	493,162	-	-	-	-	-	-
Golf Maint. Dept	-	-	-	-	-	-	47,989	380,288
Golf Clubhouse	-	-	-	-	-	-	59,487	355,258
Golf Concessions Dept	-	-	-	-	-	-	16,462	68,809
Public Works Admin. Dept	-	-	25,705	139,397	-	-	-	-
Water Distribution Dept	-	-	94,273	441,557	-	-	-	-
Water Plant Dept	-	-	102,586	599,182	-	-	-	-
Capital Trust	-	-	-	-	-	-	-	-
Sewer Collection	-	-	-	-	112,564	702,385	-	-
Sewer Plant	-	-	-	-	150,158	586,912	-	-
Total Expenditures	754,311	4,039,037	222,564	1,180,136	262,722	1,289,297	123,938	804,355
Revenues Over/(Under)								
Expenditures	(85,775)	207,190	(13,444)	107,721	5,269	150,145	3,127	(92,979)

City of Wood River
Statement of Revenues and Expenditures
Period Ending
September 30, 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	
Revenues:												
Property Taxes	-	-		27,552	110,276		3,635	14,550		9,318	37,295	
Taxes	43,985	198,921		-	-		-	27,746		-	-	
Other Major Tax Sources	-	-		-	-		-	-		-	-	
Licenses and Permits	-	-		-	-		-	-		-	-	
Miscellaneous Revenues	4,635	22,889		149,047	745,682		464	2,204		2,772	14,155	
Service Revenues	-	-		-	-		-	-		74,331	373,331	
Service Charges & Fees	-	-		-	-		-	-		-	-	
Fees	-	-		-	-		-	-		-	-	
Cards and Passes	-	-		-	-		-	-		-	-	
Electric Cars	-	-		-	-		-	-		-	-	
Concessions	-	-		-	-		-	-		-	-	
Pool Admissions	-	-		-	-		-	-		-	-	
Coupons/Specials	-	-		-	-		-	-		-	-	
Season Passes	-	-		-	-		-	-		-	-	
Special Programs	-	-		-	-		-	-		-	-	
Recreation Fees	-	-		-	-		-	-		-	-	
Non-Revenue Receipts	-	-		-	-		-	-		-	-	
Total Revenues	48,620	221,810		176,599	855,958		4,099	44,500		86,421	424,781	
Expenditures:												
Personnel	-	-		-	-		-	-		1,893	10,332	
Materials and Supplies	7,126	29,186		-	-		-	-		-	-	
Dues/Subscr/Training	-	-		-	-		-	-		-	-	
Services	1,505	15,439		-	-		-	-		81,494	343,443	
Miscellaneous	-	-		1,949	704,139		-	-		-	-	
Capital	-	-		-	-		-	-		-	-	
Total Expenditures	8,631	44,625		1,949	704,139		-	-		83,387	353,775	
Revenues Over/(Under) Expenditures	39,989	177,185		174,650	151,819		4,099	44,500		3,034	71,006	

City of Wood River

	Westside BD			Riverbend BD #3			TIF #3			Riverbend BD #4			Riverbend BD #1			Cap Improve. & Develop.		
	CP	YTD		CP	YTD		CP	YTD		CP	YTD		CP	YTD		CP	YTD	
	Actual	Actual		Actual	Actual		Actual	Actual		Actual	Actual		Actual	Actual		Actual	Actual	
Revenues:																		
Property Taxes	-	-	-	-	-	-	41,225	298,074	-	-	-	-	-	-	-	-	-	-
Taxes	1,056	4,366	3,720	17,121	-	-	-	-	-	2,753	13,724	50,616	248,060	66,676	264,889	-	-	-
Other Major Tax Sources	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
American Rescue Plan	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Revenues	15	65	522	2,374	1,958	10,303	475	2,176	34,338	7,067	13,124	106,165	-	-	-	-	-	-
Service Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Service Charges & Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Coupons/Specials	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Season Passes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Programs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Recreation Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Non-Revenue Receipts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer from Other Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	1,071	4,421	4,242	19,495	43,183	308,377	3,228	15,900	282,398	57,683	79,800	371,054						
Expenditures:																		
Personnel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Materials and Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues/Subscri/Training	-	-	-	-	-	650	-	-	-	-	-	-	-	-	-	-	-	-
Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	3,342	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TIF Reimbursements	-	-	-	-	-	280,518	50,979	-	-	-	-	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Downtown Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Water Tower Painting	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	-	3,342	-	-	-	281,168	50,979	-	-	-	-	-	-	-	-	-	198,870	-
Revenues Over/(Under)	1,071	1,079	4,242	19,495	(7,796)	27,209	3,228	15,900	282,398	57,683	102,524	172,184						
Expenditures																		

City of Wood River
Statement of Revenues and Expenditures
Period Ending
September 30, 2025

	Non-Home Rule Sales Tax				Recreation Center Fund				Sewer Capital Trust				Sewer EPA Capital Trust				PFAS Settlement Fund			
	CP		YTD		CP		YTD		CP		YTD		CP		YTD		CP		YTD	
	Actual		Actual		Actual		Actual		Actual		Actual		Actual		Actual		Actual		Actual	
Revenues:																				
Property Taxes	-		-		-		-		-		-		-		-		-		-	
Taxes	185,072		889,452		-		-		-		-		-		-		-		-	
Other Major Tax Sources					-		-		-		-		-		-		-		-	
American Rescue Plan	-		-		-		-		-		-		-		-		-		-	
Licenses and Permits	-		-		-		-		-		-		-		-		-		-	
Miscellaneous Revenues	20,471		484,149		510		3,664		3,679		22,506		4,390		26,854		977		977	
Service Revenues	-		-		-		-		-		-		-		-		-		-	
Service Charges & Fees	-		-		-		-		-		-		-		-		-		-	
Fees	-		-		-		-		-		-		-		-		-		-	
Coupons/Specials	-		-		-		-		-		-		-		-		-		-	
Season Passes	-		-		-		-		-		-		-		-		-		-	
Special Programs	-		-		-		-		-		-		-		-		-		-	
Recreation Fees	-		-		26,734		167,846		-		-		-		-		-		-	
Non-Revenue Receipts	-		-		-		-		-		-		-		-		-		-	
Transfer from Other Funds	-		-		-		-		-		-		-		-		-		-	
Total Revenues	205,543		1,373,601		27,244		171,510		3,679		22,506		4,390		26,854		977		977	
Expenditures:																				
Personnel	-		-		26,611		171,442		-		-		-		-		-		-	
Materials and Supplies	-		-		(2,137)		3,982		-		-		-		-		-		-	
Dues/Subscri/Training	-		-		-		-		-		-		-		-		-		-	
Services	-		-		13,287		35,714		-		-		-		-		-		-	
Miscellaneous	-		-		103		513		-		-		-		-		-		-	
Debt Payments	-		-		-		-		-		-		-		-		-		-	
Capital	-		-		-		70,496		-		-		-		-		-		-	
TIF Reimbursements	-		-		-		-		-		-		-		-		-		-	
East Side Detention	39,060		78,121		-		-		-		-		-		-		-		-	
Recreation Center	-		-		8,315		18,254		-		-		-		-		-		-	
Recreation Center - Loan Service	-		-		-		-		-		-		-		-		-		-	
Sixth Street Retention	-		13,574		-		-		-		-		-		-		-		-	
Sewer Separation - Loan Service	-		120,380		-		-		-		-		-		-		-		-	
State Street Sewer Sep	13,731		370,609		-		-		-		-		-		-		-		-	
East End Park/14th St Park	-		-		-		-		-		-		-		-		-		-	
Round House Repairs	-		-		-		-		-		-		-		-		-		-	
Sidewalk Repairs & Replacements	-		34,898		-		-		-		-		-		-		-		-	
Alton/Edwardsville Rd	-		31,937		-		-		-		-		-		-		-		-	
Downtown Improvements	-		25,575		-		-		-		-		-		-		-		-	
Contingency	5,578		112,578		-		-		-		-		-		-		-		-	
Water Tower Painting	-		-		-		-		-		-		-		-		-		-	
Transfer Out	-		-		-		-		-		-		-		-		-		-	
Total Expenditures	58,369		787,572		46,179		300,401		-		-		-		-		-		-	
Revenues Over/(Under)	147,174		586,029		(18,935)		(128,891)		3,679		22,506		4,390		26,854		977		977	
Expenditures																				

City of Wood River
Statement of Revenues and Expenditures
Period Ending
September 30, 2025

	Library Fund		Police Pension		Fire Pension	
	CP	YTD	CP	YTD	CP	YTD
	Actual	Actual	Actual	Actual	Actual	Actual
Revenues:						
Property Taxes	39,186	156,839	87,075	348,520	54,453	217,949
Taxes	-	16,913	-	-	-	-
Other Major Tax Sources	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-
Miscellaneous Revenues	6,349	19,689	284,518	1,592,184	184,283	813,348
Service Revenues	-	-	-	-	-	-
Service Charges & Fees	-	-	-	-	-	-
Fees	524	3,623	-	-	-	-
Cards and Passes	-	-	-	-	-	-
Electric Cars	-	-	-	-	-	-
Concessions	-	-	-	-	-	-
Pool Admissions	-	-	-	-	-	-
Coupons/Specials	-	-	-	-	-	-
Season Passes	-	-	-	-	-	-
Special Programs	-	-	-	-	-	-
Recreation Fees	-	-	-	-	-	-
Non-Revenue Receipts	1,025	16,459	-	-	-	-
Total Revenues	47,084	213,523	371,593	1,940,704	238,736	1,031,297
Expenditures:						
Personnel	30,012	163,027	-	-	-	-
Materials and Supplies	5,623	23,667	-	-	-	-
Dues/Subscr/Training	195	270	-	825	-	-
Services	3,132	17,021	881	5,404	-	500
Miscellaneous	237	1,184	99,348	499,241	59,296	293,086
Capital	121,136	155,671	-	-	-	-
Total Expenditures	160,335	360,840	100,229	505,470	59,296	293,586
Revenues Over/(Under)						
Expenditures	(113,251)	(147,317)	271,364	1,435,234	179,440	737,711

CITY OF WOOD RIVER
CASH AND INVESTMENT REPORT
PERIOD ENDING:
SEPTEMBER 30, 2025

	Beginning Balance	Total Debits	Total Credits	Ending Balance
GENERAL FUND				
UNRESTRICTED CASH				
10-00-0-0011 MONEY MARKET	3,518,406.90	661,490.51	760,585.12	3,419,312.29
10-00-0-0013 BUSEY BANK MONEY MARKET	159,073.09	372.55	-	159,445.64
10-00-0-0015 PETTY CASH	1,300.00	-	-	1,300.00
10-00-0-0019 CARROLLTON BANK MONEY MARKET	225,309.14	565.72	-	225,874.86
10-00-0-0066 AP CLEARING	92,500.00	-	-	92,500.00
TOTAL UNRESTRICTED CASH	3,996,589.13	662,428.78	760,585.12	3,898,432.79
UNRESTRICTED INVESTMENTS				
10-00-0-0061 IMET	1,494,715.30	11,803.71	-	1,506,519.01
TOTAL UNRESTRICTED INVESTMENTS	1,494,715.30	11,803.71	-	1,506,519.01
TOTAL UNRESTRICTED CASH AND INVESTMENTS	5,491,304.43	674,232.49	760,585.12	5,404,951.80
ASSIGNED AND RESTRICTED CASH				
10-00-0-0017 RECREATION PROGRAMS CASH	111,259.56	5,871.50	6,421.76	110,709.30
10-00-0-0018 RESTRICTED POLICE FUNDS	131,279.78	1,127.44	-	132,407.22
TOTAL ASSIGNED AND RESTRICTED CASH	242,539.34	6,998.94	6,421.76	243,116.52
CAPITAL IMPROVEMENTS AND DEVELOPMENT FUND				
UNRESTRICTED CASH				
87-00-0-0011 MONEY MARKET	894,432.00	133,063.05	39,217.99	988,277.06
TOTAL UNRESTRICTED CASH	894,432.00	133,063.05	39,217.99	988,277.06
UNRESTRICTED INVESTMENTS				
87-00-0-0061 IMET	883,706.16	6,978.59	-	890,684.75
TOTAL UNRESTRICTED INVESTMENTS	883,706.16	6,978.59	-	890,684.75
TOTAL UNRESTRICTED CASH AND INVESTMENTS	1,778,138.16	140,041.64	39,217.99	1,878,961.81
RESTRICTED CASH				
87-00-0-0013 AMERICAN RESCUE PLAN	-	-	-	-
TOTAL RESTRICTED CASH	-	-	-	-

CITY OF WOOD RIVER
CASH AND INVESTMENT REPORT
PERIOD ENDING:
SEPTEMBER 30, 2025

RESTRICTED CASH AND INVESTMENTS-SPECIAL REVENUE FUNDS

MOTOR FUEL TAX

CASH				
21-00-0-0011	MONEY MARKET	1,380,297.12	48,619.57	1,420,286.10
TOTAL CASH		<u>1,380,297.12</u>	<u>48,619.57</u>	<u>1,420,286.10</u>

INSURANCE FUND

CASH				
23-00-0-0011	MONEY MARKET	522,477.20	176,598.59	697,126.84
TOTAL CASH		<u>522,477.20</u>	<u>176,598.59</u>	<u>697,126.84</u>

RETIREMENT FUND

CASH				
24-00-0-0011	MONEY MARKET	138,288.30	4,099.28	142,387.58
TOTAL CASH		<u>138,288.30</u>	<u>4,099.28</u>	<u>142,387.58</u>

REFUSE

CASH				
49-00-0-0011	MONEY MARKET	378,654.45	87,050.40	381,688.78
49-00-0-0015	PETTY CASH	50.00	-	50.00
TOTAL CASH		<u>378,704.45</u>	<u>87,050.40</u>	<u>381,738.78</u>

WESTSIDE BUSINESS DISTRICT

CASH				
61-00-0-0011	MONEY MARKET	4,085.50	1,070.86	5,156.36
TOTAL CASH		<u>4,085.50</u>	<u>1,070.86</u>	<u>5,156.36</u>

RIVERBEND BUSINESS DISTRICT #3

CASH				
62-00-0-0011	MONEY MARKET	147,954.85	4,242.22	152,197.07
TOTAL CASH		<u>147,954.85</u>	<u>4,242.22</u>	<u>152,197.07</u>

CITY OF WOOD RIVER
CASH AND INVESTMENT REPORT
PERIOD ENDING:
SEPTEMBER 30, 2025

TIF # 3

CASH

81-00-0-0011	MONEY MARKET	615,209.30	43,182.71	50,979.30	607,412.71
TOTAL CASH		615,209.30	43,182.71	50,979.30	607,412.71

RIVERBEND BUSINESS DISTRICT #4

CASH

85-00-0-0011	MONEY MARKET	134,619.58	3,228.13	-	137,847.71
TOTAL CASH		134,619.58	3,228.13	-	137,847.71

RIVERBEND BUSINESS DISTRICT #1

CASH

86-00-0-0011	MONEY MARKET	2,140,594.82	57,683.26	-	2,198,278.08
TOTAL CASH		2,140,594.82	57,683.26	-	2,198,278.08

NON-HOME RULE SALES TAX

CASH

89-00-0-0011	MONEY MARKET	6,349,127.47	205,543.06	58,368.85	6,496,301.68
TOTAL CASH		6,349,127.47	205,543.06	58,368.85	6,496,301.68

RECREATION CENTER FUND

UNRESTRICTED CASH

90-00-0-0011	MONEY MARKET	139,007.96	29,787.04	48,721.01	120,073.99
90-00-0-0015	PETTY CASH	150.00	-	-	150.00
TOTAL UNRESTRICTED CASH		139,157.96	29,787.04	48,721.01	120,223.99

CASH HELD IN ENTERPRISE FUNDS

WATER FUND

CASH

30-00-0-0011	MONEY MARKET	313,225.25	308,634.82	321,867.61	299,992.46
TOTAL CASH		313,225.25	308,634.82	321,867.61	299,992.46

INVESTMENTS - PFAS SETTLEMENT FUND

30-00-0-0062 CAPITAL GAINS

TOTAL INVESTMENTS

TOTAL CASH AND INVESTMENTS		618,260.98	309,400.06	321,867.61	605,793.43
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CITY OF WOOD RIVER
CASH AND INVESTMENT REPORT
PERIOD ENDING:
SEPTEMBER 30, 2025

<u>SEWER FUND</u>			
CASH			
40-00-0-0011	MONEY MARKET	545,340.94	268,070.47
TOTAL CASH		545,340.94	265,763.97
INVESTMENTS			
40-00-0-0061	IMET	326,225.85	2,576.20
40-00-0-0062	CAPITAL GAINS	154,117.56	386.31
TOTAL INVESTMENTS		480,343.41	2,962.51
TOTAL CASH AND INVESTMENTS		1,025,684.35	271,032.98
<u>SEWER CAPITAL TRUST</u>			
CASH			
40-95-0-0011	C/TRUST MONEY MARKET	12,887.04	-
TOTAL CASH		12,887.04	-
INVESTMENTS			
40-95-0-0062	C/TRUST CAPITAL GAINS	1,467,621.97	3,678.67
TOTAL INVESTMENTS		1,467,621.97	3,678.67
TOTAL CASH AND INVESTMENTS		1,480,509.01	3,678.67
<u>EPA SEWER CAPITAL TRUST</u>			
CASH			
40-98-0-0011	EPA C/T MONEY MARKET	123,392.25	-
TOTAL CASH		123,392.25	-
INVESTMENTS			
40-98-0-0062	EPA C/T CAPITAL GAINS	1,751,586.17	4,389.51
TOTAL INVESTMENTS		1,751,586.17	4,389.51
TOTAL CASH AND INVESTMENTS		1,874,978.42	4,389.51
<u>GOLF COURSE FUND</u>			
CASH			
50-00-0-0011	MONEY MARKET	332,014.96	127,258.33
50-00-0-0015	PETTY CASH	750.00	-
TOTAL CASH		332,764.96	127,258.33
			124,557.68
			334,715.61
			750.00
			335,465.61

CITY OF WOOD RIVER
CASH AND INVESTMENT REPORT
PERIOD ENDING:
SEPTEMBER 30, 2025

SUMMARY:

UNRESTRICTED:	
GENERAL AND CAPITAL IMPROVEMENTS AND DEVELOPMENT FUND	7,283,913.61
ASSIGNED:	
RECREATION PROGRAMS	110,709.30
RESTRICTED:	
POLICE FUNDS-GRANTS AND SEIZURES FUNDS	132,407.22
SPECIAL REVENUES	12,358,956.90
PFAS SETTLEMENT FUND	305,800.97
ENTERPRISE FUNDS:	5,029,967.04

CITY OF WOOD RIVER
CASH AND INVESTMENT REPORT
PERIOD ENDING:
SEPTEMBER 30, 2025

CASH HELD BY OTHERS

POLICE PENSION FUND

CASH AND INVESTMENTS

91-00-0-0060 BUSEY BUSEY CHECKING 216,655.91
91-00-0-0063 BUSEY BANK INVESTMENT 427,074.43
91-00-0-0064 IPOIF 13,484,275.93
TOTAL CASH AND INVESTMENTS 14,128,006.27

FIRE PENSION FUND

CASH

92-00-0-0011 MONEY MARKET 236,547.60
TOTAL CASH 236,547.60

INVESTMENTS

92-00-0-0060 COMMERCIAL INVESTMENTS 8,248,442.52
TOTAL INVESTMENTS 8,248,442.52

TOTAL CASH AND INVESTMENTS

8,305,550.83 237,410.20 57,970.91 8,484,990.12

LIBRARY OPERATING

CASH

25-00-0-0011 MONEY MARKET 58,654.86
25-00-0-0014 FIRST MID AMERICA CREDIT UNION 13.75
25-00-0-0015 PETTY CASH 245.00
25-00-0-0028 SPECIAL RESERVES 366,884.44
TOTAL CASH 425,798.05

CITY OF WOOD RIVER
CASH AND INVESTMENT REPORT
PERIOD ENDING:
SEPTEMBER 30, 2025

	Beginning Balance	Total Debits	Total Credits	Ending Balance
TOTAL GENERAL FUND	5,733,843.77	681,231.43	767,006.88	5,648,068.32
TOTAL CAPITAL IMPROVEMENT AND DEVELOPMENT FUND	1,778,138.16	140,041.64	39,217.99	1,878,961.81
TOTAL MFT FUND	1,380,297.12	48,619.57	8,630.59	1,420,286.10
TOTAL INSURANCE FUND	522,477.20	176,598.59	1,948.95	697,126.84
TOTAL RETIREMENT FUND	138,288.30	4,099.28	0.00	142,387.58
TOTAL REFUSE FUND	378,704.45	87,050.40	84,016.07	381,738.78
TOTAL WESTSIDE BUSINESS DISTRICT FUND	4,085.50	1,070.86	0.00	5,156.36
TOTAL RIVERBEND BUSINESS DISTRICT #3 FUND	147,954.85	4,242.22	0.00	152,197.07
TOTAL TIF #3 FUND	615,209.30	43,182.71	50,979.30	607,412.71
TOTAL RIVERBEND BUSINESS DISTRICT #4 FUND	134,619.58	3,228.13	0.00	137,847.71
TOTAL RIVERBEND BUSINESS DISTRICT #1 FUND	2,140,594.82	57,683.26	0.00	2,198,278.08
TOTAL NON-HOME RULE SALES TAX FUND	6,349,127.47	205,543.06	58,368.85	6,496,301.68
TOTAL RECREATION CENTER FUND	139,157.96	29,787.04	48,721.01	120,223.99
TOTAL WATER FUND	313,225.25	308,634.82	321,867.61	605,793.43
TOTAL SEWER FUND	4,381,171.78	279,101.16	265,763.97	4,394,508.97
TOTAL GOLF FUND	332,764.96	127,258.33	124,557.68	335,465.61
TOTAL POLICE PENSION FUND	13,856,642.56	391,906.90	120,543.19	14,128,006.27
TOTAL FIRE PENSION FUND	8,305,550.83	237,410.20	57,970.91	8,484,990.12
TOTAL LIBRARY FUND	539,047.54	47,084.77	160,334.26	425,798.05

26

ORDINANCE NO.

ORDINANCE APPROVING AND AUTHORIZING A REDEVELOPMENT AGREEMENT FOR A PROJECT IN THE TIF NUMBER THREE PROJECT AREA WITH CROWN AUTO PROPERTIES II, 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, Crown Auto Properties II, LLC ("Developer"), has presented to City a proposal for a redevelopment project in part of the TIF District #3 project area, specifically:

Address: 59 E. Ferguson Ave. Wood River, Illinois 62095.
61 E. Ferguson Ave. Wood River, Illinois 62095

(collectively referred to as "Property") (*see* Development 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: \$555,124.00
- b. City agrees to reimburse the Developer up to the maximum sum of \$240,000.00, or 43.24% of the Redevelopment Project Costs incurred, whichever amount is less, eligible for reimbursement under the Act.

c. The \$240,000.00, or 43.24% of the Redevelopment Project Costs incurred, whichever amount is less, shall be paid (all payments are estimated based on TIF eligible costs) in six (6) equal payments, payable over six (6) years as indicated below, after completion of the Project, passing all City inspections (if any), and according to terms and conditions stated herein.

- 1) Year 1: \$40,000.00
- 2) Year 2: \$40,000.00
- 3) Year 3: \$40,000.00
- 4) Year 4: \$40,000.00
- 5) Year 5: \$40,000.00
- 6) Year 6: \$40,000.00

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 20th of October, 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 CROWN AUTO PROPERTIES II, LLC, AND CITY OF WOOD RIVER,
FOR 59 E. FERGUSON AVE. AND 61 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 Crown Auto Properties II, 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: 59 E. Ferguson Ave., Wood River, Illinois 62095
61 E. Ferguson Ave., Wood River, Illinois 62095
(hereinafter collectively referred to as "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):

Total Requested: \$240,000

(See **Exhibit A**); and

WHEREAS, Developer estimates the total costs to develop the Property will be \$555,124.00, and requests \$240,000.00 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 the prior Ordinance; 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 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 completed 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: \$555,124.00
- b. City agrees to reimburse the Developer up to the maximum sum of \$240,000.00, or 43.24% of the Redevelopment Project Costs incurred, whichever amount is less, eligible for reimbursement under the Act.
- c. The \$240,000.00, or 43.24% of the Redevelopment Project Costs incurred, whichever amount is less, shall be paid (all payments are estimated based on TIF eligible costs) in six (6) equal payments, payable over six (6) years as indicated below, after completion of the Project, passing all City inspections (if any), and according to terms and conditions stated herein.
 - 1) Year 1: \$40,000.00
 - 2) Year 2: \$40,000.00
 - 3) Year 3: \$40,000.00
 - 4) Year 4: \$40,000.00
 - 5) Year 5: \$40,000.00
 - 6) Year 6: \$40,000.00
- 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 unstayed 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 (3rd) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid, addressed as follows:

To the Developer:

Crown Auto Properties II, LLC
Attention: Bob Federicho
1875 E. Edwardsville Rd.
Wood River, IL 6209

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

CROWN AUTO PROPERTIES II, LLC

Representative

**City of Wood River
TIF Assistance Application**

Address of Proposed Project 59 & 61 E. Ferguson

Applicant Information

Applicant Name Crown Auto Properties II LLC Phone _____

Applicant Address 1875 E. Edwardsville Rd. Email bob@federlchoadodge.com

City, State, Zip Wood River, IL 6209

Contact Person/Title Bob Federlcho

Project Costs:

Type of Cost	Projected Cost
Architectural & Engineering Fees	
Legal & Other Professional Fees	
Cost of Marketing Sites	
Purchase Land	
Site Improvements	\$ 37,500.00
Demolition Cost	
Rehab, Remodel of Existing Building (Exterior)	\$ 85,872.00
Rehab, Remodel of Existing Building (Interior)	\$ 416,552.00
Construction of New Building(s)	
Other (Please Specify)	\$ 15,200.00

Total Project Cost \$ 555,124.00

Assistance Requested \$ 240,000.00

Current Fair Market Value \$ 110,650.00

Expected Fair Market Value After
Completion of Proposed Project \$ 900,000.00

Are You the Current 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 _____ Phone _____

Owner's Address _____ Email _____

City of Wood River
TIF Assistance Application

1 Describe the scope and purpose of this project.

This project involves the renovation of two adjoining commercial properties, including facade improvements, and interior rehabilitation. The overall purpose of the project is to restore and modernize a downtown structure, enhance the appearance of the area, and create an inviting, functional space that supports ongoing economic activity in Wood River.

2 Identify the proposed tenant (if applicable).

The existing tenant, the Wood River Business Alliance, will continue to occupy a portion of the building. The adjoining address will be renovated and prepared for future leasing opportunities, with the goal of attracting a new business that complements the downtown district.

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

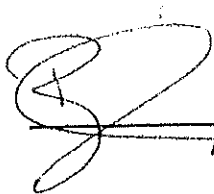
The property currently exhibits signs of deterioration, including an aging facade. The proposed improvements will address these blighting factors by updating the exterior to align with current design standards, and improving overall curb appeal. These enhancements will help stabilize property values, attract private investment, and set a positive visual example for other property owners in the district.

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

The renovation will contribute to the continued revitalization of the downtown area by supporting existing tenants, creating space for new businesses, and increasing the property's assessed value. The project will enhance the overall business environment and attractiveness of the area to both residents and visitors.

5 Provide narrative explaining why the project is not feasible and could not be carried out without TIF funding assistance:

Without TIF assistance, the cost of the aesthetic improvements would exceed the property owner's ability to complete the project at a reasonable return on investment. The building's current condition does not support private financing for the full scope of rehabilitation. TIF participation is therefore essential to close the financial gap and make the project feasible, ensuring that the property can be fully restored and contribute to the City's long-term redevelopment goals.



Applicant Signature

OCTOBER 10, 2025

Date

PFUND

CONSTRUCTION

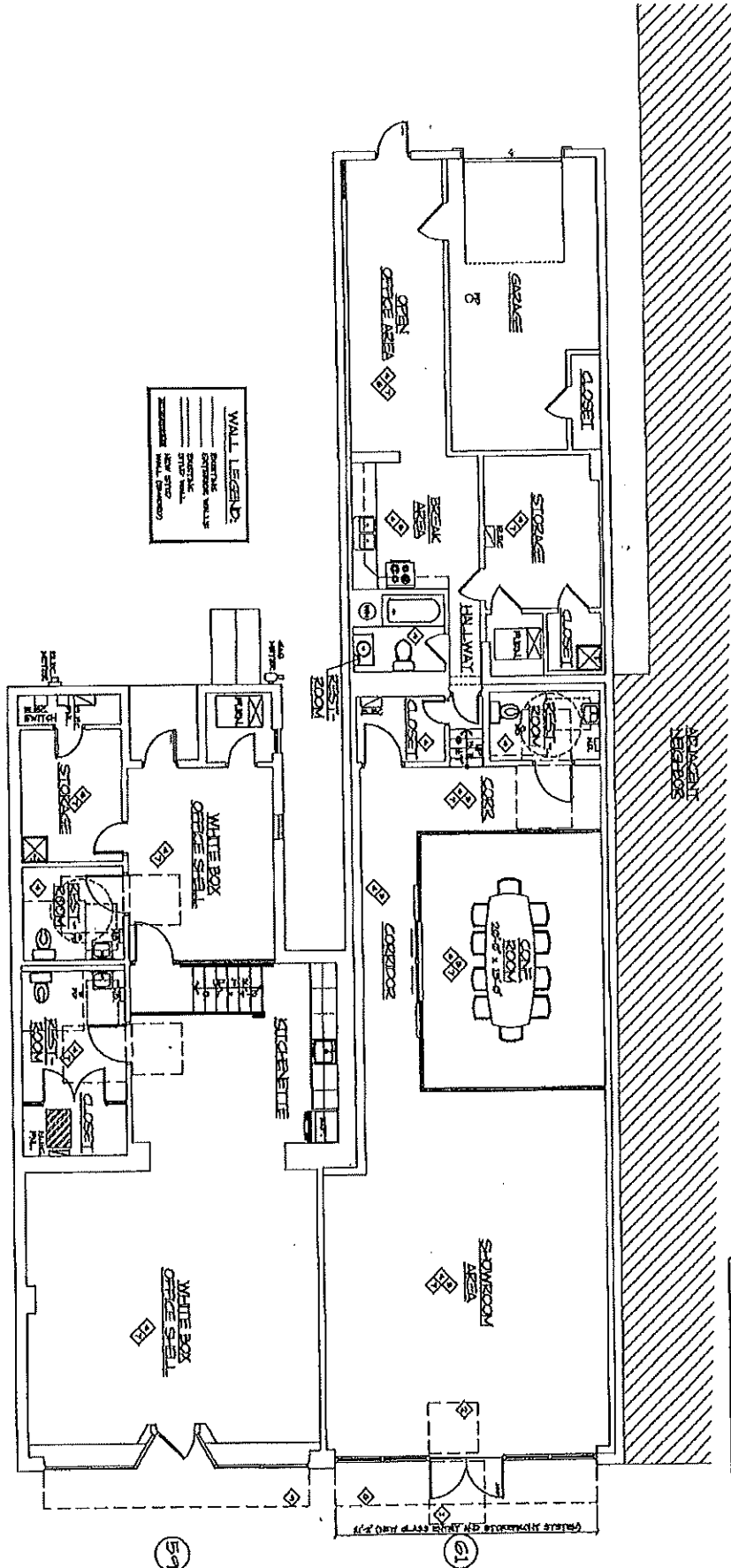
10/7/2025

Federico Building Proposals

Description	Amount
Scope of Work:	
61 E Ferguson - Interior Work Turnkey demolition of interior space as shown in the drawings Design-build plumbing, electrical and mechanical infrastructure Fire alarm tie-in, all data and systems as required by code All new framing, drywall, paint and finishes as shown on the contract documents New interior doors to be masonite wood doors, new flooring throughout entire space Ceramic in front bathroom on all walls - new plumbing fixtures Full construction documents for permit	\$ 276,459
Allowances for 61 Ferguson (Included in the above total)	
New melamine cabinets and tops in rear area	\$ 6,500
New A/C and light fixtures in rear area	\$ 4,850
New appliances and plumbing fixtures in rear area	\$ 3,850
69 E Ferguson - Interior Work Turnkey demolition of interior space as shown in the drawings Design-build plumbing, electrical and mechanical infrastructure Fire alarm tie-in, all data and systems as required by code All new framing, drywall, paint and finishes as shown on the contract documents All trim, ceramic, finishes to be selected per owners specification Full construction documents for permit Kitchenette to be roughed in only - no cabinets or tops/appliances	\$ 155,293
Exterior Work Both Buildings (Included in the below total)	
Storefront Replacement - Both Buildings	\$ 45,972
New Aluminum Awnings above both Storefronts	\$ 19,870
New LP SmartSide on front of both buildings/ minor touchpointing	\$ 20,030
Rear concrete patio with divider fence and power as discussed	\$ 37,500
Exclusions:	
Asbestos Abatement	
Any other work other than what is listed above	
Water or sanitary service upgrade	
Roofing other than patching new penetrations - *Roof could be replaced on both buildings for \$35k	
Fire suppression system of any kind	
Propane fire pit - provided by owner	
Total	\$ 555,123

59-61 E. FERGUSON AVENUE WOOD RIVER, IL

BoB



59 FERGUSON GROSS AREA = 1,500 SQ. FT.
61 FERGUSON GROSS AREA = 2,837 SQ. FT.
TOTAL BUILDING GROSS AREA = 4,337 SQ. FT.

1 FLOOR PLAN
SCALE 1/4" = 1'-0"

7

ORDINANCE NO.

**ORDINANCE APPROVING AND AUTHORIZING A REDEVELOPMENT
AGREEMENT FOR A PROJECT IN THE TIF NUMBER THREE PROJECT AREA
WITH BT PICKETT HOLDINGS, 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, BT Pickett Holdings, LLC ("Developer"), has presented to City a proposal for a redevelopment project in part of the TIF District #3 project area, specifically:

Address: 200 W. Ferguson Ave. Wood River, Illinois 62095.

("Property") (*see* Development 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: \$134,000.00
- b. City agrees to reimburse the Developer up to the maximum sum of \$50,000.00, or 37.32% of the Redevelopment Project Costs incurred, whichever amount is less, eligible for reimbursement under the Act.
- c. The \$50,000.00, or 37.32% of the Redevelopment Project Costs incurred, whichever amount is less, shall be paid (all payments are estimated based on TIF eligible costs) in two (2) equal payments, payable over two (2) years as indicated below, after completion

of the Project, passing all City inspections (if any), and according to terms and conditions stated herein.

1) Year 1: \$25,000.00

2) Year 2: \$25,000.00

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 20th of October, 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 BT PICKETT HOLDINGS, LLC, AND CITY OF WOOD RIVER, FOR
200 W. 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 BT Pickett Holdings, 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: 200 W. 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):

Total Requested: \$50,000.00

(See **Exhibit A**); and

WHEREAS, Developer estimates the total costs to develop the Property will be \$134,000.00, and requests \$50,000.00 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 the prior Ordinance; 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 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 completed 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: \$134,000.00
- b. City agrees to reimburse the Developer up to the maximum sum of \$50,000.00, or 37.32% of the Redevelopment Project Costs incurred, whichever amount is less, eligible for reimbursement under the Act.
- c. The \$50,000.00, or 37.32% of the Redevelopment Project Costs incurred, whichever amount is less, shall be paid (all payments are estimated based on TIF eligible costs) in two (2) equal payments, payable over two (2) years as indicated below, after completion of the Project, passing all City inspections (if any), and according to terms and conditions stated herein.
 - 1) Year 1: \$25,000.00
 - 2) Year 2: \$25,000.00
- 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 unstayed 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 (3rd) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid, addressed as follows:

To the Developer:

BT Pickett Holdings, LLC
4822 Seiler Rd.
Dorsey, Illinois 62021

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

BT PICKETT HOLDINGS, LCC

Representative

City of Wood River
TIF Assistance Application

Attachment A to the Agreement

Address of Proposed Project 200 W. Ferguson

Applicant Information

Applicant Name BT Pickett Holdings, LLC Phone 618-334-5899
Applicant Address 4822 Seller Road Email _____
City, State, Zip Dorsey, IL 62021
Contact Person/Title Brad & Tara Pickett

Project Costs:

Type of Cost	Projected Cost
Architectural & Engineering Fees	9000
Legal & Other Professional Fees	
Cost of Marketing Sites	
Purchase Land	
Purchase of Existing Facility	
Demolition Cost	
Site Improvements	
Rehab, Remodel of Existing Building	125,000
Construction of New Building(s)	
Other (Please Specify)	

Total Project Cost	\$	134,000.00
Assistance Requested	\$	50,000.00
Current Fair Market Value	\$	199,850.00
Expected Fair Market Value After Completion of Proposed Project	\$	333,850.00

Are You the Current 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 Brad & Tara Pickett Phone 618-334-5899

City of Wood River
TIF Assistance Application

1. Describe the scope and purpose of this project.

The purpose of this project is to renovate and update the building in order to bring it into compliance with current code requirements and address life safety issues identified by the Fire Department. Planned improvements include upgrading the electrical system, installing emergency egress doors, enhancing outdoor lighting for safety, adding a Genetec CCTV system that would be capable of sharing data with the police department for customer and staff safety and constructing an ADA-compliant restroom, and adding a beverage service area with a hand-washing station, which is not currently in place.

These improvements are essential for occupant safety, accessibility, and regulatory compliance. In addition, they will enhance the overall value of the building, improve its long-term usability, and generate increased revenue for both the business and the City.

Given that the project directly addresses Fire Department requests and life safety requirements, we are requesting 50% funding assistance through TIF support.

2. Identify the proposed tenants.

This is not applicable as tenants are current owners.

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

While much of the proposed work involves interior renovations, the project directly addresses conditions that contribute to functional obsolescence and safety concerns, both of which are recognized as blighting factors. The upgrades to electrical systems, emergency egress doors, and the addition of ADA-compliant facilities will eliminate life safety hazards and ensure the building is safe and accessible for all users.

In addition, improvements to outdoor lighting and signage will enhance visibility, promote safety in the immediate area, and create a more welcoming streetscape. These upgrades will not only bring the property into compliance with current codes but also increase the building's usability and attractiveness, thereby reducing blighting influences and strengthening the vitality of the surrounding area.

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

The proposed renovations will create lasting economic benefits for both the business and the City of Wood River. By bringing the building up to code, improving safety, and adding a beverage service area, the project will increase the property's overall value and ensure it remains a viable and productive commercial space for years to come.

The upgrades will support business growth by allowing us to better serve customers, which in turn will generate additional sales revenue and increased sales tax contributions to the City. The investment also helps stabilize and enhance the surrounding area, encouraging continued economic activity and potentially attracting additional private investment nearby.

In addition, these improvements will preserve the building's long-term usability, helping maintain and grow the City's property tax base while contributing to a more vibrant and thriving local economy.

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

The proposed project is centered on life safety and code compliance improvements, including electrical upgrades, emergency egress doors, ADA accessibility, outdoor safety and the addition of a beverage service area with a hand-washing station. While these renovations are critical to meeting Fire Department requirements and ensuring public safety, they do not directly generate revenue or create an immediate return on investment.

The costs associated with these improvements place a significant financial burden on the business, and without TIF assistance, the project would not be feasible. TIF support is essential to close this financial gap and allow the necessary upgrades to move forward.

This project represents a shared investment: the business is committing private resources to preserve and enhance the building, while the City's support through TIF ensures that the improvements can be carried out. In return, the City benefits from increased property value, a stronger tax base, a safer and more accessible facility, and an improved environment that supports downtown vitality. Together, this partnership makes possible a project that would otherwise not move forward, while delivering lasting economic and community benefits to Wood River.

This is why we are specifically requesting TIF funding assistance—to balance the cost of essential life safety and compliance upgrades between the business and the City, ensuring that the project is both feasible and sustainable.

Tara Piccotti, owner

October 9, 2025

ORDINANCE NO.

ORDINANCE APPROVING AND AUTHORIZING A REDEVELOPMENT AGREEMENT FOR A PROJECT IN THE TIF NUMBER THREE PROJECT AREA WITH CLEARY'S SHOES & BOOTS 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, Cleary's Shoes & Boots ("Developer"), has presented to City a proposal for a redevelopment project in part of the TIF District #3 project area, specifically:

Address: 48 E. Ferguson Ave. Wood River, Illinois 62095.

("Property") (see Development 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: \$40,000.00
- b. City agrees to reimburse the Developer up to the maximum sum of \$15,000.00, or 37.5% of the Redevelopment Project Costs incurred, whichever amount is less, eligible for reimbursement under the Act.
- c. The \$15,000.00, or 37.5% of the Redevelopment Project Costs incurred, whichever amount is less, shall be paid (all payments are estimated based on TIF eligible

costs) in a single, one-time lump sum payment, 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.

(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 20th of October, 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 BT CLEARY'S SHOES & BOOTS, AND CITY OF WOOD RIVER, FOR
48 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 Cleary's Shoes & Boots ("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: 48 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):

Total Requested: \$40,000.00

(*See Exhibit A*); and

WHEREAS, Developer estimates the total costs to develop the Property will be \$40,000.00, and requests \$40,000.00 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 the prior Ordinance; 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 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 completed 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: \$40,000.00
- b. City agrees to reimburse the Developer up to the maximum sum of \$15,000.00, or 37.5% of the Redevelopment Project Costs incurred, whichever amount is less, eligible for reimbursement under the Act.
- c. The \$15,000.00, or 37.5% of the Redevelopment Project Costs incurred, whichever amount is less, shall be paid (all payments are estimated based on TIF eligible costs) in a single, one-time lump sum payment, 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 unstayed 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 (3rd) day from and including the date of posting, if mailed by registered or certified mail, return

receipt requested, with postage prepaid, addressed as follows:

To the Developer:

Cleary's Shoes & Boots
48 E. Ferguson Ave.
Wood River, Illinois 62095

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

CLEARY'S SHOES & BOOTS

Representative

**City of Wood River
TIF Assistance Application**

Address of Proposed Project 48 East Ferguson Ave.

Applicant Information

Applicant Name Cleary's Shoes & Boots Phone 618 754-6216
 Applicant Address 48 E. Ferguson Ave. Email clearysshoesandboots@gmail.com
 City, State, Zip Wood River, IL 62095
 Contact Person/Title Andrew Haggopian - owner

Project Costs:

Type of Cost	Projected Cost
Architectural & Engineering Fees	
Legal & Other Professional Fees	
Cost of Marketing Sites	
Purchase Land	
Purchase of Existing Facility	
Demolition Cost	
Site Improvements	12,000
Rehab, Remodel of Existing Building	28,000
Construction of New Building(s)	
Other (Please Specify)	

Total Project Cost \$ 40,000
 Assistance Requested \$ 40,000
 Current Fair Market Value \$ 164,000
 Expected Fair Market Value After Completion of Proposed Project \$ 180,000

Are You the Current 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 same Phone _____
 Owner's Address _____ Email _____

City of Wood River
TIF Assistance Application

1 Describe the scope and purpose of this project.

Flooring will be replaced on our showroom floor in addition to purchasing new seating and fixtures.

2 Identify the proposed tenant (if applicable).

Clancy's Shoes & Boots.

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

These improvements will make our store a more modern + inviting space - increasing traffic through downtown and continuing to help us pull customers from surrounding communities. The more people our store can pull to the area, the better for downtown.

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

Our store has proudly been a fixture in downtown Wood River for decades. We are a destination store, if we can put our best foot forward and present ourselves as a leader and expert in our field we will continue to attract customers from all over the Metro-East and St. Louis to downtown Wood River.

5 Provide narrative explaining why the project is not feasible and could not be carried out without TIF funding assistance:

Over the past year and a half we have renovated the majority of the store - tearing out dated fixtures, installing new shelving, painting the store, upgrading lighting throughout, painting the exterior of the store, installing new awnings, and rebranding with a new logo - all of this was done out of our own pocket. We are at the point where this flooring project must be done, but the cost is prohibitive.



Applicant Signature

10/6/25
Date

9

ORDINANCE NO.

ORDINANCE AUTHORIZING THE EXECUTION OF A REAL ESTATE SALES CONTRACT WITH TGRH, LLC D/B/A TGRH CONSTRUCTION, LLC FOR THE SALE OF 876 STATE STREET, WOOD RIVER, ILLINOIS PARCEL NO. 19-2-08-21-11-202-059.

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 authority, pursuant to 65 ILCS 5/11-76-1, to convey real estate for the best interest of the city; and

WHEREAS, City has authority, pursuant to Sec. 11-76-2 by ordinance adopted by an affirmative vote of the elected corporate authorities then holding office:

(i) To sell real property in the best interest of the city or village.

and

WHEREAS, City intends to sell real estate to TGRH, LLC d/b/a TGRH Construction, LLC for \$1.00 for property located within the City of Wood River, Madison County, Illinois with the following Permanent Parcel I.D. Nos.:

19-2-08-21-11-202-059

(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 sell the real estate and pursuant to the terms of the real estate sales contract attached hereto as **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 document necessary to sell the real estate and pursuant to the terms of the real estate sales contract attached hereto as **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, Illinois.

Section 2. City has determined it to be in the best interest of public health, safety, general welfare and economic welfare to sell the real estate pursuant to the terms of the real estate sales contract attached hereto as **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 and approved by the Mayor of the City of Wood River, Illinois and deposited and filed in the office of the City Clerk on the 20th day of October 2025, the vote being taken by ayes and noes and entered upon the legislative record 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

REAL ESTATE SALES CONTRACT

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

THIS REAL ESTATE SALES 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 3/4th of the corporate authorities then holding office (the "Effective Date"), by and between CITY OF WOOD RIVER, MADISON COUNTY, ILLINOIS, AN ILLINOIS MUNICIPAL CORPORATION ("Seller") and TGRH, LLC d/b/a TGRH CONSTRUCTION, LLC ("Purchaser").

- I. Sale of Property.** Seller agrees to sell, transfer, and convey to Purchaser and Purchaser agrees to purchase from Seller, in accordance with the terms of this Agreement, all of Seller's right, title, estate, and interest in and to a portion of that certain real property known as **Parcel Numbers: 19-2-08-21-11-202-059**, known as **876 State Street Wood River, IL 62095** and more particularly described in the attached **Exhibit A** (the "Property").
- II. Purchase Price and Payment.** The purchase price ("Purchase Price") for the Property is **one dollar and no cents (\$1.00)**, which shall be paid as follows:

 - a. Payment at Closing.** At Closing, Purchaser shall pay to Seller the balance of the Purchase Price, subject to the prorations and adjustment shown below, by check or by wire transfer of funds.
- 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 Purchaser. The Taxes which are charged to Purchaser pursuant hereto shall be a Permitted Encumbrance, as defined below; and Purchaser shall be responsible for the payment of all of such Taxes, when they become due.
 - b. Release of Encumbrances.** Seller shall convey to Purchaser, 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 Purchaser that is shown on the Commitment (defined below),

(iv) any matter that is waived or not timely objected to by Purchaser 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 Purchaser, 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 Purchaser 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, Seller shall cause, at Seller'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 Purchaser ("Seller Encumbrances"), to be satisfied and released, unless they are assumed by Purchaser at Closing. The proceeds due at Closing may be applied to satisfy or pay any such Seller Encumbrances.

- c. Expenses. Seller shall be responsible to pay for all expenses in connection with the payment of any Seller Encumbrances and recording costs to release any Seller Encumbrances, Seller's attorneys' fees, real estate transfer or documentary taxes, and customary escrow or closing fees charged by the Title Company.

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

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

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

V. **Investigation of the Property.** From and after the date that this Agreement is signed by the last party hereto, Seller grants to Purchaser 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 Purchaser may reasonably require (collectively, "Investigations").

Purchaser shall indemnify, protect, defend and hold harmless the Seller 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 Seller's ownership therein in connection with Purchaser's entry upon the Property or Purchaser's inspection, surveying, test borings or other work performed by or through Purchaser, and Purchaser shall restore the Property to substantially the same condition as in which it existed prior to such Investigations. The Purchaser shall pay for all inspections and reports ordered by Purchaser, promptly; and shall not allow any liens to be filed against the Property. For purposes of Purchaser's indemnification of Seller described herein, the term "Purchaser" shall mean any agent, broker, contractor, employee, or representative of Purchaser. This provision shall survive Closing or other termination of this Agreement.

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

- a. **Title Commitment/Examination.** Purchaser, at Purchaser'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. Purchaser shall notify Seller, in writing on or prior to the expiration of the Contingency Date, if the Commitment reveals any Exceptions which are unacceptable to Purchaser; otherwise said Commitment shall be deemed approved and such Exceptions shall be deemed Permitted Encumbrances to which the deed conveying the Property to Purchaser shall be subject.
- b. **Physical Inspection.** Purchaser shall be satisfied with the results of the Investigations. Purchaser shall notify Seller, in writing, of any condition disclosed during its Investigations that is not satisfactory to Purchaser and Seller 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.** Purchaser, at its sole cost and expense, may order a survey of the Property (the "Survey"). Purchaser shall notify Seller, in writing on or prior to the expiration of the Contingency Date, if the Survey reveals any matter(s) affecting the Property unacceptable to Purchaser, 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 Purchaser. Purchaser shall notify Seller, in writing, if the Survey reveals any encroachments or other survey conditions which are unacceptable to Purchaser. If Purchaser fails to provide written notice of its objection to any items, prior to the expiration of the Contingency Date, to Seller that (i) are disclosed on the Survey, or (ii) would have been disclosed on a survey of the Property if Seller would have secured a survey, such items shall be Permitted Encumbrances.

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

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

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

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 Seller and Purchaser, 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. Seller shall deliver possession of the Property to Purchaser at Closing and shall remove any and all personal property that will be retained by Seller at that time.
- d. Seller's Obligations at Closing. At Closing, Seller shall execute and acknowledge in recordable form if necessary, the following documents (collectively, "Seller's Obligations") upon satisfaction of Purchaser's Obligations (as defined below):

1. Deed. A Warranty Deed conveying fee simple title of the Property to Purchaser, subject to the Permitted Encumbrances.
 2. P-Tax. Execute along with Purchaser, an Illinois Transfer Tax Declaration Form.
 3. Seller's Affidavit. A commercially reasonable Seller's Affidavit.
 4. Non-Foreign Seller Affidavit. An affidavit of Seller in form and substance satisfactory to Purchaser setting forth Seller's United States taxpayer identification number and certifying that Seller 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 Purchaser to be delivered by Seller or necessary to implement and effectuate the Closing hereunder, including without limitation, a settlement statement, or other documents, consents, and approvals from Seller.
- e. Purchaser's Obligations at Closing. At Closing, Purchaser shall, in addition to any other obligations of Purchaser as set forth in this Agreement, execute and deliver the following items to Seller or the Title Company, as the case may be (collectively, "Purchaser'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 Seller an Illinois Transfer Tax Declaration.
 3. Deed. Acknowledge and accept a copy of Seller's Warranty Deed conveying fee simple title of the Property to Purchaser, subject to the Permitted Encumbrances.
 4. Miscellaneous. Any other documents reasonably required by this Agreement, the Title Company, or Seller to be delivered by Purchaser or necessary to implement and effectuate the Closing hereunder, including, without limitation, a settlement statement, or other documents, consents, and approvals from Purchaser satisfactory to Seller.
 5. License. At Closing, Purchaser shall be licensed as a legitimate business with the Illinois Secretary of State Office.

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 Purchaser: TGRH CONSTRUCTION, LLC
141 East Gate Plaza
East Alton, IL 62024

If to Seller: 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. Seller and Purchaser 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. PURCHASER ACKNOWLEDGES AND AGREES THAT SELLER 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 PURCHASER 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 SELLER 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. PURCHASER FURTHER ACKNOWLEDGES AND AGREES THAT, HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, PURCHASER IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY SELLER ITS AGENTS, BROKERS, CONTRACTORS, OR EMPLOYEES. PURCHASER 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 SELLER HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION; AND THAT SELLER MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. SELLER 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. PURCHASER 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 SELLER AND PURCHASED BY PURCHASER 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 Seller. In the event that Seller shall have failed to have timely performed any of Seller's Obligations, covenants, and/or agreements contained herein which are to be performed by Seller, then Purchaser, 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 Purchaser. In the event that Purchaser shall have failed to have timely performed any of Purchaser's Obligations, covenants, and/or agreements contained herein which are to be performed by Purchaser, then Seller, at its option may either: (i) specifically enforce the provisions of this Agreement; (ii) cancel and terminate this Agreement; or (iii) demand payment for the next highest bid amount, approximately **fifteen thousand five hundred dollars and 00 cents (\$15,500.00)**, plus reasonable attorney costs and expenses incurred in the creation and enforcement of this Agreement. Additionally, Purchaser shall be responsible for a liquidated damages provision. The liquidated damages provision applies as it shall be difficult for Purchaser or Seller to ascertain a specific amount necessary to restore the land back to its original state. Therefore, Purchaser agrees to a liquidated damages provision for an amount up to \$10,000.00 for the purpose of restoring the land back to its original state.

Purchaser acknowledges and agrees that he/she has until December 31, 2026 to substantially complete the proposed project. In the event Purchaser does not substantially complete the proposed project by December 31, 2026, he/she shall agree to transfer and convey the property back to the possession of the Seller at the sole cost of the Purchaser. Purchaser shall be responsible for any and all attorney costs and fees associated with Seller's enforcement of 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 Purchaser without the written approval of Seller.
- 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 Seller and Purchaser, 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 Seller or Purchaser unless in writing and signed by both Seller and Purchaser. 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 Seller and Purchaser have contributed substantially and materially to the preparation and/or negotiation of this Agreement.
- h. Compliance with Laws, Regulations, and Accreditation. Purchaser and Seller believe and intend that this Agreement complies with all relevant federal and state laws as well as relevant regulations. Should Purchaser or Seller 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, Purchaser or Seller 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 Seller and Purchaser shall be relieved of their respective obligations under this Agreement unless such obligations survive the termination of the Agreement.

- i. Completion. Purchaser shall be in full compliance according to the submitted proposal attached hereto as **Exhibit B**. Including but not limited to properly subdividing the parcel for the construction of two (2) individual single-family residences; the construction two (2) single family residences, approximately 900 sf; and all construction shall be complete by December 31, 2026. Subsection (i) is subject to amendment upon written consent of Seller due to unforeseen circumstances incurred by the Purchaser.

XIV. Acceptance of Contract. Purchaser and Seller intend to execute this Agreement prior to Purchaser obtaining the approvals necessary to give force and effect to this Agreement. Purchaser represents that this Agreement must be passed by Ordinance and by 3/4th vote of the corporate authorities then holding office. Neither Purchaser nor Seller shall have any obligation under this Agreement until Purchaser has obtained all necessary approvals to this Agreement having full force and effect; and, if such approvals have not been obtained by Purchaser, this Agreement shall have no force or effect.

[Signature Page Follows]

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

PURCHASER:

**TGRH, LLC d/b/a TGRH
CONSTRUCTION, LLC**
141 East Gate Plaza
East Alton, Illinois 62024

By: _____

Date: _____

SELLER:

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

Legal Descriptions: Lot Numbered Eighty-one (81), Eighty-two(82), eighty-three (83), and Eighty-four (84) in Block Number Two (2) in Harnett Terrace, a Subdivision as the same appears from plat thereof recorded in the Recorder's Office of Madison County, Illinois in Plat Book 10, Page 27; all situated in the City of Wood River, Madison County, Illinois

(10)

ORDINANCE NO.

ORDINANCE AUTHORIZING THE EXECUTION OF A COMMERCIAL REAL ESTATE SALES CONTRACT WITH STADICK EAST, LLC FOR THE SALE OF PARCEL NO. 19-2-08-25-00-000-011 AND 19-2-08-25-00-000-012.

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 authority, pursuant to 65 ILCS 5/11-76-1, to convey real estate for the best interest of the city; and

WHEREAS, City has authority, pursuant to Sec. 11-76-2 by ordinance adopted by an affirmative vote of the elected corporate authorities then holding office:

(i) To sell real property in the best interest of the city or village.

and

WHEREAS, City intends to sell real estate to Stadick East, LLC for \$20,000.00 for property located within the City of Wood River, Madison County, Illinois with the following Permanent Parcel I.D. Nos.:

19-2-08-25-00-000-011

19-2-08-25-00-000-012

(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 sell the real estate and pursuant to the terms of the commercial real estate sales contract attached hereto as **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 document necessary to sell the real estate and pursuant to the terms of the commercial real estate sales contract attached hereto as **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, Illinois.

Section 2. City has determined it to be in the best interest of public health, safety, general welfare and economic welfare to sell the real estate pursuant to the terms of the commercial real estate sales contract attached hereto as **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 and approved by the Mayor of the City of Wood River, Illinois and deposited and filed in the office of the City Clerk on the 20th day of October 2025, the vote being taken by ayes and noes and entered upon the legislative record 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

COMMERCIAL REAL ESTATE SALES CONTRACT

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

THIS REAL ESTATE SALES 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 3/4th of the corporate authorities then holding office (the "Effective Date"), by and between CITY OF WOOD RIVER, MADISON COUNTY, ILLINOIS, AN ILLINOIS MUNICIPAL CORPORATION ("Seller") and STADICK EAST, LLC ("Purchaser").

- I. Sale of Property.** Seller agrees to sell, transfer, and convey to Purchaser and Purchaser agrees to purchase from Seller, in accordance with the terms of this Agreement, all of Seller's right, title, estate, and interest in and to a portion of that certain real property known as **Parcel Numbers: 19-2-08-25-00-000-011 and 19-2-08-25-00-000-012**, and more particularly described in the attached **Exhibit A** (the "Property").
- II. Purchase Price and Payment.** The purchase price ("Purchase Price") for the Property is **twenty thousand dollars and no cents (\$20,000.00)**, which shall be paid as follows:

 - a. Payment at Closing.** At Closing, Purchaser shall pay to Seller the balance of the Purchase Price, subject to the prorations and adjustment shown below, by check or by wire transfer of funds.
- 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 Purchaser. The Taxes which are charged to Purchaser pursuant hereto shall be a Permitted Encumbrance, as defined below; and Purchaser shall be responsible for the payment of all of such Taxes, when they become due.
 - b. Release of Encumbrances.** Seller shall convey to Purchaser, 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 Purchaser that is shown on the Commitment (defined below), (iv) any matter that is waived or not timely objected to by Purchaser 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 Purchaser, 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 Purchaser 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, Seller shall cause, at Seller'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 Purchaser ("Seller Encumbrances"), to be satisfied and released, unless they are assumed by Purchaser at Closing. The proceeds due at Closing may be applied to satisfy or pay any such Seller Encumbrances.

- c. Expenses. Seller shall be responsible to pay for all expenses in connection with the payment of any Seller Encumbrances and recording costs to release any Seller Encumbrances, Seller's attorneys' fees, real estate transfer or documentary taxes, and customary escrow or closing fees charged by the Title Company.

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

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

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

- V. Investigation of the Property.** From and after the date that this Agreement is signed by the last party hereto, Seller grants to Purchaser 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 Purchaser may reasonably require (collectively, "Investigations").

Purchaser shall indemnify, protect, defend and hold harmless the Seller 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 Seller's ownership therein in connection with Purchaser's entry upon the Property or Purchaser's inspection, surveying, test borings or other work performed by or through Purchaser, and Purchaser shall restore the Property to substantially the same condition as in which it existed prior to such Investigations. The Purchaser shall pay for all inspections and reports ordered by Purchaser, promptly; and shall not allow any liens to be filed against the Property. For purposes of Purchaser's indemnification of Seller described herein, the term "Purchaser" shall mean any agent, broker, contractor, employee, or representative of Purchaser. This provision shall survive Closing or other termination of this Agreement.

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

- a. Title Commitment/Examination. Purchaser, at Purchaser'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. Purchaser shall notify Seller, in writing on or prior to the expiration of the Contingency Date, if the Commitment reveals any Exceptions which are unacceptable to Purchaser; otherwise said Commitment shall be deemed approved and such Exceptions shall be deemed Permitted Encumbrances to which the deed conveying the Property to Purchaser shall be subject.
- b. Physical Inspection. Purchaser shall be satisfied with the results of the Investigations. Purchaser shall notify Seller, in writing, of any condition disclosed during its Investigations that is not satisfactory to Purchaser and Seller 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. Purchaser, at its sole cost and expense, may order a survey of the Property (the "Survey"). Purchaser shall notify Seller, in writing on or prior to the expiration of the Contingency Date, if the Survey reveals any matter(s) affecting the Property unacceptable to Purchaser, 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 Purchaser. Purchaser shall notify Seller, in writing, if the Survey reveals any encroachments or other survey conditions which are unacceptable to Purchaser. If Purchaser fails to provide written notice of its objection to any items, prior to the expiration of the Contingency Date, to Seller that (i) are disclosed on the Survey, or (ii) would have been disclosed on a survey of the Property if Seller would have secured a survey, such items shall be Permitted Encumbrances.

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

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

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

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 Seller and Purchaser, 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. Seller shall deliver possession of the Property to Purchaser at Closing and shall remove any and all personal property that will be retained by Seller at that time.
- d. Seller's Obligations at Closing. At Closing, Seller shall execute and acknowledge in recordable form if necessary, the following documents (collectively, "Seller's Obligations") upon satisfaction of Purchaser's Obligations (as defined below):
 1. Deed. A Warranty Deed conveying fee simple title of the Property to Purchaser, subject to the Permitted Encumbrances.

2. P-Tax. Execute along with Purchaser, an Illinois Transfer Tax Declaration Form.

3. Seller's Affidavit. A commercially reasonable Seller's Affidavit.

4. Non-Foreign Seller Affidavit. An affidavit of Seller in form and substance satisfactory to Purchaser setting forth Seller's United States taxpayer identification number and certifying that Seller 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 Purchaser to be delivered by Seller or necessary to implement and effectuate the Closing hereunder, including without limitation, a settlement statement, or other documents, consents, and approvals from Seller.

e. Purchaser's Obligations at Closing. At Closing, Purchaser shall, in addition to any other obligations of Purchaser as set forth in this Agreement, execute and deliver the following items to Seller or the Title Company, as the case may be (collectively, "Purchaser'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 Seller an Illinois Transfer Tax Declaration.

3. Deed. Acknowledge and accept a copy of Seller's Warranty Deed conveying fee simple title of the Property to Purchaser, subject to the Permitted Encumbrances.

4. Miscellaneous. Any other documents reasonably required by this Agreement, the Title Company, or Seller to be delivered by Purchaser or necessary to implement and effectuate the Closing hereunder, including, without limitation, a settlement statement, or other documents, consents, and approvals from Purchaser satisfactory to Seller.

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 Purchaser: Stadick East, LLC
2101 E. Edwardsville Rd.
Wood River, Illinois 62095

If to Seller: 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. Seller and Purchaser 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. PURCHASER ACKNOWLEDGES AND AGREES THAT SELLER 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 PURCHASER 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 SELLER 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. PURCHASER FURTHER ACKNOWLEDGES AND AGREES THAT, HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, PURCHASER IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY SELLER ITS AGENTS, BROKERS, CONTRACTORS, OR EMPLOYEES. PURCHASER 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 SELLER HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION; AND THAT SELLER MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. SELLER 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. PURCHASER 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 SELLER AND PURCHASED BY PURCHASER 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 Seller. In the event that Seller shall have failed to have timely performed any of Seller's Obligations, covenants, and/or agreements contained herein which are to be performed by Seller, then Purchaser, 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 Purchaser. In the event that Purchaser shall have failed to have timely performed any of Purchaser's Obligations, covenants, and/or agreements contained herein which are to be performed by Purchaser, then Seller, at its option may either: (i) specifically enforce the provisions of this Agreement; (ii) cancel and terminate this Agreement; or (iii) demand payment for the full amount of this Agreement, plus reasonable attorney costs and expenses incurred in the creation of this Agreement. Additionally, Purchaser shall be responsible for a liquidated damages provision. The liquidated damages provision applies as it shall be difficult for Purchaser or Seller to ascertain a specific amount necessary to restore the land back to its original state. Therefore, Purchaser agrees to a liquidated damages provision for an amount up to \$10,000.00 for the purpose of restoring the land back to its original state.

Purchaser acknowledges and agrees that he/she has 2 years to substantially complete the proposed project. In the event Purchaser does not substantially complete the proposed project within 2 years, he/she shall agree to transfer and convey the property back to the possession of the Seller at the sole cost of the Purchaser. Purchaser shall be responsible for any and all attorney costs and fees associated with Seller's enforcement of 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 Purchaser without the written approval of Seller.
- 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 Seller and Purchaser, 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 Seller or Purchaser unless in writing and signed by both Seller and Purchaser. 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 Seller and Purchaser have contributed substantially and materially to the preparation and/or negotiation of this Agreement.
- h. Compliance with Laws, Regulations, and Accreditation. Purchaser and Seller believe and intend that this Agreement complies with all relevant federal and state laws as well as relevant regulations. Should Purchaser or Seller 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, Purchaser or Seller 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 Seller and Purchaser shall be relieved of their respective obligations under this Agreement unless such obligations survive the termination of the Agreement.

XIV. Acceptance of Contract. Purchaser and Seller intend to execute this Agreement prior to Purchaser obtaining the approvals necessary to give force and effect to this Agreement. Purchaser represents that this Agreement must be passed by Ordinance and by 3/4th vote of the corporate authorities then holding office. Neither Purchaser nor Seller shall have any obligation under this Agreement until Purchaser has obtained all necessary approvals to this Agreement having full force and effect; and, if such approvals have not been obtained by Purchaser, this Agreement shall have no force or effect.

[Signature Page Follows]

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

PURCHASER:

STADICK EAST, LLC
2101 E. Edwardsville Rd.
Wood River, IL 62095

By: _____

Date: _____

SELLER:

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

Legal Descriptions: Lot 2 of Sportsbarn Wood River Subdivision, a subdivision located in part of the Southwest Quarter of Section 25, Township 5 North, Range 9 West of the Third Principle Meridian City of Wood River, Madison County, Illinois, as shown by plat by thereof recorded in Plat Book 67 Page 230 of the Recorder's Office of Madison County, Illinois

Except any interest in the coal, oil, gas, and other mineral rights underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil, gas, and other minerals, if any.

Situated in Madison County, Illinois

PPN: 19-2-08-25-00-000-011 (North Part of Lot 2)
19-2-08-25-00-000-012 (South Par of Lot 2)

(11)

ORDINANCE NO.

ORDINANCE AUTHORIZING THE EXECUTION OF A COMMERCIAL REAL ESTATE SALES CONTRACT WITH WR HOLDINGS, LLC FOR THE PURCHASE OF 118 E. LORENA AVE., WOOD RIVER, IL 62095

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 purchase real estate for public purposes; and

WHEREAS, City has authority, pursuant to 65 ILCS 5/11-61-3, to purchase or lease either real estate or personal property for public purposes through contracts which provide for the consideration for such purchase; and

WHEREAS, City has authority, pursuant to Sec. 11-76.1-1, by ordinance adopted by an affirmative vote of two-thirds of the elected corporate authorities then holding office:

- (i) To purchase or lease real or personal property for public purposes pursuant to contracts or leases which provide for the consideration for such purchase.

and

WHEREAS, City intends to purchase real estate from WR Holdings, LLC for \$55,000.00 for 118 E. Lorena Ave., Wood River, IL 62095 (*see Exhibit A*); and

WHEREAS, City has determined it necessary to purchase the real estate for the public purposes of constructing a storage building for the neighboring town center. (*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 purchase the real state and pursuant to the terms of the signed real estate contract attached hereto as **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 document necessary to purchase the real estate and pursuant to the terms of the signed real estate contract attached hereto as **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, Illinois.

Section 2. City has determined it to be in the best interest of public health, safety, general welfare and economic welfare to purchase the real estate pursuant to the terms of the signed real estate contract attached hereto as **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 and approved by the Mayor of the City of Wood River, Illinois and deposited and filed in the office of the City Clerk on the 20 day of October, 2025, the vote being taken by ayes and noes and entered upon the legislative record 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

COMMERCIAL REAL ESTATE SALES CONTRACT

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

THIS REAL ESTATE SALES 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 3/4th of the corporate authorities then holding office (the "Effective Date"), by and between CITY OF WOOD RIVER, MADISON COUNTY, ILLINOIS, AN ILLINOIS MUNICIPAL CORPORATION ("Purchaser") and WR HOLDINGS, LLC ("Seller").

- I.** **Sale of Property.** Seller agrees to sell, transfer, and convey to Purchaser and Purchaser agrees to purchase from Seller, in accordance with the terms of this Agreement, all of Seller's right, title, estate, and interest in and to a portion of that certain real property known as **Parcel Number: 19-2-08-27-05-104-006**, and more particularly described as **118 E. Lorena Ave. Wood River, IL 62095**, and in the attached **Exhibit A** (the "Property").
- II.** **Purchase Price and Payment.** The purchase price ("Purchase Price") for the Property is **fifty-five thousand dollars and no cents (\$55,000.00)**, which shall be paid as follows:

 - a.** **Payment at Closing.** At Closing, Purchaser shall pay to Seller the balance of the Purchase Price, subject to the prorations and adjustment shown below, by check or by wire transfer of funds.
- 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 Purchaser. The Taxes which are charged to Purchaser pursuant hereto shall be a Permitted Encumbrance, as defined below; and Purchaser shall be responsible for the payment of all of such Taxes, when they become due.
 - b.** **Release of Encumbrances.** Seller shall convey to Purchaser, 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 Purchaser that is shown on the Commitment (defined below), (iv) any matter that is waived or not timely objected to by Purchaser 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 Purchaser, 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 Purchaser 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, Seller shall cause, at Seller'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 Purchaser ("Seller Encumbrances"), to be satisfied and released, unless they are assumed by Purchaser at Closing. The proceeds due at Closing may be applied to satisfy or pay any such Seller Encumbrances.

- c. Expenses. Seller shall be responsible to pay for all expenses in connection with the payment of any Seller Encumbrances and recording costs to release any Seller Encumbrances, Seller's attorneys' fees, real estate transfer or documentary taxes, and customary escrow or closing fees charged by the Title Company.

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

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

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

V. **Investigation of the Property.** From and after the date that this Agreement is signed by the last party hereto, Seller grants to Purchaser 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 Purchaser may reasonably require (collectively, "Investigations").

Purchaser shall indemnify, protect, defend and hold harmless the Seller 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 Seller's ownership therein in connection with Purchaser's entry upon the Property or Purchaser's inspection, surveying, test borings or other work performed by or through Purchaser, and Purchaser shall restore the Property to substantially the same condition as in which it existed prior to such Investigations. The Purchaser shall pay for all inspections and reports ordered by Purchaser, promptly; and shall not allow any liens to be filed against the Property. For purposes of Purchaser's indemnification of Seller described herein, the term "Purchaser" shall mean any agent, broker, contractor, employee, or representative of Purchaser. This provision shall survive Closing or other termination of this Agreement.

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

- a. **Title Commitment/Examination.** Purchaser, at Purchaser'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. Purchaser shall notify Seller, in writing on or prior to the expiration of the Contingency Date, if the Commitment reveals any Exceptions which are unacceptable to Purchaser; otherwise said Commitment shall be deemed approved and such Exceptions shall be deemed Permitted Encumbrances to which the deed conveying the Property to Purchaser shall be subject.
- b. **Physical Inspection.** Purchaser shall be satisfied with the results of the Investigations. Purchaser shall notify Seller, in writing, of any condition disclosed during its Investigations that is not satisfactory to Purchaser and Seller 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. Purchaser, at its sole cost and expense, may order a survey of the Property (the "Survey"). Purchaser shall notify Seller, in writing on or prior to the expiration of the Contingency Date, if the Survey reveals any matter(s) affecting the Property unacceptable to Purchaser, 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 Purchaser. Purchaser shall notify Seller, in writing, if the Survey reveals any encroachments or other survey conditions which are unacceptable to Purchaser. If Purchaser fails to provide written notice of its objection to any items, prior to the expiration of the Contingency Date, to Seller that (i) are disclosed on the Survey, or (ii) would have been disclosed on a survey of the Property if Seller would have secured a survey, such items shall be Permitted Encumbrances.
- d. Permitted Use. Purchaser shall determine the existing zoning and other governmental regulations that permit the use of the Property for Purchaser's intended use.

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

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

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 Seller and Purchaser, 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. Seller shall deliver possession of the Property to Purchaser at Closing and shall remove any and all personal property that will be retained by Seller at that time.
- d. Seller's Obligations at Closing. At Closing, Seller shall execute and acknowledge in recordable form if necessary, the following documents (collectively, "Seller's Obligations") upon satisfaction of Purchaser's Obligations (as defined below):
1. Deed. A Warranty Deed conveying fee simple title of the Property to Purchaser, subject to the Permitted Encumbrances.
 2. P-Tax. Execute along with Purchaser, an Illinois Transfer Tax Declaration Form.
 3. Seller's Affidavit. A commercially reasonable Seller's Affidavit.
 4. Non-Foreign Seller Affidavit. An affidavit of Seller in form and substance satisfactory to Purchaser setting forth Seller's United States taxpayer identification number and certifying that Seller 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 Purchaser to be delivered by Seller or necessary to implement and effectuate the Closing hereunder, including without limitation, a settlement statement, or other documents, consents, and approvals from Seller.
- e. Purchaser's Obligations at Closing. At Closing, Purchaser shall, in addition to any other obligations of Purchaser as set forth in this Agreement, execute and deliver the following items to Seller or the Title Company, as the case may be (collectively, "Purchaser'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 Seller an Illinois Transfer Tax Declaration.
 3. Deed. Acknowledge and accept a copy of Seller's Warranty Deed conveying fee simple title of the Property to Purchaser, subject to the Permitted Encumbrances.
 4. Miscellaneous. Any other documents reasonably required by this Agreement, the Title Company, or Seller to be delivered by Purchaser or necessary to implement and effectuate the Closing hereunder, including, without limitation,

a settlement statement, or other documents, consents, and approvals from Purchaser satisfactory to Seller.

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 Seller: WR HOLDINGS, LLC
229 E. Ferguson
Wood River, Illinois 62095

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

IX. Additional Covenants.

- a. **Brokerage.** Seller and Purchaser 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. PURCHASER ACKNOWLEDGES AND AGREES THAT SELLER 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 PURCHASER 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 SELLER 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. PURCHASER FURTHER ACKNOWLEDGES AND AGREES THAT, HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, PURCHASER IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY SELLER ITS AGENTS, BROKERS, CONTRACTORS, OR EMPLOYEES. PURCHASER 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 SELLER HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION; AND THAT SELLER MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. SELLER 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. PURCHASER 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 SELLER AND PURCHASED BY PURCHASER 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 Seller. In the event that Seller shall have failed to have timely performed any of Seller's Obligations, covenants, and/or agreements contained herein which are to be performed by Seller, then Purchaser, 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 Purchaser. In the event that Purchaser shall have failed to have timely performed any of Purchaser's Obligations, covenants, and/or agreements contained herein which are to be performed by Purchaser, then Seller, 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 Purchaser without the written approval of Seller.
- 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 Seller and Purchaser, 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 Seller or Purchaser unless in writing and signed by both Seller and Purchaser. 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 Seller and Purchaser have contributed substantially and materially to the preparation and/or negotiation of this Agreement.
- h. Compliance with Laws, Regulations, and Accreditation. Purchaser and Seller believe and intend that this Agreement complies with all relevant federal and state laws as well as relevant regulations. Should Purchaser or Seller 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, Purchaser or Seller 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 Seller and Purchaser shall be relieved of their respective obligations under this Agreement unless such obligations survive the termination of the Agreement.

XIV. **Acceptance of Contract.** Purchaser and Seller intend to execute this Agreement prior to Purchaser obtaining the approvals necessary to give force and effect to this Agreement. Purchaser represents that this Agreement must be passed by Ordinance and by 3/4th vote of the corporate authorities then holding office. Neither Purchaser nor Seller shall have any obligation under this Agreement until Purchaser has obtained all necessary approvals to this Agreement having full force and effect; and, if such approvals have not been obtained by Purchaser, this Agreement shall have no force or effect.

[Signature Page Follows]

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

SELLER:

WR HOLDINGS, LLC
229 E. Ferguson
Wood River, IL 62095

By: _____

Date: _____

PURCHASER:

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

By: _____

Date: _____

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Legal Descriptions: Lot 15 and 16 in Block 7 in Penning's Addition to Wood River, according to the Plat thereof recorded by the Recorders Office of Madison County, Illinois, in Plat Book 7 Page 56; situated in the County of Madison and State of Illinois

Permanent Parcel No.: 19-2-08-27-05-104-006

Property Address: 118 E. Lorena Ave. Wood River, IL 62095

RESOLUTION NO:

RESOLUTION APPROVING SPONSORSHIP AGREEMENT WITH PRUITT MECHANICAL SERVICES FOR THE WOOD RIVER RECREATION CENTER

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 offer a sponsorship opportunity for Pruitt Mechanical Services, ("Pruitt") to sponsor the walking track at the Wood River Recreation Center; and

WHEREAS, Pruitt has presented City with a proposed agreement ("Pruitt Proposal") for approval (*See Exhibit A*); and

WHEREAS, the Pruitt Proposal may generate up to \$15,000.00 in sponsorship revenue for the Wood River Recreation Center over five years (*See Exhibit A*); and

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

WHEREAS, the City Council finds that the City Manager and/or Mayor should be authorized and directed, on behalf of the City, to execute whatever documents are necessary to approve the Pruitt Proposal (*Exhibit A*).

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Wood River, Illinois, 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 Pruitt Proposal (*Exhibit A*) is approved.

Section 3. That this Resolution shall be known as Resolution No: ____ and shall be effective upon adoption with implementation date of October 20, 2025.

This Resolution adopted by the City Council of the City of Wood River, Illinois and deposited and filed in the office of the City Clerk on the 20th day of October, 2025, the vote taken by ayes and nays 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

Agreement

This Agreement ("Agreement") is entered into this _____ day of _____, 2025 ("Effective Date"), by and between ("SPONSOR") and City of Wood River ("OWNER"). OWNER and/or SPONSOR may each be referred to individually as a "Party" or collectively as the "Parties".

WHEREAS, OWNER has built the Wood River Recreation Center which will include the amenities hereinafter described; and

NOW, THEREFORE, in consideration of the promises in this Agreement and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

EXCLUSIVITY, DESIGNATION AND RIGHTS TO MARKS

1. SPONSOR will be an official sponsor of the Wood River Recreation Center and will have the right to utilize the official marks and logos of the Wood River Recreation Center to designate itself as a sponsor of this venue in the following categories:

LANDMARK – WALKING TRACK PARTNER

1. SPONSOR will receive one (1) 10' X 3.5' banner ad on the walking track of the Wood River Recreation Center.
 - a.) OWNER will be responsible for the upkeep of the Wood River Recreation Center. SPONSOR has no responsibility for, and shall not be held responsible for, any aspects related to the day-to-day operation, control, or ownership of the Wood River Recreation Center, including but not limited to Wood River Recreation Center repairs and maintenance.
 - b.) OWNER and SPONSOR shall mutually agree upon signage. OWNER will be responsible for the initial costs of production or procurement and installation of such signage, and also responsible for the reasonable maintenance thereof.

MEDIA, DIGITAL, SOCIAL, AND ONSITE MARKETING

1. SPONSOR and OWNER will mutually agree upon in writing and disseminate a social media post and/or schedule a press conference announcing the partnership solely between SPONSOR and OWNER.

TERM AND INVESTMENT

The Term of this Agreement will be for five (5) years.

1. SPONSOR will pay OWNER as follows for the partnership to the Wood River Recreation Center via the following monetary amounts, excluding any sales tax that might be applicable:

- i. Year 1 (2025 – 2026) = \$3,000.00
- ii. Year 2 (2026 – 2027) = \$3,000.00
- iii. Year 3 (2027 – 2028) = \$3,000.00
- iv. Year 4 (2028 – 2029) = \$3,000.00
- v. Year 5 (2030 – 2031) = \$3,000.00

2. Payments will be due on an annual basis and are due and payable at the beginning of each contract year unless one time payment is paid.
 - i. 1st payment due on or before November 15, 2025
 - ii. 2nd payment not due until the 1-year anniversary of signage installation date
3. OWNER shall provide SPONSOR with an invoice for each annual installment no later than forty-five days prior to the due date thereof. Annual payments will be in default if not received by OWNER within fifteen days of the due date thereof.
4. Owner shall be solely responsible for its own fees and expenses incurred as a result of its performance under this Agreement, unless otherwise previously agreed to by SPONSOR in writing.

TERMINATION

1. SPONSOR may, in its sole discretion, terminate this Agreement by written notice to OWNER if: (a) OWNER ceases to own or operate the Wood River Recreation Center or the location of the Wood River Recreation Center changes; or (b) OWNER misrepresents, misappropriates or misuses the name or Marks (as defined below) of SPONSOR.
2. Notwithstanding anything to the contrary contained in this Agreement, in no event shall a Party be liable to the other Party for any consequential, special, indirect, incidental, punitive, exemplary, or similar damages (including damages for loss of use, business, or profit) that the other Party suffers in connection with this Agreement, regardless whether such action is based on contract, tort, or any other legal theory and whether such Party has been advised of the possibility of such damages or if such damages could have been reasonably foreseen.

REPRESENTATIONS AND WARRANTIES

1. OWNER represents and warrants that: (a) OWNER has the right to grant to SPONSOR the partnership and all of the benefits described in this Agreement; (b) OWNER has obtained the approvals of all third parties which are required (if any) in order for OWNER to grant the benefits under this Agreement in favor of SPONSOR; (c) the naming rights and benefits described in and granted under this Agreement comply with all applicable laws; and (d) the Advertising Materials shall be of good quality, shall conform to the requirements of this Agreement, and shall be prepared in a professional and workmanlike manner.

XII. ADVERTISING MATERIALS AND INTELLECTUAL PROPERTY

1. All Advertising Materials that bear SPONSOR's name and/or trademarks ("Marks") shall be subject to SPONSOR's written approval prior to use and shall be produced or procured by OWNER at OWNER's expense, except as otherwise herein provided.
2. SPONSOR hereby grants to OWNER, during the term of this Agreement, a nonexclusive, non-transferable, non-sublicensable right and license to use the Marks solely for the purpose of the identification and promotion of SPONSOR as set forth in this Agreement. OWNER acknowledges that SPONSOR is the owner of the Marks and all goodwill related thereto, and all use of the Marks under this Agreement and any goodwill accruing from such use will inure solely to SPONSOR's benefit. SPONSOR shall be solely responsible for enforcing its rights with respect to infringing uses of its name or Marks.

3. Except as expressly set forth herein, SPONSOR reserves all rights, and this Agreement does not grant any right, title or interest in or to the Marks to OWNER. OWNER agrees that it shall not use the Marks except as expressly authorized under this Agreement. In the event that OWNER should, by operation of law or otherwise, be deemed to have obtained any rights in the Marks, OWNER hereby irrevocably assigns its entire right, title and interest in and to the Marks to SPONSOR.
4. Upon termination of this Agreement, OWNER shall cease all use of the Approved Name and SPONSOR's name and Marks, and OWNER shall be solely responsible for all costs associated with the removal of all uses of the Approved Name and SPONSOR's name and Marks.

XIII. NAME CHANGE

1. If SPONSOR changes its corporate name or trade name, undergoes a change in control that results in a name change or sells all or substantially all of its assets to another entity, and such entity does not continue to use the SPONSOR name, SPONSOR or its successor, as the case may be, shall promptly submit new Marks to OWNER, and the Parties shall mutually agree in writing upon corresponding changes to the Approved Name and related branding. SPONSOR or its successor will be responsible for all out of pocket costs in connection with the replacement of the Approved Name and related branding in all signage and other Advertising Materials. OWNER shall accept any such name and branding change unless it would result in a name or graphic that is inconsistent with or detrimental to the reputation of the Wood River Recreation Center or is contrary to community standards of good taste. In such event, the Parties shall negotiate in good faith to determine another Approved Name and related branding for the Wood River Recreation Center as soon as reasonably possible.

XIV. MISCELLANEOUS

1. This Agreement: (a) may be amended only by a writing signed by each of the Parties; (b) may be executed in several counterparts, each of which is deemed an original but all of which constitute one and the same instrument; (c) is governed by, and will be construed and enforced in accordance with the laws of the State of Illinois, without giving effect to any conflict of laws rules; (d) is binding upon, and will inure to the benefit of the Parties and their respective heirs, successors and permitted assigns; and (e) constitutes the sole and entire agreement of the Parties with respect to the subject matter herein, and supersedes all prior and contemporaneous understandings, agreements, representations, and warranties, both written and oral, with respect to the subject matter herein. Each Party expressly consents to the exclusive jurisdiction of the federal, state and local courts serving Madison County, IL, to govern all disputes arising out of this Agreement.
2. The due performance or observance by a Party of any of its obligations under this Agreement may be waived only by a writing signed by the Party against whom enforcement of such waiver is sought, and any such waiver will be effective only to the extent specifically set forth in such writing. The waiver by a Party of any breach or violation of any provision of this Agreement will not operate as, or be construed to be, a waiver of any subsequent breach or violation hereof. Any provision of this Agreement, which is prohibited or unenforceable in any jurisdiction will, as to such jurisdiction, be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining portions hereof or affecting the validity or enforceability of such provision in any other jurisdiction.
3. The Parties shall not assign any of their rights or obligations under this Agreement without the prior written consent of the other Party.

4. The relationship between the Parties is that of independent contractors. Nothing contained in this Agreement creates any agency, partnership, joint venture or other form of joint enterprise, employment or fiduciary relationship between the Parties, and neither Party has authority to contract for or bind the other Party in any manner whatsoever.
5. All notices in connection with this Agreement shall be in writing and delivered to the principal place of business of each Party or any other address of which either Party shall notify the other Party in writing from time to time.
6. Should any provision of this Agreement be determined to be invalid or illegal for any reason, such invalidity or illegality shall not affect the validity or legality of any other provision, and all other provisions shall remain in full force and effect as if this Agreement had been executed with the invalid or illegal provision eliminated.

SIGNING PARTIES

SPONSOR

Pruitt Mechanical Services

Signature

Title

Date

OWNER

City of Wood River

Signature

Title

Date

Illinois Municipal League



Risk
Management
Association

INVOICE

PO Box 5180, Springfield, IL 62705-5180 | Ph: (217) 525-1220 | Fax: (217) 525-7438

Please return this agreement with payment
after completing the information below
and on the reverse side.

Date: October 1, 2025

Member: City of Wood River

Account #: 0649

Indicate Payment Option (from list below): _____

Amount Enclosed: \$ _____

BILLING DETAIL

MAKE CHECK PAYABLE TO RMA

2026 IML RISK MANAGEMENT ASSOCIATION ANNUAL PREMIUM

Work Comp	\$157,428
Auto Liability & Comprehensive General Liability	\$139,450
Portable Equipment	\$4,610
Auto Physical Damage	\$21,375
Property	\$138,739
	<u>\$461,602</u>
2026 ILLINOIS MUNICIPAL LEAGUE MEMBERSHIP DUES*	\$1,250

INVOICE TOTAL

\$462,852

PLEASE CHOOSE ONE OF THE FOLLOWING
PAYMENT OPTIONS and enter it in the space provided
above:

OPTION #1 – Early Pay 1% Discount

Initial Premium	\$461,602.00
Minus 1% Discount	\$4,616.02
Premium Total	<u>\$456,985.98</u>
Illinois Municipal League Dues	\$1,250.00
Total Amount Due By 11/14/25	<u>\$458,235.98</u>

OPTION #2 – Pay Annual Amount

Premium Total	\$461,602.00
Illinois Municipal League Dues	\$1,250.00
Total Amount Due By 12/12/25	<u>\$462,852.00</u>

OPTION #3 – Pay In two Installments

Includes 1% Processing Charge

Initial Premium	\$461,602.00
Plus 1% Processing Charge	\$4,616.02
Premium Total	<u>\$466,218.02</u>
Illinois Municipal League Dues	\$1,250.00
Total Amount Due	<u>\$467,468.02</u>

MUST BE RECEIVED BY 12/12/25

\$233,734.01 Due by 12/12/25

\$233,734.01 Due by 5/15/26

**Membership with the Illinois Municipal League (IML) is a
requirement to remain a member of the IML Risk
Management Association.*

On behalf of the municipality named above ("Member"), I
hereby warrant that I have the authority to sign this
agreement on the Member's behalf. (If choosing the
installment option, I acknowledge and understand that it is
afforded only as a benefit for budgeting purposes and is not
meant to allow for mid-term withdrawal.) I acknowledge and
understand that Article 5 of the Intergovernmental
Cooperation Contract ("Contract") prohibits termination of the
Intergovernmental Cooperation Contract no less than 120 days
prior to the first day of January of any given year. Per Article 5,
I warrant that the Member will adhere to the Contract and pay
all amounts when due.

All agreements must be returned to RMA by 12/12/2025.

Municipal Official (please sign):

Title: _____

Date: _____

Payments received after 12/12/25 will be charged the Total
Amount Due in Option 3, whether paying in full or by installments.

SECTION 1.2 – PROPOSAL

Submitted by: Kamex, Inc.

FOR THE PROJECT TITLED: "Wood River – Wood River Avenue Sanitary Sewer Improvements"

TO: The Mayor and City Council of the City of Wood River, Illinois

Gentlemen:

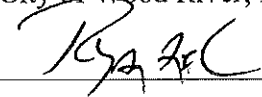
In submitting this proposal, the undersigned declares that the only persons or parties interested in the proposal as principals are those named herein and that the proposal is made without collusion with any other person, firm or corporation.

The undersigned understands and agrees that if this proposal is accepted, he is to furnish and provide all necessary machinery, tools, apparatus, labor and other means of construction; and to do all of the work and furnish all of the materials specified in the contract in the manner and at the time therein prescribed, and in accordance with the requirements set forth.

The undersigned submits herewith his Schedule of Prices covering the work to be performed under this contract; he understands that he must show in the schedule the unit prices and lump sum prices for which he proposes to perform each item of work; and that the extensions and total must be shown or be subject to possible rejection for irregularities.

It shall be understood by the Contractor that he has submitted accurate unit and item prices on his bid for the associated work and that the City reserves the right to add additional sidewalk locations to be improved to the contract at the bidder's unit prices or delete portions of this contract with the associated cost based on bid items and without any adjustment in price for remaining items of work.

I agree to complete the work under this proposal no later than January 30, 2026, unless additional time is granted by the City of Wood River, Illinois.

Signature of Bidder:  - Kamex, Inc.
(Individual or Corporate Name)

BY: Byron Fischer TITLE: CEO

ADDRESS: 4323 Highway 162
Pontoon Beach, IL 62040

PHONE: 618-931-3760

Schedule of Prices

Contractor's Name: Kamex, Inc.

Address: 4323 Highway 162
Pontoon Beach, IL 62040

Item Number	Items	Unit	Quantity	Unit Price	Total
1.	10" PVC SDR 35, Sanitary Sewer Main	LF	560	329. ⁰⁰	184,240. ⁰⁰
2.	Sewer Service Connections	EA	9	4,500. ⁰⁰	40,500. ⁰⁰
3.	Water Service Connections	EA	3	2,400. ⁰⁰	7,200. ⁰⁰

Bidder's Total Proposal \$231,940.⁰⁰

SECTION 1.2 – PROPOSAL

Submitted by: Hank's Excavating & Landscaping, Inc.

FOR THE PROJECT TITLED: "Wood River – Wood River Avenue Sanitary Sewer Improvements"

TO: The Mayor and City Council of the City of Wood River, Illinois

Gentlemen:

In submitting this proposal, the undersigned declares that the only persons or parties interested in the proposal as principals are those named herein and that the proposal is made without collusion with any other person, firm or corporation.

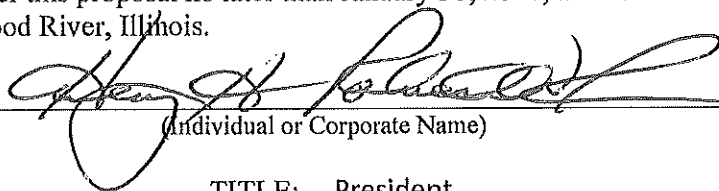
The undersigned understands and agrees that if this proposal is accepted, he is to furnish and provide all necessary machinery, tools, apparatus, labor and other means of construction; and to do all of the work and furnish all of the materials specified in the contract in the manner and at the time therein prescribed, and in accordance with the requirements set forth.

The undersigned submits herewith his Schedule of Prices covering the work to be performed under this contract; he understands that he must show in the schedule the unit prices and lump sum prices for which he proposes to perform each item of work; and that the extensions and total must be shown or be subject to possible rejection for irregularities.

It shall be understood by the Contractor that he has submitted accurate unit and item prices on his bid for the associated work and that the City reserves the right to add additional sidewalk locations to be improved to the contract at the bidder's unit prices or delete portions of this contract with the associated cost based on bid items and without any adjustment in price for remaining items of work.

I agree to complete the work under this proposal no later than January 30, 2026, unless additional time is granted by the City of Wood River, Illinois.

Signature of Bidder: _____



(Individual or Corporate Name)

BY: Henry H. Rohwedder

TITLE: President

ADDRESS: 5825 West State Route 161

Belleville, IL 62223

PHONE: 618-398-5556

Schedule of Prices

Contractor's Name: Hank's Excavating & Landscaping, Inc.

Address: 5825 West State Route 161

Belleville, IL 62223

Item Number	Items	Unit	Quantity	Unit Price	Total
1.	10" PVC SDR 35, Sanitary Sewer Main	LF	560	\$370. ⁰⁰	\$207,200. ⁰⁰
2.	Sewer Service Connections	EA	9	\$11,000. ⁰⁰	\$99,000. ⁰⁰
3.	Water Service Connections	EA	3	\$12,000. ⁰⁰	\$36,000. ⁰⁰

Bidder's Total Proposal \$ 342,200.⁰⁰

160

RESOLUTION NO.

**RESOLUTION AUTHORIZING THE SOLE SOURCE PURCHASE
OF A 2011 FORD PICKUP FROM BOB PATTERSON AUTO SALES FOR
\$9,079.00 AND WAIVING CUSTOMARY BIDDING PROCEDURES**

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, the City Manager has represented to the City Council that City is in need of a used vehicle; and

WHEREAS, the City Manager has represented to the City Council that a 2011 Ford Pickup has been located and would be sufficient for City's needs; and

WHEREAS, Bob Patterson Auto Sale has provided the information for a 2011 Ford Pickup available for purchase (*See Exhibit A*) for City's consideration; and

WHEREAS, Bob Patterson Auto Sales will allow City to purchase a 2011 Ford pickup, for \$9,079.00 (*See Exhibit A*); and

WHEREAS, the City Manager has represented to the City Council that funds are available; and

WHEREAS, City has determined it would be in the best interests of public health, safety, general welfare, and economic welfare to execute the sole source purchase of a 2011 Ford Pickup with Bob Patterson Auto Sales (*See Exhibit A*); and

WHEREAS, City has determined this purchase is a sole source purchase because executing a sole source purchase with Bob Patterson Auto Sales allows City to purchase a used 2011 Ford Pickup (*See Exhibit A*); and

WHEREAS, City has determined it to be appropriate to waive the customary bidding procedures and purchase the 2011 Ford Pickup as a sole source purchase (*See Exhibit A*); and

WHEREAS, City authorizes and directs the City Manager and/or Mayor to execute any documents necessary to waive customary bidding procedures and execute the sole source purchase of a 2011 Ford Pickup (*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 sole source purchase of a 2011 Ford Pickup from Bob Patterson Auto Sales (See **Exhibit A**) is accepted and approved.

Section 3. The City Manager and/or Mayor is directed and authorized, on behalf of the City of Wood River, to execute any documents necessary to execute the sole source purchase of a 2011 Ford Pickup (See **Exhibit A**).

Section 4. This Resolution shall be known as Resolution No. _____ and shall be effective upon its passage and approval in accordance with Illinois 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 20th day of October 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

STATE OF MISSOURI
CERTIFICATE OF TITLE

01251EB972

ORIGINAL

TITLE NUMBER
UG669635

VEHICLE IDENTIFICATION NUMBER

YEAR

MAKE

BODY STYLE

1FTBF2B61BED05257

2011

FORD

PICKU

HP

PREVIOUS STATE

MILEAGE AT TIME OF TRANSFER

TAX

PURCHASE DATE

DATE ISSUED

IL

109366*

PAID

06/12/2025 10/06/2025

OWNER

BYRNE AUSTIN
9729 N HWY 94
WEST ALTON

MO 63386

MAIL TO 0003-000



BYRNE AUSTIN
9729 N ST RTE 94
WEST ALTON MO 63386-1113

VEHICLE SUBJECT TO FOLLOWING LIEN(S)

FIRST LIEN

LIEN DATE

Lien release - To release any lien shown on the face of this title, the lienholder must complete a notarized Lien Release (DOR-4809) to be attached to this title before the purchaser applies for a Certificate of Title.



SECOND LIEN

LIEN DATE

Any person who knowingly and intentionally submits a separate document releasing a lien of another without authority to do so shall be guilty of a class C felony. (301.640 RSMo)

BUYER ON REVERSE SIDE MUST TITLE IN 30 DAYS TO AVOID PENALTY

MILEAGE STATEMENT

*ACTUAL MILEAGE.
EFFECTIVE 1/1/06 YOU MUST SUBMIT A NOTICE OF SALE
TO THE DEPARTMENT OF REVENUE WITHIN 30 DAYS OF
SELLING THIS VEHICLE.



Trish Vincent
DIRECTOR OF REVENUE

DOR-357 (04/2017)

ANY ALTERATION OR ERASURE VOIDS THIS TITLE

MUST BE COMPLETED AT TIME OF SALE		NOTICE OF SALE OR TRANSFER		SEE INSTRUCTIONS ON REVERS
PURCHASER NAME - LAST, FIRST (REQUIRED) (PRINTED)		PURCHASER SIGNATURE (REQUIRED)		
ADDRESS (REQUIRED)		DRIVER LICENSE NUMBER OF PURCHASER	DATE OF BIRTH OF PURCHASE	
CITY (REQUIRED)		SALE DATE (REQUIRED)		