

ORDER OF BUSINESS

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

June 15, 2026  
7:00 P.M.  
Wood River, IL 62095

AGENDA

- 1) Roll Call: Tom Stalcup  
David Ayres Bill Dettmers  
Jeremy Plank Scott Tweedy
- 2) Approval of the minutes of the regular meeting of June 1, 2026, as printed.
- 3) Approval of the bills submitted for payment for the period May 28, 2026, to June 10, 2026, as printed.
- 4) Approval of the Financial Statement ending May 31, 2026, as printed.
- 5) PRESENTATIONS:  
Veolia North America will present a sponsorship check in support of the City's upcoming 4<sup>th</sup> of July Celebration.  
  
Kinder Morgan will present a sponsorship check in support of the City's upcoming 4<sup>th</sup> of July Celebration.  
  
Mayor Stalcup will present a Certificate of Recognition and plaque to Fire Chief Wade Stahlhut on his retirement after 21 years with the Wood River Fire Department.
- 6) REQUEST BY MAYOR FOR:  
A. Request for Citizen comments/communications/petitions  
B. Reports/comments from City Officials
- 7) Approval of an ordinance amending City Code 90-7, Title XV: Land Usage, Chapter 156: Control of Storm Water Drainage and Detention, Soil Erosion, and Sediment Control, amending Section 156.07 Information Accessibility to the Public and Section 156.08 Definitions.
- 8) Approval of an ordinance establishing an Exterior Renovation Program for the purpose of encouraging property improvements in the City of Wood River.
- 9) Approval of an ordinance authorizing the execution of a Redevelopment Agreement between the City of Wood River and Stormfront Roofing for TIF Financial Assistance at 915 Whitelaw.
- 10) Approval of an ordinance authorizing the execution of a Redevelopment Agreement between the City of Wood River and JAME Properties LLC for TIF Financial Assistance at 53 E. Ferguson.
- 11) Approval of a resolution authorizing the Mayor to execute a Local Agency Engineering Services Agreement for preliminary engineering for the Tyler Timmins Drive Reconstruction Project, as submitted by the Director of Public Services.
- 12) Approval of a resolution waiving the competitive bidding requirement and authorizing the execution of an agreement with PARKREATION, INC. c/o ICON Shelters for the stage and pavilion at City Center Park under the Sourcewell Purchasing Program.

- 13) Approval of a resolution authorizing a Sponsorship Agreement between the City of Wood River and Alton Tree Service for marketing in support of the Wood River Recreation Center, as submitted by the Director of Parks and Recreation.
- 14) Approval of a Proclamation proclaiming Friday, June 26, 2026, as Wood River Main Street Day.
- 15) Approval of a request to seek bids to construct City Center Park.
- 16) Approval of a request to accept the bid from Kane Mechanical Group, LLC, in the amount of \$47,242.35 for the Belk Park Clubhouse HVAC System Replacement, as submitted by the Director of Parks and Recreation.
- 17) Approval of a request to accept the bid from Golterman & Sabo, Inc., in the amount of \$39,531.00 for the Wood River Recreation Center Gymnasium Acoustic Treatment Improvements, as submitted by the Director of Parks and Recreation.
- 18) Approval of a request from the Wood River Business Alliance to close Ferguson Avenue between Whitelaw Avenue and First Street on Friday, June 26, 2026, from 2:30 p.m. to 7:00 p.m. for their Ribbon Cutting Ceremony and Summer Social.
- 19) Approval of a request from residents of the 800 block of Rice Street to close the street between 800 and 838 Rice Street on Saturday, July 4, 2026, from 6:00 p.m. to 11:00 p.m. to hold their annual block party.
- 20) Approval of a request to hold the Ice Cream Social at Central Park on Sunday, July 12, 2026, from 3:00 p.m. to 6:00 p.m., as submitted by the Director of Parks & Recreation.
- 21) Approval of a recess to hold an executive closed session to discuss matters pertaining to Personnel (5 ILCS 120/2 (c) (1)).
- 22) Old Business
- 23) New Business
- 24) 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.

June 1, 2026

AGENDA

A regular meeting of the Wood River City Council was called to order by Mayor Tom Stalcup at 7:00 p.m. on Monday, June 1, 2026. The Clerk called the roll and reported that the following members were:

PRESENT: David Ayres  
Scott Tweedy  
Tom Stalcup

ABSENT: Bill Dettmers  
Jeremy Plank

and that a quorum was present and in attendance.

APPROVAL OF MINUTES:

Councilman Ayres moved to approve the minutes of the regular meeting of May 18, 2026, as printed, seconded by Councilman Tweedy, and approved by the following vote:

AYES: Ayres, Tweedy, Stalcup (3)  
NAYS: None (0)

APPROVAL OF BILLS:

Councilman Tweedy moved to approve the bills submitted for payment for the period May 14, 2026, to May 27, 2026, as printed, seconded by Councilman Ayres, and approved by the following vote:

AYES: Ayres, Tweedy, Stalcup (3)  
NAYS: None (0)

CITIZEN/OFFICIAL COMMENTS:

Mayor Stalcup announced that the City will commemorate America's 250th Birthday by holding a celebration on July 3, 2026, at Belk Park. The event will feature a full evening of patriotic fun and community engagement, including food trucks, beer tent, live music, and family activities. The event will take place on Friday, July 3, 2026, from 4:00 p.m. to 10:00 p.m. at Belk Park.

Mayor Stalcup announced the Appearance Award winners for the month of June. Congratulations to the residents of 983 E. Ferguson Avenue and to the owners of Café LaNae & Bakery located at 7 N. Wood River Avenue.

City Manager Steve Palen reported that the City is continuing to obtain cost estimates for the removal of trees located behind Parking Lot No. 1 along Madison Avenue. He further advised that the trees on the City Hall property will also be removed, as several tree service companies have determined that most of the trees are either dead or in declining condition. City Manager Steve Palen stated that the City anticipates beginning the process of redesigning the landscaping, including planting new trees and other improvements, either later this year or next year. He also noted that a time capsule located on the City Hall grounds that was buried 50 years ago will need to be located and excavated in December 2026. City Manager Steve Palen added that the City may

consider removing the existing fountain at City Hall, which has not been operational for several years, and replacing it with other memorial features or improvements as part of the site redesign.

RESOLUTION NO. 2182: APPROVING CHANGE ORDER NO. 1 TO INCREASE THE SCOPE OF THE CONTRACT WITH KAMADULSKI EXCAVATING & GRADING CO., INC., FOR CONCRETE SIDEWALKS AT VARIOUS LOCATIONS THROUGHOUT THE CITY:

Councilman Ayres moved to approve a resolution approving Change Order No. 1 to increase the scope of the contract with Kamadulski Excavating & Grading Co., Inc., for concrete sidewalks at various locations throughout the City, as submitted by the Director of Public Services, seconded by Councilman Tweedy, and approved by the following vote:

AYES: Ayres, Tweedy, Stalcup (3)

NAYS: None (0)

APPROVED – REQUEST FROM CHARLIE’S DRIVE IN TO CLOSE PARK AVENUE BETWEEN WOOD RIVER AVENUE AND CONDIT STREET ON SUNDAY, JUNE 28, 2026, FOR CHARLIE’S 50 YEAR CELEBRATION FROM 11:00 A.M. TO 5:00 P.M.:

Councilman Tweedy moved to approve a request from Charlie’s Drive In to close Park Avenue between Wood River Avenue and Condit Street on Sunday, June 28, 2026, for Charlie’s 50 Year Celebration from 11:00 a.m. to 5:00 p.m., seconded by Councilman Ayres, and approved by the following vote:

AYES: Ayres, Tweedy, Stalcup (3)

NAYS: None (0)

OLD BUSINESS: NONE

NEW BUSINESS: NONE

ADJOURNMENT: There being no further business to come before the Council, the meeting adjourned at 7:05 p.m.

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Mayor

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City Clerk

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CITY OF WOOD RIVER  
 COUNCIL SUMMARY REPORT  
 COUNCIL MEETING DATE: 06/15/2026  
 INVOICES DUE ON/BEFORE: 07/15/2026

DEPT CODE	DEPT	ACCT #	VENDOR	VENDOR #	DESCRIPTION	TOTAL AMOUNT DUE
1011	LEGISLATIVE	40741	HEARST MAGAZINE MEDIA INC	5793	PHN 96-14/REZONE	176.64
1011	LEGISLATIVE	40741	HEARST MAGAZINE MEDIA INC	5793	PN - BELK CLUBHOUSE HVAC BID	250.92
1011	LEGISLATIVE	40741	HEARST MAGAZINE MEDIA INC	5793	PN - REC CENTER GYM BID	207.23
1011	LEGISLATIVE	40741	HEARST MAGAZINE MEDIA INC	5793	PN - 13 WHITELAW	300.86
1011	LEGISLATIVE	40741	HEARST MAGAZINE MEDIA INC	5793	PN - HYDRANT FLUSHING	460.00
1011	LEGISLATIVE	40744	ELAN FINANCIAL SERVICES	5966	PIPELINE MAILING	1,227.59
1011	LEGISLATIVE	40756	BUDGET SIGNS TROPHIES & PLAQUE	333	JUNE APPEARANCE AWARD PLAQUE	18.00
1011	LEGISLATIVE	40786	ELAN FINANCIAL SERVICES	5966	VERIZON 4/11/2026-5/10/2026	39.35
1011	LEGISLATIVE	40792	BARCOM SECURITY	5861	SERVICE MONITORING 7/1-9/30/26	156.00
1011	LEGISLATIVE	40792	RIVERBENDER.COM	4289	JUNE 2026 - WEBSITE	40.00
1011	LEGISLATIVE	40792	SHRED-IT USA	5583	SHREDDING - CITY CLERK	28.75
1011	LEGISLATIVE	40887	MARY ROBERTS	T0000409	BAGPIPER MEMORIAL DAY SERVICE	400.00
1011	<b>LEGISLATIVE Total</b>					<b>3,305.34</b>
1012	ADMINISTRATION	40514	ELAN FINANCIAL SERVICES	5966	INK - HR/PR	68.89
1012	ADMINISTRATION	40519	ELAN FINANCIAL SERVICES	5966	USB FLASH DRIVE	36.09
1012	ADMINISTRATION	40751	DA-COM DIGITAL OFFICE	3475	COPIER LEASE	671.41
1012	ADMINISTRATION	40751	DA-COM DIGITAL OFFICE	3475	3/4-6/3 COLOR COPIES	373.72
1012	ADMINISTRATION	40786	ELAN FINANCIAL SERVICES	5966	VERIZON 4/11/2026-5/10/2026	39.35
1012	ADMINISTRATION	40786	ELAN FINANCIAL SERVICES	5966	3/11/2026-4/10/2026 TELEPHONE	126.00
1012	ADMINISTRATION	40792	ELAN FINANCIAL SERVICES	5966	ADOBE	35.51
1012	<b>ADMINISTRATION Total</b>					<b>1,350.97</b>
1013	FINANCE	40724	CJ SCHLOSSER & COMPANY LLC	4260	FIRST INTERIM AUDIT	10,000.00
1013	FINANCE	40729	NEPTUNE TECHNOLOGY 2000 INC	6467	JULY 2026 MUNI - LINK	2,048.20
1013	FINANCE	40786	ELAN FINANCIAL SERVICES	5966	VERIZON 4/11/2026-5/10/2026	39.35
1013	FINANCE	40786	ELAN FINANCIAL SERVICES	5966	3/11/2026-4/10/2026 TELEPHONE	126.00
1013	FINANCE	40792	CJ SCHLOSSER & COMPANY LLC	4260	PAYROLL TAX RETURN 3/31/2026	850.00
1013	FINANCE	40792	ELAN FINANCIAL SERVICES	5966	ADOBE	47.98
1013	FINANCE	40792	SHRED-IT USA	5583	SHREDDING - FINANCE	57.50
1013	FINANCE	40863	GREAT AMERICA FINANCIAL SVCS.	6309	POSTAGE MACHINE LEASE	165.00
1013	<b>FINANCE Total</b>					<b>13,334.03</b>
1014	ANIMAL CONTROL	40594	RAY O'HERRON COMPANY	946	UNIFORMS	292.82
1014	ANIMAL CONTROL	40719	PRO AUTOMOTIVE SERVICES	1002	OIL CHANGE CADET TRUCK	95.96
1014	<b>ANIMAL CONTROL Total</b>					<b>388.78</b>

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DEPT CODE	DEPT	ACCT #	VENDOR	VENDOR #	DESCRIPTION	TOTAL AMOUNT DUE
1016	BUILDING & ZONING	40511	ELAN FINANCIAL SERVICES	5966	B&Z POSTAGE	152.38
1016	BUILDING & ZONING	40511	ELAN FINANCIAL SERVICES	5966	POSTAGE 5/19/2026	10.48
1016	BUILDING & ZONING	40511	ELAN FINANCIAL SERVICES	5966	POSTAGE 5/26/2026	20.96
1016	BUILDING & ZONING	40529	ELAN FINANCIAL SERVICES	5966	B&Z TRAILER WIRING	10.18
1016	BUILDING & ZONING	40589	WALTCO TOOLS, INC	119	TRASH BAGS	29.99
1016	BUILDING & ZONING	40589	WALTCO TOOLS, INC	119	DUCT TAPE, JACKET	50.98
1016	BUILDING & ZONING	40589	WALTCO TOOLS, INC	119	PLIERS	9.99
1016	BUILDING & ZONING	40589	WALTCO TOOLS, INC	119	BUCKET, GRABBER TOOL	45.96
1016	BUILDING & ZONING	40594	RAY O'HERRON COMPANY	946	UNIFORM PANTS	292.85
1016	BUILDING & ZONING	40742	PF PETTIBONE & COMPANY	980	PRINTED FORMS	979.80
1016	BUILDING & ZONING	40786	ELAN FINANCIAL SERVICES	5966	3/11/2026-4/10/2026 TELEPHONE	63.00
1016	BUILDING & ZONING	40792	DREAMRUNNERS LTD	6321	41 W FERGUSON	525.00
1016	BUILDING & ZONING	40792	ELAN FINANCIAL SERVICES	5966	ADOBE	12.47
1016	BUILDING & ZONING	40792	ELAN FINANCIAL SERVICES	5966	SUBSCRIPTION	9.65
1016	<b>BUILDING &amp; ZONING Total</b>					<b>2,213.69</b>
1017	STREET LIGHTING	40788	ELAN FINANCIAL SERVICES	5966	APR 26 - ROCK HILL	208.89
1017	STREET LIGHTING	40788	ELAN FINANCIAL SERVICES	5966	APR 26 - GRAND VIEW	134.00
1017	<b>STREET LIGHTING Total</b>					<b>342.89</b>
1019	CITY HALL MAINTENANCE	40541	CR SYSTEMS	348	PAPER TOWELS	40.00
1019	CITY HALL MAINTENANCE	40752	CR SYSTEMS	348	MAY 2026 - CITY HALL CLEANING	1,400.00
1019	CITY HALL MAINTENANCE	40752	THE WINDOW MAN, INC	5515	WINDOW CLEANING	125.00
1019	CITY HALL MAINTENANCE	40781	CITY OF WOOD RIVER	1245	111 N. WOOD RIVER- WATER	48.46
1019	CITY HALL MAINTENANCE	40786	ELAN FINANCIAL SERVICES	5966	3/11/2026-4/10/2026 TELEPHONE	189.00
1019	CITY HALL MAINTENANCE	40786	ELAN FINANCIAL SERVICES	5966	4/22/26-5/21/26 INTERNET,PHONE	221.59
1019	CITY HALL MAINTENANCE	40792	BARCOM SECURITY	5861	SERVICE MONITORING 7/1-9/30/26	222.00
1019	<b>CITY HALL MAINTENANCE Total</b>					<b>2,246.05</b>
1021	STREET MAINTENANCE	40521	ACE HARDWARE OF BETHALTO	4039	PROPANE	30.53
1021	STREET MAINTENANCE	40529	ACE HARDWARE OF BETHALTO	4039	CLEANER & CHAIN	30.22
1021	STREET MAINTENANCE	40529	ELAN FINANCIAL SERVICES	5966	SUPPLIES	41.88
1021	STREET MAINTENANCE	40529	ELAN FINANCIAL SERVICES	5966	FUSES, TOWELS, CABLE TIES	81.05
1021	STREET MAINTENANCE	40529	ELAN FINANCIAL SERVICES	5966	WIRING HARNESS	76.50
1021	STREET MAINTENANCE	40529	GATEWAY BOBCAT, LLC	2015	BOBCAT T-750	415.81
1021	STREET MAINTENANCE	40529	RUSH TRUCK CENTERS OF MISSOURI	5978	PARTS FOR TRUCK #1	2,191.54

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1021	STREET MAINTENANCE	40529	WALTCO TOOLS, INC	119	SUPPLIES	6.99
1021	STREET MAINTENANCE	40529	WALTCO TOOLS, INC	119	SUPPLIES FOR PAVER	99.98
1021	STREET MAINTENANCE	40529	WALTCO TOOLS, INC	119	BOLTS, EARPLUGS	29.99
1021	STREET MAINTENANCE	40529	WALTCO TOOLS, INC	119	TANDEM PARTS	1.99
1021	STREET MAINTENANCE	40529	WALTCO TOOLS, INC	119	TRUCK #1 SUPPLIES	50.98
1021	STREET MAINTENANCE	40529	WALTCO TOOLS, INC	119	SUPPLIES AIR COMP	151.99
1021	STREET MAINTENANCE	40529	WALTCO TOOLS, INC	119	PAINT	45.94
1021	STREET MAINTENANCE	40542	ACE HARDWARE OF BETHALTO	4039	POLE SAW	359.99
1021	STREET MAINTENANCE	40589	ACE HARDWARE OF BETHALTO	4039	POLE SAW EXTENDER	80.99
1021	STREET MAINTENANCE	40589	ACE HARDWARE OF BETHALTO	4039	22" STEEL RAKE	37.98
1021	STREET MAINTENANCE	40589	WALTCO TOOLS, INC	119	PAVER SUPPLIES	15.96
1021	STREET MAINTENANCE	40589	WALTCO TOOLS, INC	119	TOOLS FOR TANDEM	19.99
1021	STREET MAINTENANCE	40589	WALTCO TOOLS, INC	119	SHOVEL	119.96
1021	STREET MAINTENANCE	40589	WALTCO TOOLS, INC	119	AIR COMPRESSOR	4,950.00
1021	STREET MAINTENANCE	40589	WALTCO TOOLS, INC	119	BOOTS	49.40
1021	STREET MAINTENANCE	40594	ELAN FINANCIAL SERVICES	5966	SHIRTS	11.58
1021	STREET MAINTENANCE	40594	ELAN FINANCIAL SERVICES	5966	SAFETY VEST	10.00
1021	STREET MAINTENANCE	40594	WALTCO TOOLS, INC	119	FRONT TIRES TRUCK #2	1,282.42
1021	STREET MAINTENANCE	40719	D&D TIRE SERVICE LLC.	5420	NEW TIRE REPLACEMENT TRUCK #1	1,812.00
1021	STREET MAINTENANCE	40719	D&D TIRE SERVICE LLC.	5420	TIRE REPAIR TRUCK #1	717.50
1021	STREET MAINTENANCE	40719	D&D TIRE SERVICE LLC.	5420	VERIZON 4/11/2026-5/10/2026	59.37
1021	STREET MAINTENANCE	40786	ELAN FINANCIAL SERVICES	5966	SERVICE MONITORING 7/1-9/30/26	189.00
1021	STREET MAINTENANCE	40799	BARCOM SECURITY	5861		12,971.53
1021	<b>STREET MAINTENANCE Total</b>					
1024	PARKS AND RECREATION	20316	SHANNA PEBBLES	T0001446	ROUNDHOUSE REFUND	150.00
1024	PARKS AND RECREATION	40304	ELAN FINANCIAL SERVICES	5966	6TH ST CONCESSION SCRUB BRUSH	3.57
1024	PARKS AND RECREATION	40304	ELAN FINANCIAL SERVICES	5966	6TH ST CONCESSION SUPPLIES	41.96
1024	PARKS AND RECREATION	40304	ELAN FINANCIAL SERVICES	5966	6TH ST BALL CONCESSION	670.98
1024	PARKS AND RECREATION	40304	ELAN FINANCIAL SERVICES	5966	FIRST AID/MOSQUITO SPRAY	13.45
1024	PARKS AND RECREATION	40304	ELAN FINANCIAL SERVICES	5966	6TH ST BROOM	8.23
1024	PARKS AND RECREATION	40304	ELAN FINANCIAL SERVICES	5966	SUNFLOWER SEEDS	29.94
1024	PARKS AND RECREATION	40304	ELAN FINANCIAL SERVICES	5966	6TH ST CONCESSIONS	23.73
1024	PARKS AND RECREATION	40304	ELAN FINANCIAL SERVICES	5236	BALL CONCESSION SODA	432.90
1024	PARKS AND RECREATION	40304	PEPSI - COLA			
1024	PARKS AND RECREATION	40304	REIS SERVICES INC.	4255	BALL CONCESSIONS	257.00

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1024	PARKS AND RECREATION	40309	ELAN FINANCIAL SERVICES	5966	UMPIRE TIMERS	15.24
1024	PARKS AND RECREATION	40309	ELAN FINANCIAL SERVICES	5966	BASEBALL BASE SET	232.36
1024	PARKS AND RECREATION	40529	ELAN FINANCIAL SERVICES	5966	MINI PC 6TH ST (RETURNED)	(278.99)
1024	PARKS AND RECREATION	40529	ELAN FINANCIAL SERVICES	5966	MINI PC 6TH ST PARK	278.99
1024	PARKS AND RECREATION	40529	ELAN FINANCIAL SERVICES	5966	6TH ST BANDAIDS	38.97
1024	PARKS AND RECREATION	40529	ELAN FINANCIAL SERVICES	5966	ETHERNET CABLE 6TH CONCESSION	17.36
1024	PARKS AND RECREATION	40529	ELAN FINANCIAL SERVICES	5966	WIPER BLADES	16.99
1024	PARKS AND RECREATION	40549	ACE HARDWARE OF BETHALTO	4039	ICE MACHINE ROUND HOUSE	14.92
1024	PARKS AND RECREATION	40549	ELAN FINANCIAL SERVICES	5966	BELK PARK FOUNTAIN	179.99
1024	PARKS AND RECREATION	40573	ILLINOIS DEPARTMENT OF REVENUE	669	MAY 2026 SALES TAX	33.00
1024	PARKS AND RECREATION	40781	CITY OF WOOD RIVER	1245	S. 14TH ST- WATER	8.14
1024	PARKS AND RECREATION	40781	CITY OF WOOD RIVER	1245	633 N. WOOD RIVER-WATER	8.14
1024	PARKS AND RECREATION	40781	CITY OF WOOD RIVER	1245	100 WALCOTT- WATER	8.14
1024	PARKS AND RECREATION	40781	CITY OF WOOD RIVER	1245	6TH ST PARK- WATER	12.39
1024	PARKS AND RECREATION	40786	ELAN FINANCIAL SERVICES	5966	VERIZON 4/11/2026-5/10/2026	118.05
1024	PARKS AND RECREATION	40792	BARCOM SECURITY	5861	SERVICE MONITORING 7/1-9/30/26	309.00
1024	PARKS AND RECREATION	40792	ELAN FINANCIAL SERVICES	5966	CHAT GPT MONTHLY SUB	20.00
1024	<b>PARKS AND RECREATION Total</b>					<b>2,664.45</b>
1025	PARK MAINTENANCE	40529	ELAN FINANCIAL SERVICES	5966	MOWER PART & SUPPLIES	201.70
1025	PARK MAINTENANCE	40529	ELAN FINANCIAL SERVICES	5966	BELK DOOR HANDLE REPAIR	16.26
1025	PARK MAINTENANCE	40529	ELAN FINANCIAL SERVICES	5966	MOWER WHEELS/SPINDLE	184.82
1025	PARK MAINTENANCE	40529	ELAN FINANCIAL SERVICES	5966	GRANDSTAND MOWER TIRES	116.95
1025	PARK MAINTENANCE	40529	ELAN FINANCIAL SERVICES	5966	MOWER TIRE TUBE	21.06
1025	PARK MAINTENANCE	40529	FARM & HOME SUPPLY	4732	FIELDS TAMPER	49.99
1025	PARK MAINTENANCE	40529	LOWE'S COMPANIES INCORPORATED	1336	HANDLES & LAGS	51.32
1025	PARK MAINTENANCE	40529	LOWE'S COMPANIES INCORPORATED	1336	DRAIN	23.24
1025	PARK MAINTENANCE	40529	WALTCO TOOLS, INC	119	FIELD DROP PARTS	44.86
1025	PARK MAINTENANCE	40529	WALTCO TOOLS, INC	119	MOWER REPAIRS	35.94
1025	PARK MAINTENANCE	40529	WALTCO TOOLS, INC	119	SHOP/TRAILER REPAIR	52.98
1025	PARK MAINTENANCE	40529	WALTCO TOOLS, INC	119	HITCH/SLEEVE FOR TRUCK	58.98
1025	PARK MAINTENANCE	40529	WALTCO TOOLS, INC	119	METAL DETECTOR BATTERIES	18.00
1025	PARK MAINTENANCE	40529	WALTCO TOOLS, INC	119	RUBBER BOLTS	8.00
1025	PARK MAINTENANCE	40549	ACE HARDWARE OF BETHALTO	4039	BELK BATHROOM REPAIR	88.83

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1025	PARK MAINTENANCE	40549	ELAN FINANCIAL SERVICES	5966	FAUCET BELK PARK	19.94
1025	PARK MAINTENANCE	40549	ELAN FINANCIAL SERVICES	5966	BRUSHEY GROVE SHOP FANS	165.16
1025	PARK MAINTENANCE	40561	ELAN FINANCIAL SERVICES	5966	DYE/ALGAE TREATMENT BELK LAKE	180.00
1025	PARK MAINTENANCE	40569	ACE HARDWARE OF BETHALTO	4039	FOUNTAIN INSTALL SUPPLIES	83.56
1025	PARK MAINTENANCE	40569	ELAN FINANCIAL SERVICES	5966	BELK AMERICAN FLAG	36.98
1025	PARK MAINTENANCE	40569	ELAN FINANCIAL SERVICES	5966	DOG PARK UMBRELLAS	107.98
1025	PARK MAINTENANCE	40594	SCHWARTZKOPF PRINTING INC	1087	PARK MAINTENANCE SHIRTS	166.25
1025	PARK MAINTENANCE	40719	ELAN FINANCIAL SERVICES	5966	PTO ADAPTER MOWER REPAIR	72.19
1025	PARK MAINTENANCE	40719	FARM & HOME SUPPLY	4732	MOWER/WEEDEATER MAINT SUPP	78.96
1025	PARK MAINTENANCE	40719	O'REILLY AUTO PARTS	5192	MOWERS OIL	57.47
1025	PARK MAINTENANCE	40719	SLOAN IMPLEMENT CO. INC.	5144	BLADES 22' JOHN DEERE	91.23
1025	PARK MAINTENANCE	40781	CITY OF WOOD RIVER	1245	312 LINTON-WATER	8.14
1025	PARK MAINTENANCE	40781	CITY OF WOOD RIVER	1245	2551 RHR SOCCER PARK-WATER	6.50
1025	PARK MAINTENANCE	40781	CITY OF WOOD RIVER	1245	DOG PARK-WATER	4.14
1025	PARK MAINTENANCE	40786	ELAN FINANCIAL SERVICES	5966	VERIZON 4/11/2026-5/10/2026	39.35
1025	PARK MAINTENANCE	40786	ELAN FINANCIAL SERVICES	5966	SPECTRUM INTERNET	80.44
1025	PARK MAINTENANCE	40786	ELAN FINANCIAL SERVICES	5966	312 LINTON - APR SPECTRUM	75.00
1025	PARK MAINTENANCE	40792	BARCOM SECURITY	5861	SERVICE MONITORING 7/1-9/30/26	348.00
1025	<b>PARK MAINTENANCE Total</b>					<b>2,594.22</b>
1027	POLICE	40300	CASH - POLICE COVERT	5816	COVERT SUPPLIES	500.00
1027	POLICE	40300	RAY O'HERRON COMPANY	946	POLICE SUPPLIES	8,422.74
1027	POLICE	40498	MIDWEST OCCUPATIONAL MEDICINE	866	DRUG SCREEN	50.00
1027	POLICE	40514	WILLIAMS OFFICE PRODUCTS	130	PRINTER INK	733.00
1027	POLICE	40519	ELAN FINANCIAL SERVICES	5966	PACKING TAPE	24.59
1027	POLICE	40519	ELAN FINANCIAL SERVICES	5966	3 RING BINDER, HANGING FOLDER	36.53
1027	POLICE	40519	ELAN FINANCIAL SERVICES	5966	OFFICE SUPPLIES	246.18
1027	POLICE	40519	UTILITRA	981	MONITOR	268.28
1027	POLICE	40527	ELAN FINANCIAL SERVICES	5966	FLAWLESS FINGERPRINT INK PAD	83.98
1027	POLICE	40527	ELAN FINANCIAL SERVICES	5966	BODY CAMERA MOUNTS	136.00
1027	POLICE	40549	ELAN FINANCIAL SERVICES	5966	ILLINOIS OUTDOOR FLAG	133.49
1027	POLICE	40591	ELAN FINANCIAL SERVICES	5966	TAX REFUNDED FROM PURCHASE	(20.15)
1027	POLICE	40594	DAWN DEVENING	6464	PATCHES SEWN ON UNIFORMS	16.00
1027	POLICE	40594	ELAN FINANCIAL SERVICES	5966	BOOTS	132.99

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1027	POLICE	40594	ELAN FINANCIAL SERVICES	5966	FLASHLIGHT CASE	37.99
1027	POLICE	40594	RAY O'HERRON COMPANY	946	BELT AND HANDCUFF CASE FOR 101	72.57
1027	POLICE	40594	RAY O'HERRON COMPANY	946	UNIFORM PANTS FOR 177	227.32
1027	POLICE	40594	RAY O'HERRON COMPANY	946	PATROLMAN BADGES	433.32
1027	POLICE	40659	ELAN FINANCIAL SERVICES	5966	DONUTS	18.27
1027	POLICE	40679	HSI EMERGENCY CARE SOLUTIONS	3833	CPR CARD FOR DISPATCHER	8.06
1027	POLICE	40719	ELAN FINANCIAL SERVICES	5966	STICKER REGISTRATION	154.40
1027	POLICE	40719	JOSH MCDOWELL	1777	VEHICLE NUMBERS 182/183	85.00
1027	POLICE	40719	PRO AUTOMOTIVE SERVICES	1002	OIL CHANGE #183/8865	116.96
1027	POLICE	40742	ELAN FINANCIAL SERVICES	5966	PROMOTIONAL ITEMS	906.37
1027	POLICE	40751	WELLS FARGO VENDOR FIN SERV	5632	COPIER LEASE	97.25
1027	POLICE	40754	ROTTLER PEST CONTROL	6376	550 E MADISON MAY 2026	30.00
1027	POLICE	40781	CITY OF WOOD RIVER	1245	550 MADISON- WATER	88.78
1027	POLICE	40783	ELAN FINANCIAL SERVICES	5966	MARCH 2026 - AMEREN	1,436.15
1027	POLICE	40786	ELAN FINANCIAL SERVICES	5966	3/11/2026-4/10/2026 TELEPHONE	126.00
1027	POLICE	40792	BARCOM SECURITY	5861	SERVICE MONITORING 7/1-9/30/26	180.00
1027	POLICE	40792	GRP WEGMAN COMPANY	100	TOLIET REPAIR	2,335.74
1027	POLICE	40792	GRP WEGMAN COMPANY	100	WOMENS - TOLIET REPAIR	379.61
1027	POLICE	40792	GRP WEGMAN COMPANY	100	LEAK REPAIR	562.68
1027	POLICE	40792	JOSH MCDOWELL	1777	SUB STATION DECALS	120.00
1027	POLICE	40792	PIASA CLEANERS	6040	MAY 2026 CLEANING	176.00
1027	POLICE	40792	TRANSUNION RISK & ALTERNATIVE	5206	MAY 2026	183.00
1027	POLICE	40869	AXON ENTERPRISES INC	5805	BODY CAMERAS & WARRANTY	21,888.68
1027	POLICE	40937	RAY O'HERRON COMPANY	946	BODY ARMOR	2,930.17
1027	<b>POLICE Total</b>					<b>43,357.95</b>
1028	FIRE	40519	ELAN FINANCIAL SERVICES	5966	BATTERIES	49.64
1028	FIRE	40519	ELAN FINANCIAL SERVICES	5966	HANGING FOLDERS	57.57
1028	FIRE	40529	WALTCO TOOLS, INC	119	4213 TRANSFER VALVE	22.50
1028	FIRE	40541	ELAN FINANCIAL SERVICES	5966	CLEANING SUPPLIES	22.58
1028	FIRE	40541	IMPERIAL BAG & PAPER CO LLC	2950	CLEANING SUPPLIES	867.38
1028	FIRE	40549	ELAN FINANCIAL SERVICES	5966	DOOR STOPPER	26.84
1028	FIRE	40549	WALTCO TOOLS, INC	119	HYDRANT MAINT	11.99
1028	FIRE	40551	AIRGAS USA, LLC	6246	EMS SUPPLIES	68.35

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1028	FIRE	40551	ELAN FINANCIAL SERVICES	5966	BABY ASPRIN	12.14
1028	FIRE	40593	ELAN FINANCIAL SERVICES	5966	TRAINING SUPPLIES	13.07
1028	FIRE	40594	BANNER FIRE EQUIPMENT	299	REPLACEMENT JACKET	66.99
1028	FIRE	40594	LEON UNIFORM COMPANY	778	BELT - FIRE	42.00
1028	FIRE	40595	BANNER FIRE EQUIPMENT	299	BOOTS & HELMETS	2,435.96
1028	FIRE	40639	ELAN FINANCIAL SERVICES	5966	KAMP - AIRFARE	466.60
1028	FIRE	40679	ELAN FINANCIAL SERVICES	5966	STAHLHUT IDPH LICENSE RENEWAL	41.00
1028	FIRE	40679	ELAN FINANCIAL SERVICES	5966	KAMP - NFA CLASS	323.66
1028	FIRE	40679	HSI EMERGENCY CARE SOLUTIONS	3833	RECERT CARDS FOR FD	60.00
1028	FIRE	40719	MALLORY SAFETY & SUPPLY LLC	6066	TESTING GAS	86.23
1028	FIRE	40719	SENTINEL EMERGENCY SOLUTIONS	1518	DOT FITTING LEAKING ON PUMP	1,835.80
1028	FIRE	40751	OFFICE SOURCE INC	5735	ANNUAL SERVICE-COPIER	679.00
1028	FIRE	40753	DATA TRONICS INCORPORATED	443	MADCO RADIO PROJECT	3,179.75
1028	FIRE	40753	DATA TRONICS INCORPORATED	443	MADCO 911 PROJECT	271.25
1028	FIRE	40753	ELAN FINANCIAL SERVICES	5966	IPADS	217.44
1028	FIRE	40781	CITY OF WOOD RIVER	1245	E'VILLE RD FIRE STATION- WATER	142.54
1028	FIRE	40786	ELAN FINANCIAL SERVICES	5966	4/22/26-5/21/26 INTERNET,PHONE	496.19
1028	FIRE	40786	ELAN FINANCIAL SERVICES	5966	CELL PHONES	83.42
1028	FIRE	40786	ELAN FINANCIAL SERVICES	5966	APRIL - MAY 26 SPECTRUM	709.00
1028	<b>FIRE Total</b>					<b>12,288.89</b>
1040	POLICE COMMUNICATIONS	40498	CAMPION, BARROW & ASSOCIATES	6509	TELECOMMUNICATOR TESTING	509.60
1040	POLICE COMMUNICATIONS	40594	DAWN DEVENING	6464	PATCHES SEWN ON UNIFORMS	24.00
1040	POLICE COMMUNICATIONS	40594	RAY O'HERRON COMPANY	946	UNIFORM PANTS	292.85
1040	POLICE COMMUNICATIONS	40751	FIRST CITIZENS BANK & TRUST	6320	DISPATCH COPIER	203.50
1040	POLICE COMMUNICATIONS	40786	ELAN FINANCIAL SERVICES	5966	4/22/26-5/21/26 INTERNET	2,088.95
1040	<b>POLICE COMMUNICATIONS Total</b>					<b>3,118.90</b>
2100	MFT	40552	CHRIST BROTHERS	4264	PATCH	1,649.70
2100	MFT	40556	ELAN FINANCIAL SERVICES	5966	SIGNAGE	22.71
2100	MFT	40704	SHEPPARD MORGAN & SCHWAAB	1099	E'VILLE RD CONSULTING SERVICES	2,386.72
2100	MFT	40725	SHEPPARD MORGAN & SCHWAAB	1099	26/27 MFT MAINTENANCE	800.00
2100	<b>MFT Total</b>					<b>4,859.13</b>
2300	INSURANCE	40840	IPBC	6058	MAY 2026 MONTHLY INSURANCE	66.15
2300	INSURANCE	40841	BRIAN S CRAWFORD	423	MONTHLY INSURANCE PAYMENT	100.00

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2300	INSURANCE	40841	LEONARD REVELLE	3642	MONTHLY INSURANCE PAYMENT	100.00
2300	INSURANCE	40841	MICHAEL SABOLO	2099	MONTHLY INSURANCE PAYMENT	100.00
2300	INSURANCE	40842	ELAN FINANCIAL SERVICES	5966	SAFETY AWARDS	5,125.00
2300	INSURANCE	40844	IPBC	6058	MAY 2026 MONTHLY INSURANCE	618.83
2300	INSURANCE	40845	IPBC	6058	MAY 2026 MONTHLY INSURANCE	138,232.94
2300	INSURANCE	40846	IPBC	6058	MAY 2026 MONTHLY INSURANCE	5,453.23
2300	INSURANCE	40850	IPBC	6058	MAY 2026 MONTHLY INSURANCE	479.63
2300	<b>INSURANCE Total</b>					<b>150,275.78</b>
3000	PUBLIC SERVICES ADMIN	20305	MICHAEL S COPE	T0001445	0106165000-4 REFUND	47.79
3000	PUBLIC SERVICES ADMIN	20306	MICHAEL S COPE	T0001445	0106165000-4 REFUND	76.47
3000	PUBLIC SERVICES ADMIN	40519	ELAN FINANCIAL SERVICES	5966	VINYL, IRON FOR UNIFORMS	85.91
3000	PUBLIC SERVICES ADMIN	40725	SHEPPARD MORGAN & SCHWAAB	1099	2026 MISC ENGINEERING SERVICES	91.50
3000	PUBLIC SERVICES ADMIN	40752	CR SYSTEMS	348	MAY 2026 - PW CLEANING	315.00
3000	PUBLIC SERVICES ADMIN	40786	ELAN FINANCIAL SERVICES	5966	4/22/26-5/21/26 INTERNET,PHONE	356.63
3000	PUBLIC SERVICES ADMIN	40792	BARCOM SECURITY	5861	SERVICE MONITORING 7/1-9/30/26	231.00
3000	PUBLIC SERVICES ADMIN	40792	ELAN FINANCIAL SERVICES	5966	ADOBE	14.99
3000	<b>PUBLIC SERVICES ADMIN Total</b>					<b>1,219.29</b>
3031	WATER DISTRIBUTION	40531	ACE HARDWARE OF BETHALTO	4039	SUPPORT BLOCKS	14.52
3031	WATER DISTRIBUTION	40531	WALTCO TOOLS, INC	119	BUCKET	13.98
3031	WATER DISTRIBUTION	40531	WALTCO TOOLS, INC	119	GLOVES, SAFETY VEST	84.97
3031	WATER DISTRIBUTION	40531	WALTCO TOOLS, INC	119	PAINT SUPPLIES	20.30
3031	WATER DISTRIBUTION	40531	WALTCO TOOLS, INC	119	ROLLER COVER	4.58
3031	WATER DISTRIBUTION	40541	ELAN FINANCIAL SERVICES	5966	TRASH BAGS	57.99
3031	WATER DISTRIBUTION	40542	ELAN FINANCIAL SERVICES	5966	STRIPING SPRAY PAINT	45.98
3031	WATER DISTRIBUTION	40542	SCHULTE SUPPLY INCORPORATED	1084	PAINT	203.94
3031	WATER DISTRIBUTION	40589	WALTCO TOOLS, INC	119	20V INFLATOR	159.99
3031	WATER DISTRIBUTION	40669	H TRUCKING INC	6522	CDL TRAINING COURSE	4,000.00
3031	WATER DISTRIBUTION	40786	ELAN FINANCIAL SERVICES	5966	VERIZON 4/11/2026-5/10/2026	135.69
3031	WATER DISTRIBUTION	40795	CORE & MAIN LP	2600	SENSUS- ANNUAL SERVICE	17,053.00
3031	WATER DISTRIBUTION	40916	SHEPPARD MORGAN & SCHWAAB	1099	E'VILLE RD WATERLINE PLANS	34,413.59
3031	<b>WATER DISTRIBUTION Total</b>					<b>56,208.53</b>
3032	WATER PLANT	40521	ACE HARDWARE OF BETHALTO	4039	PROPANE	36.82

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3032	WATER PLANT	40553	MLDS	4216	PEBBLE QUICKLIME	8,220.00
3032	WATER PLANT	40555	WATER SOLUTIONS UNLIMITED	99	CHLORINE	2,155.27
3032	WATER PLANT	40619	AMERICAN WATER WORKS	56	MEMBERSHIP DUES BURRIS	273.00
3032	WATER PLANT	40719	ILLINOIS ELECTRIC WORKS	4005	ANNUAL HOIST INSPECTION	600.00
3032	WATER PLANT	40719	MALLORY SAFETY & SUPPLY LLC	6066	TESTING GAS	86.23
3032	WATER PLANT	40786	ELAN FINANCIAL SERVICES	5966	54 WALCOTT - SPECTRUM	232.63
3032	<b>WATER PLANT Total</b>					<b>11,603.95</b>
4000	SEWER REVENUES	20304	MICHAEL S COPE	T0001445	0106165000-4 REFUND	31.35
4000	<b>SEWER REVENUES Total</b>					<b>31.35</b>
4041	SEWER COLLECTIONS	40531	ACE HARDWARE OF BETHALTO	4039	WEED EATER PARTS	195.97
4041	SEWER COLLECTIONS	40531	ELAN FINANCIAL SERVICES	5966	WATER/GATORADE	108.94
4041	SEWER COLLECTIONS	40531	WALTCO TOOLS, INC	119	SAFETY GLASSES, GLOVES	101.98
4041	SEWER COLLECTIONS	40531	WALTCO TOOLS, INC	119	EAR PLUGS	29.99
4041	SEWER COLLECTIONS	40531	WALTCO TOOLS, INC	119	GLOVES	14.99
4041	SEWER COLLECTIONS	40542	WALTCO TOOLS, INC	119	PAINT	27.96
4041	SEWER COLLECTIONS	40589	WALTCO TOOLS, INC	119	WRENCH, SPRAYER	55.98
4041	SEWER COLLECTIONS	40594	CLEARY'S SHOES & BOOTS	2749	BOOTS	232.00
4041	SEWER COLLECTIONS	40594	ELAN FINANCIAL SERVICES	5966	BOOTS	189.72
4041	SEWER COLLECTIONS	40719	BROTCKE WELL & PUMP	329	PARK AVENUE PUMP STATION	6,789.00
4041	SEWER COLLECTIONS	40719	BROTCKE WELL & PUMP	329	CITRUS PUMP STATION REPAIR	8,582.00
4041	SEWER COLLECTIONS	40783	ELAN FINANCIAL SERVICES	5966	APR 26 - RHR LIFT	397.29
4041	SEWER COLLECTIONS	40792	BARCOM SECURITY	5861	SERVICE MONITORING 7/1-9/30/26	1,254.00
4041	<b>SEWER COLLECTIONS Total</b>					<b>17,979.82</b>
4042	SEWER PLANT	40791	VEOLIA WATER NORTH AMERICA	1004	JULY 2026 - CONTRACT	87,669.89
4042	<b>SEWER PLANT Total</b>					<b>87,669.89</b>
4900	REFUSE REVENUES	20308	MICHAEL S COPE	T0001445	0106165000-4 REFUND	359.02
4900	<b>REFUSE REVENUES Total</b>					<b>359.02</b>
4949	REFUSE	40778	SHEPPARD MORGAN & SCHWAAB	1099	NPDES PERMIT APPLICATION	732.00
4949	REFUSE	40799	ELAN FINANCIAL SERVICES	5966	VERIZON 4/1.1/2026-5/10/2026	25.13
4949	<b>REFUSE Total</b>					<b>757.13</b>
5051	GOLF MAINTENANCE	40916	MAHONEY ASPHALT, LLC	816	BELK PAVING	33,127.36
5051	<b>GOLF MAINTENANCE Total</b>					<b>33,127.36</b>

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5052	GOLF CLUBHOUSE	40519	ELAN FINANCIAL SERVICES	5966	GOLF PASS CARDS	16.80
5052	GOLF CLUBHOUSE	40549	ACE HARDWARE OF BETHALTO	4039	CLUB HOUSE ICE MACHINE INSTALL	223.09
5052	GOLF CLUBHOUSE	40549	ELAN FINANCIAL SERVICES	5966	BOTTLE FILLER CLUB HOUSE	179.99
5052	GOLF CLUBHOUSE	40549	ELAN FINANCIAL SERVICES	5966	BELK ICE MACHINE CLEANER	29.24
5052	GOLF CLUBHOUSE	40573	ILLINOIS DEPARTMENT OF REVENUE	669	MAY 2026 SALES TAX	3,093.00
5052	GOLF CLUBHOUSE	40579	ACUSHNET CO	5430	GOLF BALLS FOR RESALE	2,260.68
5052	GOLF CLUBHOUSE	40781	CITY OF WOOD RIVER	1245	BELK PARK MAINT BLDG-WATER	59.51
5052	GOLF CLUBHOUSE	40781	CITY OF WOOD RIVER	1245	BELK PARK RD CLUB HOUSE-WATER	8.14
5052	GOLF CLUBHOUSE	40781	CITY OF WOOD RIVER	1245	GOLF COURSE N. BATHROOM-WATER	12.39
5052	GOLF CLUBHOUSE	40781	CITY OF WOOD RIVER	1245	GOLF COURSE N. PAVILLION-WATER	6.50
5052	GOLF CLUBHOUSE	40781	CITY OF WOOD RIVER	1245	BELK PARK BATHROOMS-WATER	33.97
5052	GOLF CLUBHOUSE	40781	CITY OF WOOD RIVER	1245	GC DRINK FOUNTAIN-WATER	6.50
5052	GOLF CLUBHOUSE	40781	CITY OF WOOD RIVER	1245	BELK PARK S. BATHROOMS-WATER	6.50
5052	GOLF CLUBHOUSE	40786	ELAN FINANCIAL SERVICES	5966	DISH TV - GOLF COURSE	246.97
5052	GOLF CLUBHOUSE	40792	BARCOM SECURITY	5861	SERVICE MONITORING 7/1-9/30/26	840.00
5052	GOLF CLUBHOUSE	40916	ELAN FINANCIAL SERVICES	5966	BELK PARK - FOUNTAIN	4,838.00
5052	<b>GOLF CLUBHOUSE Total</b>					<b>11,861.28</b>
5053	GOLF CONCESSIONS	40571	ELAN FINANCIAL SERVICES	5966	FOOD RESALE	538.92
5053	GOLF CONCESSIONS	40571	ELAN FINANCIAL SERVICES	5966	CHIPS, HOT DOGS BUNS	68.08
5053	GOLF CONCESSIONS	40571	ELAN FINANCIAL SERVICES	5966	CONCESSIONS	390.66
5053	GOLF CONCESSIONS	40571	PEPSI - COLA	5236	SODA FOR RESALE	1,589.12
5053	GOLF CONCESSIONS	40572	ELAN FINANCIAL SERVICES	5966	TRASH BAGS	25.98
5053	GOLF CONCESSIONS	40572	ELAN FINANCIAL SERVICES	5966	TOWELS	20.93
5053	GOLF CONCESSIONS	40572	ELAN FINANCIAL SERVICES	5966	COOLERS (4)	359.92
5053	GOLF CONCESSIONS	40572	ELAN FINANCIAL SERVICES	5966	CONCESSIONS	109.17
5053	GOLF CONCESSIONS	40573	ILLINOIS DEPARTMENT OF REVENUE	669	MAY 2026 SALES TAX	1,503.00
5053	GOLF CONCESSIONS	40574	DONNEWALD DISTRIBUTING CO.	5487	ALCOHOL GOLF COURSE	1,114.40
5053	GOLF CONCESSIONS	40574	KOERNER DISTRIBUTOR INC	1457	ALCOHOL GOLF COURSE	702.60
5053	GOLF CONCESSIONS	40574	ROBERT CHICK FRITZ	5496	ALCOHOL GOLF COURSE	709.80
5053	GOLF CONCESSIONS	40599	ELAN FINANCIAL SERVICES	5966	HOT DOG ROLLER CLUB HOUSE	198.99

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5053	GOLF CONCESSIONS	40599	ELAN FINANCIAL SERVICES	5966	RETURN - HOTDOG MACHINE	(190.04)
5053	<b>GOLF CONCESSIONS Total</b>					<b>7,141.53</b>
8100	TIF #3	40918	DANIEL KING	6424	7 W. FERGUSON	37,500.00
8100	TIF #3	40938	AMERICAINS, LLC	6523	84 E FERGUSON PURCHASE	11,000.00
8100	<b>TIF #3 Total</b>					<b>48,500.00</b>
8700	CID	40534	MAHONEY ASPHALT, LLC	816	ASPHALT PAVING ROCK HILL RD	94,799.52
8700	CID	40574	ELAN FINANCIAL SERVICES	5966	IL 250 FACEBOOK MARKETING	18.76
8700	CID	40574	ELAN FINANCIAL SERVICES	5966	IL 250 ADVERTISEMENT	39.36
8700	CID	40574	ELAN FINANCIAL SERVICES	5966	CORNHOLE 250 EVENT	399.88
8700	CID	40574	ELAN FINANCIAL SERVICES	5966	250 EVENT VIP PARKING PASSES	36.69
8700	CID	40574	SHEPPARD MORGAN & SCHWAAB	1099	IL250 EXHIBITS	139.00
8700	CID	40850	SERENITY TITLE & ESCROW	5970	1ST TIME HOME BUYER	3,500.00
8700	CID	40860	GOVERNMENTAL CONSULTING	6363	CONSULTING SERVICES	3,000.00
8700	CID	40919	MADISON COUNTY TREASURER	4069	217 E FERGUSON RE TAXES	23.06
8700	CID	40919	MADISON COUNTY TREASURER	4069	223 E FERGUSON RE TAXES	11.06
8700	CID	40929	WEBER GRANITE CITY FORD	6515	FORD EXPLORER 2026	45,756.00
8700	<b>CID Total</b>					<b>147,723.33</b>
8900	NHR SALES TAX	40910	GRAY DESIGN GROUP	6524	CITY CENTER ENGINEERING	10,280.26
8900	NHR SALES TAX	40910	SHEPPARD MORGAN & SCHWAAB	1099	CITY CENTER PARK	391.50
8900	NHR SALES TAX	40916	SHEPPARD MORGAN & SCHWAAB	1099	SURVEY FOR SOLAR WORK	3,145.50
8900	<b>NHR SALES TAX Total</b>					<b>13,817.26</b>
9000	RECREATION CENTER	40301	ELAN FINANCIAL SERVICES	5966	GYMNASTICS WEDGE	52.00
9000	RECREATION CENTER	40304	ELAN FINANCIAL SERVICES	5966	CONCESSION REC CENTER	316.42
9000	RECREATION CENTER	40306	ELAN FINANCIAL SERVICES	5966	NAME TAGS CAMP OTTO	6.29
9000	RECREATION CENTER	40306	ELAN FINANCIAL SERVICES	5966	CAMP OTTO FIELD TRIP (EDISONS)	653.96
9000	RECREATION CENTER	40306	HSI EMERGENCY CARE SOLUTIONS	3833	CPR CARDS PARKS AND REC	128.96
9000	RECREATION CENTER	40306	SCHWARTZKOPF PRINTING INC	1087	CAMP SHIRTS	544.50
9000	RECREATION CENTER	40313	TRI-CITY REC. PROGRAMS	5495	TRI-CITY VOLLEYBALL 2026	3,185.00
9000	RECREATION CENTER	40519	ELAN FINANCIAL SERVICES	5966	AA BATTERIES	7.99
9000	RECREATION CENTER	40519	ELAN FINANCIAL SERVICES	5966	MOUSE PADS	6.79
9000	RECREATION CENTER	40541	ELAN FINANCIAL SERVICES	5966	REC CENTER JANITORIAL	35.16
9000	RECREATION CENTER	40549	ELAN FINANCIAL SERVICES	5966	DOOR STOPPERS	78.00
9000	RECREATION CENTER	40565	ELAN FINANCIAL SERVICES	5966	YOGA MATS	99.22

CITY OF WOOD RIVER  
 COUNCIL SUMMARY REPORT  
 COUNCIL MEETING DATE: 06/15/2026  
 INVOICES DUE ON/BEFORE: 07/15/2026

DEPT CODE	DEPT	ACCT #	VENDOR	VENDOR #	DESCRIPTION	TOTAL AMOUNT DUE
9000	RECREATION CENTER	40565	ELAN FINANCIAL SERVICES	5966	GROUP FITNESS SPEAKER	59.99
9000	RECREATION CENTER	40573	ILLINOIS DEPARTMENT OF REVENUE	669	MAY 2026 SALES TAX	78.00
9000	RECREATION CENTER	40749	BUDGET SIGNS TROPHIES & PLAQUE	333	WALKING TRACK BANNER	220.00
9000	RECREATION CENTER	40781	CITY OF WOOD RIVER	1245	655 N. WOOD RIVER-WATER	223.18
9000	RECREATION CENTER	40786	ELAN FINANCIAL SERVICES	5966	4/22/26-5/21/26 INTERNET,PHONE	481.80
9000	RECREATION CENTER	40792	BARCOM SECURITY	5861	SERVICE MONITORING 7/1-9/30/26	306.00
9000	RECREATION CENTER	40792	RICOH USA, INC.	5228	COPIES	70.63
9000	<b>RECREATION CENTER Total</b>					<b>6,553.89</b>
<b>Grand Total</b>						<b>699,866.23</b>

City of Wood River  
Statement of Revenues and Expenditures  
Period Ending  
May 31, 2026

	General Fund		Water Fund		Sewer Fund		Golf Course Fund	
	CP Actual	YTD Actual	CP Actual	YTD Actual	CP Actual	YTD Actual	CP Actual	YTD Actual
<b>Revenues:</b>								
Property Taxes	-	-	-	-	-	-	-	-
Other Major Tax Sources	735,746	735,746	-	-	-	-	-	-
Licenses and Permits	12,906	12,906	-	-	-	-	-	-
Miscellaneous Revenues	132,818	132,818	188,296	188,296	1,773	1,773	7,823	7,823
Service Revenues	-	-	184,056	184,056	171,259	171,259	-	-
Service Charges & Fees	142,340	142,340	-	-	-	-	-	-
Fees	-	-	-	-	-	-	77,678	77,678
Cards and Passes	-	-	-	-	-	-	900	900
Cart Rental	-	-	-	-	-	-	36,342	36,342
Concessions	-	-	-	-	-	-	29,611	29,611
Non-Revenue Receipts	37,684	37,684	-	-	-	-	-	-
Recreation Fees	4,500	4,500	-	-	-	-	-	-
Restricted Police Funds	1,528	1,528	-	-	-	-	-	-
<b>Total Revenues</b>	<b>1,067,522</b>	<b>1,067,522</b>	<b>372,352</b>	<b>372,352</b>	<b>173,032</b>	<b>173,032</b>	<b>152,354</b>	<b>152,354</b>
<b>Expenditures:</b>								
Legislative Dept	2,616	2,616	-	-	-	-	-	-
Administrative Dept	39,748	39,748	-	-	-	-	-	-
Finance Dept	34,457	34,457	-	-	-	-	-	-
Animal Control Dept	1,636	1,636	-	-	-	-	-	-
Legal Dept	29	29	-	-	-	-	-	-
Building and Zoning Dept	28,655	28,655	-	-	-	-	-	-
Street Lighting Dept	-	-	-	-	-	-	-	-
Capital Improvement Dept	-	-	-	-	-	-	-	-
City Hall Maint. Dept	355	355	-	-	-	-	-	-
Street Dept	23,376	23,376	-	-	-	-	-	-
Parks and Rec Dept	24,771	24,771	-	-	-	-	-	-
Park Maint. Dept	43,297	43,297	-	-	-	-	-	-
Disaster Preparedness	-	-	-	-	-	-	-	-
Police Restricted Funds	-	-	-	-	-	-	-	-
Police Dept	228,734	228,734	-	-	-	-	-	-
Fire Dept	123,302	123,302	-	-	-	-	-	-
Police Comm. Dept	92,900	92,900	-	-	-	-	-	-
Golf Maint. Dept	-	-	-	-	-	-	142	142
Golf Clubhouse	-	-	-	-	-	-	28,333	28,333
Golf Concessions Dept	-	-	-	-	-	-	2,993	2,993
Public Works Admin. Dept	-	-	19,391	19,391	-	-	-	-
Water Distribution Dept	-	-	43,697	43,697	-	-	-	-
Water Plant Dept	-	-	38,259	38,259	-	-	-	-
Capital Trust	-	-	-	-	-	-	-	-
Sewer Collection	-	-	-	-	187,529	187,529	-	-
Sewer Plant	-	-	-	-	107,538	107,538	-	-
<b>Total Expenditures</b>	<b>643,876</b>	<b>643,876</b>	<b>101,347</b>	<b>101,347</b>	<b>295,067</b>	<b>295,067</b>	<b>32,468</b>	<b>32,468</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>423,646</b>	<b>423,646</b>	<b>271,005</b>	<b>271,005</b>	<b>(122,035)</b>	<b>(122,035)</b>	<b>119,886</b>	<b>119,886</b>

City of Wood River  
Statement of Revenues and Expenditures  
Period Ending  
May 31, 2026

	Motor Fuel Tax		Insurance Fund		Retirement Fund		Refuse Fund	
	CP	YTD	CP	YTD	CP	YTD	CP	YTD
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
<b>Revenues:</b>								
Property Taxes	-	-	-	-	-	-	-	-
Taxes	38,628	38,628	-	13,820	13,820	-	-	-
Other Major Tax Sources	-	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-	-
Miscellaneous Revenues	4,172	4,172	168,393	168,393	56	56	2,828	2,828
Service Revenues	-	-	-	-	-	-	76,101	76,101
Service Charges & Fees	-	-	-	-	-	-	-	-
Fees	-	-	-	-	-	-	-	-
Cards and Passes	-	-	-	-	-	-	-	-
Electric Cars	-	-	-	-	-	-	-	-
Concessions	-	-	-	-	-	-	-	-
Pool Admissions	-	-	-	-	-	-	-	-
Coupons/Specials	-	-	-	-	-	-	-	-
Season Passes	-	-	-	-	-	-	-	-
Special Programs	-	-	-	-	-	-	-	-
Recreation Fees	-	-	-	-	-	-	-	-
Non-Revenue Receipts	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>42,800</b>	<b>42,800</b>	<b>168,393</b>	<b>168,393</b>	<b>13,876</b>	<b>13,876</b>	<b>78,929</b>	<b>78,929</b>
<b>Expenditures:</b>								
Personnel	-	-	-	-	-	-	1,938	1,938
Materials and Supplies	-	-	-	-	-	-	-	-
Dues/Subscr/Training	-	-	-	-	-	-	-	-
Services	-	-	-	-	-	-	16,134	16,134
Miscellaneous	-	-	145,993	145,993	-	-	-	-
Capital	-	-	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>-</b>	<b>-</b>	<b>145,993</b>	<b>145,993</b>	<b>-</b>	<b>-</b>	<b>18,072</b>	<b>18,072</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>42,800</b>	<b>42,800</b>	<b>22,400</b>	<b>22,400</b>	<b>13,876</b>	<b>13,876</b>	<b>60,857</b>	<b>60,857</b>



City of Wood River  
Statement of Revenues and Expenditures  
Period Ending  
May 31, 2026

	Non-Home Rule Sales Tax		Recreation Center Fund		Sewer Capital Trust		Sewer EPA Capital Trust		PFAS Settlement Fund	
	CP Actual	YTD Actual	CP Actual	YTD Actual	CP Actual	YTD Actual	CP Actual	YTD Actual	CP Actual	YTD Actual
<b>Revenues:</b>										
Property Taxes	-	-	-	-	-	-	-	-	-	-
Taxes	138,753	138,753	-	-	-	-	-	-	-	-
Other Major Tax Sources	-	-	-	-	-	-	-	-	-	-
American Rescue Plan Licenses and Permits	-	-	-	-	-	-	-	-	-	-
Miscellaneous Revenues	17,417	17,417	832	832	2,453	2,453	2,927	2,927	1,621	1,621
Service Revenues	-	-	-	-	-	-	-	-	-	-
Service Charges & Fees	-	-	-	-	-	-	-	-	-	-
Fees	-	-	-	-	-	-	-	-	-	-
Coupons/Specials	-	-	-	-	-	-	-	-	-	-
Season Passes	-	-	-	-	-	-	-	-	-	-
Special Programs	-	-	-	-	-	-	-	-	-	-
Recreation Fees	-	-	36,629	36,629	-	-	-	-	-	-
Non-Revenue Receipts	-	-	-	-	-	-	-	-	-	-
Transfer from Other Funds	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	156,170	156,170	37,461	37,461	2,453	2,453	2,927	2,927	1,621	1,621
<b>Expenditures:</b>										
Personnel	-	-	27,529	27,529	-	-	-	-	-	-
Materials and Supplies	-	-	1,519	1,519	-	-	-	-	-	-
Dues/Subscr/Training	-	-	-	-	-	-	-	-	-	-
Services	-	-	680	680	-	-	-	-	-	-
Miscellaneous	-	-	108	108	-	-	-	-	-	-
Debt Payments	-	-	-	-	-	-	-	-	-	-
Capital	-	-	6,368	6,368	-	-	-	-	-	-
TIF Reimbursements	-	-	-	-	-	-	-	-	-	-
East Side Detention	39,060	39,060	-	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-	-	-	-
<b>Total Expenditures</b>	39,060	39,060	36,204	36,204	-	-	-	-	-	-
<b>Revenues Over/(Under) Expenditures</b>	117,110	117,110	1,257	1,257	2,453	2,453	2,927	2,927	1,621	1,621

City of Wood River  
Statement of Revenues and Expenditures  
Period Ending  
May 31, 2026

	Library Fund		Police Pension		Fire Pension	
	CP Actual	YTD Actual	CP Actual	YTD Actual	CP Actual	YTD Actual
<b>Revenues:</b>						
Property Taxes	-	-	-	-	-	-
Taxes	8,424	8,424	-	-	-	-
Other Major Tax Sources	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-
Miscellaneous Revenues	4,260	4,260	543,474	543,474	8,709	8,709
Service Revenues	-	-	-	-	-	-
Service Charges & Fees	-	-	-	-	-	-
Fees	616	616	-	-	-	-
Cards and Passes	-	-	-	-	-	-
Electric Cars	-	-	-	-	-	-
Concessions	-	-	-	-	-	-
Pool Admissions	-	-	-	-	-	-
Coupons/Specials	-	-	-	-	-	-
Season Passes	-	-	-	-	-	-
Special Programs	-	-	-	-	-	-
Recreation Fees	-	-	-	-	-	-
Non-Revenue Receipts	-	-	-	-	-	-
<b>Total Revenues</b>	13,300	13,300	543,474	543,474	8,709	8,709
<b>Expenditures:</b>						
Personnel	29,499	29,499	-	-	-	-
Materials and Supplies	2,736	2,736	-	-	-	-
Dues/Subscr/Training	-	-	-	-	-	-
Services	3,748	3,748	1,871	1,871	-	-
Miscellaneous	249	249	103,799	103,799	59,461	59,461
Capital	6,101	6,101	-	-	-	-
<b>Total Expenditures</b>	42,333	42,333	105,670	105,670	59,461	59,461
<b>Revenues Over/(Under)</b>						
<b>Expenditures</b>	(29,033)	(29,033)	437,804	437,804	(50,752)	(50,752)

CITY OF WOOD RIVER  
CASH AND INVESTMENT REPORT  
PERIOD ENDING:  
MAY 31, 2026

	Beginning Balance	Total Debits	Total Credits	Ending Balance
<b>GENERAL FUND</b>				
<b>UNRESTRICTED CASH</b>				
10-00-0-0011 MONEY MARKET	5,392,253.97	1,062,210.94	744,531.28	5,709,933.63
10-00-0-0013 BUSEY BANK MONEY MARKET	161,787.53	335.00	-	162,122.53
10-00-0-0015 PETTY CASH	1,300.00	-	-	1,300.00
10-00-0-0019 CARROLLTON BANK MONEY MARKET	229,170.58	500.12	-	229,670.70
10-00-0-0066 AP CLEARING	92,500.00	-	-	92,500.00
<b>TOTAL UNRESTRICTED CASH</b>	<b>5,877,012.08</b>	<b>1,063,046.06</b>	<b>744,531.28</b>	<b>6,195,526.86</b>
<b>UNRESTRICTED INVESTMENTS</b>				
10-00-0-0061 IMET	1,532,604.30	2,060.05	-	1,534,664.35
<b>TOTAL UNRESTRICTED INVESTMENTS</b>	<b>1,532,604.30</b>	<b>2,060.05</b>	<b>-</b>	<b>1,534,664.35</b>
<b>TOTAL UNRESTRICTED CASH AND INVESTMENTS</b>	<b>7,409,616.38</b>	<b>1,065,106.11</b>	<b>744,531.28</b>	<b>7,730,191.21</b>
<b>ASSIGNED AND RESTRICTED CASH</b>				
10-00-0-0017 RECREATION PROGRAMS CASH	124,508.19	4,500.26	300.00	128,708.45
10-00-0-0018 RESTRICTED POLICE FUNDS	169,785.64	1,528.09	-	171,313.73
<b>TOTAL ASSIGNED AND RESTRICTED CASH</b>	<b>294,293.83</b>	<b>6,028.35</b>	<b>300.00</b>	<b>300,022.18</b>
<b>CAPITAL IMPROVEMENTS AND DEVELOPMENT FUND</b>				
<b>UNRESTRICTED CASH</b>				
87-00-0-0011 MONEY MARKET	818,825.36	82,134.87	177,929.10	723,031.13
<b>TOTAL UNRESTRICTED CASH</b>	<b>818,825.36</b>	<b>82,134.87</b>	<b>177,929.10</b>	<b>723,031.13</b>
<b>UNRESTRICTED INVESTMENTS</b>				
87-00-0-0061 IMET	906,106.89	1,217.95	-	907,324.84
<b>TOTAL UNRESTRICTED INVESTMENTS</b>	<b>906,106.89</b>	<b>1,217.95</b>	<b>-</b>	<b>907,324.84</b>
<b>TOTAL UNRESTRICTED CASH AND INVESTMENTS</b>	<b>1,724,932.25</b>	<b>83,352.82</b>	<b>177,929.10</b>	<b>1,630,355.97</b>
<b>RESTRICTED CASH</b>				
87-00-0-0013 AMERICAN RESCUE PLAN	-	-	-	-
<b>TOTAL RESTRICTED CASH</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

CITY OF WOOD RIVER  
 CASH AND INVESTMENT REPORT  
 PERIOD ENDING:  
 MAY 31, 2026

RESTRICTED CASH AND INVESTMENTS-SPECIAL REVENUE FUNDS

<u>MOTOR FUEL TAX</u>				
CASH				
21-00-0-0011	MONEY MARKET	42,800.00	54,825.08	1,438,709.00
TOTAL CASH		42,800.00	54,825.08	1,438,709.00

<u>INSURANCE FUND</u>				
CASH				
23-00-0-0011	MONEY MARKET	168,393.28	146,067.92	284,560.30
TOTAL CASH		168,393.28	146,067.92	284,560.30

<u>RETIREMENT FUND</u>				
CASH				
24-00-0-0011	MONEY MARKET	13,875.31	-	19,175.63
TOTAL CASH		13,875.31	-	19,175.63

<u>REFUSE</u>				
CASH				
49-00-0-0011	MONEY MARKET	79,526.04	86,831.94	369,584.54
49-00-0-0015	PETTY CASH	-	-	50.00
TOTAL CASH		79,526.04	86,831.94	369,634.54

<u>WESTSIDE BUSINESS DISTRICT</u>				
CASH				
61-00-0-0011	MONEY MARKET	810.99	-	5,420.51
TOTAL CASH		810.99	-	5,420.51

<u>RIVERBEND BUSINESS DISTRICT #3</u>				
CASH				
62-00-0-0011	MONEY MARKET	3,732.41	-	184,647.23
TOTAL CASH		3,732.41	-	184,647.23

CITY OF WOOD RIVER  
 CASH AND INVESTMENT REPORT  
 PERIOD ENDING:  
 MAY 31, 2026

<u>TIF # 3</u>				
CASH				
81-00-0-0011	MONEY MARKET	1,190.24	79,394.37	385,068.52
TOTAL CASH		<u>1,190.24</u>	<u>79,394.37</u>	<u>385,068.52</u>

<u>RIVERBEND BUSINESS DISTRICT #4</u>				
CASH				
85-00-0-0011	MONEY MARKET	2,955.22	-	162,834.62
TOTAL CASH		<u>2,955.22</u>	<u>-</u>	<u>162,834.62</u>

<u>RIVERBEND BUSINESS DISTRICT #1</u>				
CASH				
86-00-0-0011	MONEY MARKET	48,787.82	-	2,660,614.24
TOTAL CASH		<u>48,787.82</u>	<u>-</u>	<u>2,660,614.24</u>

<u>NON-HOME RULE SALES TAX</u>				
CASH				
89-00-0-0011	MONEY MARKET	156,169.64	236,287.54	6,222,953.25
TOTAL CASH		<u>156,169.64</u>	<u>236,287.54</u>	<u>6,222,953.25</u>

<u>RECREATION CENTER FUND</u>				
UNRESTRICTED CASH				
90-00-0-0011	MONEY MARKET	37,460.97	44,453.33	244,150.90
90-00-0-0015	PETTY CASH	-	-	150.00
TOTAL UNRESTRICTED CASH		<u>37,460.97</u>	<u>44,453.33</u>	<u>244,300.90</u>

<u>CASH HELD IN ENTERPRISE FUNDS</u>				
<u>WATER FUND</u>				
CASH				
30-00-0-0011	MONEY MARKET	223,475.56	353,426.39	38,343.61
TOTAL CASH		<u>223,475.56</u>	<u>353,426.39</u>	<u>38,343.61</u>

<u>INVESTMENTS - PFAS SETTLEMENT FUND</u>				
30-00-0-0062	CAPITAL GAINS	173,257.45	21,076.73	1,140,652.06
TOTAL INVESTMENTS		<u>173,257.45</u>	<u>21,076.73</u>	<u>1,140,652.06</u>
TOTAL CASH AND INVESTMENTS		396,733.01	374,503.12	1,178,995.67

CITY OF WOOD RIVER  
CASH AND INVESTMENT REPORT  
PERIOD ENDING:  
MAY 31, 2026

<u>SEWER FUND</u>			
CASH			
40-00-0-0011	MONEY MARKET	421,103.87	235,948.14
<b>TOTAL CASH</b>		<b>421,103.87</b>	<b>235,948.14</b>
<u>INVESTMENTS</u>			
40-00-0-0061	IMET	-	334,944.86
40-00-0-0062	CAPITAL GAINS	-	157,441.72
<b>TOTAL INVESTMENTS</b>		<b>-</b>	<b>492,386.58</b>
<b>TOTAL CASH AND INVESTMENTS</b>		<b>421,103.87</b>	<b>728,334.72</b>
<u>SEWER CAPITAL TRUST</u>			
CASH			
40-95-0-0011	C/TRUST MONEY MARKET	943.42	10,077.96
<b>TOTAL CASH</b>		<b>943.42</b>	<b>10,077.96</b>
<u>INVESTMENTS</u>			
40-95-0-0062	C/TRUST CAPITAL GAINS	-	1,499,281.18
<b>TOTAL INVESTMENTS</b>		<b>-</b>	<b>1,499,281.18</b>
<b>TOTAL CASH AND INVESTMENTS</b>		<b>943.42</b>	<b>1,509,359.14</b>
<u>EPA SEWER CAPITAL TRUST</u>			
CASH			
40-98-0-0011	EPA C/T MONEY MARKET	1,126.01	120,039.38
<b>TOTAL CASH</b>		<b>1,126.01</b>	<b>120,039.38</b>
<u>INVESTMENTS</u>			
40-98-0-0062	EPA C/T CAPITAL GAINS	-	1,789,370.90
<b>TOTAL INVESTMENTS</b>		<b>-</b>	<b>1,789,370.90</b>
<b>TOTAL CASH AND INVESTMENTS</b>		<b>1,126.01</b>	<b>1,909,410.28</b>
<u>GOLF COURSE FUND</u>			
CASH			
50-00-0-0011	MONEY MARKET	67,002.02	161,226.80
50-00-0-0015	PETTY CASH	-	750.00
<b>TOTAL CASH</b>		<b>67,002.02</b>	<b>161,976.80</b>

CITY OF WOOD RIVER  
CASH AND INVESTMENT REPORT  
PERIOD ENDING:  
MAY 31, 2026

SUMMARY:

UNRESTRICTED:	
GENERAL AND CAPITAL IMPROVEMENTS AND DEVELOPMENT FUND	9,360,547.18
ASSIGNED:	
RECREATION PROGRAMS	128,708.45
RESTRICTED:	
POLICE FUNDS-GRANTS AND SEIZURES FUNDS	171,313.73
SPECIAL REVENUES	11,977,918.74
PFAS SETTLEMENT FUND	1,140,652.06
ENTERPRISE FUNDS:	
	4,347,424.55

CITY OF WOOD RIVER  
 CASH AND INVESTMENT REPORT  
 PERIOD ENDING:  
 MAY 31, 2026

CASH HELD BY OTHERS

<u>POLICE PENSION FUND</u>			
<u>CASH AND INVESTMENTS</u>			
91-00-0-0060	BUSEY BUSEY CHECKING	163,524.50	87,328.79
91-00-0-0063	BUSEY BANK INVESTMENT	371,331.44	90,826.67
91-00-0-0064	IPOPIF	14,751,569.13	-
		525,960.16	15,277,529.29
	<b>TOTAL CASH AND INVESTMENTS</b>	<b>615,960.16</b>	<b>178,155.46</b>
			<b>15,724,229.77</b>

FIRE PENSION FUND

<u>CASH</u>			
92-00-0-0011	MONEY MARKET	194,176.23	59,461.23
	<b>TOTAL CASH</b>	<b>8,709.30</b>	<b>59,461.23</b>
			<b>143,424.30</b>

INVESTMENTS

92-00-0-0060	COMMERCIAL INVESTMENTS	9,082,916.81	-
	<b>TOTAL INVESTMENTS</b>	<b>9,082,916.81</b>	<b>9,082,916.81</b>
			<b>9,226,341.11</b>

**TOTAL CASH AND INVESTMENTS**

LIBRARY OPERATING

<u>CASH</u>			
25-00-0-0011	MONEY MARKET	177,327.37	66,275.17
25-00-0-0014	FIRST MID AMERICA CREDIT UNION	13.76	-
25-00-0-0015	PETTY CASH	245.00	-
25-00-0-0028	SPECIAL RESERVES	253,338.35	-
	<b>TOTAL CASH</b>	<b>430,924.48</b>	<b>66,275.17</b>
		<b>13,299.81</b>	<b>377,949.12</b>

CITY OF WOOD RIVER  
 CASH AND INVESTMENT REPORT  
 PERIOD ENDING:  
 MAY 31, 2026

	Beginning Balance	Total Debits	Total Credits	Ending Balance
TOTAL GENERAL FUND	7,703,910.21	1,071,134.46	744,831.28	8,030,213.39
TOTAL CAPITAL IMPROVEMENT AND DEVELOPMENT FUND	1,724,932.25	83,352.82	177,929.10	1,630,355.97
TOTAL MFT FUND	1,450,734.08	42,800.00	54,825.08	1,438,709.00
TOTAL INSURANCE FUND	262,234.94	168,393.28	146,067.92	284,560.30
TOTAL RETIREMENT FUND	5,300.32	13,875.31	0.00	19,175.63
TOTAL REFUSE FUND	376,940.44	79,526.04	86,831.94	369,634.54
TOTAL WESTSIDE BUSINESS DISTRICT FUND	4,609.52	810.99	0.00	5,420.51
TOTAL RIVERBEND BUSINESS DISTRICT #3 FUND	180,914.82	3,732.41	0.00	184,647.23
TOTAL TIF #3 FUND	463,272.65	1,190.24	79,394.37	385,068.52
TOTAL RIVERBEND BUSINESS DISTRICT #4 FUND	159,879.40	2,955.22	0.00	162,834.62
TOTAL RIVERBEND BUSINESS DISTRICT #1 FUND	2,611,826.42	48,787.82	0.00	2,660,614.24
TOTAL NON-HOME RULE SALES TAX FUND	6,303,071.15	156,169.64	236,287.54	6,222,953.25
TOTAL RECREATION CENTER FUND	251,293.26	37,460.97	44,453.33	244,300.90
TOTAL WATER FUND	168,294.44	223,475.56	353,426.39	1,178,995.67
TOTAL SEWER FUND	4,386,374.22	183,903.22	423,173.30	4,147,104.14
TOTAL GOLF FUND	75,328.47	153,650.35	67,002.02	161,976.80
TOTAL POLICE PENSION FUND	15,286,425.07	615,960.16	178,155.46	15,724,229.77
TOTAL FIRE PENSION FUND	9,277,093.04	8,709.30	59,461.23	9,226,341.11
TOTAL LIBRARY FUND	430,924.48	13,299.81	66,275.17	377,949.12

**ORDINANCE NO:**

**ORDINANCE AMENDING CITY CODE, TITLE XV – LAND USAGE, CHAPTER 156 – CONTROL OF STORM WATER DRAINAGE AND DETENTION, SOIL EROSION, AND SEDIMENT CONTROL, SECTION 156.07 – INFORMATION ACCESSIBILITY TO THE PUBLIC, AND SECTION 156.08 – DEFINITIONS**

**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 determined there is a need, from time to time, to amend the City Code to reflect changes in City priorities and objectives; and

**WHEREAS**, City Manager has recommended to the City Council that certain sections of Chapter 156 of City Code, being Section 156.07 and Section 156.08, to be consistent with mandatory exemptions set forth in the Illinois Freedom of Information Act and to allow more efficient operation of City government operations; and

**WHEREAS**, City has determined it would be in the best interests of public health, safety, general welfare, and economic welfare to amend the City Code as stated herein; and

**WHEREAS**, City authorizes and directs the Mayor and/or City Manager to execute any documents necessary to amend the City Code as stated herein.

**NOW, THEREFORE, BE IT ORDAINED, 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.* City Code Section 156.07 shall be amended as follows (with new language in red and deletions struck through):

§ 156.07 INFORMATION ACCESSIBILITY TO THE PUBLIC

Final documents relating to the adherence to this chapter are available for review by request at City Hall or otherwise as required by the Illinois Freedom of Information Act.

*Section 3.* City Code Section 156.08 shall be amended to add the following definition:

**FINAL DOCUMENT.** A document which reflects the final, completed position of the City such that no further substantive revisions are expected and upon which the City intends to rely or enforce. A final document is not a preliminary draft nor a record reflecting internal deliberative process.

*Section 4. Severability.* If any part of this ordinance is found invalid, such finding shall not affect the validity of the remaining portions.

*Section 5.* Any Ordinances or City Code provisions that conflict with the changes stated herein are hereby repealed and replaced by this Ordinance.

*Section 6.* That this Ordinance shall be known as Ordinance No: \_\_\_\_\_ and shall be effective upon adoption with implementation date of June 15, 2026.

This Ordinance 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 15<sup>th</sup> day of June 2026, 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

**ORDINANCE NO:**

**ORDINANCE ESTABLISHING AN EXTERIOR RENOVATION PROGRAM FOR THE PURPOSE OF ENCOURAGING PROPERTY IMPROVEMENTS IN THE CITY OF WOOD RIVER, ILLINOIS**

**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 is committed to supporting residents in upkeep and improvement of their homes; and

**WHEREAS**, Pursuant to 65 ILCS 5/8-1-2.5

“City may appropriate and expend funds for economic development purposes....”

**WHEREAS**, the City recognizes that exterior home renovations improve curb appeal, maintain property values, and contribute to the overall health, safety, and appearance of the community; and

**WHEREAS**, the City wishes to encourage investment in existing owner-occupied residential properties located within the corporate boundaries of the City by establishing a matching grant program for exterior renovations; and

**WHEREAS**, the City wishes to implement the Exterior Renovation Program as follows:

**City of Wood River Exterior Renovation Program**

***Definitions***

**APPLICANT:** All owner-occupied property owners of record living within the corporate boundaries of the City seeking financial assistance for rehabilitation for said property under this Program.

**CITY/CITY OF WOOD RIVER:** City of Wood River, Madison County, Illinois a non-home rule municipality, including City Manager and his/her designee.

CODE VIOLATIONS: Violations of the current International Property Maintenance Code as amended and adopted by the City of Wood River, other applicable codes and ordinances adopted by the City, and applicable Department of Housing and Urban Development (HUD) standards referenced herein.

FAMILY: All persons living in the same household.

FIXTURE: Personal property that becomes real property upon being attached to real estate.

HOUSEHOLD: All persons who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living space. Non-marital cosigners who have an ownership interest only for debt consideration in the property but can verify that their principal residence is elsewhere shall not be considered "occupants" of the household to determine household eligibility.

HOUSEHOLD INCOME: Gross income for all adult household members anticipated to be received during the coming 12-month period. The applicant's household income, as defined in 24 CFR Part 5, shall include the following:

1. Gross earnings of the applicant's household; gross earnings shall include all income that constitutes a regular contribution to household income, including but not limited to:

- Wages and salaries, overtime pay, commissions, fees, tips and bonuses, and other compensation for personal services.
- Net income from the operation of a business or profession.
- Interest, dividends, and other net income from real or personal property.
- The full sum of periodic amounts received from Social Security, annuities, insurance policies, retirement funds, pensions, disability or death benefits, and other similar types of periodic receipts, including a lump-sum amount of prospective monthly amounts for the delayed start of a period amount (except for certain exclusions defined in 24 CFR Part 5).
- Payments in lieu of earnings, such as unemployment and disability compensation, worker's compensation, and severance pay (except for certain exclusions defined in 24 CFR Part 5).
- Welfare assistance payments made under the Temporary Assistance for Needy Families (TANF) program are included in annual income as defined in 24 CFR Part 5.
- Periodic and determinable allowances such as alimony, child support payments, and regular contributions or gifts from organizations or persons not residing in the dwelling.
- All regular pay, special pay, and allowances of an Armed Forces member (except as provided in Income Exclusions as defined in 24 CFR Part 5).

Household income shall be adjusted for anticipated verifiable changes in the applicant's income. For self-employed and seasonal workers, income should be estimated using the best available information that estimates the number of hours expected and the rate of pay over the coming 12-month period.

(A more extensive explanation of each type of income specified above can be found in HUD's *Technical Guide for Determining Income and Allowances for the HOME Program 24 CFR Part 5 definition*)

**LIEN:** A duly recorded encumbrance on a property.

**OWNER:** The property owner as recorded in the Madison County Recorder of Deed's office as determined by staff or a title search conducted by a professional title company.

**OWNER-OCCUPANT:** A person who occupies the property of which he/she is the owner (as defined above) and uses the property for residential purposes. An owner-occupant must maintain the subject property, and no other, as the person's principal residence

**PERSONS WITH DISABILITIES:** A person with a physical or mental impairment that substantially limits one or more major life activities, has a record of such an impairment, or is regarded as having such an impairment as defined in 24 CFR 5.403. For home accessibility consideration, the person may be physically and permanently impaired to the extent that the person cannot fully utilize the dwelling unit without some structural modification.

**REHABILITATION:** The restoration or renovation of a reusable structure to overcome deterioration and improve the physical condition of residential structures.

**REPEAT NUISANCE OFFENDER:** Property owners with more than one nuisance violation on any property in the City of Wood River within one calendar year.

**RESIDENTIAL PROPERTY:** A property used solely as a dwelling unit.

**SINGLE-FAMILY UNIT:** A detached dwelling containing one unit only unless otherwise defined within the individual program requirements.

**TITLE SEARCH:** An examination of public records, laws, and court decisions to disclose the past and current facts regarding real estate ownership.

## **1. EXTERIOR RENOVATION PROGRAM**

The Exterior Renovation Program provides grants from the City of Wood River to eligible homeowners to make repairs to deteriorated single-family dwelling units. Funding shall be used to reimburse the homeowner for payments made to contractors to provide labor and materials to make required repairs and/or Owners for materials they have purchased to perform the work.

### ***1.1 Eligible and Ineligible Activities***

Eligible activities include, but are not limited to, the following:

- a. Repair or replacement of defective exterior building components and exterior surfaces, i.e. foundations, roofs, porches and stairs, floors, ceilings, walls, doors, and windows (including attached garages and detached garages)
- b. Exterior painting or siding
- c. Modifications to the dwelling to improve accessibility of the structure for occupants or visitors with disabilities

Ineligible activities include:

- a. Temporary improvements
- b. Additions or installations of personal property or fixtures which are not permanently attached

### ***1.2 Funding***

Exterior Renovation Program funds are provided as City matching funds of up to \$5,000 for qualifying exterior home improvements, subject to the approved budget of the City for the given fiscal year. The Applicant's required contribution will be determined from the most current Median Area Income (MAI) at the time of application as established by the Department of Housing and Urban Development.

The City shall adopt the following thresholds:

- Homeowners earning up to 30% of MAI will contribute 20% (City reimburses 80%)
- Homeowners earning 31–50% of MAI will contribute 40% (City reimburses 60%)
- Homeowners earning 51–80% of MAI will contribute 60% (City reimburses 40%)
- Homeowners earning above 80% of MAI will contribute 80% (City reimburses 20%)

All participants must submit proof of income and project estimates or invoices. Reimbursement will occur following completion and inspection of the approved project. Homes receiving funds from the program must remain occupied by the owner who received the funds for at least five years or face a prorated payment determined solely by City.

The maximum amount of funds available for a single application under this Program shall be \$5,000.00; and

### *1.3 General Terms and Conditions*

- a. The home must be a single-family detached (1 unit) owner-occupied structure located within the City limits of the City of Wood River.
- b. City funds provided to a household under the Exterior Renovation Program shall not exceed \$5,000.00 Applicant shall provide 100% of the funding upfront and shall be reimbursed up to an amount not to exceed \$5,000. Any amount in excess of \$5,000 under this Program shall not be eligible for refund and shall be the sole cost of the Applicant. Applicant shall be refunded upon property conforming with City's zoning requirements or ordinances within one calendar year of inspection, if necessary.
- c. For an owner-occupied dwelling unit to qualify for rehabilitation assistance, at City's discretion, through the City of Wood River, Applicant must make the Property available to City for inspection and subject to the inspection, it must be structurally sound or be capable of being made structurally sound and brought up to City of Wood River existing housing codes. Any violations and/or improvements needed to be made subsequent to inspection by the City of Wood River shall be made within one (1) calendar year of said inspection date. Failure to timely make all required improvements shall be deemed a violation of this Program and Applicant shall not receive any reimbursements and/or have to pay back all monies issued under this Program.
- d. The property must conform to the City's zoning requirements or ordinances within one calendar year of the inspection to be eligible for reimbursement under this Program. The City's Building and Zoning Department will provide a determination of property conformance, if necessary.
- e. City will not provide additional funding due to any relocation required to perform any action under the Exterior Renovation Program.
- f. The applicant is required to record a restrictive covenant on the property which assistance under the Exterior Renovation Program is sought that requires the property to be the primary residence of the applicant for a period of (5) years with the Exterior Renovation Program assistance being recaptured if the property ceases to be the primary residence of the applicant at a prorated rate of 1/60<sup>th</sup> of the original amount for each month the home is owned by the applicant during the five (5) years.
- g. The applicant must have on file with the City a completed Application and Payment Agreement to be eligible to receive funds through the Exterior Renovation Program.
- h. The applicant shall ensure that the project listed in the Application shall be completed within one-calendar year from the date listed on the Application.

### *1.4 Applicant Eligibility Criteria*

- a. **Previous Assistance:** Owner-occupants within the City of Wood River are eligible to receive Exterior Renovation Program assistance one time only at a single address within five

(5) years of application for the address of the owner-occupied property. However, assistance can be provided to a prior recipient who now owns and occupies a new residential dwelling in the City, as long as the property owner has remained in good standing with the City.

- b. **Priority Assistance:** Applicants who have never received Exterior Renovation Program assistance from the City will receive priority over other applicants (see part “a” above) who have been assisted through this program previously.
- c. **Ownership:** The applicant must own and occupy the property as the primary residence at the time of application and for a period of five (5) years immediately following the issuance of any funds under this Program. In cases of dual ownership (resident + non-resident jointly own the property), any non-residents on the title must provide documentation of their primary residence elsewhere and proof of income.

The title must be free of delinquent liens or encumbrances. Payments must be current on all mortgages secured against the title. The City will verify ownership and lien status through a search of title records.

- d. **Municipal Code Violations:** The property must conform to the City’s zoning requirements or ordinances within one calendar year of the initial inspection to be eligible for reimbursement under this Program. If property does not conform to the City’s zoning requirements or ordinances within one calendar year of the initial inspection, Applicant shall not be eligible for reimbursement under their Application. Applicant must amend their Application with within fifteen (15) days after the initial inspection to include all violations, if necessary, identified in the initial inspection. Failure to amend the Application within the fifteen (15) days shall result in an automatic denial of the Application. Any Applicant who is automatically denied for failing to amend, may submit an additional Application. If Applicant is found to have violations under City’s zoning requirements or ordinances, Applicant shall utilize any reimbursement under this Program to resolve said violations prior to any other work being performed. Applicants may only receive reimbursement under this Program every five (5) years. Applicants that are determined by the City to be repeat nuisance offenders will be required to maintain the property nuisance-free for six months prior to approval for all City programs.
- e. **City Fees and Charges:** The applicant must not have any outstanding fees, charges or liens owed to the City of Wood River. These include, but are not limited to, parking tickets, sewer fees, water fees, and nuisance abatement fees, charges, or liens.
- f. **Full Disclosure:** Applicants who do not fully disclose all income and asset information will be denied assistance. If undisclosed income or asset information surface after the Exterior Renovation Program application is approved, the project will be terminated at that time and no additional assistance will be provided to that household and any assistance already afforded shall be 100% reimbursed to the City. If undisclosed income or asset information surface after the project is completed, the applicant shall be considered in violation of the Exterior Renovation Program and shall reimburse the City 100% of all payments made under the Exterior Renovation Program.

- g. Property Taxes:** All current property taxes must be paid and recorded with Madison County, Illinois prior to the City of Wood River issuing any qualifying reimbursements under this Program.
- h. Appeal Process:** If the applicant is unsatisfied with the determination of eligibility, the applicant may appeal the decision to the City Manager. This appeal should be received no later than 30 days after the applicant was denied assistance and should be delivered or sent to:

City Manager  
City of Wood River  
111 N. Wood River Ave.  
Wood River, Illinois 62095

### ***1.5 Processing Procedures***

The following section outlines the procedures for processing an application for Exterior Renovation Program assistance, determining the work to be done, procuring a contractor, if desired by Owner, and managing the rehabilitation contract.

#### ***Application process***

- a. The City will announce the program and will request interested applicants to submit completed Application and Payment Agreement. The City will review the Application and determine whether to proceed with application.
- b. The City will obtain a written application from the applicant at the dwelling unit, including signed forms that will be used to verify:
  - Residents living at the property at the time of Application.
  - Income sources for all individuals living at the property over the age of eighteen (18).
  - Description of work to be completed
  - Mortgage or other liens against the property
- c. The City will verify information provided by the applicant in the application. The applicant must provide pay stubs, bank account statements, requested. The City will also order other information as needed to make an eligibility determination, such as additional credit reports, appraisals, and title certificates.
- d. The City will make a final determination of income eligibility to establish the amount of funding for which the applicant qualifies.
- e. City will conduct a review of public records of the property, owners, and occupants to determine or confirm ownership and relevant household data. Any reimbursement under this Program shall be subject to the review of the City Manager.
- f. If approved, Applicant shall execute Grant Payment Agreement with City.

*Construction Management*

- a. The City will inspect rehabilitation work as City deems fit to monitor progress and workmanship.
- b. The City will inspect rehabilitation work to ensure completion of work for which payment is requested.
- c. If unforeseen safety issues or code violations are identified during the construction project a change order may be requested to modify the scope of the work. The City may authorize such change orders, including an extension of the agreement term or an increase in the agreement amount within the program dollar limitation.
- d. Conduct final inspection and verify all permitted work has been approved and finalized by the City Building and Zoning Department.
- e. City shall reimburse Applicant upon completed and approved inspection conducted by the City, and proof of payment to any and all subcontractors or other entities and/or person that may have a claim to a reimbursement for work conducted at the Property. Costs for labor performed by the Owner are not eligible for reimbursement; however, materials purchased by the Owner may be eligible with proper documentation. The Applicant shall provide to City a lien waiver for any and all work not conducted by the Owner.
- f. City may solely reimburse Applicant in an amount not to exceed \$5,000. Any increased costs in construction that exceed the \$5,000 limit, shall be the sole responsibility for the Applicant

**WHEREAS**, the City Council finds that the Mayor and/or City Manager should be authorized and directed, on behalf of the City, to execute whatever documents are necessary to establish the Exterior renovation Program as stated herein.

**NOW, THEREFORE, BE IT ORDAINED**, 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 Exterior Renovation Program as stated herein is approved.:

*Section 3.* That this ordinance shall be known as Ordinance No: \_\_\_\_\_ and shall be effective upon adoption with implementation date of June 15, 2026.

This Ordinance 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 15<sup>th</sup> day of June 2026, 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

**DEVELOPMENT AGREEMENT, PURSUANT TO THE ILLINOIS TIF ACT,  
BETWEEN STORMFRONT ROOFING, INC. AND CITY OF WOOD RIVER, FOR  
915 WHITELAW 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 Stormfront Roofing, Inc. ("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: 915 Whitelaw 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):

Cost of Marketing Sites -	\$4,210.47
Site Improvements -	\$13,900.00
Rehab, Remodel of Existing Building -	\$250,130.27

**Total Requested: \$268,240.74**

(*See Exhibit A*); and

**WHEREAS**, Developer estimates the total costs to develop the Property will be \$268,240.74, and requests \$268,240.74 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; 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 Costs: \$268,240.74
- b. City agrees to reimburse the Developer up to the maximum sum of \$80,000, or 30% of the Redevelopment Project Costs incurred, whichever amount is less, eligible for reimbursement under the Act.
- c. The \$80,000, or 30% 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 installments, with \$40,000 being paid upon completion of the project and passing all City inspections and the remaining \$40,000 to be paid twelve (12) months after the first payment, 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 (3<sup>rd</sup>) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid, addressed as follows:

To the Developer:

Stormfront Roofing, Inc.  
Attn: Jason Moerlien  
915 Whitelaw Ave.  
Wood River, IL 62095

To the City:

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

CITY OF WOOD RIVER, ILLINOIS:

\_\_\_\_\_  
Mayor

STORMFRONT ROOFING INC.

\_\_\_\_\_  
Representative

**ORDINANCE NO.**

**ORDINANCE APPROVING AND AUTHORIZING A REDEVELOPMENT AGREEMENT FOR A PROJECT IN THE TIF NUMBER THREE PROJECT AREA WITH STORMFRONT ROOFING, INC. 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 Storm Front Roofing, Inc. ("Developer"), has presented to City a proposal for a redevelopment project in part of the TIF District #3 project area, specifically:

Address: 915 Whitelaw Avenue, 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 Costs: \$268,240.74

b. City agrees to reimburse the Developer up to the maximum sum of \$80,000, or 30% of the Redevelopment Project Costs incurred, whichever amount is less, eligible for reimbursement under the Act.

c. The \$80,000, or 30% 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 installments, with \$40,000 being paid upon completion of the project and

passing all City inspections and the remaining \$40,000 to be paid twelve (12) months after the first payment, 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)

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 15<sup>th</sup> day of June 2026, 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

**City of Wood River  
TIF Assistance Application**

Address of Proposed Project

915 White law Ave Wood River, IL 62095

Applicant Information

Applicant Name

Stormfront Roofing Inc Phone 618-855-1123

Applicant Address

915 White law Ave Email Roof@stormfrontroofing.com

City, State, Zip

Wood River, IL 62095

Contact Person/Title

Jason Moerlien / Owner

Project Costs:

Type of Cost	Projected Cost
Architectural & Engineering Fees	Ø
Legal & Other Professional Fees	
Cost of Marketing Sites	\$ 4,210.47
Purchase Land	Ø
Purchase of Existing Facility	Ø
Demolition Cost	Ø
Site Improvements	\$ 13,900
Rehab, Remodel of Existing Building	\$ 250,130.27
Construction of New Building(s)	Ø
Other (Please Specify)	

(Sign / Logo install)

(Parking lot redo / Guide rails, etc.)

Total Project Cost \$ 268,240.74  
 Assistance Requested \$ 268,240.74  
 Current Fair Market Value \$ 224,000  
 Expected Fair Market Value After Completion of Proposed Project \$ 284,000

Are You the Current Owner of the Property? YES  NO

(If yes, skip to #1)  
(If yes, provide owner information below)

Are You the Current Tenant of the Property? YES  NO

Are you a Prospective Buyer? YES  NO

(If yes, provide owner information below)

Current Property Owner Information (If different than applicant):

Owner's Name Riverstone Properties Phone 618-855-1123

Owner's Address 915 White law Ave Email Roof@stormfrontroofing.com

Jason Moerlien Jr. is the owner of Stormfront Roofing & Riverstone Properties

City of Wood River  
TIF Assistance Application

1 Describe the scope and purpose of this project.

This project includes improvements to an existing commercial property, including building and fence painting, new siding on 2 sides, roof coating, bathroom repair, electrical work for signage, installation of a garage door, and parking lot improvements with grade rails. The purpose is to improve the property's appearance, safety, and functionality while supporting long-term business operations in the City of Wood River.

2 Identify the proposed tenant (if applicable).

Stormfront Roofing, Inc. will occupy and operate at the property.

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

The proposed improvements will significantly enhance the visual appearance and structural condition of the property. Current conditions such as worn exterior surfaces, aging brick, parking lot deterioration, and outdated infrastructure contribute to a blighted appearance. The planned upgrades will modernize the building, improve safety through parking lot repairs and ensure the property is maintained. These improvements will positively impact the surrounding areas.

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

This project represents a continued investment in a locally operated business that contributes to the local economy through job creation, payroll, and purchasing of materials and services. Improvements to the property will increase its overall value, resulting in higher property tax contributions. The upgraded facility will support business growth, attract customers, and enhance the commercial presence within the city of Wood River.

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

Due to the scope of improvements, including building repairs, exterior upgrades, and parking lot reconstruction, the total cost presents a significant financial burden. While these upgrades are necessary, allocating full funding toward the building would limit the company's ability to continue investing in business growth and operations. Without TIF assistance, the project would need to be delayed or completed in phases. TIF support would allow the improvements to be completed while allowing the company to continue growing and contributing to the local economy.

Maurin Bar

Applicant Signature

5/5/2026

Date



## ESTIMATE

Customer: Stormfront Roofing Inc.  
Address: 915 Whitelaw Ave, Wood River, IL 62095  
Phone: 618-855-1123

Scope of Work	Amount
Fence Prep & Palnt (Approx. 250')	\$3,250.00
Upstairs Bathroom Plumbing Repair	\$1,275.00
Electrical Wiring for Sign	\$825.00
Garage Door Replacement	\$3,592.78
<b>TOTAL</b>	<b>\$8,942.78</b>

### Notes & Terms

- Pricing based on current scope. Addltonal work requires approval.
- Payment terms: \_\_\_\_\_
- Estimated start date: \_\_\_\_\_
- Warranty (if applicable): \_\_\_\_\_

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

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





Stormfront Roofing Inc.  
 915 Whitelaw Ave,  
 Wood River, IL 62095  
 Phone: (618) 855-1123

Company Representative  
 Marissa Bulls  
 Phone: (618) 855-1123  
 Marissa@stormfrontroofing.com

05/05/2026  
 Claim Information

Stormfront Roofing  
 915 Whitelaw Avenue  
 Wood River, IL 62095-1231  
 (618) 855-1123

Job: Stormfront Roofing

**Standing Seam Metal Siding - Front & Left Side of Building**

	Price
Standing Seam Metal Siding	\$66,690.00
- Materials:	
- Standing Seam Metal Siding Panels	
- Trim Pieces (J-channel, starter strip, corner trim, termination trim)	
- Closure Strips	
- Moisture Barrier	
- Fasteners (concealed clips, screws, anchors)	
- Sealants	
- Flashing	
- Labor:	
- Wall Prep & Inspection	
- Installation of Moisture Barrier	
- Installation of Furring Strips	
- Layout & Panel Alignment	
- Installation of Standing Seam Panels	
- Installation of Trim & Flashing	
- Sealing & Waterproofing of All Penetrations	
- Detail Work Around Windows, Doors, Corners	

\$66,690.00

TOTAL \$66,690.00

Starting at \$576/month with Acorn • APPLY

I certify that I am the registered owner of the above project property, or have the legal permission to authorize Stormfront Roofing Inc. to perform the work as stated and agree to pay the total project price. Also signing below, you agree to the attached terms and conditions on the following pages.

Customer Signature

Date



Stormfront Roofing Inc.  
915 Whitelaw Ave,  
Wood River, IL 62095  
Phone: (618) 855-1123

Company Representative  
Marissa Bulls  
Phone: (618) 855-1123  
Marissa@stormfrontroofing.com

05/05/2026  
Claim Information

Stormfront Roofing  
915 Whitelaw Avenue  
Wood River, IL 62095-1231  
(618) 855-1123

Job: Stormfront Roofing

### Roof Coating on Entire Building

Recommended due to multiple leaks throughout the entire building

Roof Coating

- Remove heavy dirt debris on roof
- Inspect the entire roof surface for any open seams, cuts, tears, etc.
- Repair any flaws in the roof at additional cost
- Power wash the roof surface
- Apply silicone roof coating on smooth, flat, clean surface


Price  
\$107,422.49

---

\$107,422.49

TOTAL

\$107,422.49

Finance as much as \$100,000 • Starting at \$864/month with  • APPLY

I certify that I am the registered owner of the above project property, or have the legal permission to authorize Stormfront Roofing Inc. to perform the work as stated and agree to pay the total project price. Also signing below, you agree to the attached terms and conditions on the following pages.

---

Customer Signature

---

Date



# DAVCO PAINTING

615 Edwardsville Road  
Wood River, ILL. 62095 Ph: 618-259-4047  
E-mail: davco@davcopainting.com

Estimate No.

**ES**

### Customer

Name **Storm Front Roofing**  
Address **915 Whitelaw Ave**  
City **Wood River** State **IL** ZIP  
Phone **618-855-1123**

Date  
Ref  
Rep

Email **tammy@sfo**

Qty	Description	Unit Price
1	Power Wash & Paint 3 Brick/Block Walls	\$4,800.00
1	Power Wash, Scrape, Prime & Paint Roal Up Door	\$400.00

### Payment Details

Cash  
Check

	SubTotal
	Shipping & Handling
Taxes	State
	<b>TOTAL</b>

For official use only

*all prices include labor & materials*

visit us @ [www.davcopainting.com](http://www.davcopainting.com)

*Thank you for choosing Davco painting*

# Estimate

Estimate no.: 00211

Estimate date: Apr 1, 2026



Jenkins Fencing  
jenkinsfencing2015@gmail.com  
6187793002  
Jenkinsfencingllc.com  
300 Charlene ct. Alton, Illinois, 62002

### Bill to

Storm Front Roofing  
tammy@stormfrontroofing.com  
+16188551123  
915 Whitelaw Ave Wood River, ILLINOIS,  
62095, United States

DESCRIPTION	RATE, USD	QTY	AMOUNT, USD
Bollard/ labor and material	\$160.00	36.00	\$5,400.00

### Payment Instruction

Make checks payable to:  
Jenkins Fencing

Total:

\$5,400.00

Credit/Debit

### Attached photos



46 inch

4 inch

*Andrew Jenkins*

Business signature  
Jenkins Fencing



# Riverbend Asphalt

1120 Milton Rd. Alton, Il. 62002 | Office: (618) 491-5777 [mmcpherson@ramsealing.com](mailto:mmcpherson@ramsealing.com)

## Asphalt Maintenance Proposal:

ATTN: Tammy / Jason

03/06/2026

Stormfront Roofing  
915 Whitelaw  
Wood River, Il. 62095  
Ph (618) 227-9559  
Email: [tammy@stormfrontroofing.com](mailto:tammy@stormfrontroofing.com)

Riverbend Asphalt Maintenance respectfully submits the following for parking lot services:

- |   |            |
|---|------------|
| 1. Saw cut area 22' x 22' on east end of lot, haul away deteriorated asphalt add rock base compact with gas tamper or roller. Clean up and haul off all debris. | \$3,950.00 |
| 2. Crack seal with hot asphalt approximately 500 linear ft. 2" and larger.  | \$850.00   |
| 3. Seal coat with commercial grade sealer/squeegee approximately 16,650 s.f.  | \$3,400.00 |
| 4. Restripe lot with high traffic marking paint.  | \$300.00   |

**TOTAL BID PROPOSAL: \$8,500.00**

### ACCEPTANCE:

This proposal may be withdrawn if not accepted within 30 days or by this date: 4/06/2026  
Riverbend Asphalt Maintenance is hereby authorized to furnish all material equipment and labor to complete the described herein for which the undersigned agrees to pay the amount stated. Any change involving extra cost of labor or materials will be executed only after submission and acceptance of a written change order.

Authorizing signature: \_\_\_\_\_

RAM representative: \_\_\_\_\_

Sincerely, Mike McPherson

United Ink  
 5901 Cool Sports Rd. Belleville, IL 62223  
 info@united-ink.com  
 (618) 235-0200

www.United-Ink.com



SIGNS | APPAREL | BARTOPS | & MORE

# Quote 19231

## Stormfront Exterior Signage

SALES REP INFO  
 Chris Davis  
 chris@united-ink.com  
 (618) 235-0200

QUOTE DATE  
 Tue, 05/05/2026  
 QUOTE EXPIRY DATE  
 Thu, 08/04/2026

TERMS  
 50 Percent Down Payment

REQUESTED BY  
 Storm Front Roofing  
 3532 Lake Dr  
 Granite City, IL 62040

INSTALL ADDRESS  
 New Location  
 915 Whitelaw Avenue  
 Wood River, IL 62095

CONTACT INFO  
 Jason Moerllen  
 jason@stormfrontroofing.com  
 (618) 225-7315

### About this Quote:

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)	TAXABLE
1	<b>Installation Labor - Illuminated Channel Letters and Panel</b> Installing existing (on-site) Channel Letters on 2 raceways on South Side of building Customer to supply electrical within 10' of install location.  Install 3mm ACM panel into brick on West Side of building - Ground Height	1	Each	\$900.00	\$900.00	N
2	<b>Lift Fee/ Crane Fee</b> (1) Crane - 2 Hour Travel/ 2 Hour Install (1) 40' Bucket Truck	1	Hr	\$2,150.00	\$2,150.00	N
3	<b>4x6 Metal Sign</b> Width: 72 Inches Height: 48 Inches Single Sided 3mm Polymetal Standard 24.0 Sqft No Ink 24.0 Sqft No Rolled Media 24.0 Sqft No Rounded Corners 1.0 Unit No Holes 1.0 Unit	1	Each	\$312.50	\$312.50	Y

Please review your quote and respond at your earliest convenience. All projects require at least a 50% deposit in order to begin production, unless you have pre-arranged other terms in advance. Invoice amount reflects cash or check payments only, if you plan to use a credit card, please note there is a 3% transaction fee added upon check out.

Estimated rates are based on customer supplied QTY ranges and are subject to change if final QTY ordered varies. Due to the current volatility of material costs our estimates may only be valid for 7 days. Once material costs stabilize we will return to our normal 30 days.

Customer is responsible for all required permits and code compliance unless otherwise discussed with your Sales Rep. Any related fees, fines, or changes are the Customer's Responsibility.

NOTE: Some municipalities require sign permits for temporary signage (i.e. Banners, Feather Flags...)

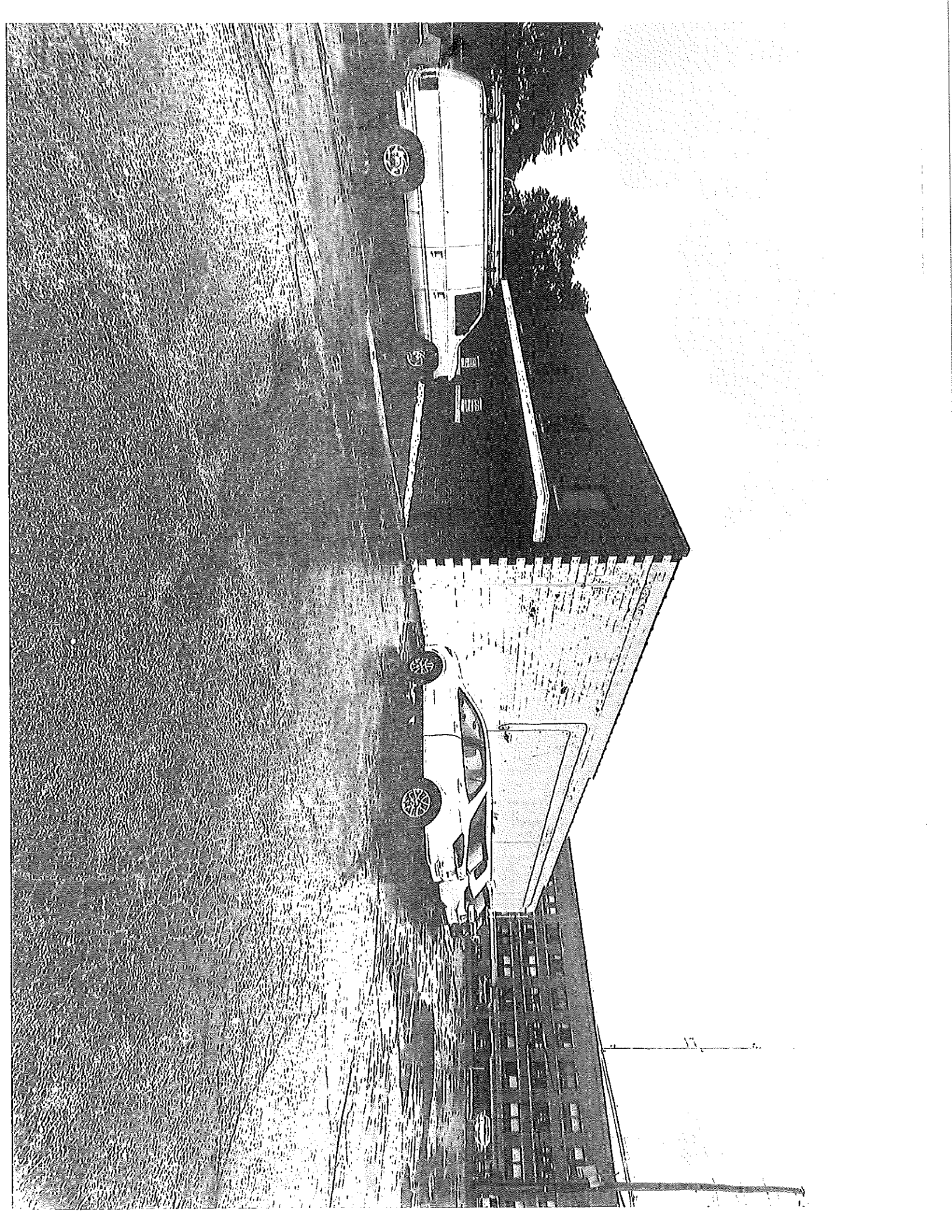
**Subtotal:** \$3,362.50  
**Sales Tax (7.35%):** \$22.97  
**Total:** \$3,385.47

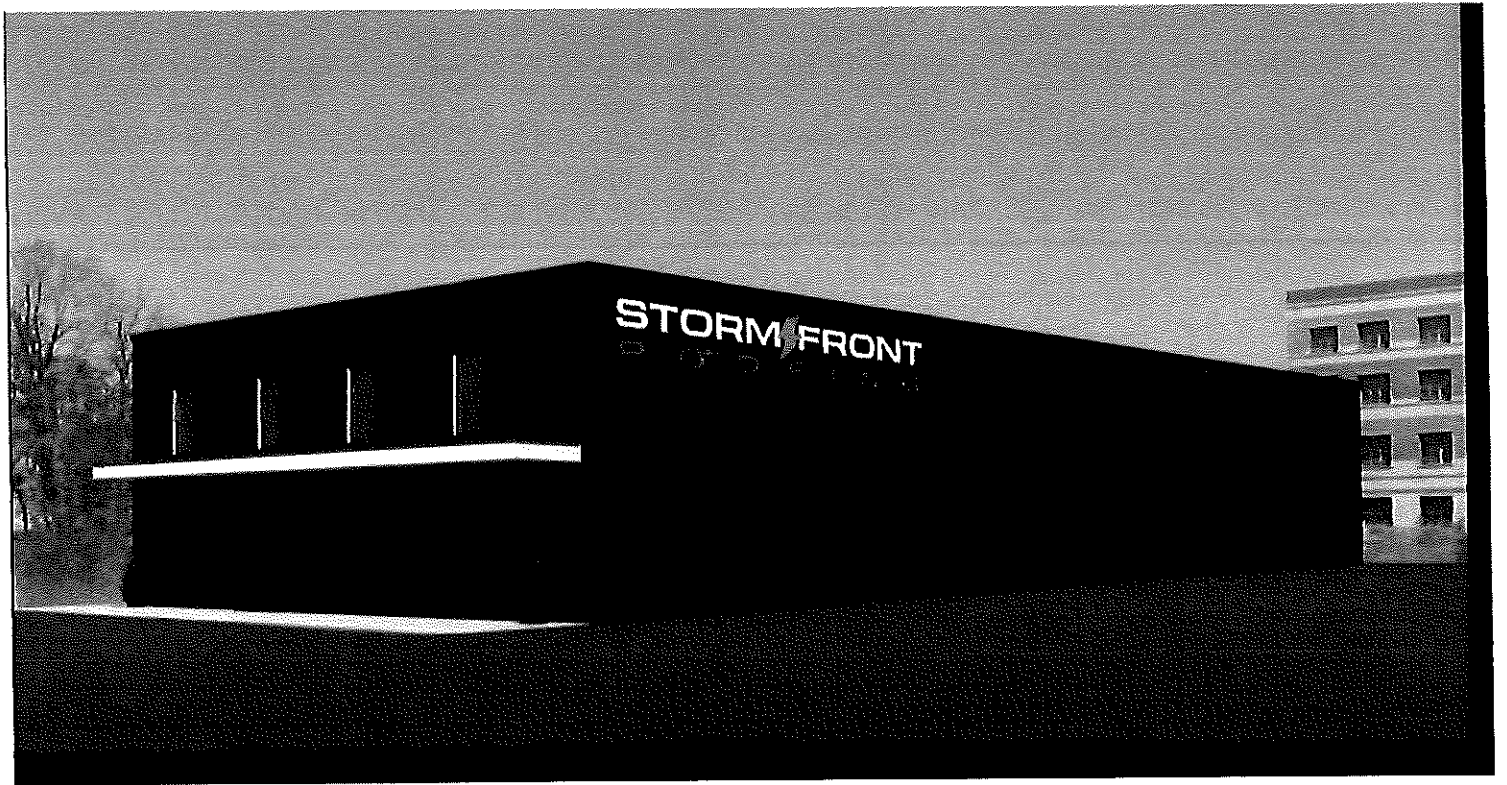
**Downpayment (50.0 %)**

\$1,692.73

**SIGNATURE:**

**DATE:**





**DEVELOPMENT AGREEMENT, PURSUANT TO THE ILLINOIS TIF ACT,  
BETWEEN JAME PROPERTIES, LLC AND CITY OF WOOD RIVER, FOR  
53 E. FERGUSON STREET, WOOD RIVER, ILLINOIS**

This Development Agreement ("Agreement") is entered into by and between the City of Wood River, an Illinois Municipal Corporation ("City") and JAME Properties, 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: 53 E. Ferguson Street, 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):

Renovation - \$2,972,348.00

**Total Requested: \$1,486,174.00**

(*See Exhibit A*); and

**WHEREAS**, Developer estimates the total costs to develop the Property will be \$2,972,348.00, and requests \$1,486,147.00 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; 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 Costs: \$2,972,348.00

b. City agrees to reimburse the Developer up to the maximum sum of \$1,000,000, or 34% of the Redevelopment Project Costs incurred, whichever amount is less, eligible for reimbursement under the Act.

c. The \$1,000,000, or 34% of the Redevelopment Project Costs incurred, whichever amount is less, shall be paid (all payments are estimated based on TIF eligible costs) in ten (10) equal installments pursuant to the table below, upon completion of the Project, passing all City inspections (if any), and according to terms and conditions stated herein.

- 1) Year 1 - \$100,000.
- 2) Year 2 - \$100,000
- 3) Year 3 - \$100,000
- 4) Year 4 - \$100,000
- 5) Year 5 - \$100,000
- 6) Year 6 - \$100,000
- 7) Year 7 - \$100,000
- 8) Year 8 - \$100,000
- 9) Year 9 - \$100,000
- 10) Year 10 - \$100,000

Total over ten (10) years: \$1,000,000

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

To the Developer:

JAME Properties, LLC  
Attn: Allison Hill  
Attn: Jared Reynolds  
244 Woodland Dr.  
Edwardsville, IL 62025

To the City:

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

CITY OF WOOD RIVER, ILLINOIS:

\_\_\_\_\_  
Mayor

JAME Properties, LLC

\_\_\_\_\_  
Representative

**ORDINANCE NO.**

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

Address: 53 E. Ferguson Street, 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 Costs: \$2,972,348.00
- b. City agrees to reimburse the Developer up to the maximum sum of \$1,000,000, or 34% of the Redevelopment Project Costs incurred, whichever amount is less, eligible for reimbursement under the Act.
- c. The \$1,000,000, or 34% of the Redevelopment Project Costs incurred, whichever amount is less, shall be paid (all payments are estimated based on TIF eligible costs) in ten (10) equal installments pursuant to the table below, upon completion of the Project, passing all City inspections (if any), and according to terms and conditions stated herein.

- 1) Year 1 - \$100,000.
- 2) Year 2 - \$100,000
- 3) Year 3 - \$100,000
- 4) Year 4 - \$100,000
- 5) Year 5 - \$100,000
- 6) Year 6 - \$100,000
- 7) Year 7 - \$100,000
- 8) Year 8 - \$100,000
- 9) Year 9 - \$100,000
- 10) Year 10 - \$100,000

Total over ten (10) years: \$1,000,000

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**)

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 15<sup>th</sup> day of June 2026, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:  
NOES:

APPROVED:

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Tom Stalcup  
Mayor  
City of Wood River  
Madison County, Illinois

ATTEST:

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

## **City of Wood River TIF Application**

Answer Reference Document - 53 East Ferguson Development

Building Address: 53 E Ferguson, Wood River, IL 62095

### **Applicant Information**

**Applicant Name:** Allison Hill + Jared Reynolds

**Business Name:**

- Purchase Company - JAME Properties LLC
- Commercial Tenants - Venecia's Pizza, Leslie Ave. Candle Co.
- Residential Lofts - "The JAME Lofts" owned/ operated by the purchasing company, JAME Properties LLC

**Applicant Mailing Address:** Home Address | 244 Woodland Dr Edwardsville IL 62025

**Applicant Phone / Email:**

Allison Hill | 618.616.9494 | allisonhill.sb@gmail.com

Jared Reynolds | 618.520.6645 | JaredReynolds36@gmail.com

**Fax:** N/A

**FEIN:** 42-2210710

**SSN for Sole Proprietor:** N/A

**Type of Business Entity:** Partnership (husband & wife LLC)

**Applying for:** 50% Reimbursement

**Purchase Price** \$160,000. (50% TIF - \$80,000)

**Renovation Estimation** \$2,972,348 (50% TIF - \$1,486,174)

**Project Category:** Property Acquisition | Building Rehab

## **Property Information**

**How is the title held:** PURCHASE PENDING TIF AGREEMENT / LOAN APPROVAL. Will be JAME Properties Limited Liability Company.

**Names of property owners:** Allison Hill & Jared Reynolds (wife/husband)

**Applicant is the same as owner**

**Site square footage:** Approx. 8,800 square feet

**Building square footage:** Approx. 8,800 square feet

**Number of floors:** 2

**Approximate year constructed:** 1922

**Most recent real estate taxes paid:** \$2,148 (2025)

**Current Use:** The property is currently vacant. It has been unoccupied for an extended period and has become a visual concern for the surrounding community. The proposed project will fully redevelop the site into a productive, vibrant mixed-use destination.

### **General Project Description and /or Proposed Use:**

53 East Ferguson will be a full redevelopment of a long vacant property into a mixed use destination that Wood River and the surrounding region has been missing. The building will include six residential loft units, a full service restaurant and bar (Venecia's Pizza), and a retail and workshop storefront (Leslie Ave Candle Co. & Essentials). The vision here goes beyond a building. This will be a place people from all around want to come to. Every decision made in the design, branding, and buildout will be focused on creating an experience that feels intentional and special. The kind of spot that gets shared on social media not because we asked anyone to, but because people genuinely love being there.

The lofts will give singles and small families a modern, beautiful place to call home right here in Wood River. The street level businesses will serve locals daily while drawing customers from Bethalto, Godfrey, Edwardsville and across the Metro East. Both businesses operating in this building already have loyal followings in those communities built entirely through word of mouth with zero paid advertising. That foundation exists before we even open the doors at this location.

We know how to build a brand, we know how to market, and we know how to create something people talk about. This project is the physical home for everything we have already been building. As an East Alton native, I am extremely passionate about rejuvenating this area and bringing it back to life. Not

just to what it was when it was thriving a few decades ago, but to something even better. Wood River deserves a destination and that is exactly what 53 East Ferguson is going to be.

**Proposed Tenants:**

The building will have two commercial tenants and six residential tenants. Both commercial spaces will be leased by owner operated businesses. Venecia's Pizza will occupy approximately 3,600 square feet as a full service restaurant and bar at \$4,500 per month. Leslie Ave Candle Co. & Essentials will occupy approximately 900 square feet as a retail and workshop storefront at \$1,200 per month. The property owner will be leasing both commercial spaces from herself. Both businesses are active and operating today with documented revenue and the commitment to occupy these spaces is not speculative in any way. All lease figures are projections. *No formal lease agreements have been executed as the project is pre-construction.*

The six residential loft units will be leased to independent tenants at market rate upon completion. Five units are one bedroom lofts at \$1,200 per month and one unit is a two bedroom loft at \$1,500 per month. We are confident these units will lease quickly given the quality of the product and the lack of new construction rental inventory in the market.

**Who will own the property:**

The property will be owned by Allison Hill and Jared Reynolds through JAME Properties LLC.

**Public Benefit to the City:**

This project delivers on multiple levels for Wood River. Six new residential units bring quality housing to a market that has very little new construction inventory. Two street level businesses create jobs, generate sales tax revenue, and activate a corner that has sat dormant for years. The emphasis on destination branding and regional marketing means dollars from surrounding communities will be spent here in Wood River on a consistent basis, not only at the businesses within this property, but the surrounding properties as well. Both businesses already have established followings in Bethalto, Godfrey, Edwardsville and St. Louis and that reach will only grow. Property values in the area will increase. Foot traffic will increase. And for the first time in a long time, there will be something at this address worth talking about. This is a long term investment in Wood River's identity and economic vitality and it is being made by someone who grew up in this community and genuinely cares about seeing it thrive.

### **Estimate of Jobs Created or Retained:**

Present Number of Employees: Full Time: 5 | Part Time: 13

Anticipated Number of Employees: Full Time: 10 | Part Time: 20

Venecia's Pizza currently employs 17 staff members, 4 full time and 13 part time. With the expanded location that is expected to grow to 22 or more employees with 8 full time positions. Leslie Ave Candle Co. & Essentials currently operates with 1 full time employee and anticipates growing to 4 to 5 employees including 2 full time with the addition of the retail and workshop storefront. The expanded space and increased operational capacity directly enables this job growth.

*\*Venecia's Pizza is currently in higher demand than the space can handle. The business has to turn down large order requests on a weekly basis. The new space will allow us to accept the business people are already seeking to do with us. Additionally, we are closed on Mondays now for a variety of reasons. When the new space is complete, we will be open 7 days per week, directly increasing revenue and staffing capacity.*

### **Attracting Outside Customers:**

Wood River has dining options but it does not have what 53 East Ferguson will offer. There is no Italian concept in the immediate area. There is no restaurant with a true lounge feel, a mixology bar program, and a homemade from scratch kitchen under one roof. That combination is what Venecia's Pizza brings and it is unavailable in this market right now.

Customers already drive from Bethalto, Alton, Godfrey, Edwardsville and St. Louis to eat at Venecia's current location specifically because there is nothing else like it nearby. Venecia's is participating in the Pizza Passport program which has proven to attract customers from all over the STL metro area. The expanded space with a full bar, gaming room and lounge atmosphere will only deepen that draw and extend it further into the St. Louis metro market where people are actively looking for unique, locally owned dining experiences.

Leslie Ave Candle Co. & Essentials fills an equally unmet need. There is no artisan candle and lifestyle retail storefront in Wood River. The brand already ships nationally and has a loyal regional following built entirely without paid advertising. Leslie Ave. has customers in 38 of the 50 US states and counting. A physical location gives those existing customers a reason to visit in person and introduces the brand to walk in traffic that would never find it online. Additionally, the added workshop space will allow more sales with higher volume.

Together these two businesses create something special for Wood River. A reason to come here. A reason to stay. And a reason to come back.

**Sources and Uses of Funds:**

This project is a partnership between JAME Properties LLC, the City of Wood River, The Bank of Madison County, and Pfund Construction. Final loan approval is contingent on TIF allocation, as the two are mutually dependent and by design. The TIF commitment from the City is the piece that brings everything into alignment and allows the full partnership to move forward.

Pfund Construction has provided a detailed buildout estimate representing the projected cost, ensuring the project is budgeted correctly. Owner Equity - Closing Costs.

**Why the project is not feasible without TIF funding:**

The honest answer is straightforward. This project does not work without TIF and we are not going to pretend otherwise. The total project cost of \$3,130,000 on a property in a market where rents, while strong, cannot alone support that level of debt service under conventional lending requirements. That gap is real and it is not a reflection of a weak project. It is a reflection of exactly the kind of situation TIF was created for.

Without TIF reimbursement the loan amount is too large for the rent roll to service at a coverage ratio that any responsible lender would approve. With TIF reducing the net loan, the numbers work and the project moves forward. What TIF is doing here is not subsidizing a business. It is making a responsible investment possible in a location that has sat vacant and unproductive for years. Every year this property sits empty the City collects nothing from it. This project changes that permanently. New property tax revenue, new sales tax revenue, new jobs, new residents and a new destination that puts Wood River on the map for surrounding communities. The return on the City's TIF investment is not speculative. The businesses that will occupy this building are already operating, already generating revenue and already bringing customers to this community. This project is ready. The team is assembled. The vision is clear. TIF is the key that unlocks it.

**Three Year Income Statement:**

Projected annual gross rent roll is \$158,400 across all eight units. Operating expenses for a newly constructed building are not yet fully determined as the project is pre-construction, however standard estimates for insurance, maintenance, utilities and reserves on a building of this size are anticipated to fall in the range of \$35,000 to \$45,000 annually. Net operating income is projected at approximately \$113,000 to \$123,000 per year. Both commercial tenants are owner operated businesses with documented and growing revenue. Full revenue projections for Venecia's Pizza and Leslie Ave Candle Co. & Essentials are attached as supporting documents and reflect the applicant's ability to operate and grow these businesses successfully.

**Alternative Financing Explored:**

Yes. Conventional financing through Bank of Madison County is actively being pursued alongside SBA program participation and grant opportunities. Loan approval and TIF allocation are mutually dependent. TIF is not a supplement to this financing structure, it is a foundational requirement of it.

**Fair Market Value After Improvements:**

Based on new construction cost alone the completed property represents a minimum value of \$3,130,000. As a fully occupied income producing mixed use asset with established commercial tenants and six residential units, appraised value upon completion is anticipated to meet or exceed total project cost.

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

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

Allison Hill, Jared Reynolds    Owners    4/23/2026  
**Applicant's Signature**                      **Title**                                      **Date**

(Applicant – do not write below this line)

<p>Date Application Received: _____ Staff Signature _____</p> <p>Notes:</p> <p>_____</p> <p>_____</p>
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# Venecia's Pizza

## Revenue History & Growth Projections

Wood River, IL | April 2026 | Allison Hill

### REVENUE HISTORY

Note: Allison Hill assumed ownership and management of Venecia's Pizza in August 2025. Data prior to this date reflects the previous operator and is provided for reference.

Month	Net Sales	vs. Prior Month	Notes
Dec 2024	\$42,219.13	--	Pre-takeover
Jan 2025	\$37,554.95	-11.0%	Pre-takeover
Feb 2025	\$33,403.19	-11.1%	Pre-takeover
Mar 2025	\$32,734.33	-2.0%	Pre-takeover
Apr 2025	\$23,029.22	-29.6%	Pre-takeover
May 2025	\$24,875.77	+8.0%	Pre-takeover
Jun 2025	\$20,029.42	-19.5%	Pre-takeover
Jul 2025	\$29,553.67	+47.6%	Pre-takeover

OWNERSHIP TRANSFER — AUGUST 2025			
Aug 2025	\$37,206.50	+25.9%	Takeover month
Sep 2025	\$43,190.05	+16.1%	Under new ownership
Oct 2025	\$40,871.70	-5.4%	Under new ownership
Nov 2025	\$37,755.19	-7.6%	Under new ownership
Dec 2025	\$41,191.79	+9.1%	Under new ownership
Jan 2026	\$44,772.49	+8.7%	Under new ownership
Feb 2026	\$58,541.61	+30.8%	Under new ownership
Mar 2026	\$61,218.29	+4.6%	Under new ownership
<b>Post-Takeover Average</b>	<b>\$45,593.45</b>	<b>vs. pre: +49.9%</b>	<b>Trailing 3-mo avg: \$54,844.13</b>

TAKEOVER MONTH	HIGHEST MONTH	TRAILING 3-MO AVG
<b>\$37,206.50</b>	<b>\$61,218.29</b>	<b>\$54,844.13</b>
August 2025	March 2026   +64.5% since takeover	Jan - Mar 2026 baseline

## EXPANSION GROWTH DRIVERS

The following revenue drivers are based on the expanded location at 53 East Ferguson. Each projection is independently supportable and conservatively estimated.

Growth Driver	Est. Monthly Impact	Basis
Monday Opening	+\$9,140.69	Currently closed Mondays. Adding 1 day = automatic +1/6 revenue on baseline.
Seating Expansion (80 to 145 seats)	+\$19,709.61	145 seats at 75% occupancy vs 80 seats. Same turn rates. Proportional lift applied to actual baseline.
Full Mixology Bar Program	+\$20,875.05	Currently beer & wine only. Full bar projected at 28% of food revenue (industry benchmark low end). Higher margin than food.
Video Gaming Terminals (6 VGTs)	+\$3,150.00	IL Gaming Board avg: \$1,400-\$1,600 NTI/terminal/mo. Establishment retains 35% per IL Video Gaming Act. Dedicated gaming room also drives bar spend.
Large Group & Event Dining	+\$4,000.00	Expanded layout accommodates large parties current space cannot seat. Modeled as standard dining only — no event fees or premiums applied.
Patio Dining	TBD	Confirmed in buildout. Revenue not included in projections — additional upside only.
Weekend Brunch (Sat/Sun 10am-noon)	TBD	Planned future revenue stream. Not included in current projections — additional upside only.
Non-Alcoholic Mixology Program	Included	Captures non-drinker and designated driver spend. Included within full bar program projection above.

## PROJECTED MONTHLY REVENUE SUMMARY

Revenue Stream	Current	Projected
Food & Dining Revenue	\$54,844.13	\$74,553.74
Bar & Beverage Program	Beer & wine only	\$20,875.05
Video Gaming (6 VGTs)	Not available	\$3,150.00
Large Group / Event Dining	Capacity limited	\$4,000.00
Patio / Brunch (future)	N/A	Not modeled
<b>TOTAL MONTHLY REVENUE</b>	<b>\$54,844.13</b>	<b>\$102,578.79</b>
Projected Increase	--	+\$47,734.66 (+87%)

*Methodology: Food revenue anchored to actual trailing 3-month average (\$54,844) with 75% occupancy seat multiplier. Average check held at \$40 — no price increases assumed. Bar at 28% of food revenue (low end of industry benchmark). VGT figures from Illinois Gaming Board published data. Patio and brunch revenue excluded — additional upside only. All figures are gross revenue projections.*

# Leslie Ave Candle Co. & Essentials

Revenue History & Growth Projections | April 2026 | Allison Hill

Online store launched May 2025. No paid advertising. All growth organic.

LAUNCH DATE	TOTAL REVENUE	ORDERS FULFILLED	5-STAR REVIEWS	PAID AD SPEND
<b>May 2025</b>	<b>\$28,071.40</b>	<b>475+</b>	<b>70+</b>	<b>\$0.00</b>
10.5 months ago	Online + in-person	Avg order \$41.33	100% organic	Every sale organic

## REVENUE HISTORY

Shopify net sales reflect approximately 75% of total revenue. In-person market and outside-platform sales are estimated separately below based on owner records.

Month	Shopify Net Sales	In-Person / Other	Total Revenue
May 2025	\$1,711.50	~\$600.00	\$2,311.50
Jun 2025	\$1,695.10	~\$600.00	\$2,295.10
Jul 2025	\$1,995.00	~\$600.00	\$2,595.00
Aug 2025	\$2,502.50	~\$600.00	\$3,102.50
Sep 2025	\$1,868.00	~\$600.00	\$2,468.00
Oct 2025	\$754.50	~\$600.00	\$1,354.50
Nov 2025	\$2,248.05	~\$2,000.00	\$4,248.05
Dec 2025	\$1,420.95	~\$2,000.00	\$3,420.95
Jan 2026	\$1,634.80	~\$600.00	\$2,234.80
Feb 2026	\$839.00	~\$600.00	\$1,439.00
Mar 2026	\$2,002.00	~\$600.00	\$2,602.00
<b>11-Month Total</b>	<b>\$18,671.40</b>	<b>~\$9,400.00</b>	<b>\$28,071.40</b>
<b>Monthly Average</b>			<b>\$2,551.95 / month</b>

\* In-person sales estimated from owner records. Nov and Dec 2025 reflect higher in-person market activity. Shopify data sourced directly from platform analytics.

## BY THE NUMBERS

<b>Returning Customer Rate</b>	<b>Conversion Rate</b>	<b>Website Sessions</b>
<b>25.23%</b>	<b>5.47%</b>	<b>8,387</b>
Industry avg is 15-20%. Customers love the product and come back.	E-commerce industry avg is 2-3%. Nearly double the benchmark.	78% mobile. All organic traffic — zero paid advertising.

## GEOGRAPHIC REACH

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63% of total sales originate from Illinois — concentrated in the Metro East communities that surround Wood River. Missouri (St. Louis) is already the #2 market. The brand has reached customers in 35+ states with zero paid advertising.

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### Top States by Revenue

**Illinois \$13,847** 63% of total sales  
**Missouri \$1,532** St. Louis market — already buying  
**California \$376**  
**Michigan \$243**  
**Florida \$230**  
**North Carolina \$204**  
**30+ other states ~\$5,422** True national distribution

### Top Local Markets (Sessions)

**St. Louis, MO 882 sessions** Already the #1 traffic source  
**Edwardsville, IL 719 sessions** High income — top target market  
**Roxana, IL 375 sessions** Local community  
**Alton, IL 363 sessions** Strong regional presence  
**Council Bluffs, IA 377 sessions** Out-of-state organic traffic

### Social Referral Sales

**Facebook (organic) \$5,500**  
**Instagram (organic) \$1,600**  
**Direct / other \$4,200+**

## THE BOTTLENECK — AND HOW THE STOREFRONT FIXES IT

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Leslie Ave has not been limited by demand. It has been limited by capacity. The owner is currently the sole producer, sole marketer, and sole fulfillment person. Every candle poured, every order packed, every post written — one person. The brand has grown to \$27,000 in revenue in under a year with that constraint in place.

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### Right now — the constraints

- Production, fulfillment, and marketing all handled by one person
- No dedicated workspace — production limited by available time and space
- Cannot scale shipping volume without help
- Marketing takes a back seat to fulfillment every single time
- Owner is the bottleneck — not the product, not the demand

### With the storefront — what changes

- Dedicated 900 sf workshop enables higher production volume daily
- Ability to hire 1-2 part time staff removes the bottleneck completely
- Owner freed to focus on marketing and wholesale outreach for the first time
- Walk-in retail adds a revenue channel that does not currently exist
- National shipping capacity increases with consistent production schedule

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## REVENUE PROJECTIONS

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A brand that generated \$27,000 in under a year with zero marketing and one person doing everything has demonstrated real product-market fit. The projections below reflect what becomes possible when the bottleneck is removed.

---

CURRENT MONTHLY AVG

**\$2,551.95**

Zero marketing. One person. No storefront.

CONSERVATIVE TARGET

**\$8,000 / mo**

\$96,000 / yr | +213% over current avg

OPTIMISTIC TARGET

**\$10,000 / mo**

\$120,000 / yr | Rent = 12.0% of revenue

### Rent Viability

Monthly rent for the Leslie Ave storefront (900 sf): \$1,200/month. At the conservative projection of \$8,000/month, rent represents 15% of revenue. At \$10,000/month, rent falls to 12% — approaching the industry benchmark of 10-15% for retail with workshop space included. The combined retail and production space justifies the rate.

*Leslie Ave Candle Co. & Essentials built \$27,000 in revenue, 475+ orders, 70+ five-star reviews, and customers in 35+ states in under a year — with one person, no marketing budget, and no physical location. The storefront does not create the demand. The demand already exists. The storefront removes the only thing standing between this brand and its potential.*



CONSULTING ENGINEERING  
GEOSPATIAL SERVICES

THOUVENOT, WADE & MOERCHEN, INC.

ALTON OFFICE  
215 MARKET ST.  
ALTON, IL 62002  
618.462.9755  
TWM-INC.COM

June 10, 2026

City of Wood River, IL  
Department of Public Services  
100 Anderson Ave.  
Wood River, IL 62095

RE: Tyler Timmins Dr. – Preliminary Engineering Agreement

Mr. Velloff:

Thank you for allowing TWM Inc. the opportunity to provide the City of Wood River with a proposal for Preliminary Engineering services for the reconstruction of Tyler Timmins Dr. The services proposed to the City and a brief scope of work for each are shown in the enclosed agreement.

The amount of this engineering agreement (\$400,000) matches the IDOT Local Project Funding amount that was recently awarded to the City for preliminary engineering (plans, specs, and right-of-way acquisition).

If acceptable, please have this agreement approved by your City Council. If you have any questions or require further information, please contact me at (618) 462-9755 or by email at [cdaniels@twm-inc.com](mailto:cdaniels@twm-inc.com).

Respectfully,

Thouvenot, Wade & Moerchen, Inc.

Coey D. Daniels  
Transportation Lead - Alton

CC: None  
Encl: IDOT BLR 05530 – LPA Engineering Services Agreement



Using Federal Funds?  Yes  No

Agreement For

State Funded PE

Agreement Type

Original

Using State Funds (Non-MFT/TBP)?  Yes  No

LOCAL PUBLIC AGENCY

Local Public Agency	County	Section Number	Job Number
Wood River, IL	Madison	25-00054-00-PV	
Project Number	Contact Name	Phone Number	Email
	Mike Velloff	(618) 251-3122	mvelloff@cityofwoodriver.com

SECTION PROVISIONS

Local Street/Road Name	Key Route	Length	Structure Number
Tyler Timmins Dr.		0.8 miles	
Location Termini			Add Location
Rock Hill Rd. east to IL Route 143			Remove Location

Project Description

Prepare plans, specifications, and estimates for the reconstruction of Tyler Timmins Dr. Major items of reconstruction include pavement removal, grading, storm sewers / ditching, aggregate base courses, curb & gutter, and hot-mix asphalt pavement.

Engineering Funding  MFT/TBP  State  Other

Anticipated Construction Funding  Federal  MFT/TBP  State  Other

AGREEMENT FOR

Phase I - Preliminary Engineering  Phase II - Design Engineering

CONSULTANT

Prime Consultant (Firm) Name	Contact Name	Phone Number	Email	
TWM, Inc.	Coey Daniels	(618) 462-9755	cdaniels@twm-inc.com	
Address	City	State	Zip Code	
215 Market St.	Alton	IL	62034	

THIS AGREEMENT IS MADE between the above Local Public Agency (LPA) and Consultant (ENGINEER) and covers certain professional engineering services in connection with the improvement of the above SECTION. Project funding allotted to the LPA by the State of Illinois under the general supervision of the State Department of Transportation, hereinafter called the "DEPARTMENT," will be used entirely or in part to finance ENGINEERING services as described under AGREEMENT PROVISIONS.

Since the services contemplated under the AGREEMENT are professional in nature, it is understood that the ENGINEER, acting as an individual, partnership, firm or legal entity, qualifies for professional status and will be governed by professional ethics in its relationship to the LPA and the DEPARTMENT. The LPA acknowledges the professional and ethical status of the ENGINEER by entering into an AGREEMENT on the basis of its qualifications and experience and determining its compensation by mutually satisfactory negotiations.

WHEREVER IN THIS AGREEMENT or attached exhibits the following terms are used, they shall be interpreted to mean:

Regional Engineer Deputy Director, Office of Highways Project Implementation, Regional Engineer, Department of Transportation

## AGREEMENT EXHIBITS

The following EXHIBITS are attached hereto and made a part of hereof this AGREEMENT:

- EXHIBIT 1: Scope of Services
- EXHIBIT 2: Project Schedule
- EXHIBIT 3: Qualification Based Selection (QBS) Checklist
- EXHIBIT 4: Cost Estimate of Consultant Services (BLR 05513 or BLR 05514 )
- EXHIBIT \_\_\_ : Direct Costs Summary Sheet
- SCI Engineering email shown as direct cost for PESA
- \_\_\_\_\_
- \_\_\_\_\_

### I. THE ENGINEER AGREES,

1. To perform or be responsible for the performance of the Scope of Services presented in EXHIBIT 1 for the LPA in connection with the proposed improvements herein before described.
2. The Classifications of the employees used in the work shall be consistent with the employee classifications and estimated staff hours. If higher-salaried personnel of the firm, including the Principal Engineer, perform services that are to be performed by lesser-salaried personnel, the wage rate billed for such services shall be commensurate with the payroll rate for the work performed.
3. That the ENGINEER shall be responsible for the accuracy of the work and shall promptly make necessary revisions or corrections required as a result of the ENGINEER'S error, omissions or negligent acts without additional compensation. Acceptance of work by the LPA or DEPARTMENT will not relieve the ENGINEER of the responsibility to make subsequent correction of any such errors or omissions or the responsibility for clarifying ambiguities.
4. That the ENGINEER will comply with applicable Federal laws and regulations, State of Illinois Statutes, and the local laws or ordinances of the LPA.
5. To pay its subconsultants for satisfactory performance no later than 30 days from receipt of each payment from the LPA.
6. To invoice the LPA, The ENGINEER shall submit all invoices to the LPA within three months of the completion of the work called for in the AGREEMENT or any subsequent Amendment or Supplement.
7. The ENGINEER or subconsultant shall not discriminate on the basis of race, color, national origin or sex in the performance of this AGREEMENT. The ENGINEER shall carry out applicable requirements of 49 CFR part 26 in the administration of US Department of Transportation (US DOT) assisted contract. Failure by the Engineer to carry out these requirements is a material breach of this AGREEMENT, which may result in the termination of this AGREEMENT or such other remedy as the LPA deems appropriate.
8. That none of the services to be furnished by the ENGINEER shall be sublet, assigned or transferred to any other party or parties without written consent of the LPA. The consent to sublet, assign or otherwise transfer any portion of the services to be furnished by the ENGINEER shall be construed to relieve the ENGINEER of any responsibility for the fulfillment of this AGREEMENT.
9. For Preliminary Engineering Contracts:
  - (a) To attend meetings and visit the site of the proposed improvement when requested to do so by representatives of the LPA or the DEPARTMENT, as defined in Exhibit 1 (Scope of Services).
  - (b) That all plans and other documents furnished by the ENGINEER pursuant to the AGREEMENT will be endorsed by the ENGINEER and affixed the ENGINEER's professional seal when such seal is required by law. Such endorsements must be made by a person, duly licensed or registered in the appropriate category by the Department of Professional Regulation of the State of Illinois. It will be the ENGINEER's responsibility to affix the proper seal as required by the Bureau of Local Roads and Streets manual published by the DEPARTMENT.
  - (c) That the ENGINEER is qualified technically and is thoroughly conversant with the design standards and policies applicable for the PROJECT; and that the ENGINEER has sufficient properly trained, organized and experienced personnel to perform the services enumerated in Exhibit 1 (Scope of Services).
10. That the engineering services shall include all equipment, instruments, supplies, transportation and personnel required to perform the duties of the ENGINEER in connection with this AGREEMENT (See DIRECT COST tab in BLR 05513 or BLR 05514).

### II. THE LPA AGREES,

1. To certify by execution of this AGREEMENT that the selection of the ENGINEER was performed in accordance with the Professional Services Selection Act (50 ILCS 510) (Exhibit 3).
2. To furnish the ENGINEER all presently available survey data, plans, specifications, and project information.
3. To pay the ENGINEER:
  - (a) For progressive payments - Upon receipt of monthly invoices from the ENGINEER and the approval thereof by the LPA, monthly payments for the work performed shall be due and payable to the ENGINEER, such payments to be equal to the value of the partially completed work minus all previous partial payments made to the ENGINEER.
  - (b) Final payment - Upon approval of the work by the LPA but not later than 60 days after the work is completed and reports have been made and accepted by the LPA and DEPARTMENT a sum of money equal to the basic fee as determined in this AGREEMENT less the total of the amount of partial payments previously paid to the ENGINEER

shall be due and payable to the ENGINEER.

(c) For Non-Federal County Projects - (605 ILCS 5/5-409)

(1) For progressive payments - Upon receipt of monthly invoices from the ENGINEER and the approval thereof by the LPA, monthly payments for the work performed shall be due and payable to the ENGINEER. Such payments to be equal to the value of the partially completed work in all previous partial payments made to the ENGINEER.

(2) Final payment - Upon approval of the work by the LPA but not later than 60 days after the work is completed and reports have been made and accepted by the LPA and STATE, a sum of money equal to the basic fee as determined in the AGREEMENT less the total of the amount of partial payments previously paid to the ENGINEER shall be due and payable to the ENGINEER.

4. To pay the ENGINEER as compensation for all services rendered in accordance with the AGREEMENT on the basis of the following compensation method as discussed in 5-5.10 of the BLR Manual.

Method of Compensation:

Percent

Lump Sum

Specific Rate

Cost plus Fixed Fee: Fixed

Total Compensation = DL + DC + OH + FF

Where:

DL is the total Direct Labor,

DC is the total Direct Cost,

OH is the firm's overhead rate applied to their DL and

FF is the Fixed Fee.

Where FF = ( 0.33 + R ) DL + %SubDL, where R is the advertised Complexity Factor and %SubDL is 10% profit allowed on the direct labor of the subconsultants.

The Fixed Fee cannot exceed 15% of the DL + OH.

5. The recipient shall not discriminate on the basis of race, color, national origin or sex in the award and performance of any US DOT-assisted contract or in the administration of its DBE program or the requirements of 49 CFR part 26. The recipient shall take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of US DOT-assisted contracts. The recipient's DBE program, as required by 49 CFR part 26 and as approved by US DOT, is incorporated by reference in this agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as violation of this AGREEMENT. Upon notification to the recipient of its failure to carry out its approved program, the Department may impose sanctions as provided for under part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C 3801 et seq.).

### III. IT IS MUTUALLY AGREED,

1. To maintain, for a minimum of 3 years after the completion of the contract, adequate books, records and supporting documents to verify the amount, recipients and uses of all disbursements of funds passing in conjunction with the contract; the contract and all books, records and supporting documents related to the contract shall be available for review and audit by the Auditor General, and the DEPARTMENT; the Federal Highways Administration (FHWA) or any authorized representative of the federal government, and to provide full access to all relevant materials. Failure to maintain the books, records and supporting documents required by this section shall establish a presumption in favor of the DEPARTMENT for the recovery of any funds paid by the DEPARTMENT under the contract for which adequate books, records and supporting documentation are not available to support their purported disbursement.
2. That the ENGINEER shall be responsible for any all damages to property or persons out of an error, omission and/or negligent act in the prosecution of the ENGINEER's work and shall indemnify and save harmless the LPA, the DEPARTMENT, and their officers, agents and employees from all suits, claims, actions or damages liabilities, costs or damages of any nature whatsoever resulting there from. These indemnities shall not be limited by the listing of any insurance policy.
- The LPA will notify the ENGINEER of any error or omission believed by the LPA to be caused by the negligence of the ENGINEER as soon as practicable after the discovery. The LPA reserves the right to take immediate action to remedy any error or omission if notification is not successful; if the ENGINEER fails to reply to a notification; or if the conditions created by the error or omission are in need of urgent correction to avoid accumulation of additional construction costs or damages to property and reasonable notice is not practicable.
3. This AGREEMENT may be terminated by the LPA upon giving notice in writing to the ENGINEER at the ENGINEER's last known post office address. Upon such termination, the ENGINEER shall cause to be delivered to the LPA all drawings, plats, surveys, reports, permits, agreements, soils and foundation analysis, provisions, specifications, partial and completed estimates and data, if any from soil survey and subsurface investigation with the understanding that all such materials becomes the property of the LPA. The LPA will be responsible for reimbursement of all eligible expenses incurred under the terms of this AGREEMENT up to the date of the written notice of termination.

4. In the event that the DEPARTMENT stops payment to the LPA, the LPA may suspend work on the project. If this agreement is suspended by the LPA for more than thirty (30) calendar days, consecutive or in aggregate, over the term of this AGREEMENT, the ENGINEER shall be compensated for all services performed and reimbursable expenses incurred prior to receipt of notice of suspension. In addition, upon the resumption of services the LPA shall compensate the ENGINEER, for expenses incurred as a result of the suspension and resumption of its services, and the ENGINEER's schedule and fees for the remainder of the project shall be equitably adjusted.
5. This AGREEMENT shall continue as an open contract and the obligations created herein shall remain in full force and effect until the completion of construction of any phase of professional services performed by others based upon the service provided herein. All obligations of the ENGINEER accepted under this AGREEMENT shall cease if construction or subsequent professional services are not commenced within 5 years after final payment by the LPA.
6. That the ENGINEER shall be responsible for any and all damages to property or persons arising out of an error, omission and/or negligent act in the prosecution of the ENGINEER's work and shall indemnify and have harmless the LPA, the DEPARTMENT, and their officers, employees from all suits, claims, actions or damages liabilities, costs or damages of any nature whatsoever resulting there from. These indemnities shall not be limited by the listing of any insurance policy.
7. The ENGINEER and LPA certify that their respective firm or agency:
  - (a) has not employed or retained for commission, percentage, brokerage, contingent fee or other considerations, any firm or person (other than a bona fide employee working solely for the LPA or the ENGINEER) to solicit or secure this AGREEMENT,
  - (b) has not agreed, as an express or implied condition for obtaining this AGREEMENT, to employ or retain the services of any firm or person in connection with carrying out the AGREEMENT or
  - (c) has not paid, or agreed to pay any firm, organization or person (other than a bona fide employee working solely for the LPA or the ENGINEER) any fee, contribution, donation or consideration of any kind for, or in connection with, procuring or carrying out the AGREEMENT.
  - (d) that neither the ENGINEER nor the LPA is/are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency,
  - (e) has not within a three-year period preceding the AGREEMENT been convicted of or had a civil judgment rendered against them for commission of fraud or criminal offense in connection with obtaining, attempting to obtain or performing a public (Federal, State or local) transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements or receiving stolen property.
  - (f) are not presently indicated for or otherwise criminally or civilly charged by a government entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph and
  - (g) has not within a three-year period preceding this AGREEMENT had one or more public transaction (Federal, State, local) terminated for cause or default.

Where the ENGINEER or LPA is unable to certify to any of the above statements in this clarification, an explanation shall be attached to this AGREEMENT.

8. In the event of delays due to unforeseeable causes beyond the control of and without fault or negligence of the ENGINEER no claim for damages shall be made by either party. Termination of the AGREEMENT or adjustment of the fee for the remaining services may be requested by either party if the overall delay from the unforeseen causes prevents completion of the work within six months after the specified completion date. Examples of unforeseen causes included but are not limited to: acts of God or a public enemy; acts of the LPA, DEPARTMENT, or other approving party not resulting from the ENGINEER's unacceptable services; fire; strikes; and floods.

If delays occur due to any cause preventing compliance with the PROJECT SCHEDULE, the ENGINEER shall apply in writing to the LPA for an extension of time. If approved, the PROJECT SCHEDULE shall be revised accordingly.

9. By execution of this AGREEMENT the LPA and ENGINEER certify compliance with the Drug Free Workplace (30 ILCS 580). The Drug Free Workplace Act requires that no grantee or contractor shall receive a grant or be considered for the purpose of being awarded a contract for the procurement of any property or service from the DEPARTMENT unless that grantee or contractor will provide a drug free workplace. False certification or violation of the certification may result in sanctions including, but not limited to suspension of contract on grant payments, termination of a contract or grant and debarment of the contracting or grant opportunities with the DEPARTMENT for at least one (1) year but not more than (5) years.

For the purpose of this certification, "grantee" or "Contractor" means a corporation, partnership or an entity with twenty-five (25) or more employees at the time of issuing the grant or a department, division or other unit thereof, directly responsible for the specific performance under contract or grant of \$5,000 or more from the DEPARTMENT, as defined the Act.

The contractor/grantee certifies and agrees that it will provide a drug free workplace by:

- (a) Publishing a statement:
  - (1) Notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance, including cannabis, is prohibited in the grantee's or contractor's workplace.
  - (2) Specifying actions that will be taken against employees for violations of such prohibition.
  - (3) Notifying the employee that, as a condition of employment on such contract or grant, the employee will:
    - (a) abide by the terms of the statement; and
    - (b) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than (5) days after such conviction.
- (b) Establishing a drug free awareness program to inform employees about:
  - (1) The dangers of drug abuse in the workplace;

- (2) The grantee's or contractor's policy to maintain a drug free workplace;
  - (3) Any available drug counseling, rehabilitation and employee assistance program; and
  - (4) The penalties that may be imposed upon an employee for drug violations.
- (c) Providing a copy of the statement required by subparagraph (a) to each employee engaged in the performance of the contract or grant and to post the statement in a prominent place in the workplace.
  - (d) Notifying the contracting, or granting agency within ten (10) days after receiving notice under part (b) of paragraph (3) of subsection (a) above from an employee or otherwise, receiving actual notice of such conviction.
  - (e) Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program.
  - (f) Assisting employees in selecting a course of action in the event drug counseling, treatment and rehabilitation is required and indicating that a trained referral team is in place.

Making a good faith effort to continue to maintain a drug free workplace through implementation of the Drug Free Workplace Act, the ENGINEER and LPA agree to meet the PROJECT SCHEDULE outlined in EXHIBIT 2. Time is of the essence on this project and the ENGINEER's ability to meet the PROJECT SCHEDULE will be a factor in the LPA selecting the ENGINEER for future projects. The ENGINEER will submit progress reports with each invoice showing work that was completed during the last reporting period and work they expect to accomplish during the following period.

- 10. Due to the physical location of the project, certain work classifications may be subject to the Prevailing Wage Act (820 ILCS 130/0.01 et seq.).
- 11. For Preliminary Engineering Contracts:
  - (a) That tracing, plans, specifications, estimates, maps and other documents prepared by the ENGINEER in accordance with this AGREEMENT shall be delivered to and become the property of the LPA and that basic survey notes, sketches, charts, CADD files, related electronic files, and other data prepared or obtained in accordance with this AGREEMENT shall be made available, upon request to the LPA or to the DEPARTMENT, without restriction or limitation as to their use. Any re-use of these documents without the ENGINEER involvement shall be at the LPA's sole risk and will not impose liability upon the ENGINEER.
  - (b) That all reports, plans, estimates and special provisions furnished by the ENGINEER shall conform to the current Standard Specifications for Road and Bridge Construction, Bureau of Local Roads and Streets Manual or any other applicable requirements of the DEPARTMENT, it being understood that all such furnished documents shall be approved by the LPA and the DEPARTMENT before final acceptance. During the performance of the engineering services herein provided for, the ENGINEER shall be responsible for any loss or damage to the documents herein enumerated while they are in the ENGINEER's possession and any such loss or damage shall be restored at the ENGINEER's expense.

**AGREEMENT SUMMARY**

Prime Consultant (Firm) Name	TIN/FEIN/SS Number	Agreement Amount
TWM, Inc.	37-1042595	\$400,000.00
Subconsultants	TIN/FEIN/SS Number	Agreement Amount
Subconsultant Total		
Prime Consultant Total		\$400,000.00
Total for all work		\$400,000.00

**AGREEMENT SIGNATURES**

Executed by the LPA:

Local Public Agency Type      Local Public Agency

Attest:

The

City

of

Wood River, IL

By (Signature & Date)

By (Signature & Date)

Local Public Agency

Local Public Agency Type

Title

Wood River, IL

City

Clerk

Tom Stalcup, Mayor

(SEAL)

Executed by the ENGINEER:

Prime Consultant (Firm) Name

Attest:

TWM, Inc.

By (Signature & Date)

By (Signature & Date)

Title

Robert DeConcini, President

Title

Derek Twente, Chief Operating Officer

For information about IDOT's collection and use of confidential information review the department's [Identity Protection Policy](#).

Local Public Agency	Prime Consultant (Firm) Name	County	Section Number
Wood River, IL	TWM, Inc.	Madison	25-00054-00-PV

**EXHIBIT 1  
SCOPE OF SERVICES**

To perform or be responsible for the performance of the engineering services for the LPA, in connection with the PROJECT herein before described and enumerated below

Tyler Timmins Dr.  
 Complete Phase I preliminary engineering and Phase II design engineering for the project as further described below:

Phase I Preliminary Engineering scope of services includes the following items:

1. Attend meetings as needed with client.
2. Completion of an Environmental Survey Request (ESR) form to obtain environmental clearance.
3. Completion of a Preliminary Environmental Site Assessment (PESA)(By SCI Engineering).
4. Intersection Design Study (IDS) or geometric detail, if needed.

The Phase I Scope of Services does not include the following items:

1. Project Report, Environmental Assessment (EA), or Environmental Class of Action Determination (ECAD).
2. Property owner coordination or public hearing.
3. Traffic study, crash analysis, or traffic counts beyond what are on IDOT maps.
4. Preliminary Site Investigation (PSI).
5. Floodplain or Corps of Engineers approvals.

Phase II Design Engineering scope of services includes the following items:

1. Set survey control
2. Topographic survey of project limits.
3. Develop AutoCAD base drawings.
4. Establish existing right-of-way (ROW) lines.
5. Design per IDOT Bureau of Local Roads (BLR) policy.
6. Identify proposed ROW and T.C.E.'s required.
7. Easement and ROW acquisition for up to 16 parcels, assuming ROW will be donated. Prepare all temporary construction easements (TCE) documents required for the project including identification of property owner via available public records, identify area required, provide exhibit consisting of a copy of the plan sheet showing the TCE with station and offset.
8. Prepare right-of-way documents for up to 16 parcels including informational title commitment, deed document, plat, legal description, letters, negotiations, recording fees, and IDOT certification.
9. Preparation of preliminary plans, pre-final plans, final plans, specs, estimate of cost, estimate of time and contract proposal package to be on a local letting.
10. Initiate coordination with utility companies.

The Phase II Scope of Services does not include the following items:

1. Under ground utility location by marking (quality level B) or by physical location (quality level A).
2. Utility coordination for any relocations necessary.
3. Staking of existing or proposed ROW.
4. Right-of-way acquisition services to acquire easements and ROW if not donated, or if property owners refuse sell easements / ROW. This includes appraisals and review appraisals.
5. Traffic signal design.
6. Soil borings or geotechnical design.
7. Structural engineering.
8. Additional work in the event bids are rejected.

Local Public Agency	Prime Consultant (Firm) Name	County	Section Number
Wood River, IL	TWM, Inc.	Madison	25-00054-00-PV

**EXHIBIT 2  
PROJECT SCHEDULE**

Tyler Timmins Rd.

Schedule for Phase I and Phase II Engineering:

- June 2026 - City of Wood River approval of Engineering Services Agreement
- July 2026 - Complete topo survey and AutoCAD base drawing
- August, 2026 to October, 2026 - Work on preliminary plans
- October, 2026 - Submit ESR
- October, 2026 to May, 2027 - Complete pre-final plans, specs & estimates
- June, 2027 - Complete TCE & ROW documents
- June, 2027 to July 2027 - ROW acquisition (Assumes ROW is donated)
- August, 2027 - September, 2027 - Complete final plans, specs & estimates
- October, 2027 - Local bid letting

Local Public Agency	Prime Consultant (Firm) Name	County	Section Number
Wood River, IL	TWM, Inc.	Madison	25-00054-00-PV

**Exhibit 3  
Qualification Based Selection (QBS) Checklist**

The LPA must complete Exhibit 3. If the value meets or will exceed the small dollar threshold in 50 ILCS 510, QBS requirements must be followed. Under the threshold, QBS requirements do not apply. The small dollar threshold is adjusted annually and can be found in IDOT Circular Letters. If the value is under the threshold with federal funds being used, federal small purchase guidelines must be followed.

Form Not Applicable (engineering services less than the threshold)

Items 1-13 are required when using federal funds and QBS process is applicable. Items 14-16 are required when using State funds and the QBS process is applicable.

		No	Yes
1	Do the written QBS policies and procedures discuss the initial administration (procurement, management and administration) concerning engineering and design related consultant services?	<input type="checkbox"/>	<input type="checkbox"/>
2	Do the written QBS policies and procedures follow the requirements as outlined in Section 5-5 and specifically Section 5-5.06 (e) of the BLRS Manual?	<input type="checkbox"/>	<input type="checkbox"/>
3	Was the scope of services for this project clearly defined?	<input type="checkbox"/>	<input type="checkbox"/>
4	Was public notice given for this project?	<input type="checkbox"/>	<input type="checkbox"/>
5	Do the written QBS policies and procedures cover conflicts of interest?	<input type="checkbox"/>	<input type="checkbox"/>
6	Do the written QBS policies and procedures use covered methods of verification for suspension and debarment?	<input type="checkbox"/>	<input type="checkbox"/>
7	Do the written QBS policies and procedures discuss the methods of evaluation?	<input type="checkbox"/>	<input type="checkbox"/>
Project Criteria		Weighting	
8	Do the written QBS policies and procedures discuss the method of selection?	<input type="checkbox"/>	<input type="checkbox"/>
Selection committee (titles) for this project			
Top three consultants ranked for this project in order			
1			
2			
3			
9	Was an estimated cost of engineering for this project developed in-house prior to contract negotiation?	<input type="checkbox"/>	<input type="checkbox"/>
10	Were negotiations for this project performed in accordance with federal requirements.	<input type="checkbox"/>	<input type="checkbox"/>
11	Were acceptable costs for this project verified?	<input type="checkbox"/>	<input type="checkbox"/>
12	Do the written QBS policies and procedures cover review and approving for payment, before forwarding the request for reimbursement to IDOT for further review and approval?	<input type="checkbox"/>	<input type="checkbox"/>
13	Do the written QBS policies and procedures cover ongoing and finalizing administration of the project (monitoring, evaluation, closing-out a contract, records retention, responsibility, remedies to violations or breaches to a contract, and resolution of disputes)?	<input type="checkbox"/>	<input type="checkbox"/>
14	QBS according to State requirements used?	<input type="checkbox"/>	<input type="checkbox"/>
15	Existing relationship used in lieu of QBS process?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16	LPA is a home rule community (Exempt from QBS).	<input type="checkbox"/>	<input type="checkbox"/>



Local Public Agency:  County:  Section Number:   
 Prime Consultant (Firm) Name:  Prepared By:  Date:   
 Consultant / Subconsultant Name:  Job Number:

Note: This is name of the consultant the CECS is being completed for. This name appears at the top of each tab.

**Remarks**  
Agreement for Preliminary Engineering for Tyler Timmins Dr., from Rock Hill Rd. southeast to IL 143, for a distance of approximately 0.8 miles.

**PAYROLL ESCALATION TABLE**

CONTRACT TERM	<input type="text" value="16"/>	MONTHS	OVERHEAD RATE	<input type="text" value="166.64%"/>
START DATE	<input type="text" value="7/1/2026"/>		COMPLEXITY FACTOR	<input type="text" value="0"/>
RAISE DATE	<input type="text" value="1/1/2026"/>		% OF RAISE	<input type="text" value="3.00%"/>
END DATE	<input type="text" value="10/31/2027"/>			

**ESCALATION PER YEAR**

Year	First Date	Last Date	Months	Contract	% of
0	7/1/2026	11/1/2026	4	25.00%	
1	11/2/2026	11/1/2027	12	77.25%	

The total escalation = 2.25%



Local Public Agency

City of Wood River

County

Madison

Section Number

25-00054-00-PV

Consultant / Subconsultant Name

Thouvenot, Wade &amp; Moerchen Inc. (TWM, Inc.)

Job Number

**DIRECT COSTS WORKSHEET**

List ALL direct costs required for this project. Those not listed on the form will not be eligible for reimbursement by the LPA on this project.  
EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

ITEM	ALLOWABLE	QUANTITY	CONTRACT RATE	TOTAL
Per Diem (per Federal GSA)	Up to federal maximum			\$0.00
Lodging (per Federal GSA)	Actual Cost (Up to Federal rate maximum)			\$0.00
Lodging Taxes and Fees (per Federal GSA)	Actual Cost			\$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			\$0.00
Vehicle Mileage (per Federal GSA)	Up to Federal rate maximum	1000	\$0.73	\$725.00
Vehicle Owned or Leased (no mileage charge allowed)	\$45.00/half day (4 hours or less) or \$90/full day			\$0.00
Vehicle Rental	Actual Cost (Up to \$55/day)			\$0.00
Tolls	Actual Cost			\$0.00
Parking	Actual Cost			\$0.00
Overtime	Premium portion (Submit supporting documentation)			\$0.00
Shift Differential	Actual Cost (Based on firm's policy)			\$0.00
Overnight Delivery/Postage/Courier Service	Actual Cost (Submit supporting documentation)	1	\$88.00	\$88.00
Copies of Deliverables/Mylars (In-house)	Actual Cost (Submit supporting documentation)			\$0.00
Copies of Deliverables/Mylars (Outside)	Actual Cost (Submit supporting documentation)			\$0.00
Project Specific Insurance	Actual Cost			\$0.00
Monuments (Permanent)	Actual Cost			\$0.00
Photo Processing	Actual Cost			\$0.00
2-Way Radio (Survey or Phase III Only)	Actual Cost			\$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual Cost			\$0.00
CADD	Actual Cost (Max \$15/hour)			\$0.00
Web Site	Actual Cost (Submit supporting documentation)			\$0.00
Advertisements	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Facility Rental	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual Cost (Submit supporting documentation)			\$0.00
Recording Fees	Actual Cost	16	\$150.00	\$2,400.00
Transcriptions (specific to project)	Actual Cost			\$0.00
Courthouse Fees	Actual Cost	250	\$3.00	\$750.00
Storm Sewer Cleaning and Televising	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Traffic Control and Protection	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Aerial Photography and Mapping	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Utility Exploratory Trenching	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Testing of Soil Samples	Actual Cost			\$0.00
Lab Services	Actual Cost (Provide breakdown of each cost)			\$0.00
Equipment and/or Specialized Equipment Rental	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Preliminary Environmental Site Assessment	Actual Cost (Attached email from SCI Engineering)	1	\$4,200.00	\$4,200.00
Title Commitments	Actual Cost	16	\$365.00	\$5,840.00
				\$0.00

**TOTAL DIRECT COSTS:**BL 25-00054-00-1/24/26  
\$14,903.00  
DIRECT COSTS



**Local Public Agency**  
City of Wood River

**County**  
Madison

**Section Number**  
25-00054-00-PV

**Consultant / Subconsultant Name**  
Thouvenot, Wade & Moerchen Inc. (TWM, Inc.)

**Job Number**

**AVERAGE HOURLY PROJECT RATES**  
**EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET**

SHEET 1 OF 1

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			Plans, Specs & Estimates			ROW / TCE Negotiation, Acquisition			ROW / TCE Negotiation, Acquisition			ROW / TCE Negotiation, Acquisition			ROW / TCE Negotiation, Acquisition		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Principal-in-Charge	90.00	16.0	0.69%	0.62	16	0.82%	0.74												
Engineer & Surveyor Deput	79.93	680.0	29.16%	23.31	520	26.69%	21.34	160	41.67%	33.30									
Structural Eng. IV / V	72.17	0.0			0														
Structural Eng. I / II / III	65.27	0.0			0														
Professional Eng. III / IV	64.99	0.0			0														
Professional Eng. II	57.83	560.0	24.01%	13.89	560	28.75%	16.63												
Professional Eng. I	48.72	0.0			0														
Engineer I / EI	37.25	584.0	25.04%	9.33	560	28.75%	10.71	24	6.25%	2.33									
Registered Land Surveyor	56.80	64.0	2.74%	1.56	48	2.46%	1.40	16	4.17%	2.37									
Survey Crew Chief	37.15	80.0	3.43%	1.27	80	4.11%	1.53												
Senior Technician	64.16	0.0			0														
Technician IV - VII	41.76	204.0	8.75%	3.65	44	2.26%	0.94	160	41.67%	17.40									
Technician II / III	30.71	0.0			0														
Jr. Technicians / Interns	22.18	80.0	3.43%	0.76	80	4.11%	0.91												
Construction Observation	39.96	8.0	0.34%	0.14	8	0.41%	0.16												
Accountant	53.68	0.0			0														
Office Support II	61.18	0.0			0														
Office Support I	29.80	56.0	2.40%	0.72	32	1.64%	0.49	24	6.25%	1.86									
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
<b>TOTALS</b>		2332.0	100%	\$55.24	1948.0	100.00%	\$54.84	384.0	100%	\$57.26	0.0	0%	\$0.00	0.0	0%	\$0.00	0.0	0%	\$0.00

## Coey Daniels

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**From:** Travis Clayton <TClayton@sciengineering.com>  
**Sent:** Friday, May 1, 2026 10:17 AM  
**To:** Coey Daniels  
**Cc:** Ben Butterfield  
**Subject:** RE: Timmins Dr. PESA proposal

Good morning Coey,

I would budget \$4,200.00 for a PESA covering that stretch to likely be completed in 2026.

We are drafting a formal proposal as well so you have it in hand when needed and we should get it over to you next week.

Have a good weekend,



**Travis Clayton**  
Project Scientist



**SCI ENGINEERING, INC.**

Office: (618) 206-3049  
Mobile: (618) 420-0235  
E: [TClayton@sciengineering.com](mailto:TClayton@sciengineering.com)  
Website • [LinkedIn](#) • [Facebook](#)



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This electronic communication and its attachments may contain confidential information. They are forwarded to you without passing through our standard review process. Design data and recommendations included herein should not be used for final design. If you have received this information in error, please notify the sender immediately.

**From:** Coey Daniels <CDaniels@smsengineers.com>  
**Sent:** Wednesday, April 29, 2026 3:12 PM  
**To:** Travis Clayton <TClayton@sciengineering.com>  
**Subject:** Timmins Dr. PESA proposal

You don't often get email from [cdaniels@smsengineers.com](mailto:cdaniels@smsengineers.com). [Learn why this is important](#)

Hello Travis,

Attached is a Location Map for the Timmins Dr. reconstruction project in Wood River, IL. The project extends along Timmins Dr., from Rock Hill Rd. southeast to IL 143. I need a proposal for completing a PESA for the project corridor. The PESA will likely be needed in 2026.

A simple response to this email will suffice for the engineering agreement I'm putting together. Let me know if you have any questions, and thanks for your help!

**RESOLUTION NO.**

**RESOLUTION WAIVING COMPETITIVE BIDDING REQUIREMENT AND APPROVING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH PARKREATION, INC C/O ICON SHELTERS FOR THE STAGE AND PAVILION AT CITY CENTER PARK UNDER THE SOURCEWELL PURCHASING PROGRAM**

**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 Council has been advised of the need for a new stage and pavilion at City Center Park; and

**WHEREAS**, ParKreation, Inc c/o Icon Shelters ("ParKreation") has provided a proposal for the purchase of materials to erect the new stage and pavilion at City Center Park ("ParKreation Proposal") according to pre-approved pricing under the Sourcewell Purchasing Program ("Sourcewell Price") (See **Exhibit A**); and

**WHEREAS**, the ParKreation Proposal is under Sourcewell Price pricing, and the normal and customary bidding procedures are hereby waived (See **Exhibit A**); and

**WHEREAS**, the ParKreation Proposal includes materials for the new stage and pavilion at City Center enter at a total cost to City of \$16,630.00 (See **Exhibit A**); and

**WHEREAS**, City Council deems it to be in the best interests of City to waive the competitive-bidding requirement and to agree to the ParKreation Proposal as attached (See **Exhibit A**); and

**WHEREAS**, the City Council also finds that the City Manager and/or Mayor should be authorized and directed, on behalf of the City of Wood River, to execute whatever documents are necessary to waive the competitive-bidding requirement and agree to the ParKreation Proposal as attached (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.* City shall waive normal and ordinary bidding procedures, and the ParKreation Proposal (See **Exhibit A**) is approved.

*Section 3.* The City Manager and/or Mayor is authorized and directed, on behalf of the City of Wood River, to execute and date whatever documents may be necessary to enter the ParKreation Proposal (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 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 15<sup>th</sup> day of June 2026, 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

**PARKREATION, INC c/o ICON Shelters**  
 27 East Palatine Road, Prospect Heights, IL 60070

May 28, 2026

Quotation Number: P050126A  
 Project Name: Wood River City Center Park  
 Quoted By: Paul Gozder 815-735-1497  
 Quote expires 06/30/26  
 Sourcewell #092325-ICON

The City of Wood River  
 111 N. Wood River Ave.  
 Wood River, IL 62095

<u>QTY.</u>	<u>Product #</u>	<u>Description</u>	<u>All pricing is valid for 30 days</u>	<u>Price</u>
01	RG40x80-12S-P4	40' x 80' Rectangular Gable by ICON Shelters (10) column (shortened columns) design 16" wide Med-Lok standing seam metal roof 4:12 roof pitch 12' eave height necessary assembly hardware included		\$ 155,490.00
		2" x 6" T&G wood sub-decking with factory applied stain		\$ 31,530.00
		Gutters and (4) corrugated downspouts		\$ 5,500.00
		Custom arched gable end ornamentation		\$ 25,650.00
		E-coat / powder coat color / final gloss finish		\$ 35,300.00
		Carbon steel anchor bolts – not included (ICON doesn't supply the anchor bolts when the footing is designed by others)		
		32+ Electric cuts outs		\$ 2,225.00
		Total		\$ 255,695.00
		Sourcewell discount applied (10%)		<del>\$ 25,570.00</del>
		Total		\$ 230,125.00
		Engineering Is still required even though ICON does not design the footings		<del>\$ 250.00</del>
				\$230,375.00

01	MP20x40x30-9.75-S-P3	30' low end x 40' high x 20' width mono-slope by ICON Shelters – custom tapered roof line (5) column design with 3:12 roof pitch 9.75' eave height on low end Large roof overhang on the high end 16" wide Med-Lok standing seam metal roof necessary assembly hardware included	\$ 48,600.00
		2" x 6" T&G wood sub-decking with factory applied stain	\$ 17,670.00
		Custom arched ornamentation on low end	\$ 7,700.00
		E-coat / powder coat color / final gloss finish	\$ 10,760.00
		16 + Electric cuts outs	\$ 1,330.00
		Carbon steel anchor bolts – not included (ICON doesn't supply the anchor bolts when the footing is designed by others)	
		Total Material cost	\$ 86,060.00
		Sourcewell discount applied (10%)	<del>\$ 8,606.00</del>
		Total	\$ 77,454.00
		Engineering	\$ 250.00
			<u>\$77,704.00</u>
01	EA17x1-13	17' wide entrance arch - 13' height (2) column design with finial balls Laser cut sign – verbiage TBD E-coat / powder coat color / final gloss finish Carbon steel anchor bolts and necessary hardware included.	
		Total Material cost	\$ 18,200.00
		Sourcewell discount applied	<del>\$ 1,820.00</del>
		Total	\$ 16,380.00
		Illinois stamped engineered drawings	\$ 250.00
			<u>\$ 16,630.00</u>
		Sub-Total	\$ 324,709.00
		Shipping to Wood River, IL	\$ 2,960.00
		Total	<u>\$ 327,669.00</u>

Any deducts in line item cost – must be deducted for the line item amount – 10%  
Price does not include off loading the truck or installation  
A 50% deposit is required for a purchase of this size

- Terms:
1. I/We understand that all accounts are payable to Parkreation, Inc. according to the terms of their invoice, and if not paid on or before said date, are then delinquent. I/We agree to pay any and all service charges added each month to past due invoices. Terms are Net 30 days upon delivery with approved credit. All charges are due and payable in full at Parkreation, Inc., 27 E. Palatine Rd., Prospect Heights, IL 60070 unless notified in writing to the contrary. To the extent the terms and conditions of any purchase order/contract and/or any purchase order/contract confirmations are inconsistent with the terms and conditions of this signed quote, the terms and conditions of this signed quote shall prevail.
  2. All pricing is valid for 30 days from the date above.
  3. The above pricing (if more than one item) is based upon a package purchase. Any adjustments may be subject to a price revision.
  4. Customer is responsible for the off-loading of the equipment and an accurate inventory should be taken at the time and all missing or damaged parts should be noted to the Driver. You have 60 days to report any missing or damaged parts to your sales representative. Truck Driver will not unload equipment.
  5. Nontaxable entities are required to provide copy of tax exempt certificate or be taxed upon invoice.
  6. Installation not included unless specifically quoted

Date \_\_\_\_\_ Purchaser's Signature \_\_\_\_\_ Purchaser's Title \_\_\_\_\_

Ship to: \_\_\_\_\_ Contact: \_\_\_\_\_

Anchor bolt ship to : \_\_\_\_\_ Contact: \_\_\_\_\_

**RESOLUTION NO:**

**RESOLUTION APPROVING SPONSORSHIP AGREEMENT WITH ALTON TREE SERVICE 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 Alton Tree Service ("ATS") to sponsor the walking track at the Wood River Recreation Center; and

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

**WHEREAS**, the ATS Proposal may generate up to \$2,500.00 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 ATS 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 ATS 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 ATS 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 June 15, 2026.

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 15<sup>th</sup> day of June 2026, 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 \_\_\_\_\_, 2026 ("Effective Date"), by and between ("SPONSOR") and the 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 is presently developing 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) 4' 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 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**

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

2. 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:

Year 1 (2026 – 2027) = \$500.00  
Year 2 (2027 – 2028) = \$500.00  
Year 3 (2028 – 2029) = \$500.00  
Year 4 (2029 – 2030) = \$500.00  
Year 5 (2030 – 2031) = \$500.00

3. Payments will be due on an annual basis and are due and payable at the beginning of each contract year, excepting when the total Agreement amount is paid via a single payment.

4. Payment terms are as follows:

- I. 1st payment due on or before June 30, 2026
- II. 2nd payment not due until the 1-year anniversary of signage installation date
- III. Year 3 and beyond payments are due on or before June 30th of the applicable year

5. OWNER shall provide SPONSOR with an invoice for each annual installment no later than thirty 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.

6. 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.

## **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 non-exclusive, 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 insure 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. If 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.

## **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.

## 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 nor 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.

**CONTACT, BILLING, AND REMITTANCE INFORMATION**

I. All notices, correspondence, payments, invoices, and other communications related to this Agreement shall be directed to the appropriate party using the contact information listed below:

I. City of Wood River Contact Information

Contact: Parks and Recreation Department  
655 N. Wood River Avenue  
Wood River, IL 62095  
Phone: (618) 251-3130  
Email: [office.wrparcs@gmail.com](mailto:office.wrparcs@gmail.com)

Contact: Finance Department  
111 N. Wood River Avenue  
Wood River, IL 62095  
Phone: (618) 251-3131  
Email: [ap@cityofwoodriver.com](mailto:ap@cityofwoodriver.com)

II. Remit To Information

City of Wood River  
Attn: Finance Department  
111 N. Wood River Avenue  
Wood River, IL 62095

Please include the agreement name or invoice number with all payments.

III. SPONSOR Billing Contact Information

SPONSOR shall provide the following billing contact information for purposes of receiving invoices, payment reminders, and other billing-related correspondence under this Agreement:

SPONSOR Name: \_\_\_\_\_

Billing Contact Name: \_\_\_\_\_

Billing Address: \_\_\_\_\_

City, State, ZIP: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address for Invoices: \_\_\_\_\_

Preferred Invoice Delivery Method: \_\_\_\_\_

Email       Mail       Both

SPONSOR is responsible for notifying OWNER of any changes to the billing contact information listed above. Invoices and billing-related notices sent to the contact information provided by SPONSOR shall be considered properly delivered.

**SIGNING PARTIES**

**SPONSOR**

Alton Tree Service

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

**OWNER**

City of Wood River

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

**CITY OF WOOD RIVER, ILLINOIS  
PROCLAMATION  
WOOD RIVER MAIN STREET DAY  
June 26, 2026**

**WHEREAS**, the City of Wood River recognizes the importance of a vibrant downtown district as the heart of our community and a driver of economic growth, community pride, and quality of life; and

**WHEREAS**, the Wood River Business Alliance, through its Wood River Main Street program, has demonstrated outstanding leadership and dedication to the revitalization, promotion, and preservation of Downtown Wood River; and

**WHEREAS**, Wood River Main Street has successfully brought together business owners, property owners, volunteers, community organizations, local government, and residents to strengthen our downtown and create opportunities for investment, growth, and community engagement; and

**WHEREAS**, Main Street America has recognized Wood River Main Street as an **Accredited Main Street America Program**, a prestigious national designation awarded to organizations that meet rigorous standards of excellence in preservation-based economic development, organizational performance, and community transformation; and

**WHEREAS**, this national accreditation reflects the commitment, vision, and hard work of the Wood River Business Alliance Board of Directors, Wood River Main Street Committee members, volunteers, business owners, community partners, and supporters whose efforts continue to enhance the vitality of our City; and

**WHEREAS**, this achievement brings distinction to the City of Wood River and demonstrates our community's commitment to fostering a thriving downtown that honors its heritage while building a prosperous future; and

**WHEREAS**, the City of Wood River wishes to celebrate this accomplishment and recognize the many individuals and organizations whose dedication has made this success possible.

**NOW, THEREFORE, I, ,** Mayor of the City of Wood River, Illinois, on behalf of the City Council and the citizens of Wood River, do hereby proclaim

**JUNE 26, 2026, AS**

**WOOD RIVER MAIN STREET DAY**

in the City of Wood River, Illinois, in recognition of Wood River Main Street's achievement of National Accreditation through Main Street America and its ongoing commitment to the economic vitality, historic preservation, and community development of Downtown Wood River.

**BE IT FURTHER PROCLAIMED** that all citizens are encouraged to join in celebrating this significant milestone and to support the continued efforts of Wood River Main Street and the Wood River Business Alliance in making Wood River a vibrant place to live, work, visit, and invest.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of the City of Wood River, Illinois, to be affixed this 26th day of June, 2026.

APPROVED:

---

Tom Stalcup  
Mayor  
City of Wood River  
Madison County, Illinois

ATTEST:

---

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



170 East Alton Avenue  
East Alton, Illinois 62024  
618.254.0681  
618.254.1914  
www.kanemechanical.com

16

June 1, 2026

Patrick Minogue  
City of Wood River

Facility: **Belk Park Golf Course**  
880 Belk Park Rd  
Wood River IL 62095

Subject: **Clubhouse HVAC Work**

Quote Number: 264079

Kane Mechanical Group, LLC is pleased to present our proposal for HVAC systems replacement located at the above referenced facility location.

**Scope of Work**

The following outlines our proposed scope of work.

1. Demo and dispose of (4) existing HVAC split units per current regulations
2. Provide and install (1) 3 T split system to serve the clubhouse/pro shop
3. Provide and install (1) 4 T split system to serve the bathrooms/hallway
4. Provide and install (2) 5 T split system to serve the banquet room
5. All new units to utilize R454-B refrigerant
6. All new units to have electric heat strips as outlined below
  - a. Clubhouse/pro shop: 10 KW heat strip
  - b. Bathroom/hall: 15 KW heat strip
  - c. Banquet room: 20 KW heat strip ea.
7. Adjust ductwork as necessary to accommodate new systems
  - a. Provide and install make-up air damper kits for units serving the banquet room
8. Includes new outdoor pads for each condensing unit
9. Electrical included- provide power and new disconnects for each unit as necessary
10. Charge each system with refrigerant as appropriate.
11. Excludes any carpentry or wall work
12. Provide one year warranty from date of substantial completion

**Assumptions and Clarifications**

Our proposal is based on the following Assumptions and Clarifications.

1. All work to be performed during normal business hours. Premium pay for holidays, weekends and overtime excluded, unless specifically noted otherwise.
2. If applicable, original service call will be invoiced separately. Associated service call costs are excluded from this proposal.
3. Repairs beyond those included in the proposal will be identified and approval requested prior to proceeding and while on site or additional repairs will be quoted following the completion of the identified scope of work.
4. If additional freight/shipping charges are incurred, actual charges will be added to your invoice.
5. This proposal is valid for 15 calendar days.

DESIGN-BUILD | SERVICE | MAINTENANCE | BUILDING AUTOMATION

KANE MECHANICAL GROUP, LLC  
City of Wood River  
6/1/2026  
Page 2 of 2

Financial

**Lump Sum – Single Invoice**

Kane Mechanical Group, LLC proposes to perform the outlined scope of work on a lump sum basis. A single invoice will be submitted upon completion and is due in full net 30 days from the date of invoice without retention.

**Lump Sum Investment** **\$47,242.35**

Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_

If you have questions, please don't hesitate to contact me via my cell at 618.802.0517.

Sincerely,



Chris Redfern  
HVAC & Plumbing Services Manager  
KANE MECHANICAL GROUP, LLC

Note: The proposed scope and technical solution included in this proposal were developed by Kane Mechanical Group, LLC and are property of Kane Mechanical Group, LLC until authorization to execute the scope of work is provided to Kane Mechanical Group, LLC by the Owner. If Kane Mechanical Group, LLC is not awarded the scope of work outlined in the proposal, the information shall remain confidential until released by Kane Mechanical Group, LLC in writing. The information contained in this proposal is considered confidential between Kane Mechanical Group, LLC and the Owner and shall not be utilized to obtain other competitive quotes from other vendors or contractors. In turn, Kane Mechanical Group, LLC agrees to maintain all customer data included and referenced in this proposal confidential.

Note: Upon default of Owner in payment for services rendered, or other obligation under the terms of this contract, Contractor shall be entitled to all sums due under the contract, and in addition may recover interest at the rate of 18% per annum on all sums due Contractor, until paid in full; Contractor in addition to other rights, shall be entitled to all reasonable costs incurred in enforcing this contract and all reasonable costs incurred in collecting payment hereunder, including recovery of ATTORNEY FEES incurred in collection and enforcement actions with or without the filing of suit.

**CITY OF WOOD RIVER  
PARKS AND RECREATION DEPARTMENT**

**BID PACKET**

**Belk Park Clubhouse  
HVAC System Replacement**

**Project Location:**  
Belk Park Clubhouse  
880 Belk Park Road  
Wood River, Illinois 62095

**Owner:**  
City of Wood River Parks and Recreation Department

**Bid Due Date and Time:**  
Monday, June 1, 2026 at 10:00 a.m.

**Submit Sealed Bids To:**  
City Clerk  
Wood River City Hall  
111 N. Wood River Avenue  
Wood River, Illinois 62095

**Project Contact:**  
Pat Minogue, Director of Parks and Recreation  
Phone: 618-251-3130  
Email: [pminogue@wrparks.org](mailto:pminogue@wrparks.org)

## TABLE OF CONTENTS

- I. Invitation to Bid
- II. Instructions to Bidders
- III. General Conditions and Requirements
- IV. Scope of Work
- V. Minimum Product and Performance Specifications
- VI. Bid Form
- VII. Bidder Qualifications and Required Attachments
- VIII. Certification and Signature Page
- IX. Standard Contract Terms and Compliance Requirements

### I. INVITATION TO BID

The Department of Parks and Recreation of the City of Wood River will receive sealed bids for Belk Park Clubhouse HVAC System Replacement until 10:00 a.m. on Monday, June 1, 2026, at the City Clerk's Office, 111 N. Wood River Avenue, Wood River, Illinois 62095. Bids will be publicly opened and read at that time.

The project generally consists of furnishing and installing replacement HVAC systems at the Belk Park Clubhouse, located at 880 Belk Park Road, Wood River, Illinois 62095. Work includes removal and disposal of existing HVAC equipment, furnishing and installation of new HVAC systems, related ductwork modifications, electrical connections, disconnects, equipment pads, refrigerant charging, startup, cleanup, and all labor, materials, equipment, and related work necessary to complete the project.

The anticipated base scope includes replacement of existing HVAC systems serving the bathrooms/hallway, clubhouse/pro shop, and banquet room areas. Final specifications and bid requirements are included in this bid packet. Contractors are responsible for field verifying existing conditions prior to submitting a bid.

Contractors wishing to bid should contact Pat Minogue, Director of Parks and Recreation, via email at [pminogue@wrparks.org](mailto:pminogue@wrparks.org) or by phone at 618-251-3130 to review the scope of work, obtain specifications, and schedule an optional site visit.

The Wood River City Council reserves the right to waive any informalities or technicalities and further reserves the right to reject any and all bids.

Any and all firms and/or persons entering into a contract agreement with the City of Wood River shall be subject to and required to comply with all applicable local, State, and Federal regulations, including but not limited to non-discriminatory equal employment opportunity and affirmative action provisions on public contracts. All contract agreements must comply with the Illinois Prevailing Wage Act (820 ILCS 130/0.01 et seq.) and the Employment of Illinois Workers on Public Works Act (30 ILCS 570/0.01 et seq.).

### II. INSTRUCTIONS TO BIDDERS

#### A. Submission of Bids

Bids shall be submitted in a sealed envelope clearly marked: Belk Park Clubhouse HVAC System Replacement Bid.

Bids must be received at the City Clerk's Office, 111 N. Wood River Avenue, Wood River, Illinois 62095, no later than 10:00 a.m. on Monday, June 1, 2026.

Late bids will not be accepted.

Bids shall be submitted using the Bid Form included in this packet.

All bid prices shall include all labor, materials, equipment, freight, delivery, installation, field verification, demolition, disposal, electrical work, disconnects, ductwork modifications, controls, startup, cleanup, insurance, overhead, profit, prevailing wage compliance, and any other costs necessary to complete the work.

#### B. Questions and Site Visits

Bidders are strongly encouraged to schedule a site visit prior to submitting a bid.

All questions shall be directed to Pat Minogue at [pminogue@wrparks.org](mailto:pminogue@wrparks.org).

Questions must be submitted no later than 12:00 p.m. on Friday, May 29, 2026.

Any clarification or addendum issued by the City shall become part of the bid documents.

#### C. Award of Contract

The City intends to award the project to the lowest responsive and responsible bidder, subject to City approval and compliance with all bid requirements.

The City reserves the right to reject any or all bids, waive informalities or technicalities, request clarification from bidders, and award the contract in the best interest of the City.

The City may consider bidder qualifications, experience, ability to meet the specifications, ability to complete the work within the required timeframe, compliance with bid requirements, and overall responsibility of the bidder.

#### **D. Substitutions and Approved Equals**

Equipment, materials, systems, capacities, and performance requirements identified in this packet are intended to establish the minimum required scope, quality, functionality, and service areas for the project. Approved equals may be considered, provided the bidder clearly identifies the proposed substitution and demonstrates that it meets or exceeds the minimum specifications and performance intent.

Any proposed deviations from the scope, equipment configuration, capacities, refrigerant type, heating capacity, fresh-air provisions, ductwork, electrical scope, or other project requirements must be clearly identified on the Bid Form. Failure to identify deviations may result in the bid being deemed non-responsive.

### **III. GENERAL CONDITIONS AND REQUIREMENTS**

The contractor shall furnish all supervision, labor, materials, tools, equipment, lifts, freight, delivery, demolition, disposal, electrical work, ductwork modifications, controls, refrigerant, startup, permits if required, and incidentals necessary to complete the project.

The contractor shall verify all field conditions, dimensions, equipment locations, ductwork conditions, electrical service requirements, service access, and installation details prior to ordering equipment or beginning work.

The contractor shall coordinate work with the Owner to minimize disruption to golf course operations, clubhouse operations, rentals, events, and public use of the facility.

The contractor shall maintain a clean and safe work area during the project.

The contractor shall remove and properly dispose of existing HVAC equipment, materials, and construction debris generated by its work, unless otherwise approved in writing by the Owner. The contractor shall leave the clubhouse clean, safe, and ready for public use upon completion.

The contractor shall be responsible for damage caused by its work, employees, subcontractors, equipment, or materials.

The contractor shall comply with all applicable codes, laws, ordinances, licensing requirements, manufacturer installation requirements, and grant requirements.

#### **A. Project Schedule**

The bidder shall include an estimated start date and project duration with the submitted bid. Work shall be completed within 60 calendar days of City approval or issuance of notice to proceed, unless otherwise approved in writing by the City.

#### **B. Warranty**

The contractor shall provide a minimum one-year workmanship warranty. Manufacturer warranties for HVAC equipment, materials, and components shall be passed through to the Owner. The bidder shall identify manufacturer warranty terms with the submitted bid or prior to contract execution.

#### **C. Insurance**

The successful bidder shall provide proof of general liability insurance and workers compensation insurance prior to beginning work. Insurance coverage shall meet all City and grant requirements. Madison County Government may be required to be named as additional insured if required by the grant agreement.

#### **D. Prevailing Wage**

This project is subject to the Illinois Prevailing Wage Act (820 ILCS 130/0.01 et seq.). Bidder pricing shall include all costs associated with prevailing wage compliance. Certified payroll records will be required.

### **IV. SCOPE OF WORK**

#### **A. Project Overview**

The City of Wood River Parks and Recreation Department is seeking sealed bids from qualified HVAC contractors for replacement of HVAC systems serving the Belk Park Clubhouse. The intent of the project is to

replace aging HVAC equipment and provide reliable heating, cooling, ventilation, and system operation for the bathrooms/hallway, clubhouse/pro shop, and banquet room areas.

## **B. Existing Conditions**

The project site is the existing Belk Park Clubhouse located at 880 Belk Park Road, Wood River, Illinois 62095. The facility includes clubhouse, pro shop, hallway, restroom, banquet room, office, and related support areas. The existing HVAC equipment and ductwork conditions shall be field verified by each bidder. The City does not guarantee exact dimensions, equipment sizes, electrical conditions, ductwork conditions, or field conditions shown or described in preliminary information.

The contractor shall verify all conditions necessary to provide a complete, operational, code-compliant HVAC replacement project.

## **C. General Base Bid Scope**

- Remove and properly dispose of existing HVAC equipment serving the identified clubhouse areas, including existing split systems and related equipment being replaced under this project.
- Furnish and install one new split HVAC system to serve the bathrooms/hallway area, with an anticipated cooling capacity of approximately 3 tons and electric heat capacity of approximately 10 KW, or approved equal based on field verification and code requirements.
- Furnish and install one new split HVAC system to serve the clubhouse/pro shop area, with an anticipated cooling capacity of approximately 4 tons and electric heat capacity of approximately 15 KW, or approved equal based on field verification and code requirements.
- Furnish and install two new split HVAC systems to serve the banquet room area, with an anticipated cooling capacity of approximately 5 tons each and electric heat capacity of approximately 20 KW each, or approved equal based on field verification and code requirements.
- Provide new HVAC equipment using R454-B refrigerant or other current code-compliant and manufacturer-supported refrigerant appropriate for the installed equipment.
- Adjust, modify, reconnect, and/or supplement ductwork as necessary to accommodate the new HVAC systems and provide proper airflow to the intended service areas.
- Provide fresh-air, make-up air, damper, or approved code-compliant ventilation provisions for the banquet room systems as required for proper system performance and code compliance.
- Provide new outdoor equipment pads for condensing units or exterior equipment, as applicable.
- Provide all required electrical connections, power wiring, breakers, disconnects, and related electrical work necessary for a complete and operational installation.
- Provide thermostats, controls, condensate drainage, refrigerant piping, insulation, supports, hangers, sealing, startup, testing, balancing as needed, and all other work necessary for a complete and operational system.
- Properly seal penetrations created or modified as part of the HVAC work. Repairs to finished surfaces beyond work directly caused by the contractor shall be clearly identified if excluded from the bid.

## **D. Field Verification and Load Requirements**

The capacities listed in this packet are intended to establish the anticipated base bid configuration and service areas. Bidders remain responsible for field verification, code compliance, and confirming that proposed equipment is appropriate for the existing building conditions and intended use. If a bidder proposes a different configuration or capacity, the deviation must be clearly identified and explained on the Bid Form.

## **E. Work Exclusions and Clarifications**

- Hazardous material testing, handling, remediation, or removal is not included unless specifically stated in the bid.
- Work outside normal business hours, weekend work, holiday work, or overtime is excluded unless specifically included in the bid or later approved by the City.
- Any concealed conditions discovered during work that require additional repairs shall be brought to the City for review and written approval before proceeding with extra work.
- The bid shall clearly identify any excluded items, assumptions, alternates, or deviations.

## V. MINIMUM PRODUCT AND PERFORMANCE SPECIFICATIONS

### A. Required HVAC Service Areas

Service Area	Anticipated Base Bid Requirement	Notes
Bathrooms/Hallway	Approximately 3-ton split HVAC system with approximately 10 KW electric heat	Final sizing and installation shall be verified by bidder.
Clubhouse/Pro Shop	Approximately 4-ton split HVAC system with approximately 15 KW electric heat	Final sizing and installation shall be verified by bidder.
Banquet Room	Two approximately 5-ton split HVAC systems with approximately 20 KW electric heat each	Fresh-air, make-up air, damper, or approved ventilation provisions shall be included as required.

### B. General Equipment Requirements

- All HVAC equipment shall be new and suitable for the intended commercial/public facility use.
- Equipment shall comply with applicable codes, manufacturer installation requirements, current refrigerant requirements, and industry standards.
- Equipment shall include compatible air handlers, condensing units, heat strips, controls, refrigerant piping, condensate provisions, disconnects, and accessories required for a complete system.
- Equipment shall be installed to allow reasonable service access and future maintenance.
- The contractor shall provide equipment submittals, product data, capacity information, refrigerant information, electrical requirements, warranty information, and control information prior to ordering equipment.

### C. Electrical Requirements

- Bid shall include all electrical work required for the new HVAC systems, including power connections, breakers, disconnects, and related materials.
- Contractor shall verify existing electrical service and panel capacity prior to installation.
- Any required electrical subcontractor shall be properly licensed and insured. The prime contractor remains responsible for all subcontractor work and compliance.

### D. Required Product Submittals

The successful bidder shall provide product data sheets, equipment specifications, equipment capacities, heating capacity, refrigerant information, electrical requirements, ventilation/fresh-air details, control information, installation details, and warranty information prior to ordering materials or equipment.

## VI. BID FORM

Project: Belk Park Clubhouse HVAC System Replacement

Bidder Name: Kane Mechanical Group, LLC

Address: 170 E Alton Ave. East Alton, IL 62024

Phone: 618-254-0681

Email: credfern@kanemechanica.com

Contact Person: Chris Redfern

### A. Base Bid

The undersigned bidder proposes to furnish all labor, materials, equipment, tools, freight, delivery, installation, field verification, demolition, disposal, ductwork modifications, electrical work, disconnects, controls, refrigerant, startup, cleanup, insurance, overhead, profit, prevailing wage compliance, and all other work necessary to complete the project in accordance with the bid documents for the following lump sum price:

BASE BID AMOUNT: \$ 47,242.35

Amount Written Out: Forty seven thousand, two-hundred forty two and thirty five

### B. Proposed HVAC Equipment

Service Area	Proposed Equipment Type	Cooling Capacity	Electric Heat Capacity	Manufacturer/ Model
Bathrooms/Hallway	Split System	4-Ton	15 KW	Comfortmaker
Clubhouse/Pro Shop	Split System	3-Ton	10 KW	Comfortmaker
Banquet Room System 1	Split System	5-Ton	20 KW	Comfortmaker
Banquet Room System 2	Split System	5-Ton	20 KW	Comfortmaker

### C. Required Inclusions

Removal and disposal of existing HVAC equipment included: Yes  No

Ductwork modifications included: Yes  No

Electrical work, breakers, power, and disconnects included: Yes  No

New outdoor pads included: Yes  No

Fresh-air, make-up air, damper, or approved ventilation provisions included for banquet room systems: Yes  No

Startup, testing, and refrigerant charging included: Yes  No

Prevailing wage compliance included: Yes  No

### D. Schedule

Estimated Start Date: 6/15/2026

Estimated Project Duration: 1 week (5 working days)

Earliest Available Installation Date: 6/8/2026

### E. Deviations, Alternates, or Substitutions

List any proposed deviations, alternates, substitutions, assumptions, or exceptions to the bid documents. Attach additional pages if necessary. If none, write "None."

None.

## VII. BIDDER QUALIFICATIONS AND REQUIRED ATTACHMENTS

Each bidder shall include the following with the submitted bid:

- Completed Bid Form.
- Description of proposed HVAC equipment and systems.
- Product data sheets showing proposed equipment capacities, refrigerant type, heating capacity, electrical requirements, and manufacturer information.
- Description of proposed ventilation/fresh-air provisions for the banquet room systems.
- Any proposed substitutions, alternates, deviations, assumptions, or exclusions clearly identified.
- Estimated project schedule.
- Proof of applicable business licensing, if required.
- Proof of insurance or statement confirming ability to provide required insurance prior to contract execution.
- Three references for similar commercial, municipal, school, clubhouse, restaurant, banquet, or public facility HVAC projects, if available.
- Confirmation that the bidder has reviewed the full scope of work and bid requirements.

## VIII. CERTIFICATION AND SIGNATURE PAGE

By signing below, the bidder certifies that it has reviewed the bid documents, inspected or had the opportunity to inspect the project site, understands the scope of work, and agrees to perform the work in accordance with the requirements of this bid packet.


The bidder further certifies that the bid amount includes all labor, materials, equipment, tools, freight, delivery, installation, field verification, demolition, disposal, ductwork modifications, electrical work, disconnects, controls, refrigerant, startup, cleanup, insurance, overhead, profit, prevailing wage compliance, and all other costs necessary to complete the project.

The bidder certifies that all information submitted with this bid is true and accurate to the best of its knowledge.

Company Name: Kane Mechanical Group, LLC

Authorized Representative: Chris Redfern

Title: Service Manager

Signature: 

Date: 6/1/2026

Phone: 618-254-0681

Email: credfern@kanemechanical.com

## IX. STANDARD CONTRACT TERMS AND COMPLIANCE REQUIREMENTS

### A. Applicable Laws

The contractor shall comply with all applicable local, State, and Federal laws, regulations, ordinances, codes, licensing requirements, and manufacturer requirements applicable to the work.

### B. Equal Employment Opportunity

Any and all firms and/or persons entering into a contract agreement with the City of Wood River shall comply with all applicable non-discriminatory equal employment opportunity and affirmative action provisions on public contracts.

### C. Illinois Prevailing Wage Act

All contract agreements shall conform to the Illinois Prevailing Wage Act (820 ILCS 130/0.01 et seq.). Certified payroll records shall be submitted as required by law and by the City.

### D. Employment of Illinois Workers on Public Works Act

All contract agreements shall conform to the Employment of Illinois Workers on Public Works Act (30 ILCS 570/0.01 et seq.), as applicable.

### E. Grant Compliance

This project may be funded in part through Madison County Resource Management Environmental Grant funds and/or other City or grant funds. The contractor shall cooperate with the City in providing documentation required for grant reimbursement, including invoices, product information, certified payroll records, proof of insurance, warranty information, and any other documentation reasonably required by the City or Grantor.

**F. Subcontractors**

The contractor shall identify any subcontractors proposed for the work. The contractor shall be responsible for the work, conduct, insurance, licensing, and compliance of all subcontractors.

**G. Cleanup and Protection of Property**

The contractor shall protect existing facilities and shall repair or replace any damage caused by its work. The contractor shall remove and properly dispose of existing HVAC equipment, materials, and construction debris generated by its work unless otherwise approved in writing by the Owner. Contractor shall leave the site clean and safe for public use.

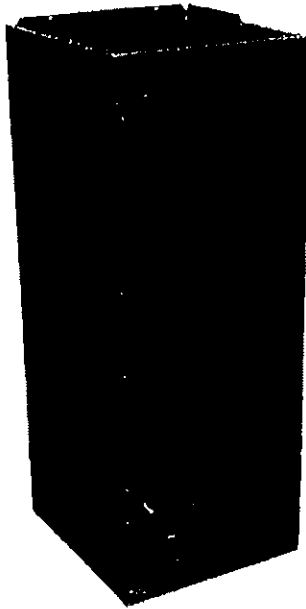
**H. Owner's Rights**

The City reserves the right to reject any or all bids, waive informalities or technicalities, request clarification from bidders, and award the contract in the best interest of the City.

**FHMA5**  
**Performance™ Series Fan Coil**  
**Multipoise, ECM Motor**  
**for R-454B Refrigerant**  
**Sizes 18 - 60**



**Product Data**



A200369

**AIR HANDLER TECHNOLOGY AT ITS FINEST**

The FHMA5 fan coil has the proven technology of ICP fan coil units with R-454B refrigerant as well as vertical and horizontal applications. The design features contoured condensate pans with rugged drain connections, ensuring that little water is left in the unit at the end of the cooling duty cycle. The lack of standing condensate and corrosion free pans improves IAQ and product life, features homeowners appreciate.

Standard features include grooved tubing and louvered fins. Coil circuiting has also been updated to make the most of all ICP heat pumps and air conditioners. Units come with solid state fan controls, 1-inch (25mm) thick insulation with R-value of 4.2, multi-speed motors, and fully-wettable coils.

Assembled at the factory compliant with low leak requirements of less than 2% cabinet leakage rate at 0.5 inches W.C. and 1.4% cabinet leakage rate at 0.5 inches W.C. when tested in accordance with ASHRAE 193 standard.

The FHMA5 fan coil design is loaded with popular features. These fan coils utilize the latest in electronic commutation motor (ECM) technology through the use of high efficiency, multi-tap ECM motors allowing reliable air delivery with increased static pressure. It comes in a pre-painted (dark grey) galvanized steel casing. The unit is shipped with a R-454B refrigerant TXV (sizes 18-60).

**STANDARD FEATURES**

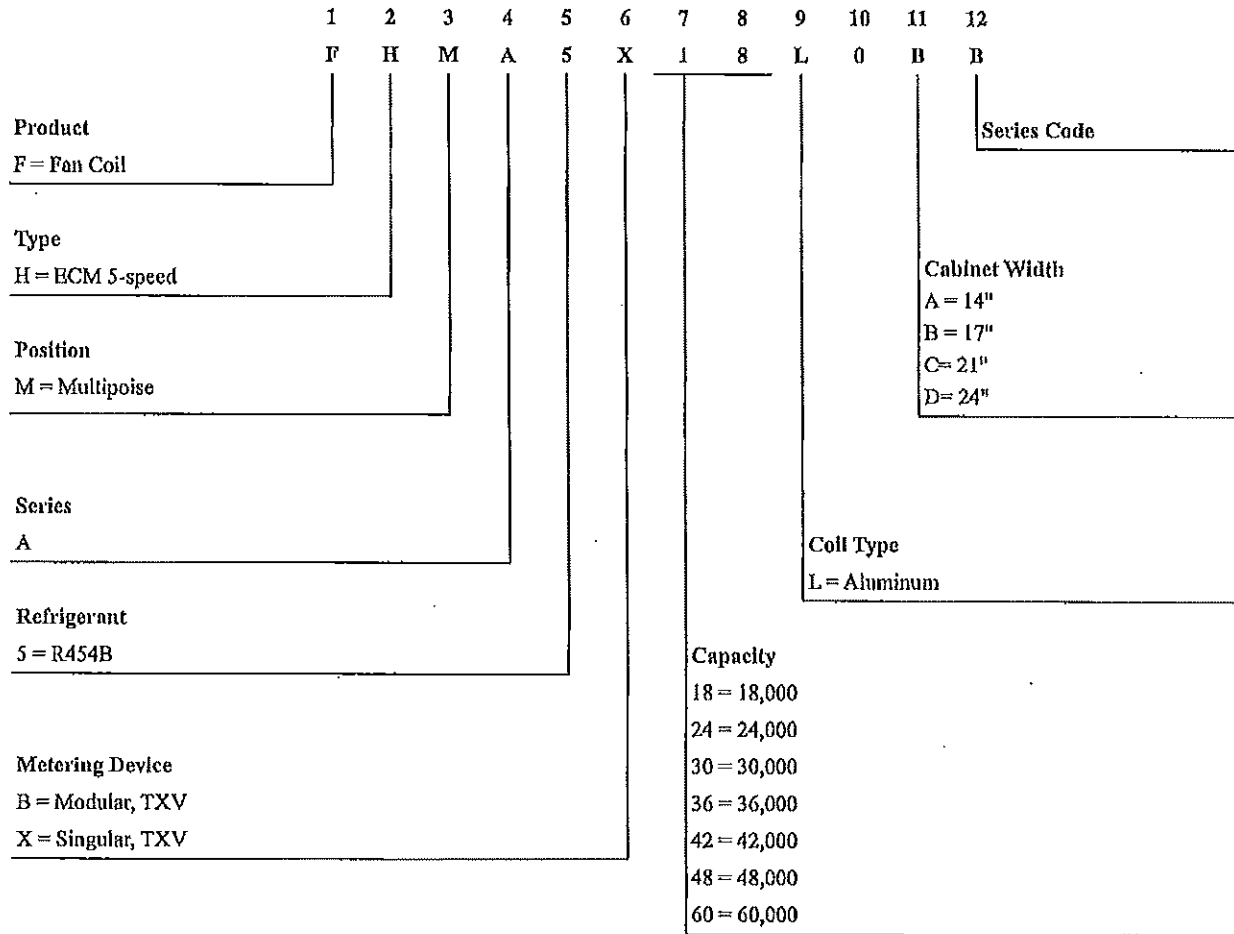
- Refrigerant leak detection dissipation system for added safety
- Multi-tap ECM (electronic commutating motor) motors – all sizes.
- Integrated motor controls, with 90-sec off TDR function, have replaced integrated circuit board.
- Five available speed tags to meet a wide range of applications.
- Large, grooved tube, louvered fin coils.
- Efficient, quiet, time-tested blower housings and diffusers.
- Sturdy, drainable condensate pans.
- Construction innovations designed to prevent cabinet sweating.
- Tested for condensate disposal in much tougher conditions than Air Conditioning and Refrigeration Institute requirements.
- Super-thick R-4.2 insulation with vapor barrier.
- Pre-painted galvanized steel cabinet (dark grey).
- Design meets stringent regulations for cabinet air leakage of less than 2% when tested at 0.5 inches W.C., and less than 1.4% at 0.5 inches W.C. when tested in accordance with ASHRAE 193 standard.
- Installation-flexible, multipoise units. 2-piece modular design available for 42 thru 60 sizes. Facilitates attic and crawlspace installations.
- Horizontal hanging provisions on cabinet.
- Newly improved filter rack area filter door insulation added for improved air seal. No tools required to access filter.
- 3 through 30 kW accessory heaters - field installed.
- Easy plug-in provisions for heater installation.
- Entry options for high and low voltage wiring hook-up.
- Leak-preventing sweat connections.
- Factory installed thermostatic expansion valve, TXV, on all coils.
- Designed for manufactured housing applications.

**WARRANTY**

- 5-year No Hassle Replacement limited warranty;
  - 10-year parts limited warranty with timely registration\*.
 Equipment must be registered within 90 days of original installation, except in jurisdictions where warranty benefits cannot be conditioned on registration.
- \* Applies to original purchaser/homeowner and not available to subsequent owners, except in jurisdictions where laws dictate otherwise.

See Warranty certificate for complete details and restrictions.

### MODEL NUMBER NOMENCLATURE



A200437

Table 1 – Models Available

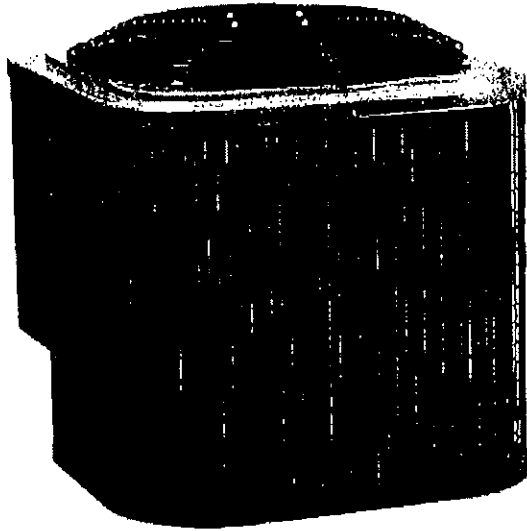
1-1/2 Ton	2 Ton	2-1/2 Ton	3 Ton	3-1/2 Ton	4 Ton	5 Ton
FHMA5X18L0AA	FHMA5X24L0BA	FHMA5X30L0BA	FHMA5X36L0BA	FHMA5X42L0CA FHMA5B42L0CA	FHMA5X48L0CA FHMA5B48L0CA	FHMA5B60L0DA

N5A4S

Single-Stage Air Conditioner  
with R-454B Refrigerant  
1.5 To 5 Tons

**Comfortmaker**  
Air Conditioning & Refrigeration

## Product Specifications



This unit has been designed utilizing non-ozone depleting, low global warming potential R-454B refrigerant. Air conditioners with R-454B refrigerant provide a collection of features unmatched by any other family of equipment.

**NOTE:** Ratings contained in this document are subject to change at any time. Always refer to the AHRI directory ([www.ahridirectory.org](http://www.ahridirectory.org)) for the most up-to-date ratings information.

### Features / Benefits

#### Efficiency

- 13.4 - 16.0 SEER2 / 11.0 - 13.5 EER2
- Indoor air quality accessories available

#### Comfort

- System supports programmable or standard thermostat controls

#### Reliability

- Non-ozone depleting, low global warming potential R-454B refrigerant
- Scroll compressor
- Internal pressure relief valve
- Internal thermal overload
- Filter drier

#### Durability

##### Protection Package:

- Solid, durable sheet metal construction
- Dense wire coil guard

#### Applications

- Long-line – up to 250 feet (76.20 m) total equivalent length, up to 200 feet (60.96 m) condenser above evaporator; or up to 80 ft. (24.4 m) evaporator above condenser (See Long Line Guide for more information.)
- Low ambient cooling (down to 0°F / -18°C) with approved low ambient accessory kits.

#### Limited Warranty

- 5-year parts limited warranty (including compressor and coil)
- 10-year parts limited warranty (including compressor and coil) with timely registration\*
- Equipment must be registered within 90 days of original installation, except in jurisdictions where warranty benefits cannot be conditioned on registration.
- \* Applies to original purchaser/homeowner and not available to subsequent owners except in jurisdictions where applicable laws dictate otherwise.

See warranty certificate for complete details and restrictions.

**MODEL NUMBER NOMENCLATURE**

<b>N</b>	<b>5</b>	<b>A</b>	<b>4</b>	<b>S</b>	<b>18</b>	<b>A</b>	<b>K</b>	<b>A</b>	<b>N</b>	<b>A</b>
Brand N = Comfortmaker	Refrigerant 5 = R-454B	Type A = AC	SEER2 4 = 13.4 SEER2	OD Design Type S = Single Stage	Nominal Capacity 18 = 1-1/2 Tons 24 = 2 Tons 30 = 2-1/2 Tons 36 = 3 Tons 42 = 3-1/2 Tons 48 = 4 Tons 60 = 5 Tons	Feature A = Standard	Voltage K = 208-230-1 or 208/230-1	Special Feature A = Standard	Region N = North AC	Major Series A = Initial



Use of the AHRI Certified TM Mark indicates a manufacturer's participation in the program. For verification of certification for individual products, go to [www.ahridirectory.org](http://www.ahridirectory.org).



Quality  
ISO 9001  
© 2011 GR/EXALL



The product has been tested and certified as meeting the Energy Star program's minimum energy efficiency requirements. For more information on the Energy Star program, please visit [www.energystar.gov](http://www.energystar.gov). The Energy Star logo is a registered trademark of the U.S. Environmental Protection Agency. © 2011 U.S. Environmental Protection Agency.

**CATALOG ORDERING NUMBERS**

Size	Model Number
18	N5A4S18AKANA
24	N5A4S24AKANA
30	N5A4S30AKANA
36	N5A4S36AKANA
42	N5A4S42AKANA
48	N5A4S48AKANA
60	N5A4S60AKANA

**STANDARD FEATURES**

Features	18	24	30	36	42	48	60
R-454B Refrigerant	X	X	X	X	X	X	X
SEER2 (Range depending on Indoor combination)	13.4 - 16.0	13.4 - 16.0	13.4 - 16.0	13.4 - 15.5	13.4 - 16.0	13.4 - 15.2	13.4 - 15.0
Scroll Compressor	X	X	X	X	X	X	X
Factory Supplied, Field Installed Filter Drier	X	X	X	X	X	X	X
Front Sealing Service Valves	X	X	X	X	X	X	X
Internal Pressure Relief Valve	X	X	X	X	X	X	X
Internal Thermal Overload	X	X	X	X	X	X	X
Long Line Capability	X	X	X	X	X	X	X
Low Ambient Capability with Kit	X	X	X	X	X	X	X

**CITY OF WOOD RIVER  
PARKS AND RECREATION DEPARTMENT**

**BID PACKET**

**Wood River Recreation Center  
Gymnasium Acoustic Treatment Improvements**

**Project Location:**

Wood River Recreation Center Gymnasium  
655 N. Wood River Avenue  
Wood River, Illinois 62095

**Owner:**

City of Wood River Parks and Recreation Department

**Bid Due Date and Time:**

Monday, June 1, 2026 at 10:15 a.m.

**Submit Sealed Bids To:**

City Clerk  
Wood River City Hall  
111 N. Wood River Avenue  
Wood River, Illinois 62095

**Project Contact:**

Pat Minogue, Director of Parks and Recreation  
Phone: 618-251-3130  
Email: [pminogue@wrparks.org](mailto:pminogue@wrparks.org)

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**II. Instructions to Bidders**

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**VI. Bid Form**

**VII. Bidder Qualifications and Required Attachments**

**VIII. Certification and Signature Page**

**IX. Standard Contract Terms and Compliance Requirements**

## I. INVITATION TO BID

The Department of Parks and Recreation of the City of Wood River will receive sealed bids for Wood River Recreation Center Gymnasium Acoustic Treatment Improvements until 10:15 a.m. on Monday, June 1, 2026, at the City Clerk's Office, 111 N. Wood River Avenue, Wood River, Illinois 62095. Bids will be publicly opened and read at that time.

The project generally consists of furnishing and installing acoustic ceiling and wall panels within the gymnasium at the Wood River Recreation Center, located at 655 N. Wood River Avenue, Wood River, Illinois 62095, including all materials, labor, equipment, mounting hardware, installation, collection of construction debris at one Owner-designated location on site, and related work necessary to complete the project.

Contractors wishing to bid should contact Pat Minogue, Director of Parks and Recreation, via email at [pminogue@wrparks.org](mailto:pminogue@wrparks.org) or by phone at 618-251-3130 to review the scope of work, obtain specifications, and schedule an optional site visit.

The Wood River City Council reserves the right to waive any informalities or technicalities and further reserves the right to reject any and all bids.

Any and all firms and/or persons entering into a contract agreement with the City of Wood River shall be subject to and required to comply with all applicable local, State, and Federal regulations, including but not limited to non-discriminatory equal employment opportunity and affirmative action provisions on public contracts. All contract agreements must comply with the Illinois Prevailing Wage Act (820 ILCS 130/0.01 et seq.) and the Employment of Illinois Workers on Public Works Act (30 ILCS 570/0.01 et seq.).

## II. INSTRUCTIONS TO BIDDERS

### A. Submission of Bids

- Bids shall be submitted in a sealed envelope clearly marked: WRRR Gymnasium Acoustic Treatment Bid.
- Bids must be received at the City Clerk's Office, 111 N. Wood River Avenue, Wood River, Illinois 62095, no later than 10:15 a.m. on Monday, June 1, 2026.
- Late bids will not be accepted.
- Bids shall be submitted using the Bid Form included in this packet.
- All bid prices shall include all labor, materials, equipment, freight, delivery, installation, field verification, collection of construction debris at one Owner-designated location on site, insurance, overhead, profit, prevailing wage compliance, and any other costs necessary to complete the work.

### B. Questions and Site Visits

- Bidders are strongly encouraged to schedule a site visit prior to submitting a bid.
- All questions shall be directed to Pat Minogue at [pminogue@wrparks.org](mailto:pminogue@wrparks.org).
- Questions must be submitted no later than Friday, May 29, 2026 at 12:00 p.m..
- Any clarification or addendum issued by the City shall become part of the bid documents.

### C. Award of Contract

- The City intends to award the project to the lowest responsive and responsible bidder, subject to City approval and compliance with all bid requirements.
- The City reserves the right to reject any or all bids, waive informalities or technicalities, and award the contract in the best interest of the City.
- The City may consider bidder qualifications, experience, ability to meet the specifications, ability to complete the work within the required timeframe, compliance with bid requirements, and overall responsibility of the bidder.

#### D. Substitutions and Approved Equals

Products, materials, and systems identified in this packet are intended to establish the minimum quality, durability, and acoustic performance requirements for the project. Approved equals may be considered, provided the bidder clearly identifies the proposed substitution and demonstrates that it meets or exceeds the minimum specifications.

Any proposed deviations from the scope, materials, mounting systems, finishes, NRC ratings, or quantities must be clearly identified on the Bid Form. Failure to identify deviations may result in the bid being deemed non-responsive.

### III. GENERAL CONDITIONS AND REQUIREMENTS

- The contractor shall furnish all supervision, labor, materials, tools, equipment, lifts, freight, delivery, mounting hardware, and incidentals necessary to complete the project.
- The contractor shall verify all field conditions, dimensions, mounting locations, and installation details prior to ordering, fabrication, or installation.
- The contractor shall coordinate work with the Owner to minimize disruption to scheduled programs, rentals, and public use of the facility.
- The contractor shall maintain a clean and safe work area during installation.
- The contractor shall gather and place construction debris at one Owner-designated location on site. Final removal from the site shall be by Owner unless otherwise included by the contractor at no additional cost. Contractor shall leave the gymnasium clean and ready for public use upon completion.
- The contractor shall be responsible for damage caused by its work, employees, subcontractors, equipment, or materials.
- The contractor shall comply with all applicable codes, laws, ordinances, licensing requirements, and grant requirements.

#### A. Project Schedule

The bidder shall include an estimated start date and project duration with the submitted bid. Work shall be completed on or before a date mutually agreed upon by the City and selected contractor, unless otherwise approved in writing by the City.

#### B. Warranty

The contractor shall provide a minimum one-year workmanship warranty. Manufacturer warranties for acoustic materials shall be passed through to the Owner.

#### C. Insurance

The successful bidder shall provide proof of general liability insurance and workers compensation insurance prior to beginning work. Insurance coverage shall meet all City and grant requirements. Madison County Government may be required to be named as additional insured if required by the grant agreement.

#### D. Prevailing Wage

This project is subject to the Illinois Prevailing Wage Act (820 ILCS 130/0.01 et seq.). Bidder pricing shall include all costs associated with prevailing wage compliance. Certified payroll records will be required.

### IV. SCOPE OF WORK

#### A. Project Overview

The City of Wood River Parks and Recreation Department is seeking sealed bids from qualified contractors for acoustic treatment improvements within the Wood River Recreation Center gymnasium. The intent of the project is to reduce excessive noise, echo, and reverberation within the gymnasium and improve the usability of the space for recreation programs, athletic activities, rentals, events, and public use.

Wood River Recreation Center Gymnasium Acoustic Treatment Improvements

### B. Existing Conditions

- The project site is an existing multi-use gymnasium within the Wood River Recreation Center.
- The space includes high ceilings, hard wall surfaces, and typical gymnasium finishes.
- The contractor shall verify all field conditions, dimensions, and mounting conditions prior to ordering materials or beginning installation.

### C. General Scope

The contractor shall furnish and install acoustic ceiling and wall treatments as described in this bid packet. The scope includes, but is not limited to:

- Field measurement and layout coordination.
- Furnishing of acoustic ceiling panels and wall panels.
- Furnishing of all mounting hardware, pucks, clips, adhesives, fasteners, lifts, and equipment required for installation.
- Installation of ceiling-mounted acoustic panels.
- Installation of wall-mounted acoustic panels.
- Coordination with City staff to minimize disruption to facility operations.
- Final cleanup, including placement of construction debris at one Owner-designated location on site.

### D. Acoustic Treatment Quantity and Layout

The project is based on preliminary acoustic calculations and a conceptual layout developed for the space. The gymnasium is expected to benefit from approximately 5,200 square feet of ceiling-mounted acoustic treatment and approximately 2,000 square feet of wall-mounted acoustic treatment.

The distribution of acoustic treatment between ceiling and wall surfaces may be adjusted as part of a bidder's proposed solution, provided the overall acoustic performance intent is maintained. Any proposed adjustments to total square footage or the wall versus ceiling distribution must be clearly identified and explained in the submitted bid.

## V. MINIMUM PRODUCT AND PERFORMANCE SPECIFICATIONS

### A. Ceiling-Mounted Acoustic Panels

Item	Minimum Requirement
Approximate Quantity	52 panels, or equivalent total square footage
Approximate Panel Size	4 feet by 20 feet
Approximate Total Area	5,200 square feet
Core Material	2-inch fiberglass or approved equal
Minimum NRC Rating	0.95
Mounting	Ceiling-mounted hardware, pucks, or approved equal system
Finish	PVC or approved equal durable finish suitable for gymnasium use. Color to be selected by Owner from manufacturer standard available colors prior to ordering
Use Environment	Panels shall be designed for athletic or recreational environments

### B. Wall-Mounted Acoustic Panels

Item	Minimum Requirement
Approximate Quantity	64 panels, or equivalent total square footage
Approximate Panel Size	4 feet by 4 feet
Approximate Total Area	2,000 square feet
Core Material	1-inch recycled polyester, recycled fiberglass, or

	approved equal
Minimum NRC Rating	0.70
Mounting	Impaling clip, adhesive, or approved equal mounting system
Finish	Polyester or approved equal durable finish suitable for public recreation facility use. Color to be selected by Owner from manufacturer standard available colors prior to ordering
Use Environment	Panels shall be suitable for wall-mounted applications in public recreation facilities

**C. Required Product Submittals**

The successful bidder shall provide product data sheets, NRC documentation, finish information, mounting details, and warranty information for all proposed acoustic treatment materials prior to ordering materials.

**VI. BID FORM**

Project: Wood River Recreation Center Gymnasium Acoustic Treatment Improvements

Bidder Name:                     Golterman & Sabo                    

Address:                     3555 Scarlet Oak Blvd, St. Louis, MO 63122                    

Phone:           636-225-8800                     Email:           jimg@golterman.com                    

Contact Person:                     Jim Greffet                    

**A. Base Bid**

The undersigned bidder proposes to furnish all labor, materials, equipment, tools, freight, delivery, installation, field verification, collection of construction debris at one Owner-designated location on site, insurance, overhead, profit, prevailing wage compliance, and all other work necessary to complete the project in accordance with the bid documents for the following lump sum price:

BASE BID AMOUNT: \$                     39,531.00                    

Amount Written Out:           Thirty nine thousand five hundred thirty-one dollars and zero cents                    

**B. Proposed Acoustic Treatment Quantities**

Treatment Type	Quantity	Panel Size	Total Square Footage
Ceiling-Mounted Acoustic Panels	52	4'x20'	4160
Wall-Mounted Acoustic Panels	64	4'x4'	1024

**C. Proposed Products**

Ceiling Panel Product/Manufacturer:                     Golterman & Sabo                    

Ceiling Panel NRC Rating:                     .95                    

Wall Panel Product/Manufacturer:                     Golterman & Sabo                    

Wall Panel NRC Rating:                     .70                    

**D. Schedule**

Estimated Start Date:                     9/1/2026

Estimated Project Duration: 10-12 weeks

Earliest Available Installation Date: 9/1/2026

**E. Deviations, Alternates, or Substitutions**

List any proposed deviations, alternates, substitutions, or exceptions to the bid documents. Attach additional pages if necessary. If none, write "None."

Panel quantities and sizes do not match SF specified.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**VII. BIDDER QUALIFICATIONS AND REQUIRED ATTACHMENTS**

Each bidder shall include the following with the submitted bid:

- Completed Bid Form.
- Description of proposed acoustic materials and systems.
- Product data sheets showing compliance with minimum NRC ratings and material requirements.
- Total proposed square footage of ceiling and wall treatments.
- Any proposed substitutions, alternates, or deviations clearly identified.
- Estimated project schedule.
- Proof of applicable business licensing, if required.
- Proof of insurance or statement confirming ability to provide required insurance prior to contract execution.
- Three references for similar commercial, municipal, school, athletic, or public facility projects, if available.
- Confirmation that the bidder has reviewed the full scope of work and bid requirements.

**VIII. CERTIFICATION AND SIGNATURE PAGE**

By signing below, the bidder certifies that it has reviewed the bid documents, inspected or had the opportunity to inspect the project site, understands the scope of work, and agrees to perform the work in accordance with the requirements of this bid packet.

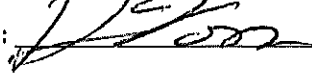
The bidder further certifies that the bid amount includes all labor, materials, equipment, tools, freight, delivery, installation, field verification, collection of construction debris at one Owner-designated location on site, insurance, overhead, profit, prevailing wage compliance, and all other costs necessary to complete the project.

The bidder certifies that all information submitted with this bid is true and accurate to the best of its knowledge.

Company Name: Golterman & Sabo

Authorized Representative: Dennis Voss

Title: CEO

Signature: 

Date: 5/28/2026

Phone: 314-336-2028  
Email: dennisv@golterman.com

## **IX. STANDARD CONTRACT TERMS AND COMPLIANCE REQUIREMENTS**

### **A. Applicable Laws**

The contractor shall comply with all applicable local, State, and Federal laws, regulations, ordinances, and requirements applicable to the work.

### **B. Equal Employment Opportunity**

Any and all firms and/or persons entering into a contract agreement with the City of Wood River shall comply with all applicable non-discriminatory equal employment opportunity and affirmative action provisions on public contracts.

### **C. Illinois Prevailing Wage Act**

All contract agreements shall conform to the Illinois Prevailing Wage Act (820 ILCS 130/0.01 et seq.). Certified payroll records shall be submitted as required by law and by the City.

### **D. Employment of Illinois Workers on Public Works Act**

All contract agreements shall conform to the Employment of Illinois Workers on Public Works Act (30 ILCS 570/0.01 et seq.), as applicable.

### **E. Grant Compliance**

This project is funded in part through the Madison County Park Enhancement Program. The contractor shall cooperate with the City in providing documentation required for grant reimbursement, including invoices, product information, certified payroll records, proof of insurance, and any other documentation reasonably required by the City or Grantor.

### **F. Subcontractors**

The contractor shall identify any subcontractors proposed for the work. The contractor shall be responsible for the work, conduct, insurance, and compliance of all subcontractors.

### **G. Cleanup and Protection of Property**

The contractor shall protect existing facilities and shall repair or replace any damage caused by its work. The contractor shall gather and place construction debris at one Owner-designated location on site. Final removal from the site shall be by Owner unless otherwise included by the contractor at no additional cost. Contractor shall leave the site clean and safe for public use.

### **H. Owner's Rights**

The City reserves the right to reject any or all bids, waive informalities or technicalities, request clarification from bidders, and award the contract in the best interest of the City.



GOLT&SA-01

FLEJE1

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
3/6/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Digital Insurance LLC-2Clayton, MO 0235 Forsyth Blvd #1200 Saint Louis, MO 63105-1643	CONTACT NAME: jdk.certificates@onedigital.com		
	PHONE (A/C, No, Ext): (314) 444-4949	FAX (A/C, No):	
INSURED  Golterman & Sabo, Inc. 3555 Scarlet Oak Blvd. St. Louis, MO 63122	INSURER(S) AFFORDING COVERAGE		NAID #
	INSURER A: Cincinnati Casualty Company		28666
	INSURER B: Travelers Excess & Surplus Lines		20696
	INSURER C: Cincinnati Insurance Company		10677
	INSURER D: Travelers Prop Cas Co of Amer		25674
	INSURER E:		
INSURER F:			

COVERAGES      CERTIFICATE NUMBER: 0000      REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			EPP 0420361	3/9/2026	3/9/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input checked="" type="checkbox"/> PRO; <input checked="" type="checkbox"/> LOC OTHER:							
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRE/AUTOS ONLY			EPP 0420361	3/9/2026	3/9/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			CUP-1T103371	3/9/2026	3/9/2027	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000
C	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? (Mandatory In NH) <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	EWC0478058	3/9/2026	3/9/2027	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	<input checked="" type="checkbox"/> INSTALLATION FLOATER			0302X440029	3/9/2026	3/9/2027	LIMIT PER JOB \$ 200,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
WORKERS' COMPENSATION AND EMPLOYER'S LIABILITY EXCLUDES THE FOLLOWING STATES:  
NEW YORK, NORTH DAKOTA, OHIO, WASHINGTON, WYOMING

FOR BIDDING PURPOSES ONLY

CERTIFICATE HOLDER  *FOR BIDDING PURPOSES ONLY*	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 



# Acoustical Products: Proposal Contract

**ARCHITECTURAL PRODUCTS**  
Golterman & Sabo

Wood River Parks & Recreation  
Attn: Pat Minogue  
655 N. Wood River Ave  
Wood River, IL 62095  
Ph: 618-251-3130

Date: November 17, 2025  
Project: Wood River Parks Dept Rec Gymnasium  
Location: Wood River, IL

Bld Type: Per your Request

Product: BANNER BN2 Ceiling Panel  
Core: 2", Fiberglass  
Finish: PVC Select from Standard Colors  
Qty & Sizes: 52 @ 4'x20'

\*\*N.R.C.: .95 Edges: Natural  
Mounting: Ceiling Pucks

Product: Melody mScores Wall Panel  
Core: 1" Recycled Polyester  
Finish: White Polyester  
Qty & Sizes: 64 @ 4' x 4'

\*\*N.R.C.: .70 Edges: Square  
Mounting: Impalling Clip, Adhesive

NOTES: If quoted installed by G&S, we include one trip to field measure and one trip to install. Additional trips will result in additional charges.

Price: \$39,531.00 Material and Installation

Terms: To Be Determined Taxes: Not Included, Submit Tax Exempt Letter with Order  
Freight: Allowed to Jobsite Unloading: By GS  
Rubbish: Placed at one Jobsite Location, Removal by Others

G&S Standard Insurance Limits and Coverage Applies. New wall, primed by others.

Pricing valid thirty (30) days from date of Proposal. After (30) Days price subject to change based on current market price.

By:

Jim Greffet jimg@golterman.com

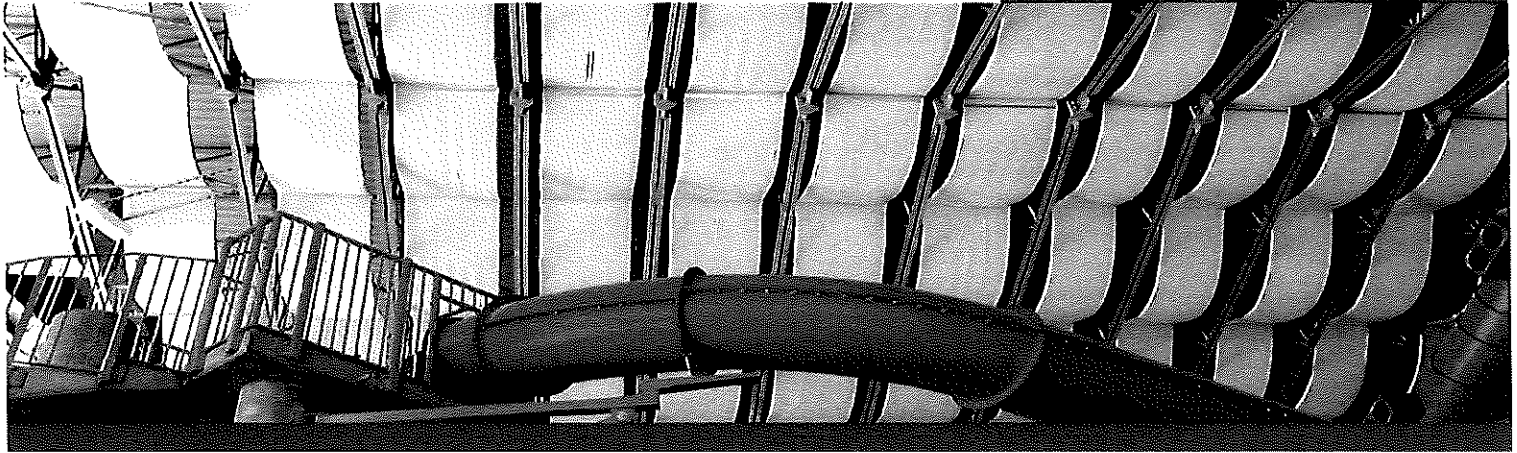
Accepted By: \_\_\_\_\_

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

Employee Owned  
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636.225.8800 • 800.737.0307 • www.goltermansabo.com

zChrome I.S QUOTE APG MULTI

# BANNERS (BN)



## PRODUCT FEATURES

- Economical sound absorption
- Excellent sound absorption
- Flexible and adjustable
- Great design potential
- Adds design and color to ceilings
- Popular in large venues, arenas, stadiums, and cafeterias

## CORE

.75-1.65 pcf fiberglass  
2" and 4" thick

## SIZES

Up to 4' x 25'  
Intermediate support suggested for  
Banners over 10' long

## MOUNTING

Clear pucks or stiffeners

## EDGES

Natural

## FINISH

Nylon and PVC (with or without  
perforated sides)

## FLAMMABILITY

All components have a Class "A"  
rating per ASTM E84

## SOUND ABSORPTION

### - BN2PP: 2", PVC, Perforated, 1.2 pcf

Hz	125	250	500	1000	2000	4000	NRC
BN2PP	.90	1.06	1.02	1.10	1.15	1.22	1.10

### - BN2PS: 2", PVC, Solid, 1.2 pcf

Hz	125	250	500	1000	2000	4000	NRC
BN2PS	.85	1.04	1.03	1.06	.69	.42	.95

### - BN2N: 2", Nylon, 1.65 pcf

Hz	125	250	500	1000	2000	4000	NRC
BN2N	.83	1.02	1.00	1.04	.64	.39	.95

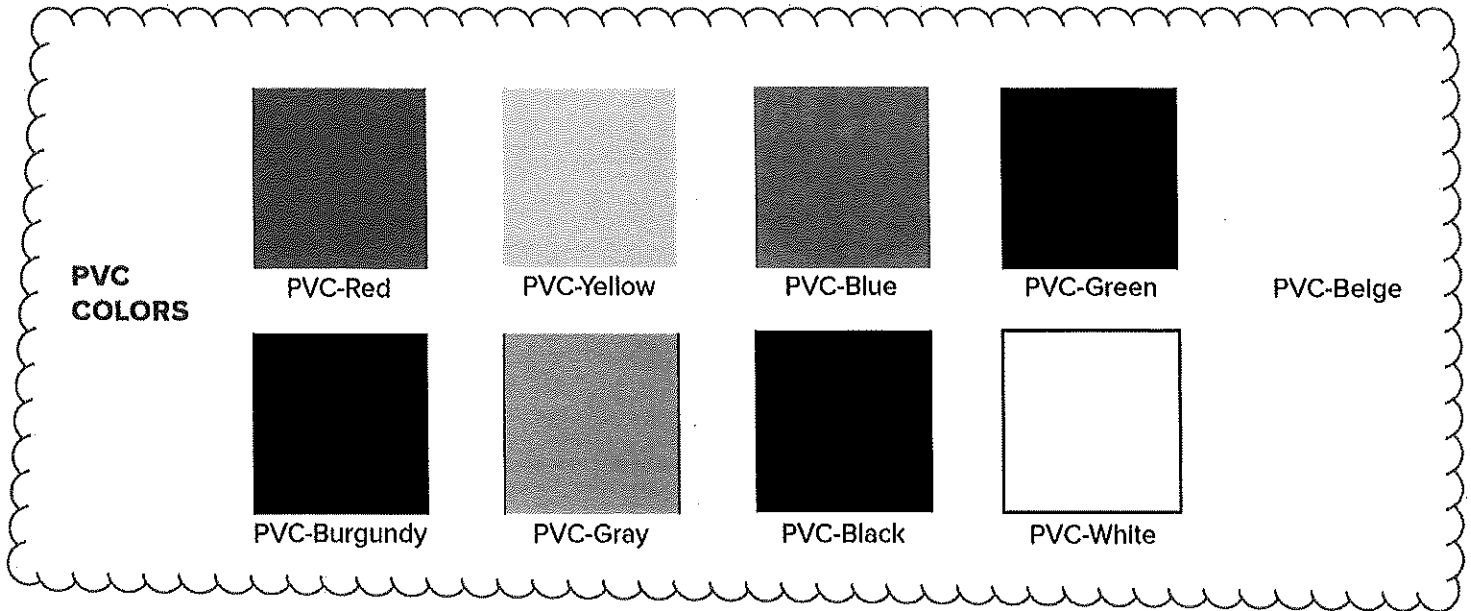
### - BN4PP: 4", PVC, Perforated, .75 pcf

Hz	125	250	500	1000	2000	4000	NRC
BN4PP	1.31	1.11	1.14	1.17	1.15	1.19	1.15

For best sound absorption, perforated sides should be installed facing the floor.



# Baffle / Banner



Reproduction of actual color is limited by the printing process. Sample request of selected color is recommended. Dye lots may vary. All products are custom manufactured and not subject to return.

**CONTROLLING SOUND BEAUTIFULLY**

800-737-0307 • 636-225-8800 • [www.gsacoustics.com](http://www.gsacoustics.com)

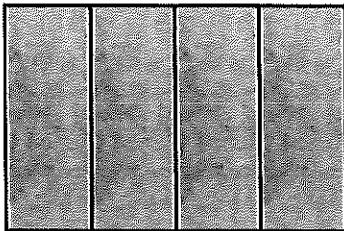
# Melody

## mScores (MS) Wall Panels

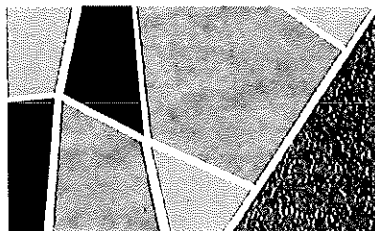


Melody mScores are recycled polyester, sound-absorbing wall panels, which feature full wall applications, shape clusters, and individual shapes. Melody mScores create an acoustically comfortable environment. Melody mScores are tackable, and come in six standard shapes. A wide variety of custom shapes are offered. mScores are available in 5 colors, White in 1" and 2" thick. Colors Black, Silver, Pewter and Khaki are available in 1" thick only.

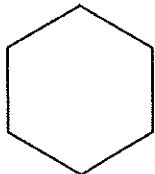
### Full Wall Application



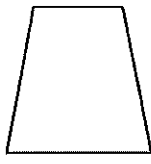
### Custom Full Wall Application



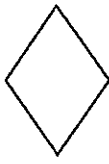
### Individual Shapes



MS-Hex



MS-Trap



MS-Rhom



MS-Poly

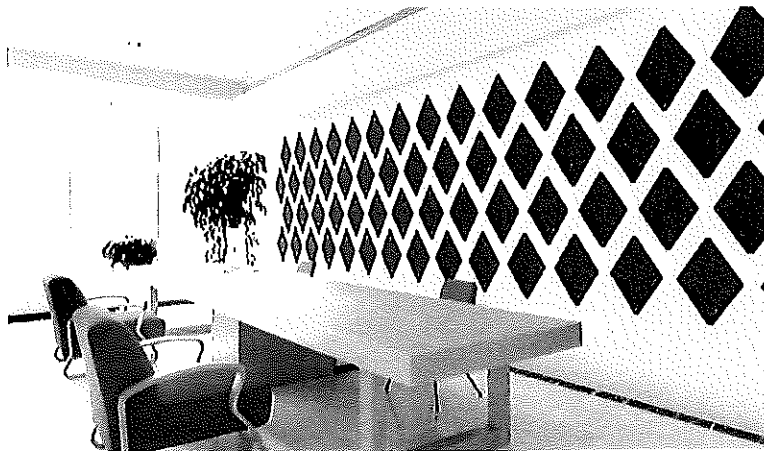


MS-Runway

### SOUND ABSORPTION

Hz	125	250	500	1000	2000	4000	N.R.C.
MS-1	.12	.26	.64	.90	1.09	1.12	.70
MS-2	.32	.68	1.08	1.19	1.20	1.22	1.05

Note: NRC based on Type A Mounting.



### CORE

1" and 2" Recycled Polyester, Tackable

### SIZES

Custom sizes and shapes up to 4' x 8'

### MOUNTING

Adhesive and AM Clips

### FINISH

White 1" and 2"

Silver\*, Pewter\*, Khaki\* and Black\* in 1" only

### EDGES

Square, 1/2" bevel available on 1" only

### CLEANING

Bleach-Cleanable (10:1)

Water-Based/Solvent (WS)

Mold & Fungal Resistant (ASTM C1338)

### SUSTAINABILITY

Declare, HPD, Indoor Advantage™ Gold

### FLAMMABILITY

All components have a Class "A" rating per ASTM E84

\*Also available in fabric wrapped

(mScores-Rap) and 1" thick panels painted

(mScores-Canvas)

### COLORS



White 1" & 2"    Black 1" Only    Silver 1" Only    Pewter 1" Only    Khaki 1" Only

\*Due to the recycled content, natural color variations may occur between panels

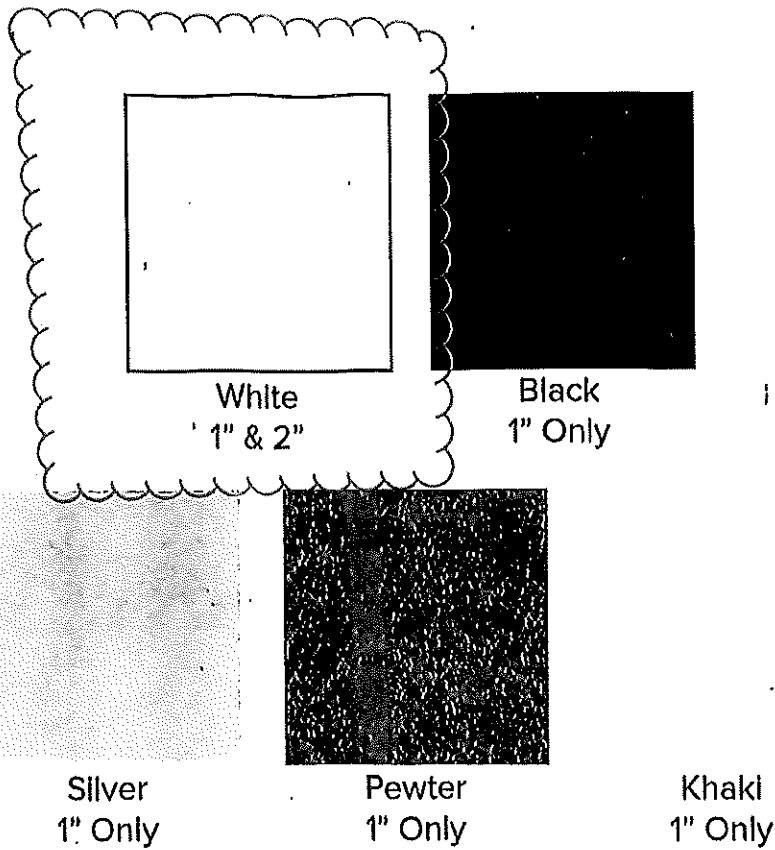
CONTROLLING SOUND BEAUTIFULLY

800-737-0307 • 636-225-8800 • www.gsacoustics.com

# Melody Declare.

# Melody

## Polyester Acoustical Panels



Reproduction of color is limited by the printing process. Samples are available upon request.  
Due to the recycled content, polyester panels are subject to slight variations in color and dye lots.  
All products are custom manufactured and not subject to return.

# Melody

CONTROLLING SOUND BEAUTIFULLY

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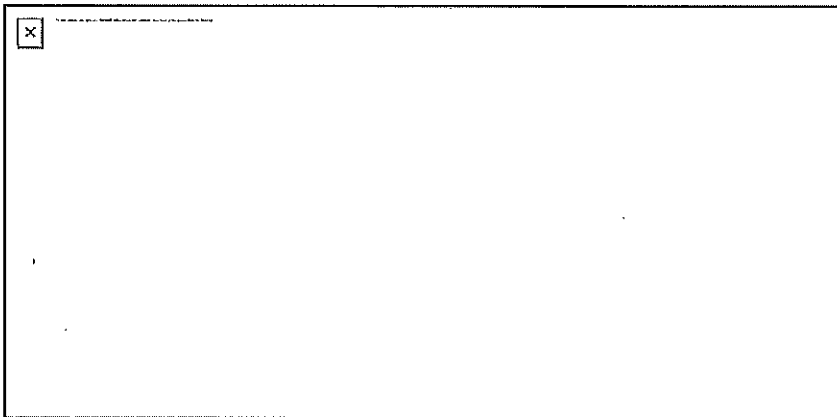
**Danielle Sneed**

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**From:** Kristen Burns <kburns@wrbusinessalliance.org>  
**Sent:** Friday, June 5, 2026 4:48 PM  
**To:** Danielle Sneed  
**Subject:** WRBA Road Closure Request  
**Attachments:** Ribbon cutting invite.png

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

The Wood River Business Alliance would like to request Ferguson to be closed between Whitelaw ave and First Street on June 26th from 2:30pm to 7pm for the WRBA Ribbon Cutting and Summer Social. We would like to also extend an invitation to the Council and community to help us cut the ribbon and celebrate our National Accrediation.



Want to become a partner? [Click here](#)  
Book a Meeting With Me. [Click here to Schedule](#)

PETITION FOR BLOCK PARTY REQUEST

We would like to have a block party  
on July 4th. 2026 Closing the street  
from between 800 Rice street and 838 Rice street  
at the hours of 6:00 pm and 11:00 pm.

Please sign below to agree to allow us to do so

800 Rice street Salena Assmar  
805 Rice street Salena Assmar  
809 Rice street Salena Assmar  
810 Rice street Salena Assmar  
811 Rice street Salena Assmar  
812 Rice street Salena Assmar  
823 Rice street Salena Assmar

824 Rice street Salena Assmar  
830 Rice street Salena Assmar  
832 Rice street Salena Assmar  
833 Rice street Salena Assmar  
835 Rice street Salena Assmar  
838 Rice street Salena Assmar  
76 Thompson ST. Salena Assmar

Salena Assmar  
830 Rice st.  
618-225-3325