

**AGENDA  
REGULAR SESSION  
HIGHLAND CITY COUNCIL  
HIGHLAND AREA SENIOR CENTER  
187 WOODCREST DRIVE  
MONDAY, APRIL 15, 2024  
6:30 PM**

**NOTE:** This is an in person meeting. However, anyone wishing to monitor the meeting via phone may do so by following the instructions on page 3 of this agenda.

**CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE:**

**MINUTES:**

- A. **MOTION** – Approve Minutes of April 1, 2024 Regular Session (attached)

**PUBLIC HEARING:**

This public hearing is to receive comments on final adoption of the Budget for the 2024-2025 Fiscal Year. Anyone wishing to appear in person may do so. Other methods of submitting comments on the proposed budget must be received by 4:00 PM on April 15, in order to be read into the record. If by phone, please call Lana Hediger at 618-654-9892 extension 1481. If by email, please send to: [lhediger@highlandil.gov](mailto:lhediger@highlandil.gov). Comments may also be submitted via the Action Center on the City’s website, using this link: [https://www.highlandil.gov/citizen\\_request\\_center\\_app/index.php](https://www.highlandil.gov/citizen_request_center_app/index.php) and selecting “Comment for council” as the subject.

**PROCLAMATION:**

Mayor Hemann will read a document proclaiming that May 2, 2024 be recognized as the National Day of Prayer.

**PUBLIC FORUM:**

- A. Citizens’ Requests and Comments:  
1. Drive Electric Highland Car Show – Special Event Application – Kevin McKee (attached)

**Anyone wishing to address the Council on any subject may do so at this time. Please come forward to the podium and state your name. Per Ordinance No. 3299, please limit your comments to 4 minutes or less.**

- B. Requests of Council:

- C. Staff Reports:

**NEW BUSINESS:**

- A. **MOTION** – Bill #24-51/ORDINANCE Amending Fiscal Year 2023-2024 Budget (attached)
- B. **MOTION** – Bill #24-52/ORDINANCE Adopting the Financial Budget of the City for the Fiscal Year Beginning May 1, 2024, and Ending April 30, 2025, and Authorizing the Expenditures Therein Contained (attached)

Continued

- C. **MOTION** – Bill #24-53/ORDINANCE Approving Renewal “Business District A” Commercial Building Façade Improvement Program for May 1, 2024 through April 30, 2025 (attached)
- D. **MOTION** – Bill #24-54/RESOLUTION Authorizing Termination of Agreement with Monitor Productions and Approval of Agreement with Gateway Digital Media Group for Monitor Advertising at the Korte Recreation Center (attached)
- E. **MOTION** – Bill #24-55/ORDINANCE Declaring Personal Property of the City Surplus and Authorizing Its Sale and/or Disposal (attached)
- F. **MOTION** – Award Bid #PW-02-24, for the Street Resurfacing 2024 project (attached)
- G. **MOTION** – Approve Notice of Municipal Letting, Bid #E-03-24 for Purchase of 3-Phase Pad-Mount Transformers (attached)

**REPORTS:**

- A. **MOTION** – Accepting Expenditures Report #1264 for Mar. 29, 2024 through April 12, 2024 (attached)

**EXECUTIVE SESSION:**

The City Council may conduct an Executive Session pursuant to the Illinois Open Meetings Act, only after citing exemptions allowing such meeting.

**ADJOURNMENT:**

**Continued**



Anyone requiring accommodations, provided for in the Americans with Disabilities Act (ADA), to attend this public meeting, please contact Jackie Heimburger, ADA Coordinator, by 9:00 AM on Monday, April 15, 2024.

**BE ADVISED** this is a public meeting conducted in accordance with Illinois state law and may be recorded for audio and video content. City reserves the right to broadcast or re-broadcast the content of this meeting at City's sole discretion. City is not responsible for the content, video quality, or audio quality of any City meeting broadcast or re-broadcast.

**Directions for Public Monitoring of Highland City Council Meetings:**

The City of Highland is providing the following phone number for use by citizens to call in just before the start of this meeting:

**618-882-5625**

Once connected, you will be prompted to enter a conference ID number.

**Conference ID #: 867900**

This will allow a member of the public to hear the city council meeting.

**Note:** This is for audio monitoring of the meeting, only. Anyone dialing in will not be able make comments.

Anyone wishing to address the city council on any subject during the Public Forum portion of the meeting may submit their questions/comments in advance via email to [lhediger@highlandil.gov](mailto:lhediger@highlandil.gov) or, by using the citizens' portal on the city's website found here: [https://www.highlandil.gov/citizen\\_request\\_center\\_app/index.php](https://www.highlandil.gov/citizen_request_center_app/index.php).

Any comments received prior to 3:00 PM on the day of the meeting, will be read into the record.

# PROCLAMATION

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

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

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

**WHEREAS**, in every state across America the observance of the National Day of Prayer will be held on Thursday, May 2, 2024, with the theme, “Lift Up the Word, Light Up the World,” based on the verses found in 2 Samuel 22:29-31, “For you are my lamp, O Lord, and my God lightens my darkness ... This God—his way is perfect; the word of the Lord proves true; he is a shield for all those who take refuge in him.”; and

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

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

**NOW, THEREFORE I**, Kevin B. Hemann, Mayor of the City of Highland, do hereby proclaim May 2, 2024, as

## NATIONAL DAY OF PRAYER

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of the City of Highland to be affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

---

Mayor



CITY OF HIGHLAND-SPECIAL EVENT APPLICATION

Name of Event: Drive Electric Highland!

Type of Event: Festival Race Other Fundraiser Service Parade
X Other (please specify): car show featuring electric vehicles

Description of Event: Members of the public will display and discuss their cars with other members of the public. No food vending, or other sales will be conducted.

Location of Event: Louis Latzer Memorial Library

Sponsoring Organization/Individual: Drive Electric Earth Month (https://driveelectricearthmonth.org/)

Event Responsible Party: Kevin McKee
Address: 204 Collinsville Road
Phone(s): 618 365-0428
Email: tinkeringcaveman@gmail.com

Date(s) of Set-up: 21 April 2024

Event Date(s) / Times: 21 April 2024 from noon to 3:00 pm

Date(s) of Tear-down: 21 April 2024 3:00 pm

Expected Attendance: 50

Alcohol License Required: Yes No
If yes, application submitted: Yes No

Sound Amplification System utilized: Yes No (Only available for the Square)
If yes, hours of operation:

Funding request of the Council: Yes x No
Amount requested: \$0
Purpose for Funding:

Street Dept: Signage, Barricades, Street Closures (Specify): None

Electric Dept: Electrical Service, Lighting (Specify):
None

**Public Safety:** If anything needed in addition to below (Specify):

None

**HCS Services:** Wi-Fi or other technological needs (Specify):

None

**Other City Services:** Restrooms, City Officials (Specify):

Public restrooms across from the bandshell.

**Refuse Dumpsters (Charges Apply):** Contact Republic Services at 618-656-6883 to request a temporary dumpster.

**Signs:** Per the City of Highland’s Municipal Code, signs are disallowed on public right-of-way. If you wish to display signs on right-of-way, please indicate the requested location of signs: One realtor-sized sign along street around library on each of the following streets: Washington, 9th, Pine

*If approval is granted, signs must not be displayed within roundabouts or within any area that is difficult for vehicles to see around and creates a traffic safety issue. All signs within right-of-way must be displayed no more than two weeks prior to the event unless specifically requested and removed within two days after the event.*

**Specify Special Event or Ongoing Event (as defined above)** Special Event

**Specify Route Option #** N/A (listed on attached Maps)

Route must be approved by Public Safety director before application can be brought to council for approval.

**Check the boxes below for what Services apply and number of each service needed**  
(See Page 1&2 and Race Option/Maps provided for more information)

**Police** – Number of officers needed for Event \_\_\_\_\_

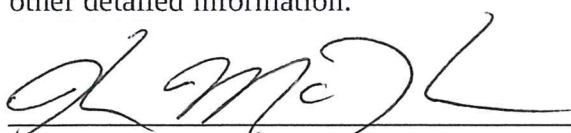
**EMS** – Number of Emergency Medics needed for Event \_\_\_\_\_

**Fire** – Number of Firefighters needed for Event \_\_\_\_\_

**Application Checklist (Attachments):**

- Council Meeting Scheduled for approval
- Certificate of Insurance: (Must attached for approval)
  - Must be General liability
  - \$1 Million per occurrence/\$2 million aggregate
  - City named as “additional insured” If Event is on city property.
- Site Plan Rendering
- Evacuation Plan
- Fire Plan
- Parking Plan

**City Services Requested:** – Please attach additional documents such as maps, flyers or any other detailed information.

  
Kevin  
McKee  
\_\_\_\_\_  
Event Sponsor Responsible Party

10 April 2024  
\_\_\_\_\_  
Date

\_\_\_\_\_  
City Manager

\_\_\_\_\_  
Date

**From:** Kevin McKee, Organizer for Drive Electric Highland!

**To:** Chris Conrad, City Manager, City of Highland

**Date:** 10 April 2024

**Subject:** Event Proposal for “Drive Electric Highland!”

Mr. Conrad -

For a few weeks now, I have been attempting to organize an electric car show called “Drive Electric Highland!” It came to my attention recently that I needed a permit to hold this show, and that I am very late in doing so.

In reviewing documents on the Highland Website (Code Ordinances, Chapter 64 Special Events, and the associated application), it was less than clear to me that our event meets the guidelines for Special Events. Therefore, I am asking for a waiver on the following grounds:

- We anticipate that only about 10 electric vehicles will be on display for no more than 3 hours.
- The referenced ordinance defines a special event as having in excess of 150 attendees. Although it is our first attempt at organizing one of these in Highland, my experience with previous electric vehicle shows suggests our attendance likely will be closer to 50.
- Unlike conventional cars, an electric vehicle by its very nature is quiet. An electric vehicle show therefore is unlikely to create a public disturbance.
- We plan to hold the show on the parking lot of Louis Latzer Memorial Public Library on Sunday, April 21<sup>st</sup> (the library will be closed), and already have the library’s concurrence contingent upon City approval. The event may not cause more traffic through it’s neighborhood than the library’s typical daily traffic.
- There will be no vending, no need for on-site restrooms or other services, including security. We will direct participants and attendees to the public restroom two blocks away, and members of the group showing electric vehicles can share the responsibility of directing parking on the library parking lot.
- All participating electric vehicle owners are covered by insurance that we believe will cover them in the event of an accident involving City property.

We therefore believe this will be a low-impact event, and respectfully request your consideration of a waiver for parts of the permit process, including the added insurance requirement, and detailed parking/fire/evacuation plans.

I am available to attend the City Council meeting on Monday, April 15<sup>th</sup> or to meet with you or others in advance, if need be.

Thank you for your consideration, and my sincere apologies for this late application.

Sincerely,  
Kevin McKee  
Organizer, Drive Electric Highland!  
204 Collinsville Troy, Illinois  
Cell: 618 365-0428





# City of Highland

## Finance Department

MEMO TO: Christopher Conrad, City Manager  
FROM: Reanna Ohren, Director of Finance  
SUBJECT: Budget Amendments  
DATE: April 15, 2024

I have prepared an ordinance for the upcoming agenda on April 15, 2024 that proposes budget amendments for the budget year ending April 30, 2024 for various reasons. An explanation is listed for each amendment. If you have any questions, please let me know.

Thank you,  
Reanna Ohren

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

**AN ORDINANCE AMENDING ORDINANCE 3262 OF THE CITY OF HIGHLAND, ILLINOIS, PASSED ON APRIL 17, 2023, ADOPTING THE FINANCIAL BUDGET OF THE CITY OF HIGHLAND, ILLINOIS FOR THE FISCAL YEAR 2023-2024**

WHEREAS, on the 17th day of April, 2023 the City Council of the City of Highland Madison County, Illinois adopted an ordinance entitled:

"AN ORDINANCE ADOPTING THE FINANCIAL BUDGET OF THE CITY OF HIGHLAND, ILLINOIS FOR THE FISCAL YEAR BEGINNING MAY 1, 2023 AND ENDING APRIL 30, 2024 AND AUTHORIZING THE EXPENDITURES THEREIN CONTAINED"

WHEREAS, pursuant to 65 ILCS 5/8-2-9.6 the annual City budget may be revised by 2/3 vote of the City Council;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND, ILLINOIS AS FOLLOWS:

That the budget amendment identified by reference to the attached Exhibit "A" shall be and constitute amendments to the Budget referenced above by the budget changes as set forth in the attached Exhibit "A".

That this Ordinance shall be known as Ordinance No. \_\_\_\_\_ and shall be in full force and effect after its adoption, as provided by law.

Passed by the City Council of the City of Highland, Madison County, Illinois and deposited and filed in the Office of the City Clerk, on the \_\_\_\_\_ day of \_\_\_\_\_, 2024, the vote being taken by ayes and noes and entered upon the legislative records as

AYES:

NOES:

APPROVED:

\_\_\_\_\_  
Kevin B. Hemann, Mayor, City of Highland  
Madison County, Illinois

ATTEST:

\_\_\_\_\_  
Barbara Bellm, City Clerk, City of Highland  
Madison County, Illinois

## BUDGET AMENDMENTS - APRIL 2024

Account Number	Fund	Line Description	Budget was	Change	New Budget	Description	
001-011-4-312-10	General Admin	Replacement Tax-General	Revenue	84,131.00	44,869.00	129,000.00	Increased revenue
001-011-4-341-10	General Admin	Misc General Admin	Revenue	35,000.00	81,000.00	116,000.00	Increased revenue- reimb for City Hall water damage expenses from ins.
001-011-4-361-10	General Admin	Interest Income	Revenue	35,000.00	475,000.00	510,000.00	Increased revenue/rates
001-011-5-170-00	General Admin	Salary/Car Allowance	Expense	6,500.00	(6,440.00)	60.00	City Manager car allowance is within the general admin salary expense
001-011-5-220-00	General Admin	Legal Attorney Fees	Expense	105,000.00	35,000.00	140,000.00	Increase expenses
001-011-5-390-00	General Admin	Other Contractual Services	Expense	80,000.00	73,000.00	153,000.00	Increase in audit expense
001-011-5-470-00	General Admin	Minor Equipment	Expense	15,000.00	(12,500.00)	2,500.00	Did not purchase a new postage machine yet
001-012-4-321-50	Police Department	License-Liquor Peddler Etc	Revenue	25,000.00	20,000.00	45,000.00	Increased revenue- Includes terminal operator fee revenue
001-012-4-321-53	Police Department	Terminal Operator Fee	Revenue	21,250.00	(21,250.00)	-	Revenue posted to Liquor License line item
001-012-5-470-00	Police Department	Minor Equipment	Expense	28,110.00	13,890.00	42,000.00	Body cameras
001-012-5-530-00	Police Department	Equipment	Expense	117,766.00	53,734.00	171,500.00	Police vehicle purchase
001-013-4-342-13	Building and Zoning	B&Z Electrical Inspect Fee	Revenue	10,000.00	15,500.00	25,500.00	Increased revenue/insepections
001-013-4-342-14	Building and Zoning	B&Z Plumbing Inspect Fee	Revenue	4,000.00	5,800.00	9,800.00	Increased revenue/insepections
001-013-4-342-18	Building and Zoning	B&Z Occupancy Permits	Revenue	1,750.00	3,300.00	5,050.00	Increased revenue/insepections
001-013-5-520-00	Building and Zoning	Buildings & Structures	Expense	25,000.00	(25,000.00)	-	Parking lot project was not completed
001-014-4-312-12	Fire Department	R.Tax Fire	Revenue	23,072.00	11,928.00	35,000.00	Increases Revenue
001-014-4-342-11	Fire Department	Misc Fire	Revenue	500.00	15,000.00	15,500.00	Billing for races and sold compressor and fill station
001-014-5-390-00	Fire Department	Other Contractual Services	Expense	15,000.00	11,000.00	26,000.00	Increased expenses
001-014-5-530-00	Fire Department	Equipment	Expense	9,700.00	169,300.00	179,000.00	New Fire Truck
001-015-5-470-00	Foreign Fire	Minor Equipment	Expense	12,000.00	9,100.00	21,100.00	New equipment/tools for new truck
001-015-5-520-00	Foreign Fire	Buildings & Structures	Expense	5,000.00	20,100.00	25,100.00	Training Tower
001-017-5-390-22	Street & Alley	Trees-Contracted Work	Expense	45,000.00	18,000.00	63,000.00	Unanticipated Tree work
001-017-5-460-00	Street & Alley	Vehicle Maint Supplies	Expense	8,000.00	11,000.00	19,000.00	Increased cost
001-017-5-520-00	Street & Alley	Buildings & Structures	Expense	25,000.00	(25,000.00)	-	Did not start the shed project yet
006-000-4-311-10	TIF #1	Property Tax (TIF)	Revenue	180,000.00	145,000.00	325,000.00	Increased Revenue
006-000-4-361-10	TIF #1	Interest Income	Revenue	3,000.00	6,000.00	9,000.00	Increased Revenue/rates
007-007-5-820-00	Community Development	Incentives	Expense	40,200.00	7,300.00	47,500.00	Actual incentives came in higher than projected
007-007-5-820-05	Community Development	Business District Incentives	Expense	52,200.00	24,000.00	76,200.00	Actual incentives came in higher than projected
008-000-4-361-10	Motor Fuel Tax	Interest Income	Revenue	10,000.00	22,500.00	32,500.00	Increased revenue/rates
008-000-4-371-10	Motor Fuel Tax	Misc Revenue	Revenue	-	11,400.00	11,400.00	High growth city allotment for FY23
009-009-4-371-15	Korte Rec Center	Grants	Revenue	-	7,300.00	7,300.00	Grant awarded to rec center fund from Highland Area Community Foundation
009-009-5-380-01	Korte Rec Center	Custodial Services	Expense	29,000.00	(29,000.00)	-	Expenses Coded to a different GL
009-009-5-390-00	Korte Rec Center	Other Contractual Services	Expense	85,000.00	10,000.00	95,000.00	Custodial expenses coded here
009-009-5-430-00	Korte Rec Center	Operating Supplies	Expense	23,000.00	9,000.00	32,000.00	Increased cost, VG&A compliant grates (material for pool mtn)
009-016-4-347-40	Parks & Rec	Concessions	Revenue	5,000.00	7,000.00	12,000.00	Contains Glik Park Concessions as well
009-016-4-347-41	Parks & Rec	Glik Park Concessions	Revenue	9,000.00	(9,000.00)	-	Revenue posted to Concession code
009-016-4-347-77	Parks & Rec	WCC Facility Rental	Revenue	2,000.00	29,000.00	31,000.00	Increased rentals
009-016-4-347-78	Parks & Rec	WCC Program Registration	Revenue	18,000.00	21,500.00	39,500.00	PBJ and Farmers revenue posted here
009-016-4-361-10	Parks & Rec	Interest Income	Revenue	-	5,100.00	5,100.00	Increased revenue/rates
009-016-4-371-10	Parks & Rec	Misc Revenue	Revenue	20,000.00	19,500.00	39,500.00	reimb from hysac for updates/materials
009-016-4-371-15	Parks & Rec	Grants	Revenue	117,650.00	80,350.00	198,000.00	Tmobile Hometown grant, playground reimb/grants
009-016-5-330-00	Parks & Rec	Utilities	Expense	72,000.00	18,000.00	90,000.00	Increased cost
009-016-5-390-00	Parks & Rec	Other Contractual Services	Expense	75,000.00	40,000.00	115,000.00	Increased costs
009-016-5-390-66	Parks & Rec	Community Programs & Trips Exp	Expense	30,000.00	20,000.00	50,000.00	Increased costs/expenses
009-016-5-470-00	Parks & Rec	Minor Equipment	Expense	35,000.00	18,500.00	53,500.00	New lawn mower purchase, materials purchased that hysac reimb.
009-016-5-530-00	Parks & Rec	Equipment	Expense	69,766.00	104,234.00	174,000.00	Playground equipment install at silver lake
009-016-5-550-00	Parks & Rec	Other Capital Improvement	Expense	-	39,000.00	39,000.00	Dredging areas of Silver Lake, Culver Replacement, pulling rip rap
009-503-5-110-00	Outdoor Pool	Regular Salaries	Expense	126,000.00	14,000.00	140,000.00	Minimum wage increased
009-715-5-110-00	Cemetery	Salaries	Expense	30,000.00	15,000.00	45,000.00	Added FT employee to cemetery staff
009-715-5-130-00	Cemetery	Benefits- Health & Life	Expense	3,500.00	11,500.00	15,000.00	FT employee added
009-715-5-360-10	Cemetery	Vehicle Maint & Repair	Expense	700.00	2,300.00	3,000.00	Increased cost
009-715-5-470-00	Cemetery	Minor Equipment	Expense	1,000.00	4,000.00	5,000.00	Increased expenses
009-715-5-430-00	Cemetery	Operating Supplies	Expense	14,500.00	30,500.00	45,000.00	Cost increase for supplies
010-000-4-311-10	TIF #2	Property Tax (TIF#2)	Revenue	440,000.00	90,000.00	530,000.00	Increased revenue
012-000-4-361-10	Business District	Interest Income	Revenue	2,000.00	14,500.00	16,500.00	Increased revenue/rates
012-000-4-371-10	Business District	Misc Revenue	Revenue	-	75,000.00	75,000.00	Madiso Co reimb for old reservoir spillway project
012-012-5-390-00	Business District	Other Contractual Services	Expense	-	25,300.00	25,300.00	Spillway project and fees for City Hall remodel debt certificates
012-012-5-550-00	Business District	Other Capital Improvements	Expense	375,000.00	175,000.00	550,000.00	City Hall Remodel expenses
015-000-4-361-10	ARPA	Interest Income	Revenue	-	7,000.00	7,000.00	Increased revenue/rates
015-015-5-550-00	ARPA	Other Capital Improvement	Expense	-	550,000.00	550,000.00	Old reservoir spillway project and fiber install expenses
050-000-4-361-10	NHR	Interest Income	Revenue	2,000.00	15,000.00	17,000.00	Increased revenue/rates
050-050-5-510-10	Street Bond Construction	Right of Way	Expense	-	740,000.00	740,000.00	Iberg Rd(Ernst), Bellm Rd(Grandview Farms)
050-050-5-540-00	Street Bond Construction	Roads Etc- New/Repl	Expense	-	29,200.00	29,200.00	VHP pavement restoration
101-000-4-321-41	Electric	Pole Attachment-Phone	Revenue	2,876.00	17,124.00	20,000.00	Pole Collectors billed on this GL
101-000-4-321-42	Electric	Pole Attachment Collectors	Revenue	16,200.00	(16,200.00)	-	Revenue posted to Pole Attachment-Phone GL
101-000-4-371-10	Electric	Misc Revenue	Revenue	30,000.00	50,000.00	80,000.00	LED street lights incentive, Sol America study, equipment sale
101-000-4-371-20	Electric	Credit Card Discounts/Fees	Revenue	30,000.00	57,000.00	87,000.00	Increased fees based off budget amount
101-101-5-230-00	Electric	Engineering/Consulting	Expense	10,000.00	18,000.00	28,000.00	Interconnection Study (HCSD)

101-104-5-510-00	Electric Distribution	Land	Expense	493,000.00	(493,000.00)	-	Grandview Farms ROW coded to ROW GL
101-104-5-510-10	Electric Distribution	Right of Way	Expense	-	509,858.00	509,858.00	Purchase of Grandview Farms ROW
101-104-5-550-00	Electric Distribution	Other Capital Improvement	Expense	30,800.00	225,200.00	256,000.00	SCADA Replacement
111-111-5-390-25	Fiber	Taxes and Regulatory Fees	Expense	14,000.00	(14,000.00)	-	Expenses coded to a different GL number
111-111-5-530-01	Fiber	Equipment- ONTs	Expense	-	61,100.00	61,100.00	ONT equipment coded here
111-111-5-550-00	Fiber	Other Capital Improvements	Expense	25,000.00	(25,000.00)	-	Coded to different GL
201-000-4-371-10	Water	Misc Revenue	Revenue	40,000.00	21,100.00	61,100.00	Surplused the International Tandem, Directional boring machine/trailer
201-203-5-530-00	Water Distribution	Equipment	Expense	105,766.00	111,734.00	217,500.00	New Directional Boring Machine- was carryover from FY23
301-000-4-346-30	Sewer	Connection Fees	Revenue	26,000.00	28,932.00	54,932.00	Increased revenue
301-000-4-371-10	Sewer	Misc Revenue	Revenue	10,000.00	25,200.00	35,200.00	Surplused the International Tandem, Directional boring machine/trailer
301-303-5-350-10	Sewer Distribution	Insurance Claims	Expense	20,000.00	(20,000.00)	-	No claims
301-305-5-230-00	WRF Pretreatment	Engineering for Capital	Expense	25,000.00	16,800.00	41,800.00	Consulting services, increased cost
401-000-4-371-10	Ambulance	Misc Revenue	Revenue	2,000.00	13,200.00	15,200.00	Billing for speedway costs



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

**AN ORDINANCE ADOPTING THE FINANCIAL BUDGET OF THE CITY OF  
HIGHLAND, ILLINOIS FOR THE FISCAL YEAR BEGINNING  
MAY 1, 2024 AND ENDING APRIL 30, 2025  
AND AUTHORIZING THE EXPENDITURES THEREIN CONTAINED**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND,  
ILLINOIS AS FOLLOWS:

**SECTION 1.** That the proposed budget of the City of Highland, Illinois, has been carefully considered, discussed at previous meetings and given public hearings, where it was shown that the anticipated revenue from all sources is reasonably expected to be \$53,026,136 total amount available, including previous balance, anticipated at \$80,786,875 wherein the planned expenditures are set at a total of \$52,140,562 for all departments, said budget is hereby adopted by the City Council of the City of Highland, Illinois.

**SECTION 2.** That the funds and revenues of the City of Highland, Illinois, for the fiscal year May 1, 2024 to April 30, 2025, both inclusive, are hereby allocated and appropriated in the amount of \$52,140,562 as set forth in the adopted budget to maintain and operate the City Government at its various functions and services in said City, as authorized by the laws of the State of Illinois and the Ordinances of the City of Highland, Illinois.

**SECTION 3.** That the supporting details on which revenues, allocations, appropriations and proposed expenditures are based are included in the budget filed in the Office of the City Clerk of the City, as adopted this date.

**SECTION 4.** That any appropriation not necessary for the use for which it was originally allocated and appropriated, may be used to defray expenditures for items

within the fund to which it properly belongs, with approval of the City Council.

**SECTION 5.** That if a particular fund or item of any particular fund set forth in this ordinance be found invalid, it will not invalidate any other fund or any item or items of such particular fund heretofore set out.

**SECTION 6.** That this Ordinance shall be known as Ordinance No. \_\_\_\_\_ and shall be in full force and effect the 1st day of May 2024.

Passed by the City Council of the City of Highland, Madison County, Illinois and deposited and filed in the Office of the City Clerk, on the \_\_\_\_\_ day of \_\_\_\_\_, 2024, the vote being taken by ayes and noes and entered upon the legislative records as

AYES:

NOES:

APPROVED:

\_\_\_\_\_  
Kevin B. Hemann, Mayor  
City of Highland,  
Madison County, Illinois

ATTEST:

\_\_\_\_\_  
Barbara Bellm, City Clerk  
City of Highland,  
Madison County, Illinois

Prepared by and return to:  
Barbara Bellm, City Clerk  
City of Highland  
PO Box 218  
Highland, IL 62249

CLERK CERTIFICATE

STATE OF ILLINOIS     )  
                                  )  SS  
COUNTY OF MADISON    )

I, the undersigned, Barbara Bellm, being the duly elected and serving City Clerk of the City of Highland, Madison County, Illinois, hereby and herewith certify that the foregoing constitutes a full, true and complete copy of Ordinance No. \_\_\_\_\_.

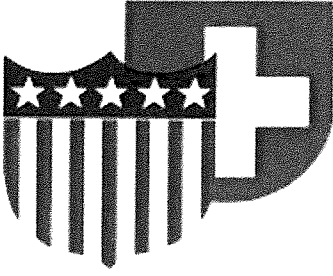
Said Ordinance was adopted by the City Council of the City of Highland on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said City, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

---

Barbara Bellm, City Clerk  
City of Highland,  
Madison County, Illinois

(Seal)



# CITY OF HIGHLAND

**To:** Mayor and Council Members  
**From:** Mallord Hubbard, Director of Economic Development  
**Date:** April 9, 2024  
**Subject:** Approval to Renew Façade Improvement Program for Business District A

---

## RECOMMENDATION

I am recommending the Council approve an Ordinance continuing the Façade Improvement Program for FY25 for all businesses within Business District A.

## DISCUSSION

The Façade Improvement Program is designed to incentivize commercial building owners to make exterior repairs and improvements to enhance their buildings. Staff believes this program encourages additional investments in our Business District and results in an increase in property values.

## FISCAL IMPACT

Funding of \$50,000 will be budgeted from Business District A for this item.

Recommended by: 

Mallord Hubbard, Director of Economic Development

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

**AN ORDINANCE AUTHORIZING AND AMENDING “BUSINESS DISTRICT A”  
COMMERCIAL BUILDING FAÇADE IMPROVEMENT PROGRAM  
FOR MAY 1, 2024 THROUGH APRIL 30, 2025**

WHEREAS, the City of Highland, 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, Municipalities are authorized to create Business Districts by the Illinois Municipal Code, specifically in 65 ILCS 5/11-74.3 *et seq.* (“Act”); and

WHEREAS, the Act finds and declares that:

It is essential to the economic and social welfare of each municipality that business districts be developed, redeveloped, improved, maintained and revitalized, that jobs and opportunity for employment be created within the municipality, and that, if blighting conditions are present, blighting conditions be eradicated by assuring opportunities for development, or redevelopment, encouraging private investment, and attracting sound and stable business and commercial growth;

and

WHEREAS, the Act finds and declares powers are extended to City in a designated business district, including:

To make and enter into all contracts necessary or incidental to the implementation and furtherance of a business district plan. A contract by and between the municipality and any developer or other nongovernmental person to pay or reimburse said developer or other nongovernmental person for business district project costs incurred or to be incurred by said developer;

and

WHEREAS, the Act finds and declares powers are extended to City in a designated business district, including:

To renovate, rehabilitate, reconstruct, relocate, repair, or remodel any existing buildings, structures, works, utilities, or fixtures within any business district.

WHEREAS, City has determined, on March 18, 2019, City passed an Ordinance Dissolving and Terminating Highland Business District B, and passed an Ordinance Amending Ordinance No. 2815, Establishing the Highland Business District A, Approving a Business District Plan, Authorizing the Imposition of Collection of a Sales Tax Within Such Business District, and Approving Certain Actions in Connection with the Establishment of Such Business District (*See* Business District A as Amended attached hereto as **Exhibit A**); and

WHEREAS, City has determined the current Business District A is shown on maps contained within the current Business District A as Amended and attached hereto as **Exhibit A**; and

WHEREAS, City desires to encourage commercial building owners in Business District A to upgrade and improve the aesthetics of their existing building facades; and

WHEREAS, City has determined the “Façade Improvement Program” will provide up to 25% of the documented cost to improve the exterior façade of eligible commercial buildings in Business District A; and

WHEREAS, City has determined the maximum payment under the Façade Improvement Program, regardless of the total cost to improve the exterior façade of eligible commercial buildings in Business District A, shall not exceed \$10,000.00; and

WHEREAS, City has determined, for any applicant to be eligible for payment under the Façade Improvement Plan, the minimum total cost to improve the exterior façade of eligible commercial buildings in Business District A shall be \$10,000.00; and

WHEREAS, City has determined it is in the best interests of public health, safety, general welfare, and economic welfare to allocate \$50,000.00 from Business District A sales tax proceeds for the Façade Improvement Program, with said proceeds to be paid out between May 1, 2024 and April 30, 2025; and

WHEREAS, City shall not award incentives under the Façade Improvement Program during the 2024-2025 Fiscal Year in an amount to exceed \$50,000; and

WHEREAS, City has determined it is in the best interests of public health, safety, general welfare, and economic welfare to award incentives according to the order in which the applications were accepted by City as approved (*See* Façade Improvement Program Application attached hereto as **Exhibit B**); and

WHEREAS, City has determined incentives paid by City under the Façade Improvement Program shall include total approved costs incurred by commercial building owners, whether incurred personally or paid to third-party independent contractors, for improvements and repairs to the exterior facades of commercial buildings in Business District A; and

WHEREAS, City has determined the following improvements and repairs may be eligible for incentive payments under the Façade Improvement Program:

1. Changes to exterior wall materials/colors;
2. Addition of architectural wall panels;
3. Addition of other exterior building elements such as faux columns/beams;
4. Changes to exterior facing roof materials/colors;
5. Enhancement of doors or windows;
6. Addition of architecturally compatible awnings or shutters;
7. Façade lighting;
8. Addition of building or site signs, or sign removal;

And

WHEREAS, City has determined the following improvements and repairs may not be eligible for incentive payments under the Façade Improvement Program:

1. Working capital and/or debt refinancing;
2. Equipment/inventory acquisition;
3. Legal fees;
4. Plumbing repair/improvements;
5. HVAC repair/improvements;
6. Parking lot resurfacing;
7. Interior remodeling;
8. Roofing work;
9. Residential structures;
10. General maintenance and upkeep of buildings;

and

WHEREAS, City has determined Façade Improvement Program incentives may only be used for exterior repairs and improvements to commercial buildings with priority given to building fronts and other portions of buildings that are directly exposed to a street; and

WHEREAS, City has determined a Façade Improvement Program incentive committee shall be formed to review applications and funding requests, and other items may be considered eligible improvements under the Façade Improvement Program at the sole discretion City; and

WHEREAS, City has determined no payments shall be made to any applicant under the City Façade Improvement Program unless and until all information requested by City is submitted by applicant and approved by City as eligible project costs; and

WHEREAS, City, at its sole discretion, shall determine what information shall be required for incentive reimbursement under the City Façade Improvement Program; and

WHEREAS, City, at its sole discretion, shall determine what, if any, costs shall be reimbursed by City under the City Façade Improvement Program; and

WHEREAS, City has determined only completed applications that include all required documents and information will be accepted, estimates provided in applications are for budgeting purposes only, and reimbursements will not exceed any estimate and will be based solely on submitted receipts approved by City as eligible for reimbursement under the Façade Improvement Program; and

WHEREAS, City has determined requirements for incentive payments under the Façade Improvement Program include:

1. Improvements must meet all applicable City Code, including for properties in the C-2 zoning district, as outlined in Section 90-239 of the Municipal Code;
2. Improvements must be eligible under the provisions of the Façade Improvement Program;

and

WHEREAS, City has determined the approval process under the Façade Improvement Program shall be as follows:

1. the Economic Development Coordinator will review Façade Improvement Program applications for completeness and program eligibility;
2. Once reviewed and deemed complete and eligible, the Economic Development Coordinator shall forward applications and recommendations to the Façade Improvement Program review committee for consideration;
3. Once approved by the Façade Improvement Program incentive committee, the recommendation for incentive payment shall be sent to the City Council for final approval under the Façade Improvement Program;

and

WHEREAS, if incentive funding is approved by City Council under the Façade Improvement Program, the applicant shall enter an Agreement with the City (See Façade Improvement Program Agreement attached hereto as **Exhibit C**); and



WHEREAS, City has determined the requirements to receive incentive payments from the Façade Improvement Plan after approval by City Council are:

1. Applicant must enter the Façade Improvement Program Agreement;
2. The façade repair and/or improvement must commence within 90 days of approval;
3. Façade Improvement Program incentive payments shall only be disseminated once the authorized façade construction has been completed and verified by the City, and receipts have been submitted, verified, and approved by City;
4. Façade Improvement Program incentive payments may be disseminated to the applicant within 45 days of passing inspection and receipt verification, but City shall not be obligated to make any payment according to any deadline;
5. All Façade Improvement Program applications must be approved by City Council before the commencement of the façade improvement to be eligible for the incentive payment;
6. All work is subject to prevailing wage requirements. Applicant must demonstrate compliance with this requirement.

And

WHEREAS, City has determined any applicant that is awarded an incentive payment under the Façade Improvement Program shall not be eligible to receive another Façade Improvement Program payment for five (5) years from the date of payment by City; and

WHEREAS, City has determined it is in the best interests of public health, safety, general welfare, and economic welfare to enact the Façade Improvement Program as stated herein and according to the Façade Improvement Program Application (**Exhibit B**) and the Façade Improvement Program Agreement (**Exhibit C**); and

WHEREAS, City has determined the City Manager and/or Mayor shall be authorized and directed to execute any document required to enact the Façade Improvement Program as stated herein and according to the Façade Improvement Program Application (**Exhibit B**) and the Façade Improvement Program Agreement (**Exhibit C**).

**NOW, THEREFORE, BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF HIGHLAND:**

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

*Section 2.* The Façade Improvement Program, as stated herein and according to the Façade Improvement Program Application (**Exhibit B**) and the Façade Improvement Program Agreement (**Exhibit C**), is approved.

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

Passed by the City Council of the City of Highland, Illinois, approved by the Mayor, and deposited and filed in the Office of the City Clerk, on the \_\_\_\_\_ day of \_\_\_\_\_, 2024, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:

NOES:

ABSENT:

APPROVED:

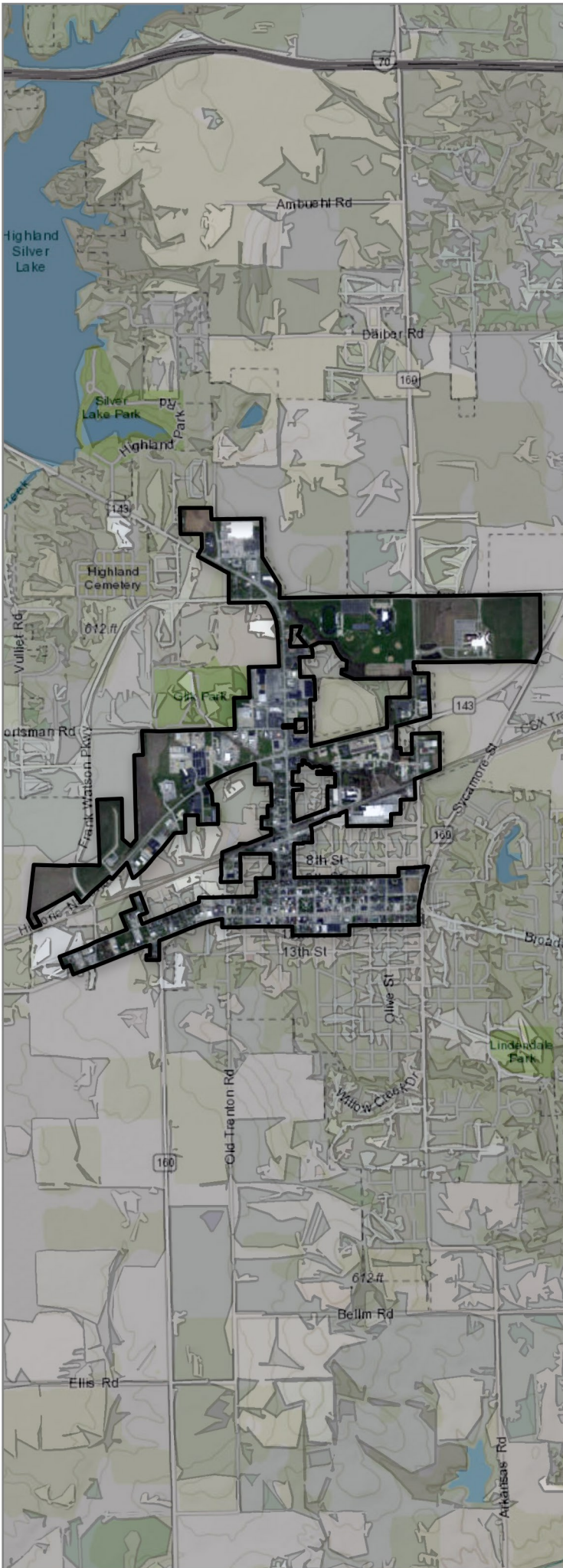
---

Kevin Hemann  
Mayor  
City of Highland  
Madison County, Illinois

ATTEST:

---

Barbara Bellm  
City Clerk  
City of Highland  
Madison County, Illinois



# BUSINESS DISTRICT A AS AMENDED

## BUSINESS DISTRICT REDEVELOPMENT PLAN & PROJECT

February 4, 2019

The City of  
**HIGHLAND, IL**



**TABLE OF CONTENTS**

<b>SECTION</b>	<b>PAGE</b>
I. Introduction .....	2
II. Amendment to Business District Redevelopment Plan .....	3
II-A. Blight Analysis of Amended Area .....	6
II-B. Amended Business District Redevelopment Plan.....	10
II-C. Findings and Completion of Obligations .....	15

**EXHIBITS**

Exhibit A	Original Boundary Map. ....	Following Page 2
Exhibit B	Amended Boundary Map. ....	Following Page 2
Exhibit C	Existing Land Use. ....	Following Page 8
Exhibit D	EAV Loss .....	Following Page 8

**TABLES**

Table A	Amended Area EAV Growth Rates.....	6
Table B	Estimated Budget for Redevelopment Project.....	13

**APPENDICES**

Appendix A	Original Business District Redevelopment Plan .....	17
Appendix B	Amended Legal Description.....	21
Appendix C	Amended Parcel ID List .....	25
Appendix D	Amended Address List.....	33

## **SECTION I. INTRODUCTION**

Municipalities are authorized to create Business Districts by the Illinois Municipal Code, specifically in 65 ILCS 5/11-74.3 et seq. (the “Act”). The Act sets forth the requirements and procedures for establishing a Business District and a Business District Plan. Additionally, this portion of the Act has provisions for amending a redevelopment plan and project.

On September 18, 2017, the City of Highland (the “City”) passed Ordinances adopting and establishing the Business District A Redevelopment Plan (the “Original Plan”) and Redevelopment Project Area (the “Original Area”). On February 4, 2019, the City passed an Ordinance establishing a Public Hearing Date to give notice of the City’s intent to amend that Original Plan to provide for the inclusion of additional parcels of property. Such action was deemed desirable as part of the City’s continuous effort to maximize the potential of the Business District. The proposed Area to be added through amendment (the “Amended Area”), as well as the Original Area, can be seen in Exhibit A. The Boundary Map for the Amended Area as a whole is shown in Exhibit B.

This Amended Business District Redevelopment Plan (the “Amended Plan”) includes the following:

### II-A. Blight Analysis of Amended Area

- A. Introduction
- B. Statutory Qualifications
- C. Investigation and Analysis of Blighting Conditions
- D. The Proposed Amended District
- E. Review of Findings & Qualifications of the Amended District
- F. Qualification Summary & Findings

### II-B. Amended Business District Redevelopment Plan




- A. Objectives
- B. Policies
- C. Components of the Business District Plan

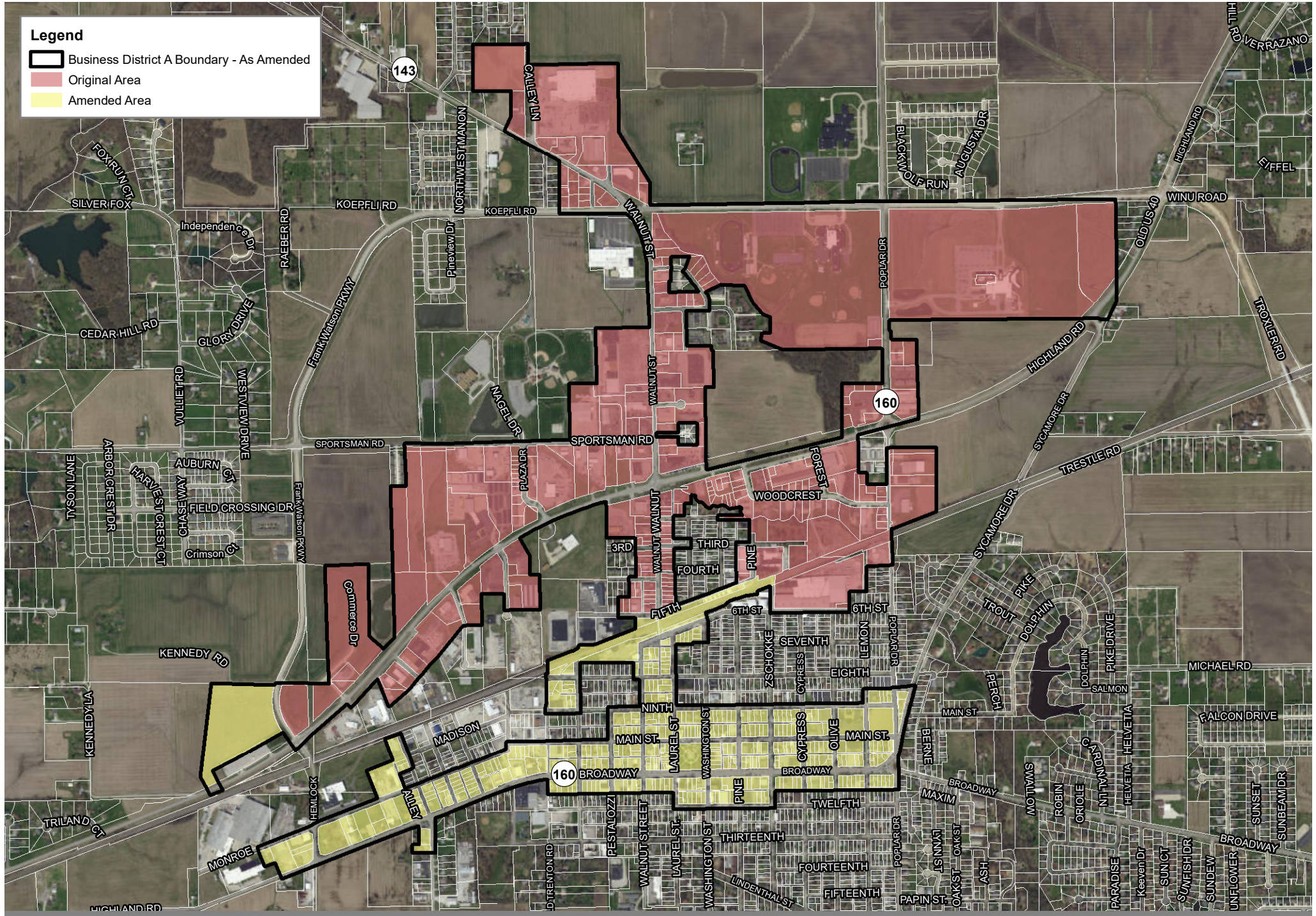
### III-C. Findings and Completion of Obligations

- A. Formal Findings
- B. Completion of Business District Projects/Retirement of Obligations



**Legend**


-  Business District A Boundary - As Amended
-  Original Area
-  Amended Area

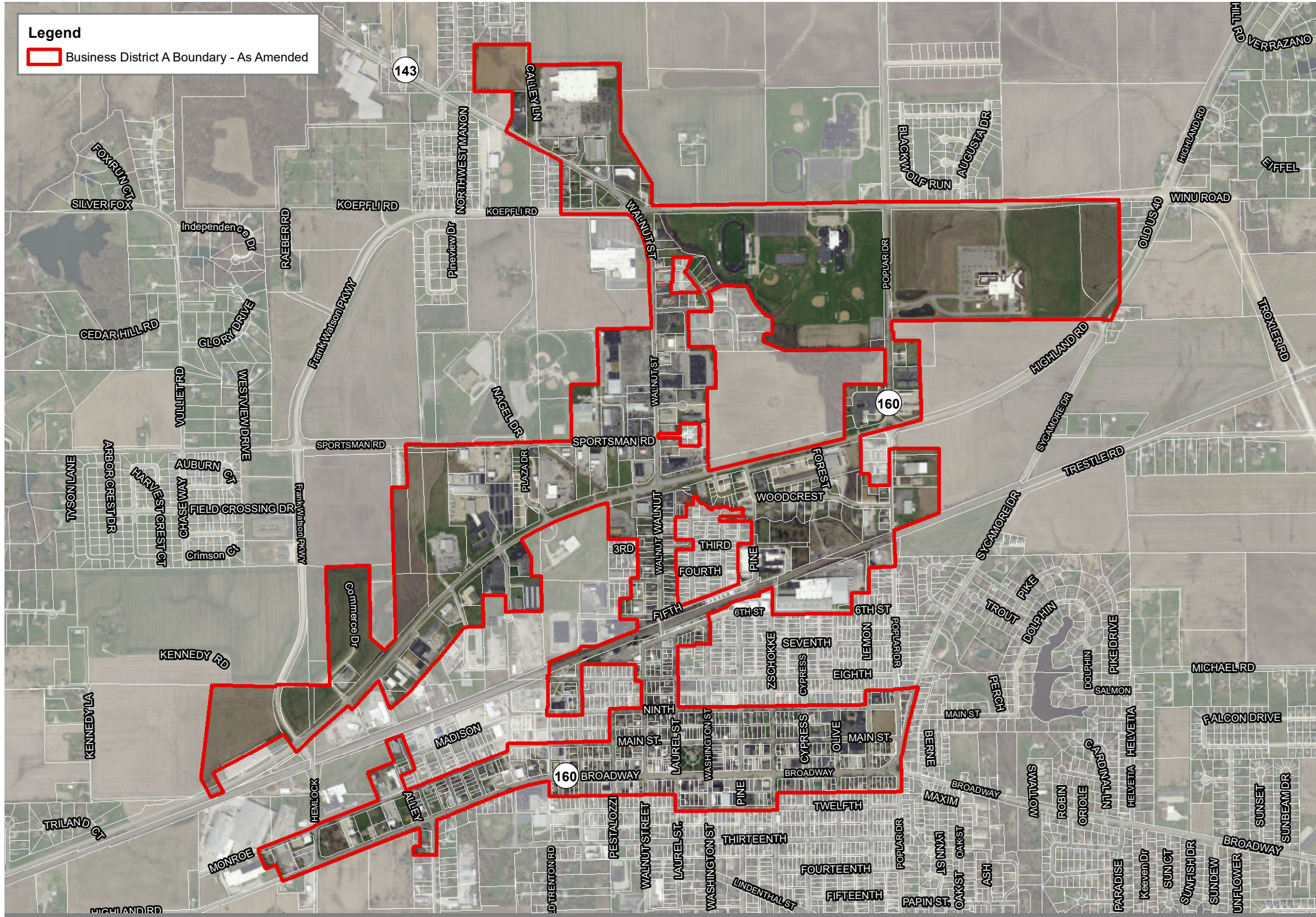


**EXHIBIT A - AMENDED AREA**  
**BUSINESS DISTRICT A - AS AMENDED**  
Highland, IL





**Legend**  
 Business District A Boundary - As Amended



**EXHIBIT B - BOUNDARY MAP**  
**BUSINESS DISTRICT A - AS AMENDED**  
 Highland, IL



0 0.2 0.4 0.8 1.2 1.6 Miles



## SECTION II. AMENDMENT TO BUSINESS DISTRICT REDEVELOPMENT PLAN

Business Districts are authorized by the Illinois Municipal Code, specifically in 65 ILCS 5/11-74.3 “the Act”. The Act finds and declares that:

- *It is essential to the economic and social welfare of each municipality that business districts be developed, redeveloped, improved, maintained and revitalized, that jobs and opportunity for employment be created within the municipality, and that, if blighting conditions are present, blighting conditions be eradicated by assuring opportunities for development, or redevelopment, encouraging private investment, and attracting sound and stable business and commercial growth;*
- *It is further found and determined that as a result of economic conditions unfavorable to the creation, development, improvement, maintenance, and redevelopment of certain business and commercial areas within municipalities opportunities for private investment and sound and stable commercial growth have been and will continue to be negatively impacted and business and commercial areas within many municipalities have deteriorated and will continue to deteriorate, thereby causing a serious menace to the health, safety, morals, and general welfare of the people of the entire State, unemployment, a decline in tax revenues, excessive and disproportionate expenditure of public funds, inadequate public and private investment, the unmarketability of property, and the growth of delinquencies of crime.*
- *In order to reduce threats to and to promote and protect the health, safety, morals, and welfare of the public and to provide incentives which will create employment and job opportunities, will retain commercial businesses in the State and related job opportunities and will eradicate blighting conditions if blighting conditions are present, and for the relief of unemployment and the maintenance of existing levels of employment, it is essential that plans for business districts be created and implemented and that business districts be created, developed, improved, maintained, and redeveloped.*
- *The creation, development, improvement, maintenance, and redevelopment of business districts will stimulate economic activity in the State, create and maintain jobs, increase tax revenues, encourage the creation of new and lasting infrastructure, other improvements, and facilities, and cause the attraction and retention of businesses and commercial enterprises which generate economic activity and services and increase the general tax base, including, but not limited to, increased retail sales, hotel or restaurant sales, manufacturing sales, or entertainment industry sales, thereby increasing employment and economic growth.*
- *It is hereby declared to be the policy of the State, in the interest of promoting the health, safety, morals, and general welfare of all the people of the State, to provide incentives which will create new job opportunities and retain existing commercial businesses within the State and related job opportunities, and it is further determined and declared that the relief of conditions of unemployment, the maintenance of existing levels of employment, the creation of new job opportunities, the retention of existing commercial businesses, the increase of industry and commerce within the State, the reduction of the evils attendant upon unemployment, and the increase and maintenance of the tax base of the State and its political subdivisions are public purposes and for the public safety, benefit, and welfare of the residents of this State.*
- *The exercise of the powers provided in this Law is dedicated to the promotion of the public interest, to the enhancement of the tax base within business districts, municipalities, and the State and its political subdivisions, the creation of employment, and the eradication of blight, if present within the business district, and the use of such powers for the creation, development, improvement, maintenance, and redevelopment of business districts of a municipality is hereby declared to be for the public safety, benefit, and welfare of the residents of the State and essential to the public interest and declared to be for public purposes.*



- The Act is intended to be used by municipalities to address and eradicate problems that cause areas to qualify as “blighted”, and to carry out development and redevelopment projects that serve this end.

The Act allows a municipality to accomplish development, redevelopment and rehabilitation activities on a locally-controlled basis. Development, redevelopment and rehabilitation within a designated District will maintain existing taxes from sales within the District and, thus, maintain existing tax revenues and create new tax revenues which will be used to improve the District. These tax revenues can be used to finance certain “Business District Costs” as identified within the Act.

The statute allows the corporate authorities to designate an area of the municipality as a business district after a public hearing. Powers extended to the corporate authorities in a designated business district include the following:

- *To make and enter into all contracts necessary or incidental to the implementation and furtherance of a business district plan. A contract by and between the municipality and any developer or other nongovernmental person to pay or reimburse said developer or other nongovernmental person for business district project costs incurred or to be incurred by said developer or other nongovernmental person shall not be deemed an economic incentive agreement under Section 8-11-20, notwithstanding the fact that such contract provides for the sharing, rebate, or payment of retailers' occupation taxes or service occupation taxes (including, without limitation, taxes imposed pursuant to subsection (11)) the municipality receives from the development or redevelopment of properties in the business district. Contracts entered into pursuant to this subsection shall be binding upon successor corporate authorities of the municipality and any party to such contract may seek to enforce and compel performance of the contract by civil action, mandamus, injunction, or other proceeding.*
- *Within a business district, to acquire by purchase, donation, or lease, and to own, convey, lease, mortgage, or dispose of land and other real or personal property or rights or interests therein; and to grant or acquire licenses, easements, and options with respect thereto, all in the manner and at such price authorized by law. No conveyance, lease, mortgage, disposition of land or other property acquired by the municipality or agreement relating to the development of property, shall be made or executed except pursuant to prior official action of the municipality. No conveyance, lease, mortgage, or other disposition of land owned by the municipality, and no agreement relating to the development of property, within a business district shall be made without making public disclosure of the terms and disposition of all bids and proposals submitted to the municipality in connection therewith. To acquire property by eminent domain in accordance with the Eminent Domain Act.*
- *To clear any area within a Business District by demolition or removal of any existing buildings, structures, fixtures, utilities, or improvements, and to clear and grade land.*
- *To install, repair, construct, reconstruct, or relocate public streets, public utilities, and other public site improvements within or without a business district which are essential to the preparation of a business district for use in accordance with a business district plan.*
- *To renovate, rehabilitate, reconstruct, relocate, repair, or remodel any existing buildings, structures, works, utilities, or fixtures within any business district.*
- *To construct public improvements, including but not limited to buildings, structures, works, utilities, or fixtures within any business district.*
- *To fix, charge, and collect fees, rents, and charges for the use of any building, facility, or property or any portion thereof owned or leased by the municipality within a business district.*

- *To pay or cause to be paid business district project costs. Any payments to be made by the municipality to developers or other nongovernmental persons for business district project costs incurred by such developer or other nongovernmental person shall be made only pursuant to the prior official action of the municipality evidencing an intent to pay or cause to be paid such business district project costs. A municipality is not required to obtain any right, title, or interest in any real or personal property in order to pay business district project costs associated with such property. The municipality shall adopt such accounting procedures as shall be necessary to determine that such business district project costs are properly paid.*
- *Utilize up to 1% of the revenue from a business district retailers' occupation tax and service occupation tax imposed under paragraph (10) and a hotel operators' occupation tax under paragraph (11) of Section 11-74.3-3 in connection with one business district for eligible costs in another business district that is: (A) contiguous to the business district from which the revenues are received; (B) separated only by a public right of way from the business district from which the revenues are received; or (C) separated only by forest preserve property from the business district from which the revenues are received if the closest boundaries of the business districts that are separated by the forest preserve property are less than one mile apart.*
- *To apply for and accept grants, guarantees, donations of property or labor or any other thing of value for use in connection with a business district project.*
- *If the municipality has by ordinance found and determined that the business district is a blighted area under this Law, to impose a retailers' occupation tax and a service occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for business district project costs as set forth in the business district plan approved by the municipality.*
- *If the municipality has by ordinance found and determined that the business district is a blighted area under this Law, to impose a hotel operators' occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for the business district project costs as set forth in the business district plan approved by the municipality.*

The Act specifies that before a municipality can designate a District which imposes a retailers' occupation tax and create a Plan for such a District, the municipality must find that the District is "blighted", as that term is defined in the Act.

The Act also requires that any Plan adopted by a municipality include:

- A specific description of the District boundaries and map;
- A general description of each project proposed to be undertaken within the District including a description of the approximate location of each project and a description of any developer, user, or tenant of any property to be located or improved within the proposed business district;
- The name of the proposed District;
- The estimated business district project costs;
- Anticipated source of funds to pay District project costs;
- Anticipated type and terms of any obligations to be issued; and
- The retailers' occupation tax and service occupation tax, if any, and the rate of such taxes and the period of time for which the tax shall be imposed.

## **SECTION II-A. BLIGHT ANALYSIS OF AMENDED AREA**

### **A. Introduction**

Municipalities are authorized to create business districts by the Illinois Municipal Code (65 ILCS 5/11-74.3 et seq. - the “Act”). The Act sets forth the requirements and procedures for establishing a business district and a business district plan, as well as for amending such districts and plans. The City has deemed such action desirable in order to maximize the potential of the existing Business District program.

The criteria and individual factors that were utilized in conducting the evaluation of the conditions in the Proposed Amended District Area (the “Amended District”) are outlined on the following pages.

### **B. Statutory Qualifications**

The definitions for qualifying the Amended District as “blighted” are defined in the Act as follows:

"Blighted area" means an area that is a blighted area which, by reason of the predominance of defective, non-existent, or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire or other causes, or any combination of those factors, retards the provision of housing accommodations or constitutes an economic or social liability, an economic underutilization of the area, or a menace to the public health, safety, morals, or welfare.

### **C. Investigation and Analysis of Blighting Conditions**

In determining whether or not the Amended Area meets the eligibility requirements of the Act, various methods of research and field surveys were utilized. These included:

- On-site field examination of conditions in the District by experienced staff of Moran Economic Development. These personnel are trained in techniques and procedures of determining conditions of local properties, utilities, streets, etc., and determination of eligibility of areas for business district designation.
- Research of documentation and property records made available through the Madison County Supervisor of Assessments.
- Interviews with City engineers on the existing conditions of the utilities and infrastructure in the Area.
- Review of the findings and determinations established by the Act in creating business districts. These findings include:
  - That it may be considered essential to the economic or social welfare of the municipality that business districts be maintained and revitalized by assuring opportunities for development or redevelopment and attracting sound and stable business and commercial growth.
  - That such a result should conform to the comprehensive plan of the municipality and a specific plan for business districts officially approved by the corporate authorities of the municipality after the public hearing.
  - That the exercise of the powers provided in Section 11 74.3 1 (of the Act) is dedicated to the promotion of the public interest and to the enhancement of the tax base of business districts, and the use of such powers for the development and redevelopment of business districts of a municipality is hereby declared to be a public use essential to the public interest.

The Act specifies that certain requirements must be met before a municipality can proceed with implementing business district development and redevelopment projects and imposing the retailers' occupation tax, service occupation tax, and hotel operators' occupation tax. One of these is that the municipality must demonstrate that the area to be added to the District qualifies as eligible for business district designation.

### **D. The Proposed Amended Area**

The proposed area for inclusion through amendment to the Highland Business District A (the “District”) encompasses 402 parcels of property and rights-of-way in the City. Generally, the Amended Area includes the east-west downtown corridor of the City. Beginning at the eastern portion of the boundary

the Amended Area takes in parcels adjacent to Poplar Street and continues west, taking in property south of Ninth Street and north of Twelfth Street. At Laurel Street the Amended Area takes in properties north to the railroad and west to Walnut Street. West of Walnut Street the Amended Area continues to Chestnut Street and then southwest to take in properties between Highland Road and Monroe Street. The Amended Area takes in parcels just east of Hemlock Street, which make up the southwestern portion of the boundary. North of US-40 a parcel west of Frank Watson Parkway is also taken in, which makes up the westernmost portion of the Amended Area. The original Business District Boundary Area, as well as the Amended Area is shown in the attached Exhibit A, and the Amended Business District Boundary Map as Exhibit B. The existing land use in the Amended District is attached as Exhibit C.

#### **E. Review of Findings & Qualifications of the Amended Area**

In order to impose the retailers' occupation tax and service occupation tax, the corporate authorities of the municipality shall make a formal finding that the Amended Area is a "Blighted Area", as defined in the Act. The following is a review of the findings:

- **Deterioration of Site Improvements**

The majority of the Amended Area exhibits deteriorated site improvements in some form, which can be classified as either structural or surface improvements. Approximately 68% of the 464 structures in the Amended Area show some sort of notable defects in the structural components, which were common in foundations, exterior walls, roofs, doors, windows, gutters, downspouts, siding, and other fascia materials. The Amended Area encompasses the older portion of the City, and as such many of the deterioration present in the structures can be attributed to general age.

Additionally 66% of the parcels exhibit deteriorated surface improvements. Common forms of this type of deterioration found were cracking sidewalks, unkempt gravel areas, cracked and deteriorated roadway surfacing, potholes, crumbling asphalt, and grass or weed growth in some of the surface improvements. In other portions of the proposed district parking lots, entry ways, alleyways, and driveways lack proper pavement and exhibit clear signs of deterioration. Similarly to the structural deterioration much of the surface deterioration can be attributed to general age, as over time vehicular wear and exposure to the elements degrades the improvements. This is especially true in northern and western portions of the area.

In addition to the structural and surface deterioration, deteriorated utilities exist in one form or another throughout the area. Conversations with City officials and utility experts have confirmed that much of the water and sewer piping in the Amended Area is antiquated. Portions of the system serving the main thoroughfares date back to the 1920's, with cast iron lines that are considerably outdated due to their susceptibility to breakage. In addition to the outdated lines some of the mains in the Amended Area are undersized, and in combination these two factors could lead to fire suppression issues, which are detailed further below.

- **Existence of Conditions Which Threaten Property by Fire**

The aged and deteriorated utilities in the Amended Area could potentially limit fire suppression. Additionally the undersized mains may be inadequate for sufficient fire flows. These problems become more threatening in the older portion of the Amended Area where there are examples of excessive land coverage and overcrowding of structures. These conditions are representative of the over-intensive use of property and the crowding of buildings and accessory facilities onto a site, such as the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and the presence of multiple buildings on a single parcel. These issues are further discussed below as they relate to the improper subdivision or obsolete platting, but they also contribute to the conditions which threaten property by fire in that it creates an increased threat of the spread of fire due to the close proximity of buildings.

- **Improper Subdivision or Obsolete Platting**

Many of the parcels within the Amended Area are characterized by improper subdivision or obsolete platting. The existing platting does not meet the needs of the contemporary commercial users, as described below:

A number of the uses in the Amended Area have changed over time, and consequently the manner in which they were platted makes little sense for their current use and would hamper future land use. These parcels contribute to parking issues and are an inefficient use of land and represent improper subdivision and obsolete platting.

In addition, numerous parcels especially in the north and western area are narrow with configurations of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and parking/loading requirements. These parcels do not allow for sufficient access to and frontage along the nearest rights-of-way.

Further, there are several parcels which remain vacant due to a combination of odd shape, inadequate drainage, and lack of adequate access to, or visibility from the street. These parcels are, or will likely become, usable and begin to contribute to the City's tax base upon the redevelopment of all or a portion of the Amended Area.

Lastly, the improper subdivision or obsolete platting is evidenced by the overcrowding of structures and excessive land coverage detailed prior, which in turn contributes to other blighting factors in the Amended Area.

The Amended Area, by reason of a predominance of the deterioration of site improvements, existence of conditions which threaten property by fire, and improper subdivision or obsolete platting constitutes an economic and social liability to the City. Additionally, a menace to the public health, safety, morals, or welfare is present because of the existing conditions in the Amended Area.

The presence of deteriorated conditions can create a perception of an area in decline, where investment or reinvestment is not occurring. The Amended Area consists of the City's older downtown commercial area and some of the older residential blocks. When reinvestment does not occur in aging properties then the structural and surface improvements decline, and in turn property values decrease. This is notable in the vast majority of the parcels in the Amended Area, and contributes to the economic liability of the Area as a whole. This liability can be analyzed in terms of the relative equalized assessed valuation (EAV) growth rate of the Proposed Amended District compared to the balance of the City, which is the City's EAV minus the EAV of the Amended Business District properties. This comparison is illustrated in Table A.

TABLE A – AMENDED AREA EAV GROWTH RATES

YEAR	HIGHLAND <sup>1</sup>	BUSINESS DISTRICT <sup>2</sup>	% CHANGE	BALANCE <sup>3</sup>	% CHANGE
2016	\$186,123,330	\$14,707,190	<b>0.28%</b>	\$171,416,140	1.96%
2015	\$182,790,762	\$14,666,590	<b>-0.44%</b>	\$168,124,172	-0.05%
2014	\$182,931,002	\$14,731,020	<b>0.70%</b>	\$168,199,982	2.38%
2013	\$178,912,610	\$14,629,310	<b>-3.68%</b>	\$164,283,300	-2.15%
2012	\$183,079,397	\$15,187,750	<b>-1.15%</b>	\$167,891,647	-0.77%
2011	\$184,554,189	\$15,364,120	-	\$169,190,069	-

<sup>1</sup>Total City Equalized Assessed Value (EAV). Source: Madison County Clerk

<sup>2</sup>Total EAV of the Parcels in the Amended Area. Source: Madison County Supervisor of Assessments

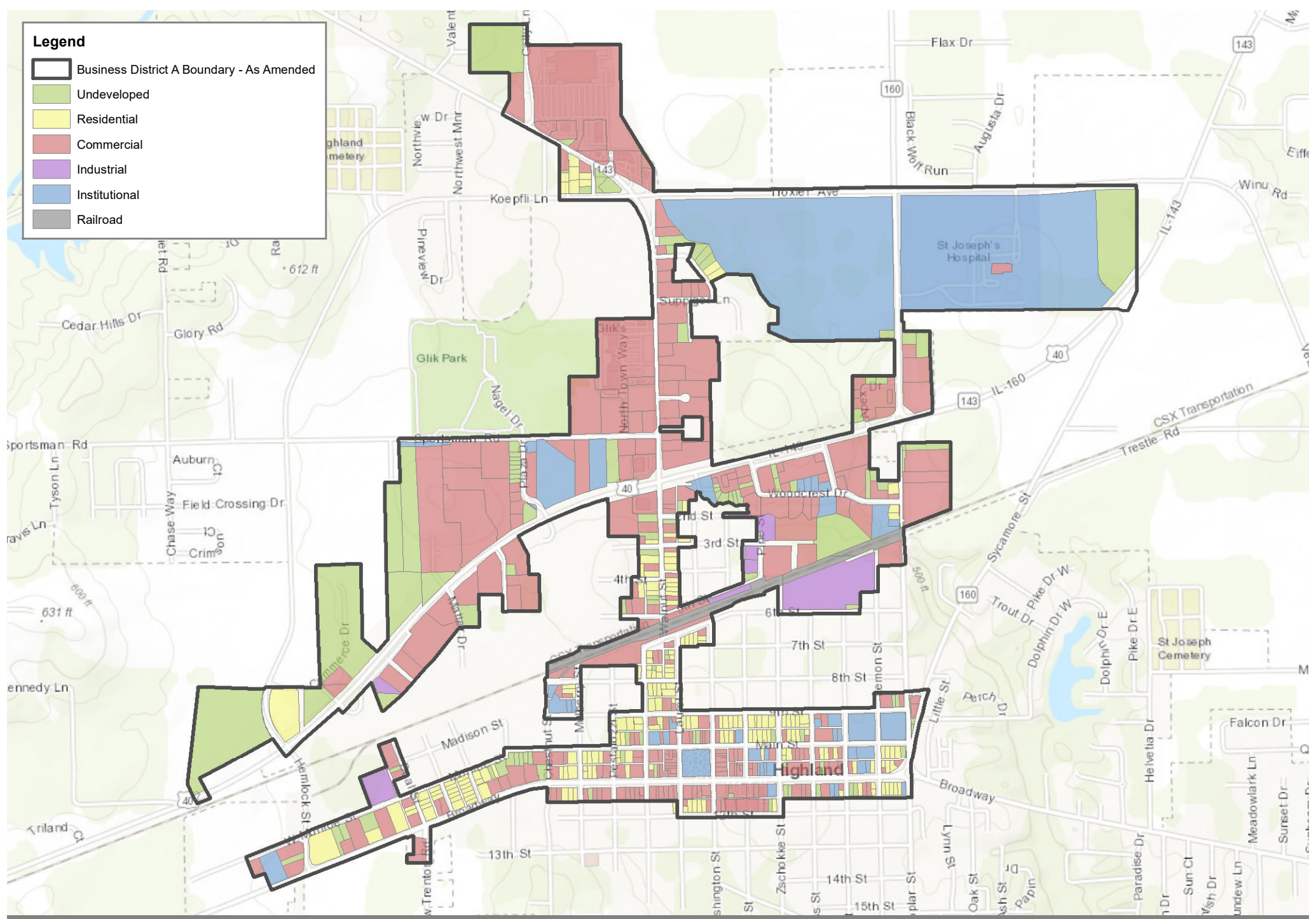
<sup>3</sup>Total City EAV Minus the EAV of the Parcels in the Amended Area

From 2011-2016 the properties in the Amended Area had lower annual EAV growth rates than the balance of the City. Additionally, the properties in the Amended Area had several years of negative EAV growth, averaging a loss of 0.86% annually. Of the 402 parcels in the Area, 368 (92%) have lost value since 2011. This predominance of a lack of economic growth is illustrated in Exhibit D. This is evidence that the properties in the District are not only failing to maintain comparable growth rates to the balance of



**Legend**

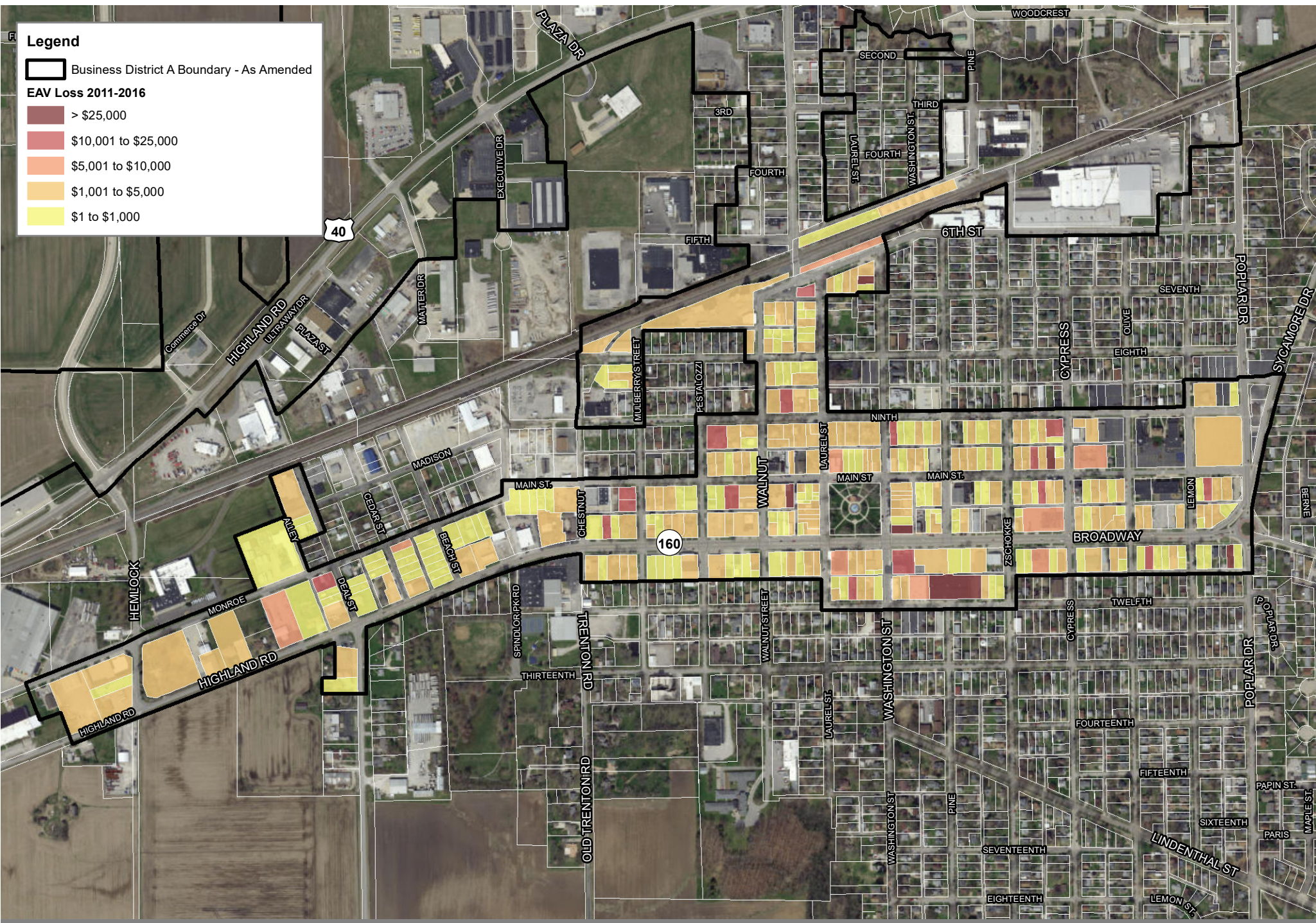
- Business District A Boundary - As Amended
- Undeveloped
- Residential
- Commercial
- Industrial
- Institutional
- Railroad



**EXHIBIT C - EXISTING LAND USE**  
**BUSINESS DISTRICT A - AS AMENDED**  
 Highland, IL







**EXHIBIT D - EAV LOSS**  
**BUSINESS DISTRICT A - AS AMENDED**  
 Highland, IL





the City, but also that they are declining in value. As such, the properties pose as an economic liability to the City.

The social liability can be assessed in terms of the loss of property tax revenues which provide for essential services to City residents, particularly police, fire, and emergency services. The Highland Police, Fire, and EMS departments are facing financial challenges and require additional support to maintain current levels of service going forward. The properties in the Amended Area that have declined in value since 2011, as shown in Exhibit D, combine to total over \$1M in lost EAV over this time period. This equates to lost tax revenues which are used to fund essential services for the public. As such, the Amended Area poses a social liability to the City.

The blighting conditions in the Amended Area, in combination, create a menace to the public health, safety, and welfare. This is largely represented by the social liability discussed prior, but the fact that the properties in the District are declining in value creates a liability to those services funded by the associated tax revenues. When the services are police, fire, and EMS, then there are conditions present which create a menace to public health, safety, and welfare. Additionally, failures in the aged and deteriorated utilities could lead to fire protection issues.

#### **F. Qualification Summary & Findings**

The Amended Area is found to be eligible as “blighted” due to the presence conditions representative of those outlined in the Act. These include:

- Unsanitary or Unsafe Conditions
- Deterioration of Site Improvements
- Existence of Conditions Which Endanger Property
- Improper Subdivision or Obsolete Platting

The prior factors, in combination, contribute to the Amended Area being an economic liability to the City, as well as contribute to the economic underutilization of the area. These factors also create a potential menace to the public health, safety, morals or welfare. Additional findings for the Amended Area include:

- The Amended Area, on the whole, has not been subject to growth and development through private enterprise.
- The Amended Area would not reasonably be anticipated to be developed or redeveloped without the aid of being a part of a Business District Development or Redevelopment Plan.
- The Amended Business District Development Plan conforms to the Comprehensive Plan for the development of the municipality as a whole.



## SECTION II-B. AMENDED BUSINESS DISTRICT REDEVELOPMENT PLAN

The City of Highland, Illinois is considering the approval of the Amended Business District A Plan in order to provide an important tool for the remediation of blighting conditions present in the City. In looking to achieve this end, the City will seek to adhere to certain objectives and policies.

### A. Objectives

The objectives of the Plan are to:

- Strengthen and grow the City's property and sales tax base, and increase the number of jobs within the City, through the expansion of economic activity within Highland.
- Provide the highest level of emergency medical care and public safety to the community.
- Continue to make Highland a "Healthy Community"
- Establish Highland as a destination for regional-scale retailing.
- Retain small businesses throughout the community.
- Explore ways to attract tenants to existing buildings.
- Achieve better design and aesthetics in retail and commercial areas throughout the Business District, including these areas' private and public structures, landscaping and signage.
- Improve the local roadway system to enable residents to easily patronize the City's shopping areas.
- Identify, meet and maintain the City's infrastructure needs.
- Upgrade the utilities throughout the Area, including the water distribution system and sanitary sewer system.
- Ensure the City's ability to provide adequate and safe collection and treatment of storm water and sanitary waste in the future.
- Promote continued investment in the City's infrastructure and services (water, sewer, electric, public safety, internet and telecommunications) to ensure quality, affordable utilities to serve Highland's present and future needs. Incremental upgrades to the city's aging infrastructure and public works are recommended to avoid costly one-time expenditures and allow the city to spread the costs out over several years.
- Ameliorate the blighting conditions within the District.
  - Upgrade the utilities throughout the Area, including the water distribution system and sanitary sewer system.
  - Redevelopment of those properties exhibiting deteriorated conditions, and other general site improvements.
- Enhance the sales tax base of the District.
  - Recruit new retail businesses to promote future sales tax growth.
  - Retain small businesses to the community.
- Enhance the property tax base of the District.
  - Recruit new development and encourage redevelopment to increase the EAV of the properties in the Area, which in turn creates new property tax revenues for all associated taxing districts.
- Continue to redevelop and revitalize downtown as a City center with a small town character which has a sense of place, is aesthetically attractive, and provides residential and commercial activities, and accommodates both vehicles and pedestrians.
- Evaluate the uses, walkability, design, and architectural styles of the general downtown to plan for future development.
- Reclaim the City's historic downtown through (re)development utilizing historic architecture, design and materials, for both public and private investment.
- Make downtown more accessible to residents and visitors, by integrating parking needs into land use planning and zoning.

### B. Policies

The City of Highland will follow certain policies to achieve the objectives outlined above.

These policies include:

- Use Business District-derived revenues to implement the Plan.
- Utilize City staff and consultants to undertake those actions necessary to accomplish the specific public-side actions and activities outlined in the Business District Plan.
- Provide financial assistance, as permitted by the Act, to complete those certain private actions and activities as outlined in the Business District Plan.
- Use Business District-derived revenues to support new development.
- Use Business District-derived revenues to carry out public infrastructure improvements.
- Utilize the powers extended to the corporate authorities in a designated District.

These objectives and policies may be amended from time to time as determined by the City.

### **C. Components of the Amended Business District Plan**

#### **1. Boundary Delineation**

A number of factors were taken into consideration in establishing the boundary of both the Original Area and Amended Area. Established planning guidelines and standards have been followed in delineating the boundary and preparing the Plan.

Field investigators employed by Moran Economic Development conducted research of the area and environs in order to ascertain the existence and prevalence of blighting factors. Moran Economic Development was assisted by information from Madison County and the City of Highland. Based upon these investigations, the eligibility requirements for establishing and enabling taxes, the determination of redevelopment needs within the City, and the location of the blighting factors found, the boundaries of the District were determined.

The original Business District A Area encompasses 250 parcels of property and rights-of-way in the City. Generally, the Original Area includes the commercial district of the City along IL-143 and US-40. Parcels adjacent to the intersection of Cally Lane and IL-143 make up the northernmost portion of the boundary, and the Area continues south to take in parcels adjacent to IL-143. At Troxler Avenue the Area extends east to IL-160, and takes in adjacent parcels. The Area takes in properties along IL-143 at the intersection with US-40, and extends south to the railroad tracks. East of this area the properties adjacent to Woodcrest Drive are taken in, which make up the southeastern portion of the boundary. At US-40 the Area continues west-southwest and takes in adjacent properties until reaching Frank Watson Parkway, which makes up the southwestern portion of the boundary.

The Amended Area encompasses 402 parcels of property and rights-of-way in the City. Generally, the Amended Area includes the east-west downtown corridor of the City. Beginning at the eastern portion of the boundary the Area takes in parcels adjacent to Poplar Street and continues west, taking in property south of Ninth Street and north of Twelfth Street. At Laurel Street the Area takes in properties north to the railroad and west to Walnut Street. West of Walnut Street the Area continues to Chestnut Street and then southwest to take in properties between Highland Road and Monroe Street. The Area takes in parcels just east of Hemlock Street, which make up the westernmost portion of the boundary.

#### **2. The Development Project**

The development goals of the City of Highland for the Business District envision a program resulting in the redevelopment of the downtown corridor in the City, through repair and rehabilitation of the existing improvements and construction of new improvements. The satisfaction of these needs will increase the sales and property tax revenues generated in the Area for the City, as well as provide a revenue source for the City to make necessary infrastructure improvements throughout the Area. These goals will be accomplished through both public and private projects to encourage commercial growth in the District. These projects will be undertaken by a range of stakeholders, from developers and property owners in the Area to the City itself. The Plan is to be adopted without specific designation of the developers for these

projects as they will be executed in phases throughout the life of the Business District. Projects may include multiple developers on a larger scale site development, individual property owners making building or site improvements on a smaller scale, or improvement projects initiated by the City. Thus, no specific users or tenants are presently identified; rather, as Developers are attracted to redevelop the Area, these will be considered by the City.

**Key Projects for the Plan include:**

- Construction of a new public safety facility which will serve this area and others;
- Fire and EMS Capital Costs as determined by the City;
- Upgrade of utilities to include water, sanitary and storm sewer drainage improvements; replacement of water lines, and other sewer and water system components; improvement to water treatment plant; potential construction of a retention pond to alleviate flooding issues; specifically water main replacement along IL Route 143.
- Infrastructure improvements, including the development of the interior and exterior street networks within the area;
- Further implementation of a Business Recruitment & Business Retention Program.
- Marketing the City of Highland to outside investors;
- The development of additional commercial or retail stores within the District;
- Construction and reconstruction of sidewalks throughout the Area;
- The facilitation of private investment within the District;
- Repair, renovation or remodeling of existing buildings, to include both exterior and interior improvements;
- Expansion of existing buildings to promote business growth and improve the marketability of existing buildings;
- Creation of a Façade Improvement Program;
- Creation and maintenance of public parking areas especially downtown;
- Improve existing streetscape and signage;
- Incorporate landscape elements designed to concentrate or remove silt and pollution from surface runoff water;
- Installation of storm sewer culverts;
- Utility trunk lines (e.g. water, sanitary sewer, telephone, etc.) constructed or reconstructed in road right-of-way or other public easements, replacing the existing overhead utility lines;
- Continue to improve handicap accessibility throughout the Area;
- Continued streetscape improvements along Broadway and other area roads, including lighting and banners to correspond with the existing improvements;
- The facilitation of private investment within the District; and
- Other activities or costs permitted under the Act.

The City intends to provide limited economic development assistance through the funding of certain development costs to be incurred by a developer(s) for these Projects under the terms and conditions of separate development agreements, as guided by the policies of this Amended Plan. Economic development assistance shall include expenditures for public improvements and extraordinary project costs. These costs for the Projects are estimated in Table B on the following page.

Table B should not be construed to limit the ability of the City to enter into development agreements, which provide for other costs, additional costs, or a different distribution of these costs among the various line items. Specific limitations on such cost items and any distribution between them will be specified in development agreements by and between the City and any developer(s).

**3. Name of Business District**

The name of the District is Business District A.

#### 4. Estimated Business District Project Costs

The cost estimate associated with development activities to be funded from available revenues of the City (the “Pledged Revenues”) as discussed below, is presented in Table B - Estimated Amended Business District Project Costs. The estimate includes reasonable and necessary costs incurred, or estimated to be incurred, during the implementation of the Amended Business District Plan. The estimated costs in Table B are subject to refinement as specific plans and designs are finalized and experience is gained in implementing the Amended Plan and do not include financing costs and the retail sales tax which will be applied to pay the portion of such costs which are eligible to be funded under the Act. As such, debt service and expenses associated with issuance bonds, or other obligations, are in addition to costs stated in Table B. It should also be noted that the Estimated Amended Business District Project Costs listed below are likely to be more than might be extended to a developer through any formal agreement between a developer and the City.

TABLE B - ESTIMATED AMENDED BUSINESS DISTRICT PROJECT COSTS

DESCRIPTION	ESTIMATED COSTS
Costs of studies, surveys development of plans, and specifications, implementation and administration of the district including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning and other services;	\$1,800,000
Property assembly costs, including but not limited to acquisition of land and other real or personal property;	\$2,000,000
Site preparation costs, including but not limited to clearance, demolition or removal of any existing buildings, structures, fixtures, utilities, and improvements and clearing and grading of land;	\$4,200,000
Costs of installation, repair, construction, reconstruction, extension, or relocation of public streets, public utilities, and other public site improvements within or without the business district which are essential to the preparation of the business district for use in accordance with the business district plan, and specifically including payments to developers or other nongovernmental persons as reimbursement for site preparation costs incurred by the developer or nongovernmental person;	\$6,000,000
Costs of renovation, rehabilitation, reconstruction, relocation, repair, or remodeling of any existing buildings, improvements, and fixtures within the business district, and specifically including payments to developers or other nongovernmental persons as reimbursement for costs incurred by those developers or nongovernmental persons;	\$3,500,000
Costs of installation or construction within the business district of buildings, including public safety buildings, structures, works, streets, improvements, equipment, utilities, or fixtures	\$19,000,000
General financing costs including but not limited to all necessary and incidental expenses related to the issuance of obligations including payment of interest on obligations;	\$1,500,000
<b>TOTAL ESTIMATED BUDGET</b>	<b>\$38,900,000</b>

*Expenditures in individual categories may differ from those shown above; however, the total amount of the Estimated Redevelopment Project Costs will not exceed \$38,900,000 plus any additional interest and financing costs as may be required. Adjustments may be made among budget categories to reflect implementation of the Plan.*

#### 5. Anticipated Source of Funds to Pay Business District Project Costs

The anticipated source of funds to pay District project costs are those tax revenues raised by the retailers’ occupation tax to be imposed by the Business District (the “Business District Tax”) which

will be applied to pay eligible costs under the Act. In addition, the District's costs and obligations may be paid for, in whole or in part, by revenues from other funding sources. These may include state and federal programs, municipal sales tax revenue and tax increment financing revenues in those portions of the Amended Business District which overlap with the Amended Business District Redevelopment Area (collectively, the "Pledged Revenues").

**6. Anticipated Type and Terms of Any Obligations to be issued**

In order to expedite the implementation of the Amended Business District Plan, The City of Highland, pursuant to the authority granted to it under the Act, may issue obligations to pay for the Amended Business District Costs. These obligations may be secured by future amounts to be collected and allocated to the Business District Tax Allocation Fund. Such obligations may take the form of any loan instruments authorized by the Act.

Such loans or obligations may be issued pursuant to the Amended Business District Plan. The City anticipates that notes, bonds, or similar obligations may be issued secured by revenues in the Business District Tax Allocation Fund to fund eligible District costs.

When District costs, including all municipal obligations financing Business District project costs incurred under Section 11-74.3-3 have been paid, any surplus funds then remaining in the Business District Tax Allocation Fund shall then be distributed to the municipal treasurer for deposit into the municipal general corporate fund.

**7. The rate of Any Tax to be Imposed pursuant to Subsection (10) and (11) of Section 11-74.3-3 of the Act**

Within the District, a rate of tax of 0.5% shall be imposed as a retailer's occupation tax and service occupation tax. Such tax shall be imposed for up to, but no more than, 23 years from the date of the Original Business District Plan adoption.

## **SECTION II-C. FINDINGS AND COMPLETION OF OBLIGATIONS**

### **A. Formal Findings**

The City of Highland makes the following formal findings with respect to amending the Business District A Plan:

The area to be added to the Amended Business District is contiguous and includes only parcels of real property directly and substantially benefited by the Amended Business District Plan.

The Amended Business District, in its entirety, is located within the City limits of Highland, Illinois.

The City's exercise of the powers provided in the Act is dedicated to the promotion of the public interest and to the enhancement of the tax base of the Business District, and the use of the powers for the development and redevelopment of the Business District as provided in this Amended Plan is declared to be a public use essential to the public interest of the residents of the City of Highland, Illinois.

The Amended Business District Area is a blighted area; that, by reason of defective, non-existent, or inadequate street layout, existence of conditions which threaten property by fire, and improper subdivision or obsolete platting. These factors, in combination, constitute an economic and social liability of the Amended Area in its present condition and use, and create a menace to public health, safety, or welfare.

The Amended Business District Area, on the whole, has not been subject to growth and development through investment by private enterprise or would not reasonably be anticipated to be redeveloped without the adoption of the Amended Business District Development Plan.

The Amended Business District Development Plan conforms to the Comprehensive Plan for the development of the municipality as a whole, as determined by the City Council.

### **B. Completion of Business District Projects / Retirement of Obligations**

Upon payment of all Business District project costs and retirement of outstanding obligations, but in no event more than 23 years after the date of adoption of the ordinance approving the Original Business District Plan, the municipality shall adopt an ordinance immediately rescinding the taxes imposed pursuant to subsections of (10) and (11) of Section 11-74.3-3.

(This page intentionally left blank.)

# **APPENDIX A**

## **ORIGINAL BUSINESS DISTRICT REDEVELOPMENT PLAN**



(This page intentionally left blank.)

# BUSINESS DISTRICT A

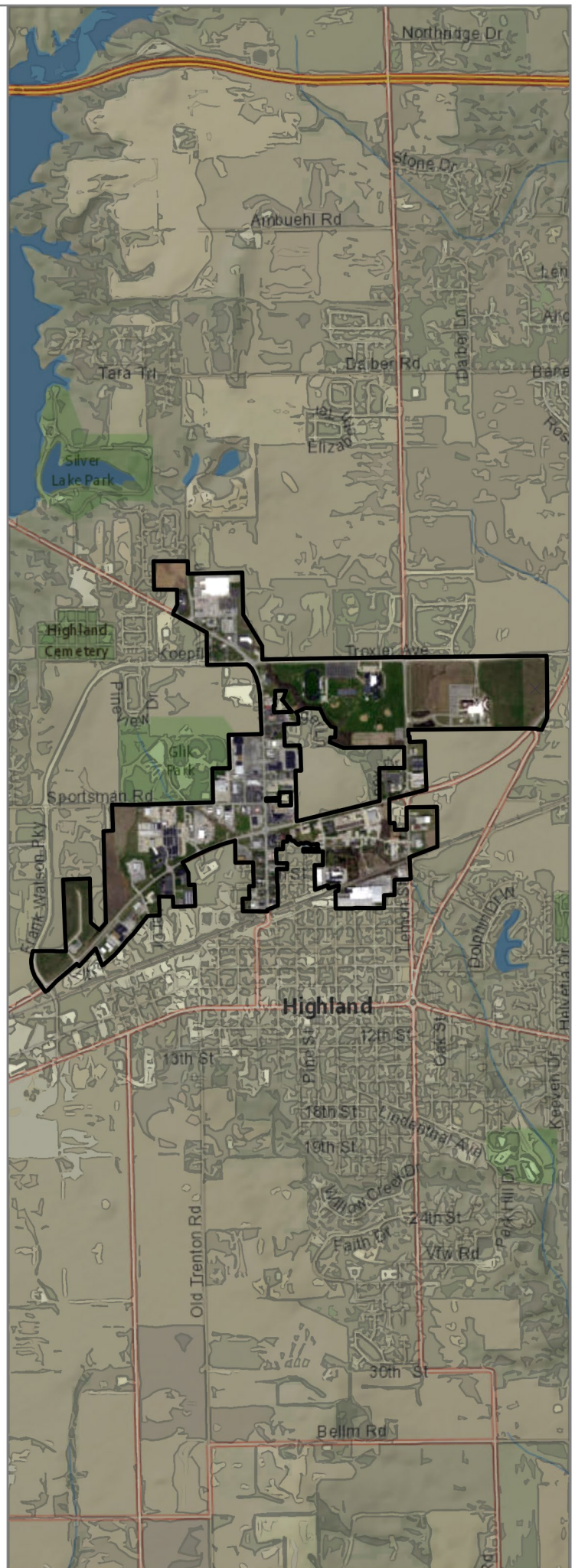
# REDEVELOPMENT PLAN & PROJECT

August 21, 2017

The City of  
**HIGHLAND, IL**

**MORAN**

ECONOMIC DEVELOPMENT



**TABLE OF CONTENTS**

<b>SECTION</b>	<b>PAGE</b>
I. Introduction .....	2
II. Statutory Basis for Business District .....	3
III. Blight Analysis .....	7
IV. Business District Development Plan .....	11
V. Findings and Completion of Obligations .....	16

**EXHIBITS**

Exhibit A	Boundary Map. ....	Following Page 2
Exhibit B	Existing Land Use Map .....	Following Page 2
Exhibit C	EAV Loss .....	Following Page 10

**TABLES**

Table A	Estimated Business District Project Costs .....	14
---------	---	----

**APPENDICES**

Appendix A	Legal Description .....	19
Appendix B	Parcel ID Numbers.....	25
Appendix C	Address List .....	29

## **SECTION I. INTRODUCTION**

Municipalities are authorized to create Business Districts by the Illinois Municipal Code, specifically in 65 ILCS 5/11-74.3 et seq. (the “Act”). The Act sets forth the requirements and procedures for establishing a Business District and a Business District Plan. The purposes of this Plan are to provide a document that demonstrates that the Business District (as defined below) is blighted, provide actions and activities to eradicate the blighting conditions found in this portion of the City, and assist in the development of the Business District. This Plan also identifies those activities, sources of funds, procedures, and other necessary requirements needed to implement the Plan, and use the sales tax and hotel taxes if any, raised within the District to pay for certain eligible District costs. The City of Highland (the “City”) desires to encourage investment and development throughout the City and within the Business District Area (the “Area”). The Comprehensive Plan for the municipality as whole states that the City utilize a variety of economic development tools to assist with the City’s economic development goals and objectives. Some of these goals include:

- Preserving the City’s small town atmosphere while maintaining the current level of public services, quality of the City’s schools, family-friendly activities, parks, recreational programs and seasonal events;
- Protecting the quality of life in Highland by maintaining high standards of living and working conditions including public safety enhancements;
- Promote existing Highland businesses and recruit key industries to the City’s commercial and industrial areas;
- Commercial redevelopment focused along the City’s existing commercial corridors and commercial districts;

A variety of quality of life improvements throughout the Area are needed to achieve the above mentioned goals, particularly in the form of a new public safety building and a host of infrastructure improvements. Additionally the City desires to enhance the US-40 corridor, the IL-143 corridor, and the corridor leading to the older downtown portion of the City. In order to achieve these goals the City has desired to establish a Business District Redevelopment Plan and Project.

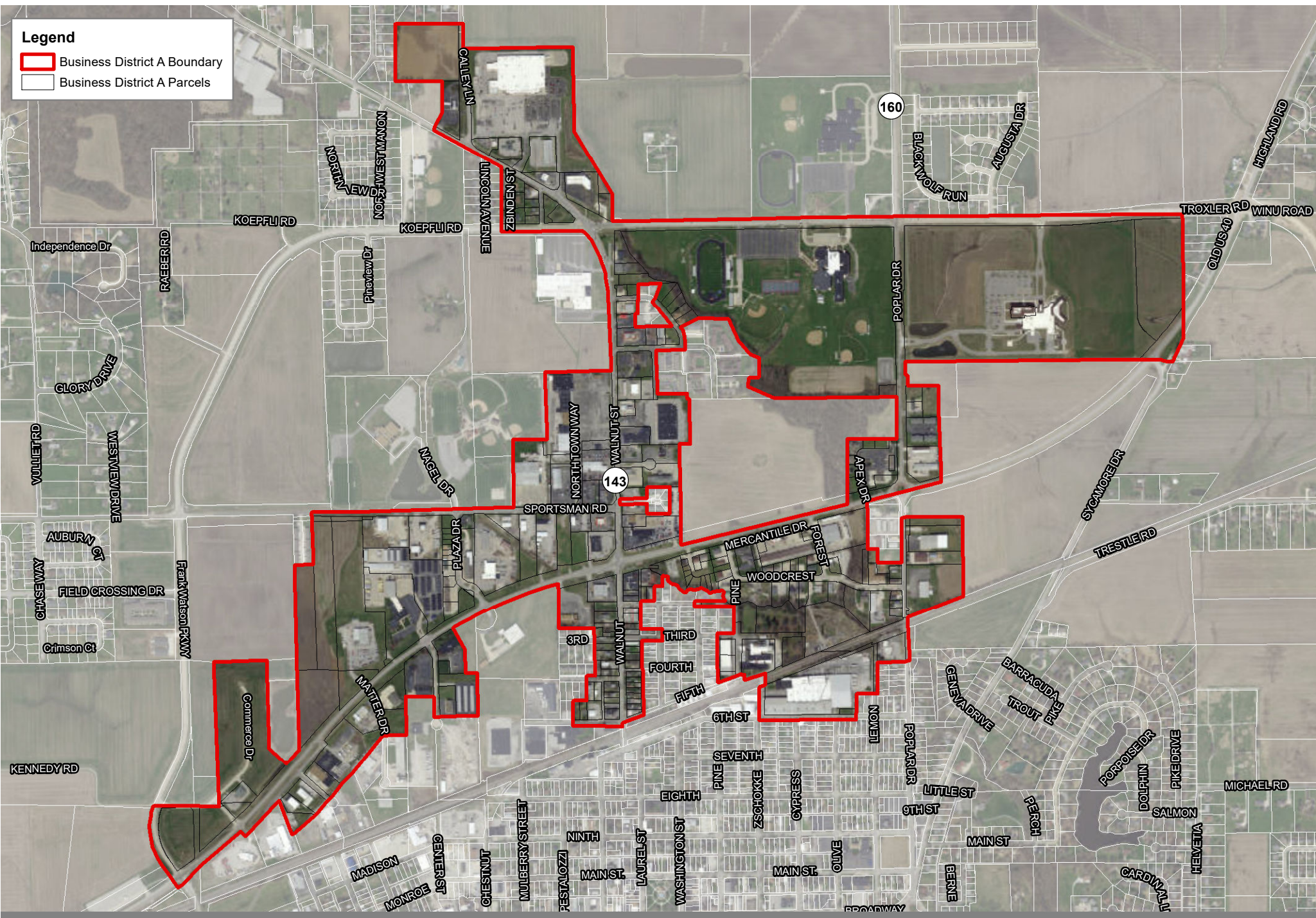
The proposed Business District A (the “District”) encompasses 250 parcels of property and rights-of-way in the City. Generally, the Proposed Business District Area (the “Area”) includes the commercial district of the City along IL-143 and US-40. Parcels adjacent to the intersection of Cally Lane and IL-143 make up the northernmost portion of the boundary, and the Area continues south to take in parcels adjacent to IL-143. At Troxler Avenue the Area extends east to IL-160, and takes in adjacent parcels. The Area takes in properties along IL-143 at the intersection with US-40, and extends south to the railroad tracks. East of this area the properties adjacent to Woodcrest Drive are taken in, which make up the southeastern portion of the boundary. At US-40 the Area continues west-southwest and takes in adjacent properties until reaching Frank Watson Parkway, which makes up the southwestern portion of the boundary. The boundary map for the Area is attached as Exhibit A, with the existing land use map as Exhibit B. The Area is legally described in Appendix A.

The Blight Analysis for the Area was presented to the City Council on August 21, 2017. The Blight Analysis outlined the qualifying factors found in the Area, and this information is referenced within this Business District Plan (the “Plan”).



**Legend**

- Business District A Boundary
- Business District A Parcels



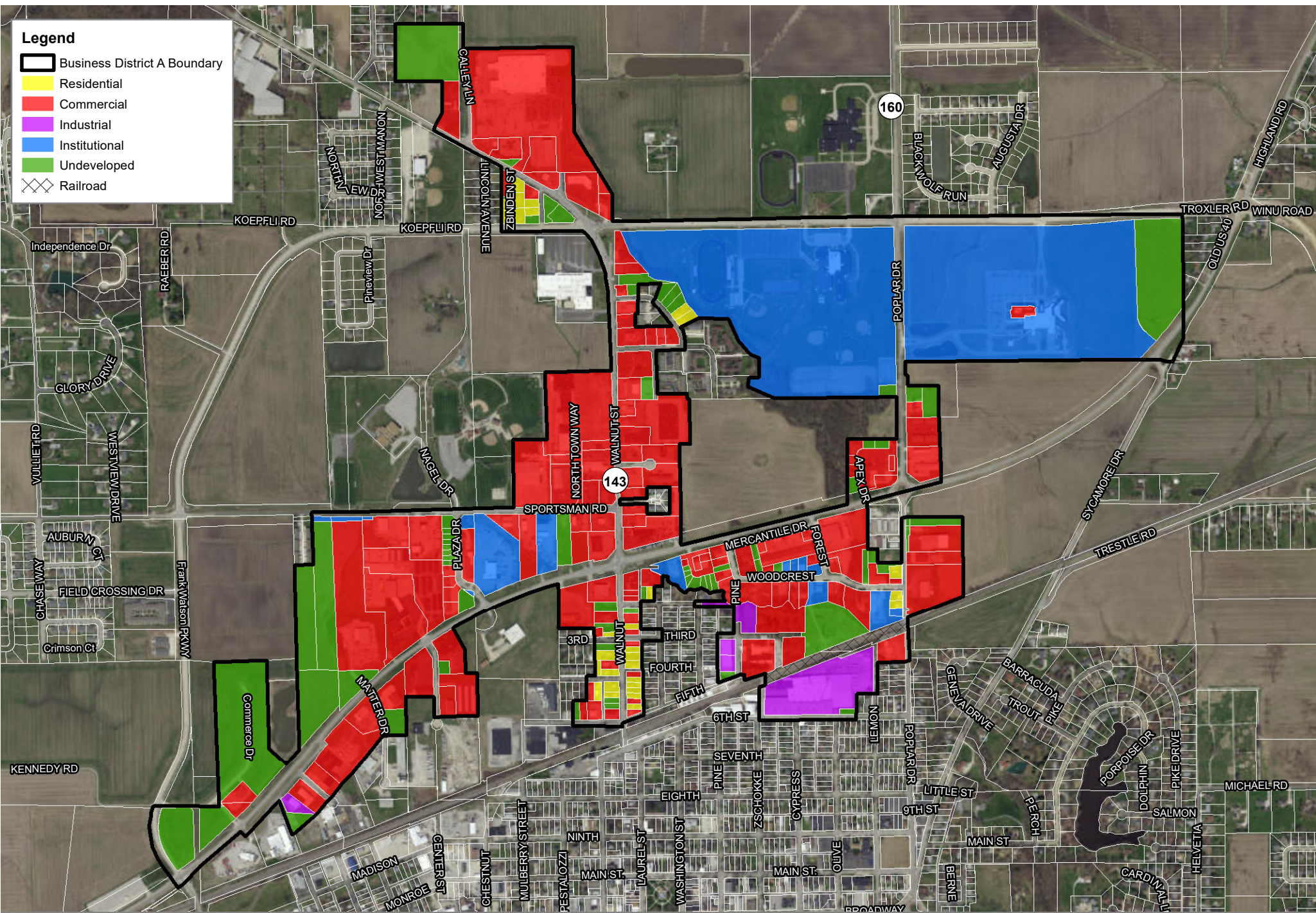
**EXHIBIT A - BOUNDARY MAP**  
**BUSINESS DISTRICT A**  
 Highland, IL





**Legend**

- Business District A Boundary
- Residential
- Commercial
- Industrial
- Institutional
- Undeveloped
- Railroad



**EXHIBIT B - EXISTING LAND USE  
BUSINESS DISTRICT A**  
Highland, IL





## SECTION II. STATUTORY BASIS FOR BUSINESS DISTRICT DEVELOPMENT AND REDEVELOPMENT

Business Districts are authorized by the Illinois Municipal Code, specifically in 65 ILCS 5/11-74.3 “the Act”. The Act finds and declares that:

- *It is essential to the economic and social welfare of each municipality that business districts be developed, redeveloped, improved, maintained and revitalized, that jobs and opportunity for employment be created within the municipality, and that, if blighting conditions are present, blighting conditions be eradicated by assuring opportunities for development, or redevelopment, encouraging private investment, and attracting sound and stable business and commercial growth;*
- *It is further found and determined that as a result of economic conditions unfavorable to the creation, development, improvement, maintenance, and redevelopment of certain business and commercial areas within municipalities opportunities for private investment and sound and stable commercial growth have been and will continue to be negatively impacted and business and commercial areas within many municipalities have deteriorated and will continue to deteriorate, thereby causing a serious menace to the health, safety, morals, and general welfare of the people of the entire State, unemployment, a decline in tax revenues, excessive and disproportionate expenditure of public funds, inadequate public and private investment, the unmarketability of property, and the growth of delinquencies of crime.*
- *In order to reduce threats to and to promote and protect the health, safety, morals, and welfare of the public and to provide incentives which will create employment and job opportunities, will retain commercial businesses in the State and related job opportunities and will eradicate blighting conditions if blighting conditions are present, and for the relief of unemployment and the maintenance of existing levels of employment, it is essential that plans for business districts be created and implemented and that business districts be created, developed, improved, maintained, and redeveloped.*
- *The creation, development, improvement, maintenance, and redevelopment of business districts will stimulate economic activity in the State, create and maintain jobs, increase tax revenues, encourage the creation of new and lasting infrastructure, other improvements, and facilities, and cause the attraction and retention of businesses and commercial enterprises which generate economic activity and services and increase the general tax base, including, but not limited to, increased retail sales, hotel or restaurant sales, manufacturing sales, or entertainment industry sales, thereby increasing employment and economic growth.*
- *It is hereby declared to be the policy of the State, in the interest of promoting the health, safety, morals, and general welfare of all the people of the State, to provide incentives which will create new job opportunities and retain existing commercial businesses within the State and related job opportunities, and it is further determined and declared that the relief of conditions of unemployment, the maintenance of existing levels of employment, the creation of new job opportunities, the retention of existing commercial businesses, the increase of industry and commerce within the State, the reduction of the evils attendant upon unemployment, and the increase and maintenance of the tax base of the*

*State and its political subdivisions are public purposes and for the public safety, benefit, and welfare of the residents of this State.*

- *The exercise of the powers provided in this Law is dedicated to the promotion of the public interest, to the enhancement of the tax base within business districts, municipalities, and the State and its political subdivisions, the creation of employment, and the eradication of blight, if present within the business district, and the use of such powers for the creation, development, improvement, maintenance, and redevelopment of business districts of a municipality is hereby declared to be for the public safety, benefit, and welfare of the residents of the State and essential to the public interest and declared to be for public purposes.*
- The Act is intended to be used by municipalities to address and eradicate problems that cause areas to qualify as “blighted”, and to carry out development and redevelopment projects that serve this end.

The Act allows a municipality to accomplish development, redevelopment and rehabilitation activities on a locally-controlled basis. Development, redevelopment and rehabilitation within a designated District will maintain existing taxes from sales within the District and, thus, maintain existing tax revenues and create new tax revenues which will be used to improve the District. These tax revenues can be used to finance certain “Business District Costs” as identified within the Act.

The statute allows the corporate authorities to designate an area of the municipality as a business district after a public hearing. Powers extended to the corporate authorities in a designated business district include the following:

- *To make and enter into all contracts necessary or incidental to the implementation and furtherance of a business district plan. A contract by and between the municipality and any developer or other nongovernmental person to pay or reimburse said developer or other nongovernmental person for business district project costs incurred or to be incurred by said developer or other nongovernmental person shall not be deemed an economic incentive agreement under Section 8-11-20, notwithstanding the fact that such contract provides for the sharing, rebate, or payment of retailers' occupation taxes or service occupation taxes (including, without limitation, taxes imposed pursuant to subsection (11)) the municipality receives from the development or redevelopment of properties in the business district. Contracts entered into pursuant to this subsection shall be binding upon successor corporate authorities of the municipality and any party to such contract may seek to enforce and compel performance of the contract by civil action, mandamus, injunction, or other proceeding.*
- *Within a business district, to acquire by purchase, donation, or lease, and to own, convey, lease, mortgage, or dispose of land and other real or personal property or rights or interests therein; and to grant or acquire licenses, easements, and options with respect thereto, all in the manner and at such price authorized by law. No conveyance, lease, mortgage, disposition of land or other property acquired by the municipality or agreement relating to the development of property, shall be made or executed except pursuant to prior official action of the municipality. No conveyance, lease, mortgage, or other disposition of land owned by the municipality, and no agreement relating to the development of property, within a business district shall be made without making public disclosure of the terms and disposition of all bids and proposals submitted to the*

*municipality in connection therewith. To acquire property by eminent domain in accordance with the Eminent Domain Act.*

- *To clear any area within a Business District by demolition or removal of any existing buildings, structures, fixtures, utilities, or improvements, and to clear and grade land.*
- *To install, repair, construct, reconstruct, or relocate public streets, public utilities, and other public site improvements within or without a business district which are essential to the preparation of a business district for use in accordance with a business district plan.*
- *To renovate, rehabilitate, reconstruct, relocate, repair, or remodel any existing buildings, structures, works, utilities, or fixtures within any business district.*
- *To construct public improvements, including but not limited to buildings, structures, works, utilities, or fixtures within any business district.*
- *To fix, charge, and collect fees, rents, and charges for the use of any building, facility, or property or any portion thereof owned or leased by the municipality within a business district.*
- *To pay or cause to be paid business district project costs. Any payments to be made by the municipality to developers or other nongovernmental persons for business district project costs incurred by such developer or other nongovernmental person shall be made only pursuant to the prior official action of the municipality evidencing an intent to pay or cause to be paid such business district project costs. A municipality is not required to obtain any right, title, or interest in any real or personal property in order to pay business district project costs associated with such property. The municipality shall adopt such accounting procedures as shall be necessary to determine that such business district project costs are properly paid.*
- *Utilize up to 1% of the revenue from a business district retailers' occupation tax and service occupation tax imposed under paragraph (10) and a hotel operators' occupation tax under paragraph (11) of Section 11-74.3-3 in connection with one business district for eligible costs in another business district that is: (A) contiguous to the business district from which the revenues are received; (B) separated only by a public right of way from the business district from which the revenues are received; or (C) separated only by forest preserve property from the business district from which the revenues are received if the closest boundaries of the business districts that are separated by the forest preserve property are less than one mile apart.*
- *To apply for and accept grants, guarantees, donations of property or labor or any other thing of value for use in connection with a business district project.*
- *If the municipality has by ordinance found and determined that the business district is a blighted area under this Law, to impose a retailers' occupation tax and a service occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for business district project costs as set forth in the business district plan approved by the municipality.*
- *If the municipality has by ordinance found and determined that the business district is a blighted area under this Law, to impose a hotel operators' occupation tax in the business*

*district for the planning, execution, and implementation of business district plans and to pay for the business district project costs as set forth in the business district plan approved by the municipality.*

The Act specifies that before a municipality can designate a District which imposes a retailers' occupation tax and create a Plan for such a District, the municipality must find that the District is "blighted", as that term is defined in the Act.

The Act also requires that any Plan adopted by a municipality include:

- A specific description of the District boundaries and map;
- A general description of each project proposed to be undertaken within the District including a description of the approximate location of each project and a description of any developer, user, or tenant of any property to be located or improved within the proposed business district;
- The name of the proposed District;
- The estimated business district project costs;
- Anticipated source of funds to pay District project costs;
- Anticipated type and terms of any obligations to be issued; and
- The retailers' occupation tax and service occupation tax, if any, and the rate of such taxes and the period of time for which the tax shall be imposed.

## SECTION III. BLIGHT ANALYSIS

### A. Introduction

Municipalities are authorized to create business districts by the Illinois Municipal Code (65 ILCS 5/11-74.3 et seq. - the "Act"). The Act sets forth the requirements and procedures for establishing a business district and a business district plan. The City has deemed such action desirable in order to remedy existing conditions detrimental to existing development in this portion of the City.

The criteria and individual factors that were utilized in conducting the evaluation of the conditions in the proposed business district (the "District") are outlined on the following pages.

### B. Statutory Qualifications

The definitions for qualifying the District as "blighted" are defined in the Act as follows:

*"Blighted area" means an area that is a blighted area which, by reason of the predominance of defective, non-existent, or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire or other causes, or any combination of those factors, retards the provision of housing accommodations or constitutes an economic or social liability, an economic underutilization of the area, or a menace to the public health, safety, morals, or welfare.*

### C. Investigation and Analysis of Blighting Conditions

In determining whether or not the District meets the eligibility requirements of the Act, various methods of research and field surveys were utilized. These included:

- On-site field examination of conditions in the District by experienced staff of Moran Economic Development. These personnel are trained in techniques and procedures of determining conditions of local properties, utilities, streets, etc., and determination of eligibility of areas for business district designation.
- Research of documentation and property records made available through the Madison County Supervisor of Assessments.
- Interviews with City engineers on the existing conditions of the utilities and infrastructure in the Area.
- Review of the findings and determinations established by the Act in creating business districts. These findings include:
  - That it may be considered essential to the economic or social welfare of the municipality that business districts be maintained and revitalized by assuring opportunities for development or redevelopment and attracting sound and stable business and commercial growth.
  - That such a result should conform to the comprehensive plan of the municipality and a specific plan for business districts officially approved by the corporate authorities of the municipality after the public hearing.



- That the exercise of the powers provided in Section 11-74.3-1 (of the Act) is dedicated to the promotion of the public interest and to the enhancement of the tax base of business districts, and the use of such powers for the development and redevelopment of business districts of a municipality is hereby declared to be a public use essential to the public interest.

The Act specifies that certain requirements must be met before a municipality can proceed with implementing business district development and redevelopment projects and imposing the retailers' occupation tax, service occupation tax, and hotel operators' occupation tax. One of these is that the municipality must demonstrate that the District qualifies as eligible for business district designation.

#### **D. The Proposed District**

The proposed Business District A (the "District") encompasses 250 parcels of property and rights-of-way in the City. Generally, the Proposed Business District Area (the "Area") includes the commercial district of the City along IL-143 and US-40. Parcels adjacent to the intersection of Cally Lane and IL-143 make up the northernmost portion of the boundary, and the Area continues south to take in parcels adjacent to IL-143. At Troxler Avenue the Area extends east to IL-160, and takes in adjacent parcels. The Area takes in properties along IL-143 at the intersection with US-40, and extends south to the railroad tracks. East of this area the properties adjacent to Woodcrest Drive are taken in, which make up the southeastern portion of the boundary. At US-40 the Area continues west-southwest and takes in adjacent properties until reaching Frank Watson Parkway, which makes up the southwestern portion of the boundary.

#### **E. Review of Findings & Qualifications of the District**

In order to impose the retailers' occupation tax and service occupation tax, the corporate authorities of the municipality shall make a formal finding that the Area is a "Blighted Area", as defined in Section III-B. The following is a review of the findings:

- **Deterioration of Site Improvements**

The majority of the Area exhibits deteriorated site improvements in some form, which can be classified as either structural or surface improvements. Approximately 63% of the 233 structures in the Area show some sort of notable defects in the structural components, which were common in foundations, exterior walls, roofs, doors, windows, gutters, downspouts, siding, and other fascia materials.

Additionally 60% of the parcels exhibit deteriorated surface improvements. Common forms of this type of deterioration found were cracking sidewalks, unkempt gravel areas, cracked and deteriorated roadway surfacing, potholes, crumbling asphalt, and grass or weed growth in some of the surface improvements. In other portions of the proposed district parking lots, entry ways, alleyways, and driveways lack proper pavement and exhibit clear signs of deterioration.

Other site improvements exhibiting deteriorated conditions were noted in the utilities which serve the properties. The water infrastructure serving the primary commercial corridor in the City, along IL-143, has aged and deteriorated water lines and mains. It is estimated that these are between 60-80 years old and susceptible to breakages. Due to the lack of valves on the line the problem cannot be adequately isolated when breakages do occur, which compounds the issue as the effect on the businesses

becomes widespread. This problem could potentially contribute to the existence of conditions which endanger life or property by fire, an eligibility factor discussed below.

- **Existence of Conditions Which Threaten Property by Fire**

The issues noted with the deteriorated utilities in the Area could potentially contribute to the limitation of fire suppression efforts. Having a primary water main in the Area, which is along IL-143, that is aged and in need of replacement is a potential liability to the properties it serves. Additionally this line lacks the requisite number of valves which allow for the isolation of the problem should any breakages occur. However unlikely, should the main experience a breakage at time when fire suppression efforts were needed at any point along that stretch of IL-143 then the spread of fire could pose a significant threat to the properties in the Area.

- **Improper Subdivision or Obsolete Platting**

Improper subdivision is the platting of land in irregular shapes or sizes, resulting in parcels that are difficult to develop to their highest and best use. These difficulties can arise from the property's incompatibility with modern development guidelines or even the City's subdivision code. Numerous properties in the Area exhibit this factor, with property lines that are not congruous with development friendly guidelines. These parcels will need some sort of intervention, either through splits or combinations, in order to be developed properly. Other examples of this factor include parcels that are simply impossible to develop due to the limitations of their dimensions. These types of issues can create significant barriers to development, both in terms of undeveloped properties not conforming to modern developmental guidelines for new development, and in the expansion of existing development being limited due to the deleterious layout of the land.

The Area, by reason of a predominance of deterioration of site improvements, existence of conditions which threaten property by fire, and improper subdivision or obsolete platting constitutes an economic and social liability to the City. Additionally, the combination of these blighting factors contributes to the economic underutilization of the Area. Finally, a menace to the public health, safety, morals, or welfare is present because of the existing conditions in the Area.

Deterioration of any kind in an area can serve as a deterrent to prospective developers or patrons. Additionally, these conditions contribute to declining property values, which are prevalent throughout the Area. Further, the obsolete platting of some of the properties severely limits the development capabilities of some of the property in the Area. While the District as a whole has seen net positive growth, this growth is largely attributed to the new hospital properties. Without these two parcels the District the remaining parcels would have combined for a net loss since 2011. Of the 250 parcels in the Area, 224 (90%) experienced a loss in total value from 2011 to 2016, as shown in Exhibit C. These parcels combined for over \$1.7M in EAV loss during this time period, and as such illustrate how the Area is an economic liability to the City.

The social liability can be assessed in terms of the loss of property tax revenues which provide for essential services to City residents, particularly police, fire, and emergency services. The Highland Police, Fire, and EMS departments are facing financial challenges and require additional support to maintain current levels of service going forward. The aforementioned property value losses for the majority of the parcels in the Area equates to lost tax revenues

which are used to fund essential services for the public. As such, the District poses as a social liability to the City.

The Area also is economically underutilized. The blighting factors which exist in the Area impede the development of what should be the City's economic growth corridors. The main thoroughfares in the District are some of the most trafficked in the City, with an average annual daily traffic (AADT) count of 8,200 at Troxler Avenue, 11,000 along IL-143, and 8,750 on US-40. Yet nearly all of the parcels have declined in value since 2011, unable to fully capitalize on the high visibility of the region. As such, the Area is economically underutilized.

The blighting conditions in the Area, in combination, create a menace to the public health, safety, and welfare. This is largely represented by the social liability discussed prior, as the predominance of parcels losing value creates a liability to those services funded by the associated tax revenues. When the services are police, fire, and EMS, then there are conditions present which create a menace to public health, safety, and welfare.

#### **F. Qualification Summary & Findings**



The District is found to be eligible as "blighted" due to the presence conditions representative of those outlined in the Act. These include:

- Deterioration of Site Improvements
- Existence of Conditions Which Threaten Property by Fire
- Improper Subdivision or Obsolete Platting








The above factors, in combination, contribute to the Proposed District Area being an economic and social liability to the City, an economic underutilization of the Area, and the Area being a menace to public health, safety, or welfare. Additional findings for the Proposed Business District Area include:

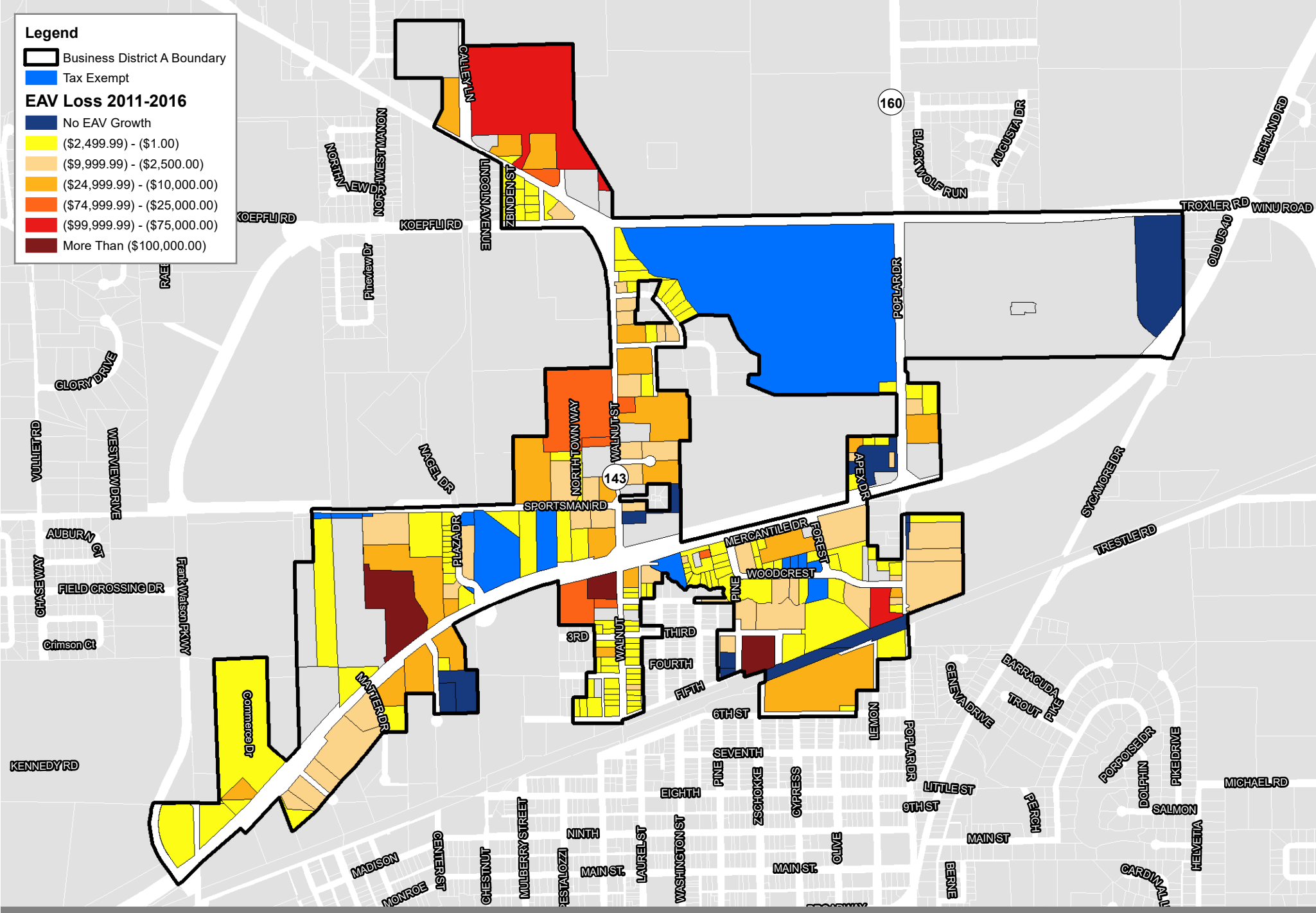
- **The Proposed Business District, on the whole, has not been subject to growth and development through private enterprise.**  
Nearly all (90%) of the parcels in the Area have had negative EAV growth rates since 2011.
- **The Proposed Business District would not reasonably be anticipated to be developed or redeveloped without the adoption of the Business District Development or Redevelopment Plan.**  
It cannot reasonably be anticipated that without the adoption of the Business District the properties in the Area would be redeveloped, nor could the blighting conditions be remediated, which is a barrier to development.
- **The Business District Development Plan conforms to the Comprehensive Plan for the development of the municipality as a whole.**

**Legend**

-  Business District A Boundary
-  Tax Exempt

**EAV Loss 2011-2016**

-  No EAV Growth
-  (\$2,499.99) - (\$1.00)
-  (\$9,999.99) - (\$2,500.00)
-  (\$24,999.99) - (\$10,000.00)
-  (\$74,999.99) - (\$25,000.00)
-  (\$99,999.99) - (\$75,000.00)
-  More Than (\$100,000.00)



**EXHIBIT C - EAV LOSS**  
**BUSINESS DISTRICT A**  
 Highland, IL



## SECTION IV. BUSINESS DISTRICT REDEVELOPMENT PLAN

The City of Highland, Illinois is considering the approval of the Business District A Plan in order to provide an important tool for the remediation of blighting conditions present in the City. In looking to achieve this end, the City will seek to adhere to certain objectives and policies.

### A. Objectives

The objectives of the Plan are to:

- Strengthen and grow the City's property and sales tax base, and increase the number of jobs within the City, through the expansion of economic activity within Highland.
- Provide the highest level of emergency medical care and public safety to the community.
- Continue to make Highland a "Healthy Community"
- Establish Highland as a destination for regional-scale retailing.
- Retain small businesses throughout the community.
- Explore ways to attract tenants to existing buildings.
- Achieve better design and aesthetics in retail and commercial areas throughout the Business District, including these areas' private and public structures, landscaping and signage.
- Improve the local roadway system to enable residents to easily patronize the City's shopping areas.
- Identify, meet and maintain the City's infrastructure needs.
- Upgrade the utilities throughout the Area, including the water distribution system and sanitary sewer system.
- Ensure the City's ability to provide adequate and safe collection and treatment of storm water and sanitary waste in the future.
- Promote continued investment in the City's infrastructure and services (water, sewer, electric, public safety, internet and telecommunications) to ensure quality, affordable utilities to serve Highland's present and future needs. Incremental upgrades to the city's aging infrastructure and public works are recommended to avoid costly one-time expenditures and allow the city to spread the costs out over several years.
- Ameliorate the blighting conditions within the District.
- Enhance the sales tax base of the District.
- Enhance the property tax base of the District.



## **B. Policies**

The City of Highland will follow certain policies to achieve the objectives outlined above.

These policies include:

- Use Business District-derived revenues to implement the Plan.
- Utilize City staff and consultants to undertake those actions necessary to accomplish the specific public-side actions and activities outlined in the Business District Plan.
- Provide financial assistance, as permitted by the Act, to complete those certain private actions and activities as outlined in the Business District Plan.
- Use Business District-derived revenues to support new development.
- Use Business District-derived revenues to carry out public infrastructure improvements.
- Utilize the powers extended to the corporate authorities in a designated District.

These objectives and policies may be amended from time to time as determined by the City.

## **C. Components of the Business District Plan**

### **1. Boundary Delineation**

A number of factors were taken into consideration in establishing the boundary of the District. Established planning guidelines and standards have been followed in delineating the boundary and preparing the Plan.

Field investigators employed by Moran Economic Development conducted research of the area and environs in order to ascertain the existence and prevalence of blighting factors. Moran Economic Development was assisted by information from Madison County and the City of Highland. Based upon these investigations, the eligibility requirements for establishing and enabling taxes, the determination of redevelopment needs within the City, and the location of the blighting factors found, the boundaries of the District were determined.

The proposed Business District A (the “District”) encompasses 250 parcels of property and rights-of-way in the City. Generally, the Proposed Business District Area (the “Area”) includes the commercial district of the City along IL-143 and US-40. Parcels adjacent to the intersection of Cally Lane and IL-143 make up the northernmost portion of the boundary, and the Area continues south to take in parcels adjacent to IL-143. At Troxler Avenue the Area extends east to IL-160, and takes in adjacent parcels. The Area takes in properties along IL-143 at the intersection with US-40, and extends south to the railroad tracks. East of this area the properties adjacent to Woodcrest Drive are taken in, which make up the southeastern portion of the boundary. At US-40 the Area continues west-southwest and takes in adjacent properties until reaching Frank Watson Parkway, which makes up the southwestern portion of the boundary.

### **2. The Development Project**

The development goals of the City of Highland for Business District A envision a program resulting in the redevelopment of the primary commercial corridor in the City,

through repair and rehabilitation of the existing improvements and construction of new improvements. The satisfaction of these needs will increase the sales and property tax revenues generated in the Area for the City, as well as provide a revenue source for the City to make necessary infrastructure improvements throughout the Area. These goals will be accomplished through both public and private projects to encourage commercial growth in the District. These projects will be undertaken by a range of stakeholders, from developers and property owners in the Area to the City itself. The Plan is to be adopted without specific designation of the developers for these projects as they will be executed in phases throughout the life of the Business District. Projects may include multiple developers on a larger scale site development, individual property owners making building or site improvements on a smaller scale, or improvement projects initiated by the City. Thus, no specific users or tenants are presently identified; rather, as Developers are attracted to redevelop the Area, these will be considered by the City.

**Key Projects for the Plan include:**

- Construction of a new public safety facility which will serve this area and others;
- Fire and EMS Capital Costs as determined by the City;
- Upgrade of utilities to include water, sanitary and storm sewer drainage improvements; replacement of water lines, and other sewer and water system components; improvement to water treatment plant; potential construction of a retention pond to alleviate flooding issues; specifically water main replacement along IL Route 143.
- Infrastructure improvements, including the development of the interior and exterior street networks within the area;
- Utility trunk lines (e.g. water, sanitary sewer, telephone, etc.) constructed in road right-of-way or other public easements;
- Further implementation of a Business Recruitment & Business Retention Program.
- Marketing the City of Highland to outside investors;
- The development of additional commercial or retail stores within the District;
- Construction and reconstruction of sidewalks throughout the Area;
- The facilitation of private investment within the District; and
- Other activities or costs permitted under the Act.

The City intends to provide limited economic development assistance through the funding of certain development costs to be incurred by a developer(s) for these Projects under the terms and conditions of separate development agreements, as guided by the policies of this Plan. Economic development assistance shall include expenditures for public improvements and extraordinary project costs. These costs for the Projects are estimated in Table A on the following page.

Table A should not be construed to limit the ability of the City to enter into development agreements, which provide for other costs, additional costs, or a different distribution of these costs among the various line items. Specific limitations on such cost items and any distribution between them will be specified in development agreements by and between the City and any developer(s).

**3. Name of Business District**

The name of the District is Business District A.

**4. Estimated Business District Project Costs**

The cost estimate associated with development activities to be funded from available revenues of the City (the “Pledged Revenues”) as discussed below, is presented in Table A - Estimated Business District Project Costs. The estimate includes reasonable and necessary costs incurred, or estimated to be incurred, during the implementation of the Business District Plan. The estimated costs in Table A are subject to refinement as specific plans and designs are finalized and experience is gained in implementing the Plan and do not include financing costs and the retail sales tax which will be applied to pay the portion of such costs which are eligible to be funded under the Act. As such, debt service and expenses associated with issuance bonds, or other obligations, are in addition to costs stated in Table A. It should also be noted that the Estimated Business District Project Costs listed below are likely to be more than might be extended to a developer through any formal agreement between a developer and the City.

*TABLE A - ESTIMATED BUSINESS DISTRICT PROJECT COSTS*

<b>DESCRIPTION</b>	<b>ESTIMATED COSTS</b>
Costs of studies, surveys development of plans, and specifications, implementation and administration of the district including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning and other services;	\$1,000,000
Property assembly costs, including but not limited to acquisition of land and other real or personal property;	\$1,000,000
Site preparation costs, including but not limited to clearance, demolition or removal of any existing buildings, structures, fixtures, utilities, and improvements and clearing and grading of land;	\$2,000,000
Costs of installation, repair, construction, reconstruction, extension, or relocation of public streets, public utilities, and other public site improvements within or without the business district which are essential to the preparation of the business district for use in accordance with the business district plan, and specifically including payments to developers or other nongovernmental persons as reimbursement for site preparation costs incurred by the developer or nongovernmental person;	\$3,000,000
Costs of renovation, rehabilitation, reconstruction, relocation, repair, or remodeling of any existing buildings, improvements, and fixtures within the business district, and specifically including payments to developers or other nongovernmental persons as reimbursement for costs incurred by those developers or nongovernmental persons;	\$1,000,000
Costs of installation or construction within the business district of buildings including a public safety building, structures, works, streets, improvements, equipment, utilities, or fixtures	\$10,000,000
General financing costs including but not limited to all necessary and incidental expenses related to the issuance of obligations including payment of interest on obligations;	\$1,000,000
<b>TOTAL ESTIMATED BUDGET</b>	<b>\$19,900,000</b>

*Expenditures in individual categories may differ from those shown above; however, the total amount of the Estimated Redevelopment Project Costs will not exceed \$19,900,000 plus any additional interest and financing costs as may be required. Adjustments may be made among budget categories to reflect implementation of the Plan.*

**5. Anticipated Source of Funds to Pay Business District Project Costs**

The anticipated source of funds to pay District project costs are those tax revenues raised by the retailers' occupation tax to be imposed by the Business District (the "Business District Tax") which will be applied to pay eligible costs under the Act. In addition, the District's costs and obligations may be paid for, in whole or in part, by revenues from other funding sources. These may include state and federal programs, municipal sales tax revenue and tax increment financing revenues in those portions of the Business District which overlap with the Business District A Redevelopment Area (collectively, the "Pledged Revenues").

**6. Anticipated Type and Terms of Any Obligations to be issued**

In order to expedite the implementation of the Business District Plan, The City of Highland, pursuant to the authority granted to it under the Act, may issue obligations to pay for the Business District Costs. These obligations may be secured by future amounts to be collected and allocated to the Business District Tax Allocation Fund. Such obligations may take the form of any loan instruments authorized by the Act. Such loans or obligations may be issued pursuant to the Business District Plan. The City anticipates that notes, bonds, or similar obligations may be issued secured by revenues in the Business District Tax Allocation Fund to fund eligible District costs.

When District costs, including all municipal obligations financing Business District project costs incurred under Section 11-74.3-3 have been paid, any surplus funds then remaining in the Business District Tax Allocation Fund shall then be distributed to the municipal treasurer for deposit into the municipal general corporate fund.

**7. The rate of Any Tax to be Imposed pursuant to Subsection (10) and (11) of Section 11-74.3-3 of the Act**

Within the District, a rate of tax of 0.5% shall be imposed as a retailer's occupation tax and service occupation tax. Such tax shall be imposed for up to, but no more than, 23 years.

## **SECTION V. FINDINGS AND COMPLETION OF OBLIGATIONS**

### **A. Formal Findings**

The City of Highland makes the following formal findings with respect to establishing the Business District A Plan:

The area to be designated as a Business District is contiguous and includes only parcels of real property directly and substantially benefited by the Business District Plan.

The Business District, in its entirety, is located within the City limits of Highland, Illinois.

The City's exercise of the powers provided in the Act is dedicated to the promotion of the public interest and to the enhancement of the tax base of the Business District, and the use of the powers for the development and redevelopment of the Business District as provided in this Plan is declared to be a public use essential to the public interest of the residents of the City of Highland, Illinois.

The Business District is a blighted area; that, by reason of defective, non-existent, or inadequate street layout, the existence of conditions which threaten property by fire, and improper subdivision or obsolete platting. These factors, in combination, constitute an economic and social liability of the Area in its present condition and use; contribute to the economic underutilization of the Area; and create a menace to public health, safety, or welfare.

The Business District, on the whole, has not been subject to growth and development through investment by private enterprise or would not reasonably be anticipated to be redeveloped without the adoption of the Business District Development Plan.

The Business District Development Plan conforms to the Comprehensive Plan for the development of the municipality as a whole, as determined by the City Council.

### **B. Completion of Business District Projects / Retirement of Obligations**

Upon payment of all Business District project costs and retirement of outstanding obligations, but in no event more than 23 years after the date of adoption of the ordinance approving the Business District A Plan, the municipality shall adopt an ordinance immediately rescinding the taxes imposed pursuant to subsections of (10) and (11) of Section 11-74.3-3.



# APPENDIX A

## LEGAL DESCRIPTION

(This page intentionally left blank.)

## APPENDIX A – LEGAL DESCRIPTION

Beginning at the southwest corner of Fifth Street and Walnut Street:

Proceed west along Fifth Street to the west line of 713 Fifth Street (Tax Parcel ID No. 02-2-18-32-18-301-018). Proceed north along said west line until reaching the north line of said lot and turn east and proceed until reaching the west line of 710 Fourth Street (Tax Parcel ID No. 02-2-18-32-18-301-014). Turn north and follow said west line until reaching Fourth Street. Go east to the west line of 318 Fourth Street (Tax Parcel ID No. 02-2-18-32-18-301-028). Turn north along said west line and the northerly prolongation thereof to following a straight line proceeding north until reaching the south line of Hi Top Bowl property (Tax Parcel ID No. 02-2-18-32-14-301-010). Follow said south line west until reaching the west line of said property. Proceed north along said west line to US Highway 40. Proceed westerly along US Highway 40 to the east line of the Trouw Nutrition main office at 115 Executive Drive (Tax Parcel ID No. 02-2-18-32-00-000-034). Follow said east line south until reaching the north line of the Korte-Luitjohan mini storage facility (Tax Parcel ID No. 02-2-18-32-00-000-039) and continue east along said north line until reaching the east line of said parcel. Proceed south along said east line until reaching the south line of said parcel and go west along said south line and the westerly prolongation thereof to Executive Drive. Follow Executive Drive north until reaching the north property line of the parcel at 80 Executive Drive (Tax Parcel ID No. 02-2-18-32-00-000-031). Go west along said north line to the west line of said parcel. Go south along said west line to the north property line of the parcel at 145 Matter Drive (Tax Parcel ID No. 02-2-18-32-00000-027). Follow the north line west across Matter Drive. Proceed southwesterly along the northwesterly line of 140 Matter Drive (Tax Parcel ID No. 02-2-18-32-00-000-028). Continue southwesterly along the northwesterly line of 200 Plaza Street (Tax Parcel ID Nos. 02-2-18-31-00-000-018.003 & 01-2-24-06-08-202-003) to the east line of 1 Ultraway Drive (Tax Parcel ID No. 01-2-24-06-08-202-004). Proceed north along said east line to US Highway 40. Go west along US Highway 40 to Frank Watson Parkway. Go northerly along Frank Watson Parkway until you reach Commerce Drive. Go easterly along Commerce Drive until you reach the west line of Retko Group LLC parcel (Tax Parcel ID No. 02-1-18-32-00-000-018) (15.42 acre). Proceed north along said west line, east along the north line of said Retko Group LLC parcel, and south along the east line of said Retko Group LLC parcel to US Highway 40. Go northeasterly along US Highway 40 to the west line of two tracts of land owned in trust by Bonnie McGinley (Tax Parcel ID No. 02-1-18-31-00-000-018.001 & 012) (5.18 & 3.5 acre, respectively). Go north along said west line to the south line of Crown Pointe apartments (Tax Parcel ID No. 02-1-18-31-00-000-011 & 011.001), thence east along said south line to the east line of said parcel and then north along said east line to Sportsman Road. Proceed east along Sportsman Road to west line of Rural King (Tax Parcel ID No. 02-1-18-32-00-000-021.006). Proceed north along said west line to the north line of said parcel and go east along said north line until you reach the west line of the Glik Development parcel (Tax Parcel ID No. 02-1-18-32-00-000-021.001). Go north along said west line to the north line of said parcel, then proceed east along said north line to IL Route 143. Follow IL Route 143 north to Koepfli Lane. Go west on Koepfli Lane to the common lot line of the lots between Zbinden Lane and Lincoln Lane. Proceed north along said common property line until reaching IL Route 143. Go northwesterly along IL Route 143 to the west line of Scott Credit Union (Tax Parcel ID No. 02-1-18-29-17-301-003.002). Follow said west line northerly to the south line of the Rehberger Holdings LLC tract (Tax Parcel ID No. 02-1-18-29-13-303-004) (7.2 acre). Go west along said south line to the west line of said tract. Proceed north along said west line to the north line of said tract. Go east along said north line to Cally Lane. Go south along Cally Lane to the north line of the Wal-Mart tract (Tax Parcel ID No. 02-2-18-29-03-301-001). Go east along said north line to the east line of said tract. Go south along said east line and the east line of the Professional Resource Development Inc. tract (Tax Parcel ID No. 02-2-

18-29-18-301-033) to Troxler Avenue. Go east along Troxler Avenue to the east line of the City of Highland tract (Tax Parcel ID No. 02-1-18-33-00-000-001.002) (10 acre). Continue south along said east line and the southerly prolongation thereof to the southeasterly line of US Highway 40. Proceed southwesterly along said southeasterly line to the easterly prolongation of the south line of the St. Joseph's Hospital tract (Tax Parcel ID No. 02-1-18-33-00-000-001) (61.98 acre). Continue westerly along said south line to the east line of IL Route 160. Follow said east line south to the north line of Splish Splash Car Wash (Tax Parcel ID Nos. 02-2-18-33-00-000-041 & 042). Go east along said north line to the east line of said parcel. Go south along said east line and the southerly prolongation thereof to US Highway 40. Go west on US Highway 40 to east line of Aviston Lumber (Tax Parcel ID No. 02-1-18-32-16-401-012.001). Proceed south along said east line and the southerly prolongation thereof to the north line of Safe Supply parcel (Tax Parcel ID No. 02-1-18-32-16-401-005.001). Go east along said north line to the east line of said parcel, then south along said east line to the south line of a vacant lot (Tax Parcel ID No. 02-1-18-32-16-401-005). Continue east along said south line to Poplar Street. Go north along Poplar St to the north line of the Kloss Furniture Tin Shed property (Tax Parcel ID No. 02-1-18-33-00-000-016.006). Go east along said north line to the east line of said property. Proceed south along said east line and the southerly extension thereof to the CSXT Railroad. Go west along the CSXT Railroad to Poplar Street and then go south along Poplar Street to the south line of Larry's Tire (Tax Parcel ID No. 02-1-18-32-20-402-001). Go west along said south line to Lemon Street. Go south along Lemon Street to the east-west alley just north of Sixth Street. Continue west along said alley and then south along the north-south alley just west of Lemon Street to Sixth Street. Proceed west along Sixth Street to Zschokke Street. Go north on Zschokke Street and across the CSXT Railroad to Fifth Street. Proceed southwesterly along Fifth Street to the north-south alley between Washington Street and Pine Street. Go north along said alley to Third Street, then east on Third Street to Pine Street. Proceed north along Pine Street to the south line of Second Street. Go west along said south line to the west line of Washington Street. Proceed north across Second Street to the north line of Second Street, then east along said north line to Lindenthal Creek. Go northwesterly along said creek to the east line of 101 Walnut Street (Tax Parcel ID No. 02-2-18-32-15-401-002). Proceed south along said east line to the south line of said parcel, then west along said south line to the east line of 820 Second Street (Tax Parcel ID No. 02-2-18-32-15-401-002.006). Proceed south along said east line to Second Street. Go west on Second Street to the north-south alley just east of Walnut Street. Proceed south along said alley to the north line of 220 Laurel Street (Tax Parcel ID No. 02-2-18-32-15-401-017). Go east along said north line to Laurel Street, then south along Laurel Street to Third Street. Proceed west along Third Street to the north-south alley just east of Walnut Street, then south along said alley to Fifth Street. Go southwesterly along Fifth Street to the Point of Beginning.

Excluding the following three (3) parcels:

Excluded Parcel 1:

All of Villa Park Drive and the multi-family properties at 2628, 2629, 2636, 2637, 2644 and 2645 Villa Park Drive (Tax Parcel ID Nos. 02-2-18-32-02-202-017, 010, 011, 012, 013, 014 & 015).

Excluded Parcel 2:

Beginning at the southwest corner of 520 Suppiger Way (Tax Parcel ID No. 02-2-18-32-02-201-014). Proceed north along the west line of said parcel, then east along the north line of said parcel and the north line of 500 Suppiger Way (Tax Parcel ID No. 02-2-18-32-02-201-015) to the southeasterly line of 500 Suppiger Way. Go southwesterly along said southeasterly line to the southwesterly line of Suppiger Way. Proceed southeasterly along said southwesterly line to the south line of a vacant lot (Tax Parcel ID No. 02-2-18-32-02-201-023). Go west along said



south line and the south line of 515-555 Suppiger Way (Tax Parcel ID Nos. 02-2-18-32-02-201-023.01 & 02-2-18-32-02-201-022.1) to the west line of said parcels. Proceed north along said west lines, across Suppiger Way to the Point of Beginning.

Excluded Parcel 3:

Beginning at the southwest corner of an undeveloped parcel of land just north of US Highway 40, owned by Lois Benson (Tax Parcel ID No. 02-1-18-32-02-202-006) (41.51 acre). Proceed north along the westerly line of said parcel to the south line of Northtown East Apartments at 85 Suppiger Lane (Tax Parcel ID No. 02-2-18-32-02-201-030). Go west along said south line and north along the west line of said parcel to the south line of 2676 Eagle Way Drive (Tax Parcel ID No. 02-2-18-32-02-201-029). Proceed west along said south line to the east line of Eagle Way Drive. Go north along said east line to the south line of Suppiger Lane. Proceed east along said south line to the northeasterly line of Suppiger Way. Go northwesterly along said northeasterly line to the northwesterly line of 380 Suppiger Lane (Tax Parcel ID No. 02-2-18-32-02-201-031). Proceed northeasterly along said northwesterly line to the southwesterly line of Highland High School (Tax Parcel ID No. 02-1-18-32-02-201-002). Thence meandering southeasterly along said southwesterly line to the north line of said Benson tract. Go east along said north line to the west line of IL Route 160. Go south along said west line to the south line of said Benson tract. Proceed west along said south line and south along the east line of said Benson tract to the northwesterly line of US Highway 40. Proceed southwesterly along said northwesterly line to the Point of Beginning.

(This page intentionally left blank.)

# APPENDIX B

## PARCEL ID LIST

(This page intentionally left blank.)



**APPENDIX B - PARCEL ID NUMBERS**

01-1-24-06-00-000-004.001	02-1-18-32-14-301-006.002	02-2-18-32-00-000-021.004
01-1-24-06-08-202-001	02-1-18-32-14-301-017	02-2-18-32-00-000-021.005
01-2-24-06-08-202-002	02-1-18-32-14-301-017.001	02-2-18-32-00-000-022.002
01-2-24-06-08-202-002.001	02-1-18-32-15-401-001	02-2-18-32-00-000-023.002
01-2-24-06-08-202-006	02-1-18-32-16-401-005.001	02-2-18-32-00-000-023.003
02-1-18-29-13-303-004	02-1-18-32-16-401-005.002	02-2-18-32-00-000-026
02-1-18-29-17-301-003.002	02-1-18-32-16-401-012.001	02-2-18-32-00-000-027.001
02-1-18-29-18-301-015	02-1-18-32-16-401-904	02-2-18-32-00-000-032
02-1-18-29-18-301-015.001	02-1-18-32-18-301-005	02-2-18-32-00-000-033
02-1-18-29-18-301-016	02-1-18-32-18-301-006	02-2-18-32-00-000-034
02-1-18-29-18-301-017	02-1-18-32-20-401-904	02-2-18-32-00-000-038
02-1-18-29-18-301-018	02-1-18-32-20-402-001	02-2-18-32-00-000-038.001
02-1-18-29-18-301-019	02-1-18-33-00-000-001	02-2-18-32-00-000-039
02-1-18-29-18-301-020	02-1-18-33-00-000-001.002	02-2-18-32-00-000-040
02-1-18-29-18-301-025	02-1-18-33-00-000-001.003	02-2-18-32-02-201-005
02-1-18-29-18-301-025.001	02-1-18-33-00-000-016.001	02-2-18-32-02-201-006
02-1-18-31-00-000-010	02-1-18-33-00-000-016.002	02-2-18-32-02-201-013
02-1-18-31-00-000-010.001	02-1-18-33-00-000-016.003	02-2-18-32-02-201-016
02-1-18-31-00-000-012	02-1-18-33-00-000-016.004	02-2-18-32-02-201-017
02-1-18-31-00-000-018	02-1-18-33-00-000-016.005	02-2-18-32-02-201-018
02-1-18-31-00-000-018.001	02-1-18-33-00-000-016.006	02-2-18-32-02-201-019.01C
02-1-18-32-00-000-021.001	02-1-18-33-00-000-016.009	02-2-18-32-02-201-019.02C
02-1-18-32-00-000-021.006	02-1-18-33-00-000-016.010	02-2-18-32-02-201-020.01C
02-1-18-32-00-000-022	02-2-18-29-03-301-001	02-2-18-32-02-201-020.02C
02-1-18-32-00-000-022.004	02-2-18-29-03-301-002	02-2-18-32-02-201-021
02-1-18-32-00-000-022.008	02-2-18-29-03-301-003	02-2-18-32-02-201-024
02-1-18-32-00-000-022.009	02-2-18-29-03-301-004	02-2-18-32-02-201-025
02-1-18-32-00-000-022.C00	02-2-18-29-03-301-005	02-2-18-32-02-201-026
02-1-18-32-00-000-023	02-2-18-29-18-301-021	02-2-18-32-02-201-027
02-1-18-32-02-201-001	02-2-18-29-18-301-022	02-2-18-32-02-201-036
02-1-18-32-02-201-001.001	02-2-18-29-18-301-023	02-2-18-32-02-201-037
02-1-18-32-02-201-002	02-2-18-29-18-301-024	02-2-18-32-02-202-008
02-1-18-32-02-201-003	02-2-18-29-18-301-030	02-2-18-32-02-202-009
02-1-18-32-02-201-004	02-2-18-29-18-301-031	02-2-18-32-02-202-016
02-1-18-32-02-201-007	02-2-18-29-18-301-033	02-2-18-32-02-202-018
02-1-18-32-02-202-005	02-2-18-31-00-000-018.004	02-2-18-32-02-202-019
02-1-18-32-13-301-018	02-2-18-31-00-000-018.005	02-2-18-32-02-202-021
02-1-18-32-14-301-001	02-2-18-31-00-000-047	02-2-18-32-02-202-022
02-1-18-32-14-301-002	02-2-18-32-00-000-017	02-2-18-32-02-202-023
02-1-18-32-14-301-004	02-2-18-32-00-000-018	02-2-18-32-02-202-024
02-1-18-32-14-301-005	02-2-18-32-00-000-019	02-2-18-32-02-202-025
02-1-18-32-14-301-006.001	02-2-18-32-00-000-020	02-2-18-32-02-202-026

**APPENDIX B - PARCEL ID NUMBERS (CONT.)**

02-2-18-32-02-202-027	02-2-18-32-15-401-003	02-2-18-32-16-401-026
02-2-18-32-02-202-028	02-2-18-32-15-401-004	02-2-18-32-16-401-027
02-2-18-32-02-202-029	02-2-18-32-15-401-005	02-2-18-32-16-401-029
02-2-18-32-02-202-030	02-2-18-32-15-401-006	02-2-18-32-16-401-030
02-2-18-32-02-202-031	02-2-18-32-15-401-007	02-2-18-32-16-401-031
02-2-18-32-02-202-032	02-2-18-32-15-401-009	02-2-18-32-16-401-032
02-2-18-32-13-301-001	02-2-18-32-15-401-010	02-2-18-32-16-401-033
02-2-18-32-13-301-003	02-2-18-32-15-401-011	02-2-18-32-16-401-034
02-2-18-32-13-301-005	02-2-18-32-15-401-012	02-2-18-32-16-401-035
02-2-18-32-13-301-007	02-2-18-32-15-401-013	02-2-18-32-18-301-014
02-2-18-32-13-301-008	02-2-18-32-15-401-022	02-2-18-32-18-301-015
02-2-18-32-13-301-009	02-2-18-32-15-401-023	02-2-18-32-18-301-018
02-2-18-32-13-301-010	02-2-18-32-15-401-024	02-2-18-32-18-301-019
02-2-18-32-13-301-011	02-2-18-32-15-401-025	02-2-18-32-18-301-020
02-2-18-32-13-301-012	02-2-18-32-15-401-026	02-2-18-32-18-301-021
02-2-18-32-13-301-013	02-2-18-32-15-401-027	02-2-18-32-18-301-022
02-2-18-32-13-301-014	02-2-18-32-15-401-028	02-2-18-32-18-301-023
02-2-18-32-13-301-015	02-2-18-32-15-401-029	02-2-18-32-18-301-024
02-2-18-32-13-301-015.001	02-2-18-32-15-401-030	02-2-18-32-18-301-025
02-2-18-32-13-301-016	02-2-18-32-15-401-031	02-2-18-32-18-301-026
02-2-18-32-13-301-017	02-2-18-32-15-401-032	02-2-18-32-18-301-027
02-2-18-32-14-301-003	02-2-18-32-15-402-023	02-2-18-32-18-301-028
02-2-18-32-14-301-007	02-2-18-32-15-402-031	02-2-18-32-19-401-001
02-2-18-32-14-301-007.001	02-2-18-32-16-401-006.001	02-2-18-32-19-401-002
02-2-18-32-14-301-010	02-2-18-32-16-401-007	02-2-18-32-19-401-003
02-2-18-32-14-301-010.001	02-2-18-32-16-401-009	02-2-18-32-19-401-004
02-2-18-32-14-301-011	02-2-18-32-16-401-010	02-2-18-32-19-401-005
02-2-18-32-14-301-012	02-2-18-32-16-401-010.001	02-2-18-32-19-401-006
02-2-18-32-14-301-013	02-2-18-32-16-401-011	02-2-18-32-19-401-007
02-2-18-32-15-401-002	02-2-18-32-16-401-013	02-2-18-32-19-401-008
02-2-18-32-15-401-002.001	02-2-18-32-16-401-014	02-2-18-32-19-401-009
02-2-18-32-15-401-002.002	02-2-18-32-16-401-015	02-2-18-32-19-402-006
02-2-18-32-15-401-002.003	02-2-18-32-16-401-016	02-2-18-32-19-402-009
02-2-18-32-15-401-002.004	02-2-18-32-16-401-017	02-2-18-32-19-402-010
02-2-18-32-15-401-002.005	02-2-18-32-16-401-018	02-2-18-32-20-401-001
02-2-18-32-15-401-002.006	02-2-18-32-16-401-019	02-2-18-32-20-401-005
02-2-18-32-15-401-002.011	02-2-18-32-16-401-020	02-2-18-32-20-401-007
02-2-18-32-15-401-002.012	02-2-18-32-16-401-021	02-2-18-33-00-000-040
02-2-18-32-15-401-002.013	02-2-18-32-16-401-022	02-2-18-33-00-000-041
02-2-18-32-15-401-002.014	02-2-18-32-16-401-023	02-2-18-33-00-000-042
02-2-18-32-15-401-002.015	02-2-18-32-16-401-024	
02-2-18-32-15-401-002.018	02-2-18-32-16-401-025	

# APPENDIX C

## ADDRESS LIST

(This page intentionally left blank.)



**APPENDIX C - ADDRESS LIST**

1 ROBIN CT	12571 STATE ROUTE 143
1 W POCAHONTAS RD	12587 STATE ROUTE 143
1 WOODCREST DR	12591 STATE ROUTE 143
10 APEX DR	12595 ILL RTE 143
10 WINGED FOOT DR	12603 HIGHWAY 143
100 EXECUTIVE DR	12603 IL HWY 143
101 FOREST DR	12603 STATE ROUTE 143
101 WALNUT ST	12610 NIGGLI RD
102 EXECUTIVE DR	12610 STATE ROUTE 143
105 SUPPIGER LN	12613 STATE ROUTE 143
105 SUPPINGER RD	12616 RT 143 STE 200
110 EXECUTIVE DR	12616 STATE ROUTE 143
110 WALNUT ST	12620 STATE ROUTE 143
110 WOODCREST DR	12621 STATE ROUTE 143
1100 5TH ST	12630 STATE ROUTE 143
111 SIXTH ST	12631 STATE ROUTE 143
111 WALNUT ST	12860 TROXLER AVE
1113 BROADWAY	130 WOODCREST DR
1115 BROADWAY	1300 MERCANTILE DR
1119 OLIVE ST	13019 US HIGHWAY 40
115 EXECUTIVE DR	1304 MERCANTILE DR
115 EXECUTIVE DR PO BOX 219	1305 MERCANTILE DR
117 BLUEBELL LN	13054 TRESTLE RD
118 WALNUT ST	1312 MERCANTILE DR
120 EXECUTIVE DR	1316 MERCANTILE DR
120 MATTER DR	1326 MERCANTILE DR
12052 HIGHLAND RD	1328 MERCANTILE DR
12441 US HIGHWAY 40	13468 SAINT ROSE RD
12441 US HWY 40	135 POPLAR ST
12442 SPORTSMAN RD	135 SUNDEW LN
12447 US HIGHWAY 40	13968 SAINT ROSE RD
12448 SPORTSMAN RD	140 WOODCREST DR
12475 STATE ROUTE 143	1402 MERCANTILE DR
12495 STATE ROUTE 143	15 APEX DR
12495 STATE ROUTE 143 STE A	15 CENTRAL BLVD
1250 MERCANTILE DR	15 SUN CT
12516 SPORTSMAN RD	150 MATTER DR
12531 SPORTSMAN RD	150 WOODCREST DR
12540 SPORTSMAN RD	1502 OLIVE ST
12545 ROUTE 143	1515 MAIN ST
12545 STATE ROUTE 143	1600 MAPLE ST
12547 IL RT 143	1617 PARADISE DR
12547 ROUTE 143	1624 BROADWAY
12547 STATE ROUTE 143	165 WOODCREST DR
12547 STATE ROUTE 143 STE C	170 WOODCREST DR
12551 HWY 143 STES B	175 SUNFLOWER DR
12551 STATE ROUTE 143	188 WOODCREST DR
12560 SPORTSMAN RD	190 WOODCREST DR
12563 US HIGHWAY 40	192 WOODCREST DR

**APPENDIX C - ADDRESS LIST (CONT.)**

193 WOODCREST	300 POPLAR ST
193 WOODCREST DR	301 POPLAR
1931 PAPIN	304 POPLAR ST
195B WOODCREST DR	305 FOREST DR
20 CENTRAL BLVD	31 ZBINDEN LN
20 LEN DR	318 WASHINGTON ST
2008 CYPRESS ST	320 WALNUT ST
201 POPLAR ST	3330 HILL RD
201 WALNUT ST	34 ZBINDEN LN
204 POPLAR ST	345 HAMPTON CT
206 WALNUT ST	35 ZBINDEN LN
207 WALNUT ST	36 ZBINDEN LN
2100 SALMON DR	380 SUPPIGER LN STE 1
212 MIRABEAU	3833 MEADOW LN
212 WALNUT	4 ULTRAWAY DR
213 WALNUT ST	400 BROADWAY
215 SUPPIGER LN	401 WALNUT ST
21570 STATE RTE 143	4039 STATE ROUTE 160
218 WALNUT ST	405 WALNUT ST
22 CHERRY LN	409 WALNUT ST
220 SUPPIGER LN	410 PINE ST
23 CHERRY LN	410 SUPPIGER WAY
2466 BECKER RD	410A PINE ST
25 SHANNON CT	413 LAUREL ST
2504 COMMERCE	418 WALNUT ST
2615 PLAZA DR	425 WALNUT ST
2621 VILLA PARK DR	429 WALNUT ST
2625 PLAZA DR	430 SUPPIGER WAY
2635 PLAZA DR	45 SUNRAY DR
2636 VILLA DR APT D	4527 NAVAJO DR
2645 NORTHTOWN WAY	5 SHADYWOODS LN
2649 NORTHTOWN WAY	501 ZSCHOKKE ST
265 SUNFLOWER DR	523 DOLPHIN DR W
2650 PLAZA DR	526 POPLAR ST
2655 NORTHTOWN WAY # 9	560 SUPPIGER WAY
2661 NORTHTOWN WAY	565 SUPPIGER WAY
2663 NORTHTOWN WAY	6 RIALTO DR
2671 NORTHTOWN WAY	6 ULTRAWAY DR
2675 NORTHTOWN WAY	7 SHAMROCK BLVD
2683 NORTHTOWN WAY	700 PORPOISE DR
2702 STATE ROUTE 160	710 4TH ST
2720 GARDENIA ST	712 12TH ST
2740 STATE ROUTE 160	800 3RD ST
2768 TROXLER WAY	803 3RD ST
2770 TROXLER WAY	820 2ND ST
28 WILLOW CREEK DR	915 PESTALOZZI
3 ULTRAWAY DR	
30 APEX DR	

# **APPENDIX B**

## **AMENDED LEGAL DESCRIPTION**

(This page intentionally left blank.)

## APPENDIX B – AMENDED LEGAL DESCRIPTION

### AMENDED AREA:

BEGINNING AT THE SOUTHWEST CORNER OF SYCAMORE STREET AND NINTH STREET: PROCEED SOUTHERLY ALONG SYCAMORE STREET TO POPLAR STREET. CONTINUE SOUTH ALONG POPLAR STREET TO THE EAST-WEST ALLEY, ONE HALF (1/2) BLOCK SOUTH OF BROADWAY. GO WEST ALONG SAID ALLEY TO ZSCHOKKE STREET. GO SOUTH ONE HALF (1/2) BLOCK TO TWELFTH STREET. GO WEST ON TWELFTH STREET TO LAUREL STREET AND GO NORTH ON LAUREL STREET ONE HALF (1/2) BLOCK TO THE EAST-WEST ALLEY. PROCEED WEST IN THE ALLEY(S) TO OLD TRENTON ROAD, GOING NORTH ON OLD TRENTON ROAD ONE HALF (1/2) BLOCK TO BROADWAY. GO WEST ON BROADWAY TO NEW TRENTON ROAD (IL ROUTE 160). GO SOUTH UNTIL YOU REACH THE SOUTH LINE OF THE AMERICAN LEGION PROPERTY (TAX PARCEL ID NO. 01-1-24-06-12-201-035), FOLLOWING SAID LINE WEST UNTIL REACHING THE WEST PROPERTY LINE. TURN NORTH UNTIL REACHING THE NORTH LINE OF SAID AMERICAN LEGION PROPERTY, THEN TURN EAST AND FOLLOW SAID NORTH LINE UNTIL YOU REACH THE WEST LINE OF THE RYDER INN PROPERTY (TAX PARCEL ID NO. 01-1-24-06-12-201-034). PROCEED NORTH ALONG SAID WEST LINE TO HIGHLAND ROAD. PROCEED WEST ALONG HIGHLAND ROAD TO THE WEST PROPERTY LINE OF THE NEW CITY OF HIGHLAND STREET AND ALLEY FACILITY (TAX PARCEL ID NO. 01-2-24-06-00-000-011). GO NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF THE HIGHLAND ANIMAL SHELTER (TAX PARCEL ID NO. 01-2-24-06-00-000-014.001). TURN WEST AND FOLLOW SAID LINE TO THE WEST LINE OF SAID HIGHLAND ANIMAL SHELTER PROPERTY. GO NORTH ALONG SAID WEST LINE TO MONROE STREET. PROCEED EAST ALONG MONROE STREET TO THE KLAUS SERVICE CENTER PROPERTY (TAX PARCEL ID NO. 01-2-24-06-08-201-003). GO NORTHERLY ALONG SAID WEST LINE TO THE NORTH LINE OF SAID KLAUS SERVICE CENTER PROPERTY. TURN EAST AND PROCEED ALONG SAID NORTH LINE TO THE ALLEY THAT RUNS ALONG THE EAST SIDE OF SAID PROPERTY. TURN NORTH AND FOLLOW THE ALLEY TO THE NORTH LINE OF THE KORTE AND RICHTER MEAT PROCESSING PROPERTY (TAX PARCEL ID NO. 01-2-24-06-08-201-010). PROCEED EASTERLY ALONG SAID NORTH LINE TO DEAL STREET. TURN AND GO SOUTHERLY ALONG DEAL STREET TO THE SOUTH LINE OF SKIP'S AUTOMOTIVE SERVICE (TAX PARCEL ID NO. 01-2-24-06-08-201-008). TURN WEST AND FOLLOW SAID LINE TO THE ALLEY. PROCEED SOUTH ALONG THE ALLEY TO MONROE STREET. TURN EASTERLY ON MONROE STREET UNTIL YOU REACH MAIN STREET AT CENTER STREET. FOLLOW MAIN STREET EAST TO PESTALOZZI STREET. GO NORTH ON PESTALOZZI STREET TO NINTH STREET AND GO EAST ON NINTH STREET TO WALNUT STREET. CONTINUING NORTH ON WALNUT STREET TO EIGHTH STREET. AT EIGHTH STREET, GO WEST ONE LOT AND TURN NORTH ALONG THE WEST LINE OF SAID LOT (TAX PARCEL ID NO. 02-2-18-32-18-302-018) UNTIL REACHING THE EAST-WEST ALLEY. PROCEED WEST ALONG THE ALLEY UNTIL YOU REACH MULBERRY STREET. FOLLOW MULBERRY STREET SOUTH TO NINTH STREET. GO WEST ALONG NINTH STREET TO CHESTNUT STREET. PROCEED NORTH ALONG CHESTNUT STREET TO THE NORTH LINE OF THE CSXT RAILROAD. GO EAST ALONG SAID NORTH LINE UNTIL REACHING THE WEST LINE OF RAILSHAKE BREWERY (TAX PARCEL ID NO. 02-2-18-32-18-302-004). GO NORTH ALONG THE SAID WEST LINE UNTIL REACHING FIFTH STREET. TURN EAST ALONG FIFTH STREET UNTIL YOU REACH ZSCHOKKE STREET. GO SOUTH ON ZSCHOKKE STREET TO THE SOUTH LINE OF THE CSXT RAILROAD. PROCEED WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF A PARCEL OF LAND AT 917 SIXTH STREET (TAX PARCEL ID NO. 02-118-32-19-402-012). TURN SOUTH ALONG SAID EAST LINE AND CONTINUE SOUTH ALONG WASHINGTON STREET TO SEVENTH STREET. THEN GO WEST ALONG THE SOUTH PROPERTY LINE OF 620 WASHINGTON STREET (TAX PARCEL ID NO. 02-2-18-32-19-403-019) AND CONTINUE WEST ALONG THE EAST-WEST ALLEY UNTIL REACHING LAUREL STREET GOING SOUTH ALONG LAUREL STREET TO NINTH STREET. GO EAST ALONG NINTH STREET TO LEMON STREET AND PROCEED NORTH ONE HALF (1/2) BLOCK TO THE EAST-WEST ALLEY. GO EAST THROUGH SAID ALLEY CROSSING POPLAR STREET AND CONTINUE EAST ALONG NINTH STREET TO THE POINT OF BEGINNING.

INCLUDING: PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND IRON ROD AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN; THENCE ON THE NORTH QUARTER QUARTER LINE SOUTH 88 DEGREES 19 MINUTES 17 SECONDS WEST, A DISTANCE OF 445.68 FEET TO A SET IRON ROD ON THE WEST RIGHT OF WAY LINE OF PROPOSED HEMLOCK STREET (100 FEET WIDE); THENCE CONTINUING ON SAID QUARTER QUARTER LINE SOUTH 88 DEGREES 19 MINUTES 17 SECONDS WEST, DISTANCE OF 654.86 FEET TO A SET IRON ROD; THENCE SOUTH 06 DEGREES 29 MINUTES 22 SECONDS WEST, A DISTANCE OF 966.69 FEET TO A SET IRON ROD; THENCE SOUTH 27 DEGREES 49 MINUTES 14 SECONDS EAST, A DISTANCE OF 140.08 FEET TO A SET IRON ROD ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 40 (150 FEET WIDE); THENCE ON SAID NORTH RIGHT OF WAY LINE ON A 5133.79 FOOT RADIUS CURVE TO THE LEFT THE CHORD OF WHICH BEARS NORTH 64 DEGREES 51 MINUTES 42 SECONDS EAST, A CHORD DISTANCE OF 150.13 FEET TO THE SOUTHERLY POINT OF A TRACT OF LAND CONVEYED TO MADISON COUNTY MASS TRANSIT DISTRICT IN DOCUMENT NUMBER 2005R48155 OF THE MADISON COUNTY, ILLINOIS RECORDS; THENCE ON THE WESTERLY LINE OF SAID TRACT, NORTH 27 DEGREES 49 MINUTES 14 SECONDS WEST, A DISTANCE OF 139.89 FEET TO A FOUND IRON ROD AT THE WESTERLY CORNER OF SAID DISTRICT TRACT; THENCE ON THE NORTHERLY LINE OF SAID DISTRICT TRACT ON A 4993.79 FOOT RADIUS CURVE TO THE LEFT THE CHORD OF WHICH BEARS NORTH 59 DEGREES 18 MINUTES 44 SECONDS EAST, A CHORD DISTANCE OF 828.89 FEET TO A POINT AT THE NORTHERLY CORNER OF SAID DISTRICT TRACT, ALSO BEING ON THE WEST RIGHT OF WAY LINE OF PROPOSED HEMLOCK STREET (100 FEET WIDE); THENCE ON SAID WESTERLY RIGHT OF WAY LINE ON A 600.91 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS NORTH 09 DEGREES 46 MINUTES 47 SECONDS WEST, A CHORD DISTANCE OF 500.31 FEET TO THE POINT OF BEGINNING, CONTAINING 12.89 ACRES.

### ORIGINAL AREA:

BEGINNING AT THE SOUTHWEST CORNER OF FIFTH STREET AND WALNUT STREET: PROCEED WEST ALONG FIFTH STREET TO THE WEST LINE OF 713 FIFTH STREET (TAX PARCEL ID NO. 02-2-18-32-18-301-018). PROCEED NORTH ALONG SAID WEST LINE UNTIL REACHING THE NORTH LINE OF SAID LOT AND TURN EAST AND PROCEED UNTIL REACHING THE WEST LINE OF 710 FOURTH STREET (TAX PARCEL ID NO. 02-2-18-32-18-301-014). TURN NORTH AND FOLLOW SAID WEST LINE UNTIL REACHING FOURTH STREET. GO EAST TO THE WEST LINE OF 318 FOURTH STREET (TAX PARCEL ID NO. 02-2-18-32-18-301-028). TURN NORTH ALONG SAID WEST LINE AND THE NORTHERLY PROLONGATION THEREOF TO FOLLOWING A STRAIGHT LINE PROCEEDING NORTH UNTIL REACHING THE SOUTH LINE OF HI TOP BOWL PROPERTY (TAX PARCEL ID NO. 02-2-18-32-14-301-010). FOLLOW SAID SOUTH LINE WEST UNTIL REACHING THE WEST LINE OF SAID PROPERTY. PROCEED NORTH ALONG SAID WEST LINE TO US HIGHWAY 40. PROCEED WESTERLY ALONG US HIGHWAY 40 TO THE EAST LINE OF THE TROUW NUTRITION MAIN OFFICE AT 115 EXECUTIVE DRIVE (TAX PARCEL ID NO. 02-2-18-32-00-000-034). FOLLOW SAID EAST LINE SOUTH UNTIL REACHING THE NORTH LINE OF THE KORTE-LUITJOHAN MINI STORAGE FACILITY (TAX PARCEL ID NO. 02-2-18-32-00-000-039) AND CONTINUE EAST ALONG SAID NORTH LINE UNTIL REACHING THE EAST LINE OF SAID PARCEL. PROCEED SOUTH ALONG SAID EAST LINE UNTIL REACHING THE SOUTH LINE OF SAID PARCEL AND GO WEST ALONG SAID SOUTH LINE AND THE WESTERLY PROLONGATION THEREOF TO EXECUTIVE DRIVE. FOLLOW EXECUTIVE DRIVE NORTH UNTIL REACHING THE NORTH PROPERTY LINE OF THE PARCEL AT 80 EXECUTIVE DRIVE (TAX PARCEL ID NO. 02-2-18-32-00-000-031). GO WEST ALONG SAID NORTH LINE TO THE WEST LINE OF SAID PARCEL. GO SOUTH ALONG SAID WEST LINE TO THE NORTH PROPERTY LINE OF THE PARCEL AT 145 MATTER DRIVE (TAX PARCEL ID NO. 02-2-18-32-00000-027). FOLLOW THE NORTH LINE WEST ACROSS MATTER DRIVE. PROCEED SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF 140 MATTER DRIVE (TAX PARCEL ID NO. 02-2-18-32-00-000-028). CONTINUE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF 200 PLAZA STREET (TAX PARCEL ID NOS. 02-2-18-31-00-000-018.003 & 01-2-24-06-08-202-003) TO THE EAST LINE OF 1 ULTRAWAY DRIVE (TAX PARCEL ID NO. 01-2-24-06-08-202-004). PROCEED NORTH ALONG SAID



EAST LINE TO US HIGHWAY 40. GO WEST ALONG US HIGHWAY 40 TO FRANK WATSON PARKWAY. GO NORTHERLY ALONG FRANK WATSON PARKWAY UNTIL YOU REACH COMMERCE DRIVE. GO EASTERLY ALONG COMMERCE DRIVE UNTIL YOU REACH THE WEST LINE OF RETKO GROUP LLC PARCEL (TAX PARCEL ID NO. 02-1-18-32-00-000-018) (15.42 ACRE). PROCEED NORTH ALONG SAID WEST LINE, EAST ALONG THE NORTH LINE OF SAID RETKO GROUP LLC PARCEL, AND SOUTH ALONG THE EAST LINE OF SAID RETKO GROUP LLC PARCEL TO US HIGHWAY 40. GO NORTHEASTERLY ALONG US HIGHWAY 40 TO THE WEST LINE OF TWO TRACTS OF LAND OWNED IN TRUST BY BONNIE MCGINLEY (TAX PARCEL ID NO. 02-1-18-31-00-000-018.001 & 012) (5.18 & 3.5 ACRE, RESPECTIVELY). GO NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF CROWN POINTE APARTMENTS (TAX PARCEL ID NO. 02-1-18-31-00-000-011 & 011.001), THENCE EAST ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID PARCEL AND THEN NORTH ALONG SAID EAST LINE TO SPORTSMAN ROAD. PROCEED EAST ALONG SPORTSMAN ROAD TO WEST LINE OF RURAL KING (TAX PARCEL ID NO. 02-1-18-32-00-000-021.006). PROCEED NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID PARCEL AND GO EAST ALONG SAID NORTH LINE UNTIL YOU REACH THE WEST LINE OF THE GLIK DEVELOPMENT PARCEL (TAX PARCEL ID NO. 02-1-18-32-00-000-021.001). GO NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID PARCEL, THEN PROCEED EAST ALONG SAID NORTH LINE TO IL ROUTE 143. FOLLOW SAID WEST LINE NORTH TO KOEPFLI LANE. GO WEST ON KOEPFLI LANE TO THE COMMON LOT LINE OF THE LOTS BETWEEN ZBINDEN LANE AND LINCOLN LANE. PROCEED NORTH ALONG SAID COMMON PROPERTY LINE UNTIL REACHING IL ROUTE 143. GO NORTHWESTERLY ALONG IL ROUTE 143 TO THE WEST LINE OF SCOTT CREDIT UNION (TAX PARCEL ID NO. 02-1-18-29-17-301-003.002). FOLLOW SAID WEST LINE NORTHERLY TO THE SOUTH LINE OF THE REHBERGER HOLDINGS LLC TRACT (TAX PARCEL ID NO. 02-1-18-29-13-303-004) (7.2 ACRE). GO WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID TRACT. PROCEED NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID TRACT. GO EAST ALONG SAID NORTH LINE TO CALLY LANE. GO SOUTH ALONG CALLY LANE TO THE NORTH LINE OF THE WAL-MART TRACT (TAX PARCEL ID NO. 02-2-18-29-03-301-001). GO EAST ALONG SAID NORTH LINE TO THE EAST LINE OF SAID TRACT. GO SOUTH ALONG SAID EAST LINE AND THE EAST LINE OF THE PROFESSIONAL RESOURCE DEVELOPMENT INC. TRACT (TAX PARCEL ID NO. 02-2-18-29-18-301-033) TO TROXLER AVENUE. GO EAST ALONG TROXLER AVENUE TO THE EAST LINE OF THE CITY OF HIGHLAND TRACT (TAX PARCEL ID NO. 02-1-18-33-00-000-001.002) (10 ACRE). CONTINUE SOUTH ALONG SAID EAST LINE AND THE SOUTHERLY PROLONGATION THEREOF TO THE SOUTHEASTERLY LINE OF US HIGHWAY 40. PROCEED SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF THE ST. JOSEPH'S HOSPITAL TRACT (TAX PARCEL ID NO. 02-1-18-33-00-000-001) (61.98 ACRE). CONTINUE WESTERLY ALONG SAID SOUTH LINE TO THE EAST LINE OF IL ROUTE 160. FOLLOW SAID EAST LINE SOUTH TO THE NORTH LINE OF SPLISH SPLASH CAR WASH (TAX PARCEL ID NOS. 02-2-18-33-00-000-041 & 042). GO EAST ALONG SAID NORTH LINE TO THE EAST LINE OF SAID PARCEL. GO SOUTH ALONG SAID EAST LINE AND THE SOUTHERLY PROLONGATION THEREOF TO US HIGHWAY 40. GO WEST ON US HIGHWAY 40 TO EAST LINE OF AVISTON LUMBER (TAX PARCEL ID NO. 02-1-18-32-16-401-012.001). PROCEED SOUTH ALONG SAID EAST LINE AND THE SOUTHERLY PROLONGATION THEREOF TO THE NORTH LINE OF SAFE SUPPLY PARCEL (TAX PARCEL ID NO. 02-1-18-32-16-401-005.001). GO EAST ALONG SAID NORTH LINE TO THE EAST LINE OF SAID PARCEL, THEN SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF A VACANT LOT (TAX PARCEL ID NO. 02-1-18-32-16-401-005). CONTINUE EAST ALONG SAID SOUTH LINE TO POPLAR STREET. GO NORTH ALONG POPLAR ST TO THE NORTH LINE OF THE KLOSS FURNITURE TIN SHED PROPERTY (TAX PARCEL ID NO. 02-1-18-33-00-000-016.006). GO EAST ALONG SAID NORTH LINE TO THE EAST LINE OF SAID PROPERTY. PROCEED SOUTH ALONG SAID EAST LINE AND THE SOUTHERLY EXTENSION THEREOF TO THE CSXT RAILROAD. GO WEST ALONG THE CSXT RAILROAD TO POPLAR STREET AND THEN GO SOUTH ALONG POPLAR STREET TO THE SOUTH LINE OF LARRY'S TIRE (TAX PARCEL ID NO. 02-1-18-32-20-402-001). GO WEST ALONG SAID SOUTH LINE TO LEMON STREET. GO SOUTH ALONG LEMON STREET TO THE EAST-WEST ALLEY JUST NORTH OF SIXTH STREET. CONTINUE WEST ALONG SAID ALLEY AND THEN SOUTH ALONG THE NORTH-SOUTH ALLEY JUST WEST OF LEMON STREET TO SIXTH STREET. PROCEED WEST ALONG SIXTH STREET TO ZSCHOKKE STREET. GO NORTH ON ZSCHOKKE STREET AND ACROSS THE CSXT RAILROAD TO FIFTH STREET. PROCEED SOUTHWESTERLY ALONG FIFTH STREET TO THE NORTH-SOUTH ALLEY BETWEEN WASHINGTON STREET AND PINE STREET. GO NORTH ALONG SAID ALLEY TO THIRD STREET, THEN EAST ON THIRD STREET TO PINE STREET. PROCEED NORTH ALONG PINE STREET TO THE SOUTH LINE OF SECOND STREET. GO WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF WASHINGTON STREET. PROCEED NORTH ACROSS SECOND STREET TO THE NORTH LINE OF SECOND STREET, THEN EAST ALONG SAID NORTH LINE TO LINDENTHAL CREEK. GO NORTHWESTERLY ALONG SAID CREEK TO THE EAST LINE OF 101 WALNUT STREET (TAX PARCEL ID NO. 02-2-18-32-15-401-002). PROCEED SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID PARCEL, THEN WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF 820 SECOND STREET (TAX PARCEL ID NO. 02-2-18-32-15-401-002.006). PROCEED SOUTH ALONG SAID EAST LINE TO SECOND STREET. GO WEST ON SECOND STREET TO THE NORTH-SOUTH ALLEY JUST EAST OF WALNUT STREET. PROCEED SOUTH ALONG SAID ALLEY TO THE NORTH LINE OF 220 LAUREL STREET (TAX PARCEL ID NO. 02-2-18-32-15-401-017). GO EAST ALONG SAID NORTH LINE TO LAUREL STREET, THEN SOUTH ALONG LAUREL STREET TO THIRD STREET. PROCEED WEST ALONG THIRD STREET TO THE NORTH-SOUTH ALLEY JUST EAST OF WALNUT STREET, THEN SOUTH ALONG SAID ALLEY TO FIFTH STREET. GO SOUTHWESTERLY ALONG FIFTH STREET TO THE POINT OF BEGINNING.

EXCLUDING THE FOLLOWING THREE (3) PARCELS:

EXCLUDED PARCEL 1: ALL OF VILLA PARK DRIVE AND THE MULTI-FAMILY PROPERTIES AT 2628, 2629, 2636, 2637, 2644 AND 2645 VILLA PARK DRIVE (TAX PARCEL ID NOS. 02-2-18-32-02-202-017, 010, 011, 012, 013, 014 & 015).

EXCLUDED PARCEL 2: BEGINNING AT THE SOUTHWEST CORNER OF 520 SUPPIGER WAY (TAX PARCEL ID NO. 02-2-18-32-02-201-014). PROCEED NORTH ALONG THE WEST LINE OF SAID PARCEL, THEN EAST ALONG THE NORTH LINE OF SAID PARCEL AND THE NORTH LINE OF 500 SUPPIGER WAY (TAX PARCEL ID NO. 02-2-18-32-02-201-015) TO THE SOUTHEASTERLY LINE OF 500 SUPPIGER WAY. GO SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE TO THE SOUTHWESTERLY LINE OF SUPPIGER WAY. PROCEED SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE TO THE SOUTH LINE OF A VACANT LOT (TAX PARCEL ID NO. 02-2-18-32-02-201-023). GO WEST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF 515-555 SUPPIGER WAY (TAX PARCEL ID NOS. 02-2-18-32-02-201-023.01 & 02-2-18-32-02-201-022.1) TO THE WEST LINE OF SAID PARCELS. PROCEED NORTH ALONG SAID WEST LINES, ACROSS SUPPIGER WAY TO THE POINT OF BEGINNING.

EXCLUDED PARCEL 3: BEGINNING AT THE SOUTHWEST CORNER OF AN UNDEVELOPED PARCEL OF LAND JUST NORTH OF US HIGHWAY 40, OWNED BY LOIS BENSON (TAX PARCEL ID NO. 02-1-18-32-02-202-006) (41.51 ACRE). PROCEED NORTH ALONG THE WESTERLY LINE OF SAID PARCEL TO THE SOUTH LINE OF NORTHTOWN EAST APARTMENTS AT 85 SUPPIGER LANE (TAX PARCEL ID NO. 02-2-18-32-02-201-030). GO WEST ALONG SAID SOUTH LINE AND NORTH ALONG THE WEST LINE OF SAID PARCEL TO THE SOUTH LINE OF 2676 EAGLE WAY DRIVE (TAX PARCEL ID NO. 02-2-18-32-02-201-029). PROCEED WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF EAGLE WAY DRIVE. GO NORTH ALONG SAID EAST LINE TO THE SOUTH LINE OF SUPPIGER LANE. PROCEED EAST ALONG SAID SOUTH LINE TO THE NORTHEASTERLY LINE OF SUPPIGER WAY. GO NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE TO THE NORTHWESTERLY LINE OF 380 SUPPIGER LANE (TAX PARCEL ID NO. 02-2-18-32-02-201-031). PROCEED NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE TO THE SOUTHWESTERLY LINE OF HIGHLAND HIGH SCHOOL (TAX PARCEL ID NO. 02-1-18-32-02-201-002). THENCE MEANDERING SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE TO THE NORTH LINE OF SAID BENSON TRACT. GO EAST ALONG SAID NORTH LINE TO THE WEST LINE OF IL ROUTE 160. GO SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID BENSON TRACT. PROCEED WEST ALONG SAID SOUTH LINE AND SOUTH ALONG THE EAST LINE OF SAID BENSON TRACT TO THE NORTHWESTERLY LINE OF US HIGHWAY 40. PROCEED SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE TO THE POINT OF BEGINNING.

# APPENDIX C

## PARCEL ID LIST

(This page intentionally left blank.)

**APPENDIX C - PARCEL ID NUMBERS (AMENDED AREA)**

01-1-24-04-05-101-003	01-2-24-05-05-103-036.05C	01-2-24-05-06-103-012
01-1-24-04-05-101-003.002	01-2-24-05-05-103-036.06C	01-2-24-05-06-103-013
01-1-24-04-05-101-004	01-2-24-05-05-103-036.07C	01-2-24-05-06-103-014
01-1-24-04-05-101-006	01-2-24-05-05-103-036.08C	01-2-24-05-06-103-015
01-1-24-04-05-101-006.001	01-2-24-05-05-103-036.09C	01-2-24-05-06-103-016
01-1-24-06-00-000-010	01-2-24-05-05-103-036.10C	01-2-24-05-06-103-017
01-1-24-06-00-000-010.001	01-2-24-05-05-103-036.11C	01-2-24-05-06-103-018
01-1-24-06-12-201-034	01-2-24-05-06-101-001	01-2-24-05-06-103-019
01-1-24-06-12-201-035	01-2-24-05-06-101-002	01-2-24-05-06-103-020
01-2-24-05-05-103-001	01-2-24-05-06-101-003	01-2-24-05-06-103-021
01-2-24-05-05-103-002	01-2-24-05-06-101-004	01-2-24-05-06-103-021.001
01-2-24-05-05-103-003	01-2-24-05-06-101-005	01-2-24-05-06-103-022
01-2-24-05-05-103-005	01-2-24-05-06-101-006	01-2-24-05-06-103-023
01-2-24-05-05-103-006	01-2-24-05-06-101-007	01-2-24-05-06-103-025
01-2-24-05-05-103-007	01-2-24-05-06-101-008	01-2-24-05-06-103-025.001
01-2-24-05-05-103-008	01-2-24-05-06-101-018	01-2-24-05-06-103-027
01-2-24-05-05-103-009	01-2-24-05-06-101-020	01-2-24-05-06-103-029
01-2-24-05-05-103-010	01-2-24-05-06-101-021	01-2-24-05-06-103-030
01-2-24-05-05-103-011	01-2-24-05-06-101-022	01-2-24-05-06-103-031
01-2-24-05-05-103-012	01-2-24-05-06-101-023	01-2-24-05-06-103-032
01-2-24-05-05-103-013	01-2-24-05-06-101-024	01-2-24-05-06-103-033
01-2-24-05-05-103-014	01-2-24-05-06-101-025	01-2-24-05-06-103-034
01-2-24-05-05-103-015	01-2-24-05-06-101-026	01-2-24-05-06-103-035
01-2-24-05-05-103-016	01-2-24-05-06-101-027	01-2-24-05-06-103-036
01-2-24-05-05-103-017	01-2-24-05-06-101-028	01-2-24-05-06-104-001
01-2-24-05-05-103-018	01-2-24-05-06-101-029	01-2-24-05-06-104-002
01-2-24-05-05-103-019	01-2-24-05-06-101-030	01-2-24-05-06-104-003
01-2-24-05-05-103-020	01-2-24-05-06-101-031	01-2-24-05-06-104-004
01-2-24-05-05-103-021	01-2-24-05-06-102-021	01-2-24-05-06-104-005
01-2-24-05-05-103-022	01-2-24-05-06-102-022	01-2-24-05-06-104-006
01-2-24-05-05-103-023	01-2-24-05-06-102-023	01-2-24-05-06-104-007
01-2-24-05-05-103-024	01-2-24-05-06-102-024	01-2-24-05-06-104-008
01-2-24-05-05-103-025	01-2-24-05-06-102-025	01-2-24-05-06-104-009
01-2-24-05-05-103-026	01-2-24-05-06-102-026	01-2-24-05-06-104-010
01-2-24-05-05-103-027	01-2-24-05-06-102-027	01-2-24-05-06-104-011
01-2-24-05-05-103-028	01-2-24-05-06-102-028	01-2-24-05-06-104-012
01-2-24-05-05-103-031	01-2-24-05-06-102-029	01-2-24-05-06-104-013
01-2-24-05-05-103-032	01-2-24-05-06-102-030	01-2-24-05-06-104-014
01-2-24-05-05-103-033	01-2-24-05-06-102-031	01-2-24-05-06-104-016
01-2-24-05-05-103-034	01-2-24-05-06-102-032	01-2-24-05-06-104-017
01-2-24-05-05-103-035	01-2-24-05-06-102-033	01-2-24-05-06-104-018
01-2-24-05-05-103-036.01C	01-2-24-05-06-102-034	01-2-24-05-06-104-019
01-2-24-05-05-103-036.02C	01-2-24-05-06-102-035	01-2-24-05-06-104-020
01-2-24-05-05-103-036.03C	01-2-24-05-06-102-036	01-2-24-05-06-104-021
01-2-24-05-05-103-036.04C	01-2-24-05-06-103-011	01-2-24-05-06-104-022

**APPENDIX C - PARCEL ID NUMBERS (AMENDED AREA, CONT.)**

01-2-24-05-06-104-023	01-2-24-05-07-202-010	01-2-24-05-07-203-030
01-2-24-05-06-104-025	01-2-24-05-07-202-011	01-2-24-05-07-203-031
01-2-24-05-06-104-026	01-2-24-05-07-202-012	01-2-24-05-07-203-032
01-2-24-05-06-104-027	01-2-24-05-07-202-013	01-2-24-05-07-203-033
01-2-24-05-06-104-028	01-2-24-05-07-202-014	01-2-24-05-07-203-034
01-2-24-05-06-104-029	01-2-24-05-07-202-015	01-2-24-05-07-203-035
01-2-24-05-06-104-030	01-2-24-05-07-202-016	01-2-24-05-07-203-036
01-2-24-05-06-104-032	01-2-24-05-07-202-017	01-2-24-05-07-203-037
01-2-24-05-06-104-033	01-2-24-05-07-202-018	01-2-24-05-07-203-039
01-2-24-05-06-104-034	01-2-24-05-07-202-019	01-2-24-05-07-203-040
01-2-24-05-06-104-035	01-2-24-05-07-202-020	01-2-24-05-08-201-013
01-2-24-05-06-104-036	01-2-24-05-07-202-021	01-2-24-05-08-201-014
01-2-24-05-06-104-037	01-2-24-05-07-202-022	01-2-24-05-08-201-015
01-2-24-05-06-104-038	01-2-24-05-07-202-023	01-2-24-05-08-201-016
01-2-24-05-06-104-039	01-2-24-05-07-202-024	01-2-24-05-08-201-017
01-2-24-05-06-104-040	01-2-24-05-07-202-024.001	01-2-24-05-08-201-018
01-2-24-05-06-104-041	01-2-24-05-07-202-025	01-2-24-05-08-201-019
01-2-24-05-06-104-042	01-2-24-05-07-202-026	01-2-24-05-08-201-020
01-2-24-05-06-104-043	01-2-24-05-07-202-027	01-2-24-05-08-201-021
01-2-24-05-06-104-043.001	01-2-24-05-07-202-028	01-2-24-05-08-201-022
01-2-24-05-06-104-044	01-2-24-05-07-202-029	01-2-24-05-08-201-023
01-2-24-05-06-104-045	01-2-24-05-07-202-030	01-2-24-05-08-201-024
01-2-24-05-06-104-046	01-2-24-05-07-202-031	01-2-24-05-08-201-025
01-2-24-05-06-104-047	01-2-24-05-07-202-031.001	01-2-24-05-08-201-026
01-2-24-05-06-104-048	01-2-24-05-07-202-031.002	01-2-24-05-08-201-027
01-2-24-05-06-104-049	01-2-24-05-07-202-032	01-2-24-05-08-201-028
01-2-24-05-07-201-009	01-2-24-05-07-202-033	01-2-24-05-08-201-029
01-2-24-05-07-201-010	01-2-24-05-07-202-034	01-2-24-05-08-201-030
01-2-24-05-07-201-011	01-2-24-05-07-202-034.001	01-2-24-05-08-201-031
01-2-24-05-07-201-012	01-2-24-05-07-203-013	01-2-24-05-08-201-032
01-2-24-05-07-201-013	01-2-24-05-07-203-014	01-2-24-05-08-201-033
01-2-24-05-07-201-014	01-2-24-05-07-203-015	01-2-24-05-08-201-039
01-2-24-05-07-201-015	01-2-24-05-07-203-016	01-2-24-05-08-201-040
01-2-24-05-07-201-016	01-2-24-05-07-203-017	01-2-24-05-08-201-041
01-2-24-05-07-201-017	01-2-24-05-07-203-019	01-2-24-05-08-201-042
01-2-24-05-07-201-018	01-2-24-05-07-203-020	01-2-24-05-08-201-043
01-2-24-05-07-201-019	01-2-24-05-07-203-021	01-2-24-05-08-201-045
01-2-24-05-07-201-020	01-2-24-05-07-203-022	01-2-24-05-08-201-046
01-2-24-05-07-201-021	01-2-24-05-07-203-023	01-2-24-05-08-202-012
01-2-24-05-07-201-022	01-2-24-05-07-203-024	01-2-24-05-08-202-012.001
01-2-24-05-07-201-023	01-2-24-05-07-203-025	01-2-24-05-08-202-013
01-2-24-05-07-201-024	01-2-24-05-07-203-026	01-2-24-05-08-202-014
01-2-24-05-07-201-024.001	01-2-24-05-07-203-027	01-2-24-05-08-202-015
01-2-24-05-07-201-025	01-2-24-05-07-203-028	01-2-24-05-08-202-016
01-2-24-05-07-202-009	01-2-24-05-07-203-029	01-2-24-05-08-202-017



**APPENDIX C - PARCEL ID NUMBERS (AMENDED AREA, CONT.)**

01-2-24-05-08-202-020	01-2-24-05-08-204-017.001	01-2-24-06-12-201-023
01-2-24-05-08-202-021	01-2-24-05-08-204-018	01-2-24-06-12-201-024
01-2-24-05-08-202-022	01-2-24-05-08-204-019	01-2-24-06-12-201-025
01-2-24-05-08-202-023	01-2-24-05-08-204-020	01-2-24-06-12-201-027
01-2-24-05-08-202-024	01-2-24-05-08-204-022	01-2-24-06-12-201-028
01-2-24-05-08-202-025	01-2-24-05-08-204-023	01-2-24-06-12-201-029
01-2-24-05-08-202-026	01-2-24-05-08-204-024	02-1-18-32-18-302-904
01-2-24-05-08-202-026.001	01-2-24-05-08-204-025	02-1-18-32-19-402-012
01-2-24-05-08-202-028	01-2-24-05-08-204-026	02-1-18-32-19-402-013
01-2-24-05-08-202-029	01-2-24-05-08-204-027	02-1-18-32-19-402-014
01-2-24-05-08-202-030	01-2-24-05-09-101-002	02-1-18-32-19-402-904
01-2-24-05-08-202-031	01-2-24-05-09-101-003	02-2-18-32-18-302-004
01-2-24-05-08-202-032	01-2-24-05-09-101-004	02-2-18-32-18-302-006
01-2-24-05-08-202-033	01-2-24-05-11-201-003	02-2-18-32-18-302-018
01-2-24-05-08-202-034	01-2-24-05-11-201-004	02-2-18-32-18-302-019
01-2-24-05-08-202-035	01-2-24-05-11-201-005	02-2-18-32-18-302-020
01-2-24-05-08-202-036	01-2-24-05-11-201-006	02-2-18-32-18-302-021
01-2-24-05-08-202-037	01-2-24-05-11-201-007	02-2-18-32-18-302-022
01-2-24-05-08-203-013	01-2-24-05-11-201-008	02-2-18-32-18-302-023
01-2-24-05-08-203-014	01-2-24-05-11-201-009	02-2-18-32-18-302-024
01-2-24-05-08-203-015	01-2-24-05-11-202-001	02-2-18-32-18-302-024.001
01-2-24-05-08-203-016	01-2-24-05-11-202-002	02-2-18-32-18-302-025
01-2-24-05-08-203-018	01-2-24-05-11-202-003	02-2-18-32-18-302-025.001
01-2-24-05-08-203-019	01-2-24-05-11-202-004	02-2-18-32-18-302-026
01-2-24-05-08-203-020	01-2-24-05-11-202-007	02-2-18-32-18-302-026.001
01-2-24-05-08-203-021	01-2-24-05-11-202-008	02-2-18-32-19-403-001
01-2-24-05-08-203-022	01-2-24-05-11-202-009	02-2-18-32-19-403-002
01-2-24-05-08-203-023	01-2-24-06-00-000-009	02-2-18-32-19-403-002.001
01-2-24-05-08-203-024	01-2-24-06-00-000-011	02-2-18-32-19-403-002.002
01-2-24-05-08-203-025	01-2-24-06-00-000-014.001	02-2-18-32-19-403-003
01-2-24-05-08-203-026	01-2-24-06-08-201-003	02-2-18-32-19-403-004
01-2-24-05-08-203-027	01-2-24-06-08-201-008	02-2-18-32-19-403-005
01-2-24-05-08-203-028	01-2-24-06-08-201-009	02-2-18-32-19-403-006
01-2-24-05-08-204-007	01-2-24-06-08-201-010	02-2-18-32-19-403-007
01-2-24-05-08-204-008	01-2-24-06-12-201-002	02-2-18-32-19-403-013
01-2-24-05-08-204-009	01-2-24-06-12-201-003	02-2-18-32-19-403-014
01-2-24-05-08-204-010	01-2-24-06-12-201-003.001	02-2-18-32-19-403-015
01-2-24-05-08-204-011	01-2-24-06-12-201-007	02-2-18-32-19-403-016
01-2-24-05-08-204-012	01-2-24-06-12-201-008	02-2-18-32-19-403-017
01-2-24-05-08-204-013	01-2-24-06-12-201-015	02-2-18-32-19-403-018
01-2-24-05-08-204-014	01-2-24-06-12-201-018	02-2-18-32-19-403-019
01-2-24-05-08-204-015	01-2-24-06-12-201-019	01-1-24-06-00-000-004.003
01-2-24-05-08-204-016	01-2-24-06-12-201-020	
01-2-24-05-08-204-016.001	01-2-24-06-12-201-021	
01-2-24-05-08-204-017	01-2-24-06-12-201-022	

**APPENDIX C - PARCEL ID NUMBERS (ORIGINAL AREA)**

01-1-24-06-00-000-004.001	02-1-18-32-14-301-006.002	02-2-18-32-00-000-021.004
01-1-24-06-08-202-001	02-1-18-32-14-301-017	02-2-18-32-00-000-021.005
01-2-24-06-08-202-002	02-1-18-32-14-301-017.001	02-2-18-32-00-000-022.002
01-2-24-06-08-202-002.001	02-1-18-32-15-401-001	02-2-18-32-00-000-023.002
01-2-24-06-08-202-006	02-1-18-32-16-401-005.001	02-2-18-32-00-000-023.003
02-1-18-29-13-303-004	02-1-18-32-16-401-005.002	02-2-18-32-00-000-026
02-1-18-29-17-301-003.002	02-1-18-32-16-401-012.001	02-2-18-32-00-000-027.001
02-1-18-29-18-301-015	02-1-18-32-16-401-904	02-2-18-32-00-000-032
02-1-18-29-18-301-015.001	02-1-18-32-18-301-005	02-2-18-32-00-000-033
02-1-18-29-18-301-016	02-1-18-32-18-301-006	02-2-18-32-00-000-034
02-1-18-29-18-301-017	02-1-18-32-20-401-904	02-2-18-32-00-000-038
02-1-18-29-18-301-018	02-1-18-32-20-402-001	02-2-18-32-00-000-038.001
02-1-18-29-18-301-019	02-1-18-33-00-000-001	02-2-18-32-00-000-039
02-1-18-29-18-301-020	02-1-18-33-00-000-001.002	02-2-18-32-00-000-040
02-1-18-29-18-301-025	02-1-18-33-00-000-001.003	02-2-18-32-02-201-005
02-1-18-29-18-301-025.001	02-1-18-33-00-000-016.001	02-2-18-32-02-201-006
02-1-18-31-00-000-010	02-1-18-33-00-000-016.002	02-2-18-32-02-201-013
02-1-18-31-00-000-010.001	02-1-18-33-00-000-016.003	02-2-18-32-02-201-016
02-1-18-31-00-000-012	02-1-18-33-00-000-016.004	02-2-18-32-02-201-017
02-1-18-31-00-000-018	02-1-18-33-00-000-016.005	02-2-18-32-02-201-018
02-1-18-31-00-000-018.001	02-1-18-33-00-000-016.006	02-2-18-32-02-201-019.01C
02-1-18-32-00-000-021.001	02-1-18-33-00-000-016.009	02-2-18-32-02-201-019.02C
02-1-18-32-00-000-021.006	02-1-18-33-00-000-016.010	02-2-18-32-02-201-020.01C
02-1-18-32-00-000-022	02-2-18-29-03-301-001	02-2-18-32-02-201-020.02C
02-1-18-32-00-000-022.004	02-2-18-29-03-301-002	02-2-18-32-02-201-021
02-1-18-32-00-000-022.008	02-2-18-29-03-301-003	02-2-18-32-02-201-024
02-1-18-32-00-000-022.009	02-2-18-29-03-301-004	02-2-18-32-02-201-025
02-1-18-32-00-000-022.C00	02-2-18-29-03-301-005	02-2-18-32-02-201-026
02-1-18-32-00-000-023	02-2-18-29-18-301-021	02-2-18-32-02-201-027
02-1-18-32-02-201-001	02-2-18-29-18-301-022	02-2-18-32-02-201-036
02-1-18-32-02-201-001.001	02-2-18-29-18-301-023	02-2-18-32-02-201-037
02-1-18-32-02-201-002	02-2-18-29-18-301-024	02-2-18-32-02-202-008
02-1-18-32-02-201-003	02-2-18-29-18-301-030	02-2-18-32-02-202-009
02-1-18-32-02-201-004	02-2-18-29-18-301-031	02-2-18-32-02-202-016
02-1-18-32-02-201-007	02-2-18-29-18-301-033	02-2-18-32-02-202-018
02-1-18-32-02-202-005	02-2-18-31-00-000-018.004	02-2-18-32-02-202-019
02-1-18-32-13-301-018	02-2-18-31-00-000-018.005	02-2-18-32-02-202-021
02-1-18-32-14-301-001	02-2-18-31-00-000-047	02-2-18-32-02-202-022
02-1-18-32-14-301-002	02-2-18-32-00-000-017	02-2-18-32-02-202-023
02-1-18-32-14-301-004	02-2-18-32-00-000-018	02-2-18-32-02-202-024
02-1-18-32-14-301-005	02-2-18-32-00-000-019	02-2-18-32-02-202-025
02-1-18-32-14-301-006.001	02-2-18-32-00-000-020	02-2-18-32-02-202-026

**APPENDIX C - PARCEL ID NUMBERS (ORIGINAL AREA, CONT.)**

02-2-18-32-02-202-027	02-2-18-32-15-401-003	02-2-18-32-16-401-026
02-2-18-32-02-202-028	02-2-18-32-15-401-004	02-2-18-32-16-401-027
02-2-18-32-02-202-029	02-2-18-32-15-401-005	02-2-18-32-16-401-029
02-2-18-32-02-202-030	02-2-18-32-15-401-006	02-2-18-32-16-401-030
02-2-18-32-02-202-031	02-2-18-32-15-401-007	02-2-18-32-16-401-031
02-2-18-32-02-202-032	02-2-18-32-15-401-009	02-2-18-32-16-401-032
02-2-18-32-13-301-001	02-2-18-32-15-401-010	02-2-18-32-16-401-033
02-2-18-32-13-301-003	02-2-18-32-15-401-011	02-2-18-32-16-401-034
02-2-18-32-13-301-005	02-2-18-32-15-401-012	02-2-18-32-16-401-035
02-2-18-32-13-301-007	02-2-18-32-15-401-013	02-2-18-32-18-301-014
02-2-18-32-13-301-008	02-2-18-32-15-401-022	02-2-18-32-18-301-015
02-2-18-32-13-301-009	02-2-18-32-15-401-023	02-2-18-32-18-301-018
02-2-18-32-13-301-010	02-2-18-32-15-401-024	02-2-18-32-18-301-019
02-2-18-32-13-301-011	02-2-18-32-15-401-025	02-2-18-32-18-301-020
02-2-18-32-13-301-012	02-2-18-32-15-401-026	02-2-18-32-18-301-021
02-2-18-32-13-301-013	02-2-18-32-15-401-027	02-2-18-32-18-301-022
02-2-18-32-13-301-014	02-2-18-32-15-401-028	02-2-18-32-18-301-023
02-2-18-32-13-301-015	02-2-18-32-15-401-029	02-2-18-32-18-301-024
02-2-18-32-13-301-015.001	02-2-18-32-15-401-030	02-2-18-32-18-301-025
02-2-18-32-13-301-016	02-2-18-32-15-401-031	02-2-18-32-18-301-026
02-2-18-32-13-301-017	02-2-18-32-15-401-032	02-2-18-32-18-301-027
02-2-18-32-14-301-003	02-2-18-32-15-402-023	02-2-18-32-18-301-028
02-2-18-32-14-301-007	02-2-18-32-15-402-031	02-2-18-32-19-401-001
02-2-18-32-14-301-007.001	02-2-18-32-16-401-006.001	02-2-18-32-19-401-002
02-2-18-32-14-301-010	02-2-18-32-16-401-007	02-2-18-32-19-401-003
02-2-18-32-14-301-010.001	02-2-18-32-16-401-009	02-2-18-32-19-401-004
02-2-18-32-14-301-011	02-2-18-32-16-401-010	02-2-18-32-19-401-005
02-2-18-32-14-301-012	02-2-18-32-16-401-010.001	02-2-18-32-19-401-006
02-2-18-32-14-301-013	02-2-18-32-16-401-011	02-2-18-32-19-401-007
02-2-18-32-15-401-002	02-2-18-32-16-401-013	02-2-18-32-19-401-008
02-2-18-32-15-401-002.001	02-2-18-32-16-401-014	02-2-18-32-19-401-009
02-2-18-32-15-401-002.002	02-2-18-32-16-401-015	02-2-18-32-19-402-006
02-2-18-32-15-401-002.003	02-2-18-32-16-401-016	02-2-18-32-19-402-009
02-2-18-32-15-401-002.004	02-2-18-32-16-401-017	02-2-18-32-19-402-010
02-2-18-32-15-401-002.005	02-2-18-32-16-401-018	02-2-18-32-20-401-001
02-2-18-32-15-401-002.006	02-2-18-32-16-401-019	02-2-18-32-20-401-005
02-2-18-32-15-401-002.011	02-2-18-32-16-401-020	02-2-18-32-20-401-007
02-2-18-32-15-401-002.012	02-2-18-32-16-401-021	02-2-18-33-00-000-040
02-2-18-32-15-401-002.013	02-2-18-32-16-401-022	02-2-18-33-00-000-041
02-2-18-32-15-401-002.014	02-2-18-32-16-401-023	02-2-18-33-00-000-042
02-2-18-32-15-401-002.015	02-2-18-32-16-401-024	
02-2-18-32-15-401-002.018	02-2-18-32-16-401-025	

(This page intentionally left blank.)

# **APPENDIX D**

## **ADDRESS LIST**



(This page intentionally left blank.)

**APPENDIX D - ADDRESS LIST (AMENDED AREA)**

1000 9TH ST	1013 BROADWAY	1122 BROADWAY
1000 BEECH ST	1014 LAUREL ST	1130 NEW TRENTON RD
1000 BROADWAY	1014 PINE ST	1202 9TH ST
1000 CEDAR ST	1015 WALNUT ST	1203 MAIN ST
1000 LAUREL ST	1016 BEECH ST	1204 9TH ST
1000 ZSCHOKKE ST	1016 BROADWAY	1204 MAIN ST
1001 DEAL ST	1016 DEAL ST	1205 MAIN ST
1001 MAIN ST	1016 LAUREL ST	1208 9TH ST
1001 WASHINGTON ST	1017 BROADWAY	1208 MAIN ST
1001 ZSCHOKKE ST	1017 PINE ST	1209 MAIN ST
1002 CHESTNUT ST	1018 9TH ST	1212 9TH ST
1003 BROADWAY	1018 LAUREL ST	1212 MAIN ST
1004 9TH ST	1020 LAUREL ST	1213 MAIN ST
1004 BEECH ST	1021 DEAL ST	1222 BROADWAY
1004 CEDAR ST	1023 BROADWAY	1223 BROADWAY
1004 MULBERRY ST	1024 BEECH ST	12275 HIGHLAND RD
1005 CEDAR ST	1025 BROADWAY	12323 HIGHLAND RD
1005 WASHINGTON ST	1100 9TH ST	12335 HIGHLAND RD
1007 BROADWAY	1100 BROADWAY	12347 HIGHLAND RD
1007 MAIN ST	1105 BROADWAY	12359 HIGHLAND RD
1008 BROADWAY	1105 MAIN ST	12365 HIGHLAND RD
1008 DEAL ST	1106 BROADWAY	1300 MAIN ST
1008 LAUREL ST	1106 NEW TRENTON RD	1304 BROADWAY
1009 CEDAR ST	1108 9TH ST	1311 BROADWAY
1009 DEAL ST	1108 BROADWAY	1312 BROADWAY
1009 WASHINGTON ST	1108 LEMON ST	1315 BROADWAY
1009 ZSCHOKKE ST	1108 OLIVE ST	1320 BROADWAY
1010 CEDAR ST	1109 MAIN ST	1321 BROADWAY
1010 LAUREL ST	1110 LAUREL ST	13300 STATE ROUTE 40
1010 LEMON ST	1110 WASHINGTON ST	1405 BROADWAY
1010 MULBERRY ST	1112 9TH ST	1408 BROADWAY
1010 WALNUT ST	1112 ZSCHOKKE ST	1412 9TH ST
1011 BROADWAY	1113 MAIN ST	1412 BROADWAY
1011 MAIN ST	1115 BROADWAY	1416 BROADWAY
1012 9TH ST	1117 WASHINGTON ST	1500 MAIN ST
1012 BEECH ST	1119 WASHINGTON ST	1501 9TH ST
1012 LAUREL ST	1120 9TH ST	1501 BROADWAY

**APPENDIX D - ADDRESS LIST (AMENDED AREA, CONT.)**

1505 BROADWAY	621 BROADWAY	812 MAIN ST
1514 BROADWAY	700 BROADWAY	814 LAUREL ST
1515 BROADWAY	700 LAUREL ST	815 BROADWAY
1515 MAIN ST	700 MAIN ST	817 9TH ST
1518 BROADWAY	700 WALNUT ST	817 MAIN ST
1520 MAIN ST	701 WALNUT ST	820 BROADWAY
1522 MAIN ST	704 MAIN ST	821 MAIN ST
303 BROADWAY	708 9TH ST	823 9TH ST
315 BROADWAY	708 MAIN ST	823 MAIN ST
322 W MONROE ST	712 BROADWAY	900 9TH ST
401 BROADWAY	712 LAUREL ST	900 CHESTNUT ST
405 MAIN ST	715 WALNUT ST	900 LAUREL ST
415 BROADWAY	716 LAUREL ST	902 WALNUT ST
425 BROADWAY	719 8TH ST	904 9TH ST
429 BROADWAY	720 LAUREL ST	904 WALNUT ST
433 BROADWAY	721 BROADWAY	905 12TH ST
5 W MONROE ST	722 BROADWAY	906 BROADWAY
500 8TH ST	800 8TH ST	907 MAIN ST
500 MAIN ST	800 LAUREL ST	908 6TH ST
501 WALNUT ST	800 MULBERRY ST	908 LAUREL ST
504 WALNUT ST	801 9TH ST	910 6TH ST
508 BROADWAY	801 BROADWAY	910 CYPRESS ST
510 W MONROE ST	801 MAIN ST	911 WALNUT ST
511 BROADWAY	802 9TH ST	913 6TH ST
512 BROADWAY	806 8TH ST	914 BROADWAY
515 BROADWAY	806 9TH ST	915 12TH ST
518 BROADWAY	806 BROADWAY	915 PESTALOZZI ST
519 BROADWAY	806 MULBERRY ST	917 MAIN ST
520 BROADWAY	807 9TH ST	919 MAIN ST
600 MAIN ST	808 8TH ST	919 WASHINGTON ST
601 WALNUT ST	808 BROADWAY	920 9TH ST
605 BROADWAY	808 LAUREL ST	920 BROADWAY
605 WALNUT ST	809 BROADWAY	923 MAIN ST
609 BROADWAY	809 MAIN ST	1006 WALNUT ST
610 BROADWAY	810 8TH ST	
614 MAIN ST	810 BROADWAY	
616 MAIN ST	810 DEAL ST	
620 BROADWAY	811 BROADWAY	

**APPENDIX D - ADDRESS LIST (ORIGINAL AREA)**

1 WOODCREST DR	12587 STATE ROUTE 143	201 POPLAR ST
10 APEX DR	12591 STATE ROUTE 143	201 WALNUT ST
100 EXECUTIVE DR	12595 ILL RTE 143	204 POPLAR ST
101 FOREST DR	12603 HIGHWAY 143	206 WALNUT ST
101 WALNUT ST	12603 STATE ROUTE 143	207 WALNUT ST
102 EXECUTIVE DR	12610 STATE ROUTE 143	212 WALNUT ST
105 SUPPIGER LN	12613 STATE ROUTE 143	213 WALNUT ST
105 SUPPINGER RD	12616 RT 143	215 SUPPIGER LN
110 EXECUTIVE DR	12616 STATE ROUTE 143	21570 STATE RTE 143
110 WALNUT ST	12620 STATE ROUTE 143	218 WALNUT ST
110 WOODCREST DR	12621 STATE ROUTE 143	22 CHERRY LN
1100 5TH ST	12630 STATE ROUTE 143	23 CHERRY LN
111 WALNUT ST	12631 STATE ROUTE 143	2504 COMMERCE
115 EXECUTIVE DR	12860 TROXLER AVE	2615 PLAZA DR
118 WALNUT ST	130 WOODCREST DR	2621 VILLA PARK DR
120 EXECUTIVE DR	1300 MERCANTILE DR	2625 PLAZA DR
120 MATTER DR	1304 MERCANTILE DR	2635 PLAZA DR
12441 US HIGHWAY 40	1305 MERCANTILE DR	2636 VILLA DR
12442 SPORTSMAN RD	1312 MERCANTILE DR	2645 NORTHTOWN WAY
12447 US HIGHWAY 40	1316 MERCANTILE DR	2649 NORTHTOWN WAY
12448 SPORTSMAN RD	1326 MERCANTILE DR	2650 PLAZA DR
12475 STATE ROUTE 143	1328 MERCANTILE DR	2655 NORTHTOWN WAY
12495 STATE ROUTE 143	135 POPLAR ST	2661 NORTHTOWN WAY
1250 MERCANTILE DR	140 WOODCREST DR	2663 NORTHTOWN WAY
12516 SPORTSMAN RD	1402 MERCANTILE DR	2671 NORTHTOWN WAY
12531 SPORTSMAN RD	15 APEX DR	2675 NORTHTOWN WAY
12540 SPORTSMAN RD	15 CENTRAL BLVD	2683 NORTHTOWN WAY
12545 ROUTE 143	150 MATTER DR	2702 STATE ROUTE 160
12545 STATE ROUTE 143	150 WOODCREST DR	2740 STATE ROUTE 160
12547 IL RT 143	165 WOODCREST DR	2768 TROXLER WAY
12547 ROUTE 143	170 WOODCREST DR	2770 TROXLER WAY
12547 STATE ROUTE 143	188 WOODCREST DR	3 ULTRAWAY DR
12551 HWY 143	190 WOODCREST DR	30 APEX DR
12551 STATE ROUTE 143	192 WOODCREST DR	300 POPLAR ST
12560 SPORTSMAN RD	193 WOODCREST DR	301 POPLAR ST
12563 US HIGHWAY 40	195 WOODCREST DR	304 POPLAR ST
12571 STATE ROUTE 143	20 CENTRAL BLVD	305 FOREST DR

**APPENDIX D - ADDRESS LIST (ORIGINAL AREA, CONT.)**

31 ZBINDEN LN
320 WALNUT ST
34 ZBINDEN LN
35 ZBINDEN LN
36 ZBINDEN LN
4 ULTRAWAY DR
400 BROADWAY
401 WALNUT ST
405 WALNUT ST
409 WALNUT ST
410 PINE ST
410 SUPPIGER WAY
410A PINE ST
418 WALNUT ST
425 WALNUT ST
429 WALNUT ST
430 SUPPIGER WAY
501 ZSCHOKKE ST
526 POPLAR ST
560 SUPPIGER WAY
565 SUPPIGER WAY
6 ULTRAWAY DR
7 SHAMROCK BLVD
710 4TH ST
800 3RD ST
803 3RD ST
820 2ND ST
12556 STATE ROUTE 143
12565 STATE ROUTE 143





# City of Highland

## Façade Improvement Program Application

Property Address: \_\_\_\_\_

Owner Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

Current Tenant(s): \_\_\_\_\_

Estimated Project Cost: \_\_\_\_\_

Requested Reimbursement Amount (max 25% of Project Costs): \_\_\_\_\_

Proposed Improvements	Estimated Cost Per Improvement
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	

Please attach the following and label as numbered attachments:



# City of Highland

**Attachment #1:** Current photos of the façade(s)

**Attachment #2:** Proposed rendering

**Attachment #3:** Any other applicable attachments (quotes from contractors, material samples, color swatches, narrative statements, etc.)

1. Developer understands the Prevailing Wage Act of the State of Illinois and judicial interpretation thereof, requires that recipients of municipal grants pay laborers, mechanics and other workers the general prevailing rate of hourly wages for work performed on projects financed by municipalities (*See* 820 ILCS 130, Prevailing Wage Act).
2. Developer states that he/she shall pay laborers, mechanics and other workers who performed work on the Project pursuant to the Prevailing Wage Act of the State of Illinois and according to the most recent Madison County Prevailing Wages.

---

**Signature**

---

**Date**

Please submit applications to Mallord Hubbard, Economic Development Coordinator, at [mhubbard@highlandil.gov](mailto:mhubbard@highlandil.gov) or at City Hall, 1115 Broadway.

**FAÇADE IMPROVEMENT PROGRAM AGREEMENT  
BUSINESS DISTRICT A**

This Façade Improvement Program Agreement (“Agreement”) is entered into on the date and by execution shown hereafter, by and between the City of Highland, an Illinois Municipal Corporation ("City") and \_\_\_\_\_ (“Developer”). City and Developer may be referred to individually as “Party” and together as “Parties.” This Agreement shall be effective when signed by both Parties, and approved by the corporate authorities of the City of Highland, Illinois (the “Effective Date”):

**PREAMBLES**

**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**, Developer is the owner of \_\_\_\_\_ in Highland, Illinois ("Property"), which is located in City Business District A; and

**WHEREAS**, Developer has submitted a “Façade Improvement Program Application” (*See Exhibit A*); and

**WHEREAS**, City wishes to encourage Developer to make improvements and repairs to the exterior facade of Developer’s commercial building in City Business District A, and assist Developer with costs, including:

1. \_\_\_\_\_
2. \_\_\_\_\_

Total Estimated Project Costs: \$ \_\_\_\_\_

("Project"); and

**WHEREAS**, because the Property is located in City Business District A, the Project is eligible for reimbursement of certain expenditures related to repair and improvement of the exterior façade at the Property; and

**WHEREAS**, to ensure the Project is constructed in a manner consistent with City's applicable ordinances and regulations, City and Developer deem it in their mutual interest to enter into an agreement with regard to any conditions or other factors affecting the health, safety, general welfare, and economic welfare of City residents and users of the Property; and

**WHEREAS**, the Project at the Property will help to eradicate blight, enhance property values, improve aesthetics, and otherwise benefit and protect the health, safety, general welfare, and economic welfare of City residents, including, but not limited to, anyone utilizing the Property; and

**WHEREAS**, City has determined the Project is consistent with the objectives of the City's Business District A Plan, and it is in the best interest of City to promote repair, improvement, renovation, addition, rehabilitation and expansion of the Property through the use of the Façade Improvement Program and Business District A funds.

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

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

**Section 2. Obligations of the Developer.** Upon the approval by City of the Agreement, Developer shall proceed with the Project as described above, and construction of the exterior façade improvements shall commence within ninety (90) days. The Project shall be substantially complete within twelve (12) 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 complete the Project in accordance with this Agreement, and the Façade Improvement Program plans shall be submitted to City for review. This includes any renovations which may be needed for exterior construction and improvements.
2. Developer will obtain any and all building and zoning permits in association with the Project, including permits for construction, repair, demolition, and/or renovation on the Property, consistent with the City's most recently adopted Building Code requirements.
3. City shall be entitled to a comprehensive inspection of the Property for the purpose of identifying potential fire, safety, electric, plumbing, and general building safety concerns to ensure the health, safety and welfare of the general public.

4. Developer is fully responsible for identifying and mitigating any building-related concerns identified by City.
5. Developer understands and agrees all City Zoning Ordinances, Land Development Codes, Landscape and Screening Codes, Building Code requirements and other City ordinances shall remain in full force and effect.
6. Developer shall submit to the City Clerk a written statement in the form attached to this Agreement as **Exhibit B** ("Form of Request for Reimbursement") setting forth the amount of cost incurred by the Developer to complete the Project. Each Request shall be accompanied by such bills, invoices, lien waivers or other evidence City may require for documenting Developer's costs incurred for the Project. Developer may continue to provide Requests until all Project costs have been incurred and the Project is completed. City reserves the right to request any information from Developer deemed necessary by City to verify any information associated with this Agreement.
7. Developer understands the Prevailing Wage Act of the State of Illinois and judicial interpretation thereof, requires that recipients of municipal grants pay laborers, mechanics and other workers the general prevailing rate of hourly wages for work performed on projects financed by municipalities (*See* 820 ILCS 130, Prevailing Wage Act).
8. Developer states that he/she shall pay laborers, mechanics and other workers who performed work on the Project pursuant to the Prevailing Wage Act of the State of Illinois and according to the most recent Madison County Prevailing Wages.

**Section 3. Obligations of the City.** The City agrees to provide assistance to the Developer under the Façade Improvement Program as follows:

1. The Façade Improvement Program will provide up to 25% of the documented cost to improve the exterior façade of eligible commercial buildings in Business District A.
2. The maximum payment under the Façade Improvement Program, regardless of the total cost to improve the exterior façade of eligible commercial buildings in Business District A, shall not exceed \$10,000.00.
3. To be eligible for payment under the Façade Improvement Plan, the minimum total cost to improve the exterior façade of eligible commercial buildings in Business District A shall be \$10,000.00.

4. City shall allocate \$50,000.00 from Business District A sales tax proceeds for the Façade Improvement Program, with said proceeds to be paid out from May 1 to April 30 of any given year where the Façade Improvement Plan has been approved by City.
5. City shall award Façade Improvement Program incentives according to the order in which the applications were accepted by City as approved.
6. City shall not award incentives under the Façade Improvement Program in an amount to exceed \$50,000 in any given year; the cap for Façade Improvement Program incentives shall be \$50,000 for each year the Program has been authorized by City.
7. The Façade Improvement Program shall include total approved costs incurred by commercial building owners, whether incurred personally or paid to third-party independent contractors, for improvements and repairs to the exterior facades of commercial buildings in Business District A.
8. Reimbursement of approved Project costs may be made within 45 days of passing inspection and receipt verification, but City shall not be obligated to make any payment according to any deadline.

CITY'S OBLIGATION TO REIMBURSE DEVELOPER UNDER THIS AGREEMENT IS A LIMITED OBLIGATION PAYABLE SOLELY FROM THE CITY'S PORTION OF THE TAXES GENERATED BY BUSINESS DISTRICT A AND DEPOSITED IN CITY'S FUNDS FROM TIME TO TIME AND SHALL NOT BE A GENERAL OBLIGATION OF CITY OR SECURED BY THE FULL FAITH AND CREDIT OF CITY.

**Section 4. 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.

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 5. 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 6. Assignment.** This Agreement may not be assigned by Developer without prior written approval of City.

**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.** Developer may opt out of this Agreement following written notice of at least sixty (60) days. If Developer opts out of this Agreement, Developer shall return all monies paid by City to Developer pursuant to this Agreement within sixty (60) days. 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. In the event City opts out of this Agreement, Developer shall return any monies paid by City to Developer pursuant to this agreement within sixty (60) days. Developer's failure to return all monies paid by City within sixty (60) days shall be deemed a breach of this Agreement by Developer, and City reserves all rights at law and equity to recover monies paid by City to Developer, including costs of collection (Court Costs, Attorneys' Fees, Interest at 9% per annum, any other costs associated with collection).

**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:

To the City:

Attention: City Manager  
City of Highland  
PO Box 218. 1115 Broadway  
Highland, IL 62249

CITY OF HIGHLAND, ILLINOIS:

---

Christopher Conrad, City Manager

DEVELOPER:

---

Developer



# HIGHLAND

PARKS & RECREATION... The *FUN* Theory!

To: City Manager, Chris Conrad

From: Laura Wilken, Aquatics & Facility Manager  
Mark Rosen, Director of Parks & Recreation

Date: April 15, 2024

Subject: Monitor Advertising Agreement at the Korte Recreation Center

---

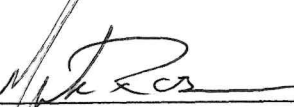
### Recommendation


I am seeking city council approval to terminate our current monitor advertisement agreement with Monitor Productions that was signed in 2009 and start a new agreement with Gateway Digital Media Group.

### Discussion

Our current agreement has served us well since 2009, but we have not seen any upgrades to our equipment or quality of slideshows since the start of the agreement. Gateway Digital Media Group has proposed to update our equipment and slideshow content on a regular basis versus KRC staff updating information monthly. It would also give our department advertising at outside locations that currently contract with Gateway Digital Media in the area.

The current contract with Monitor Productions does not have a fee and neither does the new contract proposed to the City of Highland. The advertisers that want to be displayed on our slideshow pay to advertise in the facility and Gateway Digital Media Group has already signed contracts with several of the current advertisers that are being displayed. In addition, Gateway Digital Media Group is willing to honor any current contracts that our local businesses have with Monitor Productions to allow for a smooth transition.

  
Recommended By: Mark Rosen, Director of Parks & Recreation

  
Approved By: Chris Conrad, City Manager

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION APPROVING TERMINATION OF AGREEMENT WITH MONITOR PRODUCTIONS AND APPROVAL OF AGREEMENT WITH GATEWAY DIGITAL MEDIA GROUP FOR MONITOR ADVERTISING AT THE KORTE RECREATION CENTER**

**WHEREAS**, the City of Highland , 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 terminate an existing agreement with Monitor Productions for monitor advertising at the Korte Rec Center; and

**WHEREAS**, City desires to enter a new agreement with Gateway Digital Media Group for monitor advertising at the Korte Rec Center; and

**WHEREAS**, Gateway Digital Media Group (“Gateway”) has presented a “Host Agreement” to City for approval (*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 Host Agreement from Gateway; 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 Host Agreement (**Exhibit A**).

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

- Section 1.* The foregoing recitals are incorporated herein as findings of the City Council of the City of Highland, Illinois.
- Section 2.* The Gateway Host Agreement (**Exhibit A**) is approved.

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

Passed by the City Council of the City of Highland, Illinois, and deposited and filed in the Office of the City Clerk, on the \_\_\_\_\_ day of \_\_\_\_\_, 2024, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:

NOES:

APPROVED:

---

Kevin B. Hemann, Mayor  
City of Highland  
Madison County, Illinois

ATTEST:

---

Barbara Bellm, City Clerk  
City of Highland  
Madison County, Illinois



# HOST AGREEMENT

Company Name: \_\_\_\_\_

Email Address: \_\_\_\_\_

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

Company Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Business Category: \_\_\_\_\_

## RECITALS

Dealer has independently created a digital signage advertising network that is made up of Hosts and advertisers. Host wishes to enter into this Agreement with Dealer for the provision of digital signage advertising. A Host is an establishment that displays Dealer's digital media screens (the "Screens"), in its facility. A "Network" is defined as several Hosts that have been combined. Therefore, in exchange for the following mutual promises, as well as other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties, intending to be legally bound, hereby agree as follows:

## ADVERTISING IMAGES

The Host shall receive (1) thirty (:30) second advertising video played two (2) times within the fifteen (15) minute main show loop, in-house and full-screen, and six (6) vertical advertising images played one (1) time each for the duration of the main show loop, or within the two (2) minute vertical loop, in-house and right 1/3 screen, for fourteen (14) minutes. The Host shall also receive one (1) twenty (:20) second advertising video played one (1) time within the fifteen (15) minute main show loop at the five (5) other Host locations within Host's Zone in the Dealer's Network as long as it is not in a competing business, left 2/3 screen. Host shall also be entitled to one (1) edit per advertising material per three (3) month quarter. The Host shall designate all Host advertising images to be displayed on the Network. All advertising images shall be subject to approval by Dealer and shall be rejected if reasonably deemed by Dealer to be inappropriate. All such approvals or rejections may be given in writing or verbally. At no time will Host allow advertising images for any business that Host deems to be a competitor. All Host advertising images will be provided to Dealer in acceptable formats by Host.

## OWNERSHIP

Host acknowledges and agrees that Dealer or its licensors own and retain all right, title, and interest in and to the Screens and any variation thereof, the Dealer website, any content, and any and all works, discoveries, inventions, and improvements, whether or not patentable, and any and all trademarks, copyrights, patents or patent applications relating hereto, as well as any intellectual property rights in any way related to the Network and/or the Screens. All content, work, trademarks, or other intellectual property which is currently owned by Host and provided to Dealer in connection with this Agreement shall continue to be owned by Host.

## EQUIPMENT

Any equipment provided by Dealer and utilized in connection with the Screens and the Network, shall be the sole and exclusive property of Dealer. Such equipment may include, but is not limited to, computers, media players, TV/LCD monitors, cables, modems, adapters, transmitters, mounting hardware and brackets. Installation and maintenance of the Screens shall be at Dealer's sole cost and expense. In the event Host is evicted from its place of business where a Screen is located, then immediately upon request by Dealer, Host shall provide a limited power of attorney to Dealer solely to enable Dealer to remove its screen from Host's place of business.

## HOST RESPONSIBILITIES

Host represents and warrants that it shall: (i) provide internet access (ii) provide the necessary space for the Screens; (iii) provide uninterrupted power to the Screens by use of a normal, grounded three prong power outlet; (iv) ensure that at all times during Host's normal business hours the Screen will be unobstructed and in clear view; (v) provide Dealer with necessary access to the Screen, as requested by Dealer; (vi) not move, adjust, clean or otherwise interfere with the Screen; and (vii) immediately contact Dealer in the event any problems arise with the Screen.

## TERM AND TERMINATION

This Agreement shall begin on the Effective Date and shall continue for a period of twelve (12) months from the date of the initial installation of the Screens (the "Initial Term"). At the end of the Initial Term this Agreement shall automatically renew for subsequent terms of one year (together with the Initial Term, all subsequent terms shall be referred to as the "Term") unless Dealer or Host has notified the other party in writing at least 30 days prior to the renewal date of such party's intent not to renew this Agreement. Dealer reserves the right to remove any and all said equipment, owned by Dealer, with a 30 day notice to Host location. Host or Dealer may terminate this Agreement at any time for any reason with a 30 day written notice. In the event that Host breaches this Agreement, Dealer, in its sole discretion, may immediately remove the Screens and terminate this Agreement.

## NOTICE

Notices to be furnished hereunder shall be in writing and shall be served by certified United States mail, express delivery mail or facsimile, effective upon receipt by the other party. All notices shall be sent to the address set forth at the beginning of this Agreement.



**PROPERTY LOSS, THEFT OR DAMAGE**

In the event a Screen is lost, damaged or stolen, Host agrees to notify Dealer immediately. Host agrees to cooperate fully with Dealer, including, but not limited to providing information necessary for the filing of insurance claims and police reports required to protect the property interests of Dealer.

**INSURANCE**

During the Term of this Agreement, each party shall maintain in full force and effect general liability insurance coverage.

**INDEMNITY**

Each party ("Indemnifying Party") agrees to and shall defend, hold harmless and indemnify the other, its officers, directors, employees and agents ("Indemnified Party") from and against all claims, damages or causes of action caused solely by the gross negligence of the Indemnifying Party.

**WARRANTIES**

DEALER MAKES NO WARRANTY REGARDING THE SCREEN, THE NETWORK OR ITS SERVICES, AND DISCLAIMS ALL WARRANTIES EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND NON-INFRINGEMENT. DEALER DOES NOT WARRANT THAT OPERATION OF THE SCREEN OR THE NETWORK WILL BE UNINTERRUPTED OR ERROR-FREE.

**LIMITATION OF LIABILITY**

In no event will Dealer be liable to customer or any third party for any damages (even if Dealer has been informed of the reasonable possibility of such damages), including any incidental, consequential, exemplary, punitive, indirect, or special damages, expenses, lost profits, lost data, lost savings, or other damages arising out of the services, the Screen or the Network, or in any other way related to the Agreement.

**GENERAL PROVISIONS**

If any provision in this Agreement is found to be invalid, void, or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated. Any waiver of any particular provision of this Agreement, or breach thereof, does not imply waiver of such provision, or enforcement of such provision, or any other provision of this Agreement in the future. This Agreement contains the entire agreement between the parties, and there are no verbal understandings or agreements different from those stated in this Agreement. In order to be effective, any modification must be in writing, signed by an authorized agent of both parties and attached hereto. This Agreement, including all activities resulting from the negotiation, implementation, or enforcement of this Agreement, shall be construed in accordance with the law of the State of \_\_\_\_\_, regardless of any conflict or choice of law provisions. Both parties agree to waive their respective rights to a jury trial in the event of any litigation relating to obligations pursuant to this Agreement. Neither party shall be liable for any delay in or impairment of performance resulting in whole or in part from acts of God, labor disruptions, shortages, inability to procure product, severe weather conditions, acts of subcontractors, interruption of utility services, acts of any unit of government or governmental agency, or any other circumstances or causes beyond the control of either party in the conduct of its business. This Agreement may be executed in one or more counterparts, each of which when so signed shall be deemed to be an original, and such counterparts together shall constitute one and the same instrument. In lieu of the original, a facsimile transmission or copy of the original shall be as effective and enforceable as the original.

**IN WITNESS WHEREOF,**

HOST Representative: \_\_\_\_\_

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

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

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



# HIGHLAND

PARKS & RECREATION... The *FUN* Theory!

To: City Manager, Chris Conrad  
From: Mark Rosen, Director of Parks & Recreation  
Date: April 15, 2024  
Subject: Sale of Surplus Property

---

### Recommendation

I am seeking city council approval to dispose of a variety of items no longer used from the department.

### Discussion

Attached is a list of items that no longer serve a purpose for the department. They are items that were used for various programs and events no longer in existence.

---

Recommended By: Mark Rosen, Director of Parks & Recreation

---

Approved By: Chris Conrad, City Manager

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

**AN ORDINANCE DECLARING PERSONAL PROPERTY OF THE CITY OF HIGHLAND SURPLUS AND AUTHORIZING ITS SALE AND/OR DISPOSAL, INCLUDING PARKS & RECREATION SUPPLIES AND EQUIPMENT, AND OTHER PERSONAL PROPERTY OWNED BY THE CITY OF HIGHLAND**

**WHEREAS**, the City of Highland, 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**, 65 ILCS 5/11-76-4 provides that whenever a municipality in the state of Illinois owns any personal property which, in the opinion of a simple majority of the corporate authorities then holding office, is no longer necessary or useful to, or in the best interests of the municipality to keep, a majority of the corporate authorities at any regular or special meeting called for that purpose, may: (1) by Ordinance authorize the sale of such personal property in whatever manner they designate with or without advertising the sale; or (2) may authorize any municipal officer to convert that personal property to the use of the City; or (3) may authorize any municipal officer to convey or turn in any specified article of personal property as part payment on a new purchase of any similar article; and

**WHEREAS**, the City of Highland Parks and Recreation Department currently owns supplies and equipment which, in the opinion of this City Council, is no longer necessary or useful to, or in the best interests of the City to retain, and should be declared surplus personal property (*See Exhibit A*); and

**WHEREAS**, City currently owns other equipment which, in the opinion of this City Council, is no longer necessary or useful to or in the best interests of the City to retain, and should be declared surplus personal property (*See Exhibit A*); and

**WHEREAS**, City has determined the City Manager, or his designee, is permitted to sell the surplus personal property for the maximum value that can be obtained, or to dispose of the surplus personal property where appropriate, to be determined solely by the City Manager, or his designee; and

**WHEREAS**, City has determined it to be in the best interest of public health, safety, general welfare and economic welfare to declare the aforementioned personal property surplus (**Exhibit A**), and sell and/or dispose of the same.

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

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

*Section 2.* The City personal property listed on **Exhibit A** is hereby declared no longer useful to the City or necessary for City purposes, that the City personal property listed on **Exhibit A** is declared surplus, and that it is in the best interest of the City to sell and/or dispose of the same.

*Section 3.* The City Manager, or his designee, is directed and authorized to sell and/or dispose of the surplus personal property listed on **Exhibit A** as the City Manager, or his designee, sees fit.

*Section 4.* The City Manager, or his designee, is directed and authorized to sell the surplus personal property listed on **Exhibit A** for the maximum value that can be obtained, or to dispose of the surplus personal property listed on **Exhibit A** where appropriate, to be determined solely by the City Manager, or his designee.

*Section 5.* This Ordinance shall be known as Ordinance No. \_\_\_\_\_ and shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed by the City Council of the City of Highland, Illinois, and deposited and filed in the Office of the City Clerk, on the \_\_\_\_ day of \_\_\_\_\_, 2024, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:

NOES:

APPROVED:

---

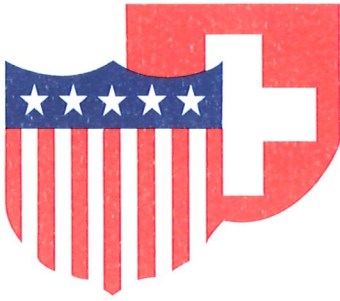
Kevin B. Hemann, Mayor  
City of Highland  
Madison County, Illinois

ATTEST:

---

Barbara Bellm, City Clerk  
City of Highland  
Madison County, Illinois

Item	Quantity	Item	Quantity
Cookie Sheets	4	Elmo Costume	1
Battery Operated Tea Light Candles	30+	Long Curly Wig	1
Tea Light Candles	30+	Good Witch Costume	1
Votive Candles	9	Princess Crowns	
Centerpiece Mirrors	10	whisks	6
Tablecloth Runners	5	plastic soon	3
Heart Décor		plastic spatulas	3
Beige Vinyl Tableclothes	3	dish brushes	2
Red Cloth Tableclothes	10	plastic cutting boards	3
Black Blanket	1	misc. measuring cups/spoons	
Smurf Costume	1	marbles (bags)	2
Dr. Seuss Costume	1	spiderman costume	
Halloween Make-up		hulk costume	
Glass Bowls	17	wonder woman costume	
Plastic Bowls	5	ironman costume	
Glass Cup	4	Youth size bow and arrows	5
Coffee Mug	13	Bird Feeders	
Plastic Cups	10	Matchbox Track	
Glass Plates	4	Coffee Pergula	
Mason Jars	4	Griddle	
10 qt buckets	6	Microwave	
Wild West Costume	1	Waffle Irons	
lamp	1	Lobby Chairs	
light bulbs	3	Lobby Tables	



# City of Highland

**MEMO TO:** Christopher Conrad, City Manager  
**FROM:** Joe Gillespie, Director of Public Works  
**DATE:** April 12, 2024  
**SUBJECT:** Street Resurfacing 2024, PW-02-24  
Recommendation for Award

## RECOMMENDATION

I recommend that you request council approval to award a contract to Rooters American Maintenance d/b/a Rooters Asphalt in Beckemeyer, IL, for \$432,289.10.

## DISCUSSION

We opened bids on April 12, 2024. The bidding details are attached. Curry and Associates reviewed the contractor's qualifications and the bid for accuracy. I have attached the recommendation letter.

## FISCAL IMPACT

The project is funded with ARPA and Business District funds.

## CONCURRENCE

Recommended by: \_\_\_\_\_  
  
Joe Gillespie, Director of Public Works

Approved by: \_\_\_\_\_  
  
Christopher Conrad, City Manager



**CITY OF HIGHLAND-----BID TABULATION-----DEPARTMENT OF PUBLIC WORKS**

BID OPENING

LOCATION: Public Works

TIME: 10:00 a.m.

DATE: 4/12/2024

PROJECT # / DESCRIPTION:  
**Street Resurfacing 2024, PW-02-24**

Bidders	Total Price	Contract Proposal BLR 12200	Schedule of Prices BLR 12201	Bid Bond BLR 12230	Apprenticeship or Training Program BLR 12325	Affidavit of IL Business Office BLR 12326
Charles E. Mahoney Co. Swansea, IL	\$484,347.91 <i>SH</i>	✓	✓	✓	✓	✓
Christ Bros. Asphalt, Inc. Lebanon, IL	\$468,950.70	✓	✓	✓	✓	✓
Rooters American Maintenance Beckemeyer, IL	\$432,289.10	✓	✓	✓	✓	✓
The Kilian Corporation Mascoutah, IL	\$464,654.51	✓	✓	✓	✓	✓
Gleeson Asphalt, Inc. Belleville, IL	\$484,348.00	✓	✓	✓	✓	✓

BID OPENER: *Joe Gillespie*  
Joe Gillespie

BID RECORDER: *Lana R. Hediger*  
Lana Hediger



April 12, 2024

2024.28 (G)

Joe Gillespie, Director of Public Works  
City of Highland  
1113 Broadway  
P.O. Box 218  
Highland, IL 62249

Re: Letter of Recommendation  
Street Resurfacing 2024 – PW-02-24  
(Laurel Street, Pine Street, & Cypress Street)  
Highland, Illinois

Dear Mr. Gillespie:

Bids for the above referenced project were opened on Friday, April 12, 2024 at 10:00 a.m. at Public Works.

The following bids were received.

<u>Contractor</u>	<u>Total Bid</u>
Rooters American Maintenance	\$432,289.10
The Kilian Corporation	\$464,654.51
Christ Brothers Asphalt, Inc.	\$468,950.70
Charles E. Mahoney Co.	\$484,347.91
Gleeson Asphalt, Inc.	\$484,348.00

The estimate for the project was \$475,558.84. We are pleased to report that the low bid is less than the estimate for the project.

Due to the need for this project, we respectfully recommend that this project be awarded to Rooters American Maintenance in the amount of \$432,289.10.

If the City approves to award the project, please advise of the approval and we will proceed with notification to the Contactor and processing of the contract documents for the project.

We trust this information is responsive to the City's needs. We have enclosed a copy of the bid tabulation and bid opening attendance list for the City's use.

If you have any questions or comments, please do not hesitate to contact us.

Very truly yours,  
CURRY & ASSOCIATES ENGINEERS, INC.



Michael R. Brandt, P.E.  
Project Engineer

Encl.

cc (w/encl.): Chris Conrad, City Manager  
Barbara Bellm, City Clerk  
File 2024.28 (G)

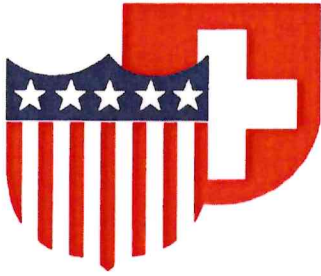
# BID TABULATION

OWNER: City of Highland DESC: Laurel, Pine and Cypress Street Resurfacing, PW-02-24 DATE/TIME: April 12, 2024 @ 10:00 A.M. LOCATION: City Hall JOB NO.: 2024.28				CONTRACTOR: Rooters American Maintenance 350 Carter Street, P.O. Box 175 Beckemeyer, IL 62219		CONTRACTOR: The Kilian Corporation 608 S. Independence Street., P.O. Box A Mascoutah, IL 62258-0187		CONTRACTOR: Christ Bros. Asphalt, Inc. 820 S. Fritz Street, P.O. Box 158 Lebanon, IL 62254	
ITEM	UNIT OF MEASURE	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	
1.	Mobilization/Demobilization	Lump Sum	1	\$22,700.00	\$22,700.00	\$20,325.00	\$20,325.00	\$7,515.00	\$7,515.00
2.	Milling (Surf Rem), 2-1/2"	Sq. Yd.	16,630	\$2.82	\$46,896.60	\$3.65	\$60,699.50	\$3.00	\$49,890.00
3.	Pavement Patch (Allow.)	Sq. Yd.	640	\$139.00	\$88,960.00	\$144.00	\$92,160.00	\$165.00	\$105,600.00
4.	Water Valves Adjusted	Each	10	\$100.00	\$1,000.00	\$100.00	\$1,000.00	\$50.00	\$500.00
5.	Manhole Lids Adjusted	Each	5	\$500.00	\$2,500.00	\$325.00	\$1,625.00	\$200.00	\$1,000.00
6.	Level Binder (Allowance)	Ton	100	\$140.00	\$14,000.00	\$170.00	\$17,000.00	\$114.59	\$11,459.00
7.	HMA Sur., N50, "C", 2-1/2"	Ton	2330	\$105.25	\$245,232.50	\$110.00	\$256,300.00	\$114.59	\$266,994.70
8.	Detector Loop	Lump Sum	1	\$7,000.00	\$7,000.00	\$5,350.00	\$5,350.00	\$4,920.00	\$4,920.00
9.	Material Disposal	Lump Sum	1	\$500.00	\$500.00	\$0.01	\$0.01	\$11,600.00	\$11,600.00
10.	Traffic Control & Prot.	Lump Sum	1	\$3,500.00	\$3,500.00	\$10,195.00	\$10,195.00	\$9,472.00	\$9,472.00
<b>TOTAL BID:</b>					<b>\$432,289.10</b>		<b>\$464,654.51</b>		<b>\$468,950.70</b>

OWNER: City of Highland DESC: Laurel, Pine and Cypress Street Resurfacing, PW-02-24 DATE/TIME: April 12, 2024 @ 10:00 A.M. LOCATION: City Hall JOB NO.: 2024.28				CONTRACTOR: Charles E. Mahoney Co. 208 Service Street Swansea, IL 62226		CONTRACTOR: Gleeson Asphalt, Inc. 2800 West Main Street Belleville, IL 62226	
ITEM	UNIT OF MEASURE	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	
1.	Mobilization/Demobilization	Lump Sum	1	\$6,800.00	\$6,800.00	\$25,000.00	\$25,000.00
2.	Milling (Surf Rem), 2-1/2"	Sq. Yd.	16,630	\$5.83	\$96,952.90	\$3.60	\$59,868.00
3.	Pavement Patch (Allow.)	Sq. Yd.	640	\$173.25	\$110,880.00	\$120.00	\$76,800.00
4.	Water Valves Adjusted	Each	10	\$60.00	\$600.00	\$200.00	\$2,000.00
5.	Manhole Lids Adjusted	Each	5	\$295.00	\$1,475.00	\$400.00	\$2,000.00
6.	Level Binder (Allowance)	Ton	100	\$110.30	\$11,030.00	\$150.00	\$15,000.00
7.	HMA Sur., N50, "C", 2-1/2"	Ton	2330	\$107.00	\$249,310.00	\$126.00	\$293,580.00
8.	Detector Loop	Lump Sum	1	\$5,500.00	\$5,500.00	\$7,100.00	\$7,100.00
9.	Material Disposal	Lump Sum	1	\$0.01	\$0.01	\$1,000.00	\$1,000.00
10.	Traffic Control & Prot.	Lump Sum	1	\$1,800.00	\$1,800.00	\$2,000.00	\$2,000.00
<b>TOTAL BID:</b>					<b>\$484,347.91</b>		<b>\$484,348.00</b>







# City of Highland

## Department of Light and Power

**Memo to:** Chris Conrad, City Manager  
**From:** Dan Cook, Director of Electric  
**Date:** April 4, 2024  
**Subject:** Notice of Municipal Letting for the Purchase of 3-Phase Pad Mount Transformers, E-03-24

### RECOMMENDATION

I recommend that you seek council approval to advertise for the above referenced NOML.

### DISCUSSION

The city needs to have an assortment of Distribution Transformers on hand at all times to replace any failures along with installation at new construction sites. The lead time for these devices is nearing 2 years now and although we do not have the dollars allocated for all these this fiscal year, we would be jeopardizing our services if we do not get these on order ASAP.

### FISCAL IMPACT


This item will be paid for under GL# 101-104-5-540-20.

### CONCURRENCE

Recommended by: \_\_\_\_\_

  
Daniel Cook, Director of Electric

Approved by: \_\_\_\_\_

  
Chris Conrad, City Manager



**NOTICE OF MUNICIPAL LETTING  
CITY OF HIGHLAND, ILLINOIS**

**NOML E-03-24  
Purchase of 3-Phase Pad Mount Transformers**

The City of Highland will accept bids until 10:00 A.M. CST on Tuesday, the 7<sup>th</sup> of May 2024 at City Hall located at 1115 Broadway, Highland, Illinois at which time they will be publicly opened and read. After tabulation and review, bids will be presented to the City Council at its regular meeting scheduled for May 20<sup>th</sup>, 2024 for consideration. If there are any questions concerning this solicitation, please contact Mr. Dan Cook, Director of Electric at (618) 654-7511.

Bids shall be submitted in an opaque, sealed envelope containing the bidders name and address and labeled "Sealed Bid, E-03-24, Purchase of 3-Phase Pad Mount Transformers" Facsimile bids are not acceptable.

The city of Highland reserves the right to reject any and all, or any part of bids, and to waive any informality therein and to make the award in the best interest of the City. The bid prices shall remain valid and no participating party may withdraw his bid for at least thirty (30) days after the established deadline for receipt of bids.

By submitting this bid, the participating party acknowledges that they are familiar with the specifications and all other applicable regulatory and contract requirements for the work. Any area of concern shall be brought to the Department of Light & Power's attention as soon as possible.

Certificates of Non-Delinquency of Taxes, Compliance and the "Hold Harmless Agreement" forms will be requested from the successful bidder once the bid is awarded.

**BASIS FOR BID**

The bid shall include all labor, plant, material, delivery to City of Highland Electric Building and other costs required to provide up to 6 assorted 3 – phase distribution transformers, types, sizes and quantities as detailed in the attached specification sheets. The bid price will include all discounts, preparation costs and all other charges or credits. DO NOT include taxes in the bid price. The city of Highland is exempt from Federal Excise, Transportation, and State Sales Taxes.

**BASIS FOR CONTRACT AWARD**

Bid submissions will be evaluated and compared to the specifications provided by the city. Both cost and delivery date will be considered when awarding this purchase. The lowest responsible and responsive bid that meets the provided specifications shall be deemed the successful bidder and the contract will be awarded to that bidder (subject to City Council approval).

**BASIS OF PAYMENT**

Payment will be made only after all materials are received and accepted, as specified, and within 30 days of receipt of invoice for the same.

Proposals received after 10:00 A.M. CST, May 7<sup>th</sup>, 2024 will not be accepted and will be returned to the proposer unopened. The City of Highland reserves the right to reject any and all responses and waive minor irregularities. No proposal may be withdrawn for a period of thirty (30) days.

By the order of the Mayor and City Council

Chris Conrad, City Manager

City of Highland  
"Sealed Bid, E-03-24, Purchase of 3-Phase Pad Mount Transformers"  
Attn: Daniel Cook, Director of Electric  
1115 Broadway  
PO Box 218  
Highland, Illinois 62249

## Bid Summary Sheet

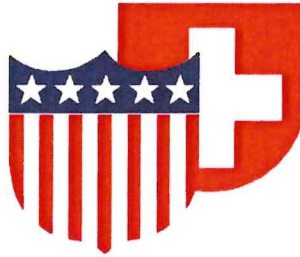
**Note: This sheet must be filled out and submitted along with the supporting individual proposal forms for each transformer size and form. Cost entered below should be for 1 transformer of each size and voltage not total quantities.**

<b>Transformer size and voltage</b>	<b>300 kVA Pad mount 480/277</b>	<b>300 kVA Pad mount 208/120</b>	<b>75 kVA Pad mount 240/120</b>	<b>300 kVA Pad mount 240/120</b>
<b>Base Price</b>				
<b>Evaluated Cost</b>				

If your proposal requires the purchase of all transformers quoted, please indicate that on your bid. The city will evaluate each size and voltage separately and will possibly issue several purchase orders to several vendors based upon which offers the best proposal for each transformer. If you would like to provide a discounted price if all of the transformers are ordered from one vendor, please do so and indicate that is a requirement for the lower pricing.

# City of Highland, Illinois

Electric Department



**BID #E-03-24**

**PURCHASE OF 3-PHASE PAD MOUNT TRANSFORMERS**

**Tuesday, May 7, 2024  
City Hall  
1115 Broadway  
Highland, Illinois**

**Approved by: \_\_\_\_\_ Date: \_\_\_\_\_**

Bid submitted by:

---

---

---

## CITY OF HIGHLAND

2610 Plaza Drive  
Highland, IL 62249

Phone (618) 654-7511  
Fax (618) 654-1901

### PAD MOUNTED DISTRIBUTION TRANSFORMER SPECIFICATIONS (LOOP FEED OPERATION)

THREE PHASE PAD MOUNTED TRANSFORMER - This specification covers the electrical characteristics and mechanical features of a new, three phase, 60 HZ, mineral-oil filled, self-cooled, pad mounted type distribution transformer of the sizes and voltages included on the attached Quote Forms.

#### A. General Electrical and Mechanical Features:

1. New
2. Three-phase, 60 HZ
3. Mineral-oil filled
4. Self-cooled
5. Pad-mounted distribution type
6. Primary voltage (13,200V, 3W, DELTA), with taps.
7. Primary and secondary windings shall be copper.
8. Transformer shall be suitable for connection to a 7,620/13,200V WYE, multigrounded distribution system.
9. Secondary voltages and winding configuration: as listed on attached bid sheets
10. Manufacturer's standard impedance
11. The transformer shall meet all applicable requirements of ANSI - C57.12.26 except as otherwise specified herein.
12. The maximum temperature rise above ambient at 100% KVA load shall not exceed 65 degrees C.

B. The primary connection shall be dead front and shall consist of six (6) super-close, one piece, 200 Amp, load break bushings and wells (6 bushings per transformer to be included) suitable for loop feed operation.

C. Cable accessory parking stands shall be located adjacent to the bushing wells with a minimum of 5 inches from the center line of the bushing to the center line of the parking stand.

D. The transformers shall be equipped with two 2-1/2% taps above and below normal and externally operable no-load tap changer with the handle located in the primary compartment. Tap changer switch handle shall have provision for locking in all positions.

E. The transformer windings shall be protected by three (3) dual sensing Bay-O-Net type

fuses located in the primary compartment. All Bay-O-Net fuseholders shall be provided with plastic spill pans. The transformer shall include one (1) set of spare fuses.

- F. The transformers shall be equipped with an automatic pressure relief device.
- G. The transformers secondaries shall have the secondary neutral brought out in the secondary compartment through a fully insulated bushing ("XO") and equipped with a removable full ampacity ground strap.
- H. The four (4) low voltage bushings shall be fitted with appropriately sized spade type terminals. Secondary bushing spades shall be designed in a staggered arrangement with a minimum of 5 1/2" horizontal clearance between spades and 3 3/4" clearance from any sidewall.
- I. The transformers shall be equipped with a minimum of two (2) two-hole NEMA ground pads located in the lower portion of the compartments, one in the primary compartment and one in the secondary compartment.
- J. Ground pads shall be 1/2 inch 13NC tapped holes, 7/16" deep. Ground pads shall be capped before painting.
- K. The transformers shall be fitted with a one-inch upper filter press and filling plug or cap and a one-inch drain valve with built-in sampling device. Such drain valves shall be located at the bottom of the low voltage compartment.

#### Transformer Termination Compartment Construction Requirements:

1. The transformer shall be of compartmental type construction with completely separate compartments for both the primary and the secondary.
2. The primary and secondary compartments shall be side by side, with the secondary compartment on the right side when facing the transformer front compartment.
3. The primary and secondary compartments shall be completely enclosed with removable front sills and doors.
4. The high voltage compartment door shall be of the interlock type and shall be secured by a 1/2 in. stainless steel pentahead bolt held in the center frame which is accessible only after the low voltage door is opened.
5. The low voltage compartment door shall include a handle with a two (2) point locking arrangement equipped with provisions for pad-locking. The secondary compartment door handle to include a spring loaded captive stainless steel pentahead bolt which will require loosening of the bolt to permit operation of the handle.



6. An instruction nameplate shall be located on the inside of the low voltage compartment and will clearly indicate the following:
  - a. The connection diagram.
  - b. The location of the protective devices.
  - c. Primary tap ratings.
  - d. All other pertinent information related to the unit.
7. Stainless steel is to be used for all metal in contact with the foundation (sill, side panels, and false bottom of tank area). All exposed hardware shall be stainless steel.
8. Manufacturer must furnish certification that the transformer will meet ANSI Standard on enclosure security standards.
- L. The transformer tank shall include a fully gasketed cover that is fully detachable for access to the interior of the tank. It shall have a wrap-around guard that is removable only when the compartment doors are opened and shall enclose the tank cover nuts.
- M. The transformer shall be equipped with lifting lugs or other suitable means for safely lifting the unit.
- N. Each transformer shall meet, or exceed, Western Underground Committee Guide 2-13 for security and tamper-resistant operation.
- O. The transformer shall be provided with all required safety stickers and warning labels.
- P. The transformer coating shall meet the latest EEI finishing guidelines for pad mounted equipment and the successful vendor must provide certified test reports insuring this requirement is met.

Color shall be Munsell No. 7 OGY 3.29/1.5 (Ameritech Telephone Green).

The manufacturer must furnish certification that the transformer will meet ANSI Standard C57.12.29-1988 on finish.

Outside shall be labelled with Transformer size (KVA) and primary and secondary voltages.

- Q. Vendors shall complete the Bid Forms for the transformer, as attached. The successful vendor shall provide certified test reports, which shall include core and winding losses, on the transformer supplied under this quote. The final payment for transformers not meeting the guaranteed loss values shall be adjusted accordingly. The loss penalty shall be as follows:

No Load Loss at \$3300.00/KW  
Load Loss at \$1200.00/KW

- R. Manufacturers are to submit certification that the transformer does not contain any measurable concentrations of PCBs.
- S. The transformer shall be delivered on an open type flat bed trailer. Forty-eight (48) hour notice is required prior to delivery by calling the City of Highland Utilities Dept. at (618) 654-7511 between the hours of 8:00 a.m. and 3:00 p.m. weekdays.

## **TRANSFORMER EVALUATION INFORMATION**

The transformer evaluation will be based on the present value cost as determined by the following formulas:

$$\text{Cost of Core Loss} = \text{No Load Loss (KW)} \times \$3300.00$$

$$\text{Cost of Winding Loss} = \text{Load Loss (KW)} \times \$1200.00$$

Load loss is to be determined at 100% of transformer KVA rating.

Present value cost of transformer = Quote price + Present value of Core Loss + Present value of Winding Losses.

Vendors are expected to complete the attached Quote Form, provided herein, for each transformer. If attached Quote Form is not provided with the Vendors quote, the quote will be deemed as non-compliant and will be rejected.

The City retains the right to select to select the Bid which represents the best value for the City of Highland.

**CITY OF HIGHLAND, IL  
TRANSFORMER BID PROPOSAL FORM  
FORM NO. 1**

Transformer Type: 3 PH Pad Mounted

Quantity: 2

Type: NEW

Transformer KVA: 300

Primary Voltage: 13.2 kV, 3W, DELTA

Secondary Voltage: 120/208 Volts, 4W, WYE

Guaranteed core loss: \_\_\_\_\_ kW (at 0% load)

Guaranteed winding loss: \_\_\_\_\_ kW (at 100% load)

Guaranteed total loss: \_\_\_\_\_ kW

PVCL = Present Value of Core Losses

$$= \text{_____ kW} \times \$3,300/\text{kW} = \$ \text{_____}$$

PVWL = Present Value of Winding Losses

$$= \text{_____ kW} \times \$1,200/\text{kW} = \$ \text{_____}$$

Quoted Price (without escalators) = \$ \_\_\_\_\_ Ea.

Evaluated Cost of Transformer = Quoted Price + PVCL + PVWL

$$= \$ \text{_____} \text{ Ea.}$$

Firm Delivery after Receipt of Order \_\_\_\_\_ Weeks

With this Quote Form, we acknowledge receipt of "Pad Mounted Transformer Specifications" consisting of four (4) pages and "Transformer Evaluation Information" consisting of one (1) page.

\_\_\_\_\_  
Name (Please Print)                      Title                      Signature                      Date

**\*\*Please submit proposed transformer outline drawing with general dimensions, approximate weight and designed impedance with bid.**

**CITY OF HIGHLAND, IL  
TRANSFORMER BID PROPOSAL FORM  
FORM NO. 2**

Transformer Type: 3 PH Pad Mounted

Quantity: 1

Type: NEW

Transformer KVA: 300

Primary Voltage: 13.2 kV, 3W, DELTA

Secondary Voltage: 480/277 Volts, 4W, WYE

Guaranteed core loss: \_\_\_\_\_ kW (at 0% load)

Guaranteed winding loss: \_\_\_\_\_ kW (at 100% load)

Guaranteed total loss: \_\_\_\_\_ kW

PVCL = Present Value of Core Losses

$$= \text{_____ kW} \times \$3,300/\text{kW} = \$ \text{_____}$$

PVWL = Present Value of Winding Losses

$$= \text{_____ kW} \times \$1,200/\text{kW} = \$ \text{_____}$$

Quoted Price (without escalators) = \$ \_\_\_\_\_ Ea.

Evaluated Cost of Transformer = Quoted Price + PVCL + PVWL

$$= \$ \text{_____} \text{ Ea.}$$

Firm Delivery after Receipt of Order \_\_\_\_\_ Weeks

With this Quote Form, we acknowledge receipt of "Pad Mounted Transformer Specifications" consisting of four (4) pages and "Transformer Evaluation Information" consisting of one (1) page.

\_\_\_\_\_  
Name (Please Print)

\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**\*\*Please submit proposed transformer outline drawing with general dimensions, approximate weight and designed impedance with bid.**

**CITY OF HIGHLAND, IL  
TRANSFORMER BID PROPOSAL FORM  
FORM NO. 3**

Transformer Type: 3 PH Pad Mounted

Quantity: 2

Type: NEW

Transformer KVA: 75

Primary Voltage: 13.2 kV, 3W, DELTA

Secondary Voltage: 240/120 Volts, DELTA

Guaranteed core loss: \_\_\_\_\_ kW (at 0% load)

Guaranteed winding loss: \_\_\_\_\_ kW (at 100% load)

Guaranteed total loss: \_\_\_\_\_ kW

PVCL = Present Value of Core Losses

$$= \text{_____ kW} \times \$3,300/\text{kW} = \$ \text{_____}$$

PVWL = Present Value of Winding Losses

$$= \text{_____ kW} \times \$1,200/\text{kW} = \$ \text{_____}$$

Quoted Price (without escalators) = \$ \_\_\_\_\_ Ea.

Evaluated Cost of Transformer = Quoted Price + PVCL + PVWL

$$= \$ \text{_____} \text{ Ea.}$$

Firm Delivery after Receipt of Order \_\_\_\_\_ Weeks

With this Quote Form, we acknowledge receipt of "Pad Mounted Transformer Specifications" consisting of four (4) pages and "Transformer Evaluation Information" consisting of one (1) page.

\_\_\_\_\_  
Name (Please Print)

\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**\*\*Please submit proposed transformer outline drawing with general dimensions, approximate weight and designed impedance with bid.**



**CITY OF HIGHLAND, IL  
TRANSFORMER BID PROPOSAL FORM  
FORM NO. 4**

Transformer Type: 3 PH Pad Mounted

Quantity: 1

Type: NEW

Transformer KVA: 300

Primary Voltage: 13.2 kV, 3W, DELTA

Secondary Voltage: 240/120 Volts, DELTA

Guaranteed core loss: \_\_\_\_\_ kW (at 0% load)

Guaranteed winding loss: \_\_\_\_\_ kW (at 100% load)

Guaranteed total loss: \_\_\_\_\_ kW

PVCL = Present Value of Core Losses

$$= \text{_____ kW} \times \$3,300/\text{kW} = \$ \text{_____}$$

PVWL = Present Value of Winding Losses

$$= \text{_____ kW} \times \$1,200/\text{kW} = \$ \text{_____}$$

Quoted Price (without escalators) = \$ \_\_\_\_\_ Ea.

Evaluated Cost of Transformer = Quoted Price + PVCL + PVWL

$$= \$ \text{_____ Ea.}$$

Firm Delivery after Receipt of Order \_\_\_\_\_ Weeks

With this Quote Form, we acknowledge receipt of "Pad Mounted Transformer Specifications" consisting of four (4) pages and "Transformer Evaluation Information" consisting of one (1) page.

\_\_\_\_\_  
Name (Please Print)

\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**\*\*Please submit proposed transformer outline drawing with general dimensions, approximate weight and designed impedance with bid.**

**PUBLIC NOTICE CITY OF HIGHLAND ILLINOIS  
NOTICE OF MUNICIPAL LETTING  
Purchase of 3-Phase Pad Mount Transformers NOML E-03-24**

The City of Highland will accept sealed bids until 10:00 A.M. CDT on Tuesday, the 7<sup>th</sup> of May, 2024 at City Hall located at 1115 Broadway, Highland, Illinois at which time they will be publicly opened and read.

The specifications for the transformers can be obtained through email request to [dcook@highlandil.gov](mailto:dcook@highlandil.gov).

City of Highland, Illinois

Chris Conrad, City Manager

City of Highland  
"Sealed Bid, E-03-24, Purchase of 3-Phase Pad Mount Transformers"  
Attn: Daniel Cook, Director of Electric  
1115 Broadway  
PO Box 218  
Highland, Illinois 62249

**NOTICE TO EDITOR: Please publish the above notice in the Troy Times Tribune on Thursday, April 18, 2024.**

**Send proof of publication to: City of Highland  
Attn: Dan Cook  
PO Box 218  
Highland, Illinois 62249**

**Send bill for above notice to: City of Highland  
Attn: Accounts Payable  
PO Box 218  
Highland, Illinois 62249**



CHECK NO	VENDOR NAME	INVOICE DESCRIPTION	DEPARTMENT	CHECK/PAYMENT D	GROSS AMOUNT
1,158	AMAZON CAPITAL SERVI	STAPLER,CLIPBOARD,LEGALPADS,HIGHLIGHTERS,MARKERSDR	001-00-000-00000-115700	4/5/2024	103.77
1,158	AMAZON CAPITAL SERVI	1 QTY BADGE HOLDERS AND METAL CLIPS CLEAR	001-00-000-00000-115700	4/5/2024	22.98
1,158	AMAZON CAPITAL SERVI	BANKERSBOX12PK,SAFETYGLASSES,CORRECTIONTAPE,PADSL	001-00-000-00000-115700	4/5/2024	240.81
1,196	Highland Optimist Cl	GARBAGE BAGS FOR CENTRAL PURCHASING	001-00-000-00000-115700	4/5/2024	1,074.00
1,197	Highland's Tru Buy	CENTRAL PURCHASING	001-00-000-00000-115700	4/5/2024	136.26
1,240	TRIPACK INC	SUPPLIES FOR CENTRAL PURCHASING	001-00-000-00000-115700	4/5/2024	1,356.77
<b>TOTAL</b>					<b>2,934.59</b>
1,159	Ameren Illinois	Utilities	001-10-001-00000-533000	4/5/2024	49.68
1,150	LEWIS BRISBOIS BISGA	FEBRUARY 2024 MONTHLY RETAINER INVOICE	001-10-011-00000-522000	4/5/2024	15,774.92
1,146	HEDIGER	PER DIEM MCI SPRING SEMINAR 04/04/24-04/05/24	001-10-011-00000-524000	4/3/2024	46.00
1,146	HEDIGER	MILEAGE 284 MILES MCI SPRING SEMINAR 04/24	001-10-011-00000-524000	4/3/2024	190.28
1,250	U S POSTAL SERVICE	POSTAGE READINGS FROM 10/02/23 THROUGH 04/04/24	001-10-011-00000-532000	4/4/2024	3,202.88
1,180	DE LAGE LANDEN FINAN	COPIER USAGE/LEASE - CITY HALL BACK OFFICE	001-10-011-00000-534000	4/5/2024	266.67
1,156	Ace Hardware	ACE OPERATING SUPPLIES	001-10-011-00000-538000	4/5/2024	62.96
1,155	Scheffel Boyle	AUDIT SERVICES FY2023	001-10-011-00000-539000	4/5/2024	51,000.00
1,162	BARNETT PEST SOLUTIO	COMMERCIAL PEST CONTROL- CITY HALL STORAGE	001-10-011-00000-539000	4/5/2024	20.00
1,226	Rotary Club of Highl	MEMBERSHIP DUES-MEALS 07/01/23-09/30/23 C CONRAD	001-10-011-00000-539000	4/5/2024	134.00
1,237	Third Millennium Ass	UTILITY BILL RENDERING	001-10-011-00000-539000	4/5/2024	204.66
1,147	Mastercard	ARIN ANNUAL FEE REGISTRATION SERVICE PLAN	001-10-011-00000-539050	4/3/2024	161.90
1,147	Mastercard	HOOTSUITE - ANNUAL 02/25/24-02/24/25	001-10-011-00000-539050	4/3/2024	192.34
1,149	CDW G Inc	MALWAREBYTES CLDEPPROTLC,DETECT&RESP, SVRPREMSTD	001-10-011-00000-539050	4/5/2024	1,512.96
1,181	Dell Marketing L P	PROSUPPORT NEXT BUSS DAY ON SITE SERVICE PROB DIAG	001-10-011-00000-539050	4/5/2024	367.64
1,158	AMAZON CAPITAL SERVI	CRUCIAL RAM 32GB KIT	001-10-011-00000-539100	4/5/2024	72.19
1,158	AMAZON CAPITAL SERVI	POLYCAM VVX 601 IP PHONE POWER SUPPLY INCLUDED	001-10-011-00000-539100	4/5/2024	139.00
1,158	AMAZON CAPITAL SERVI	10G SFP DAC TWINAX CABLE ATTACH COPPER PASSIVE	001-10-011-00000-539100	4/5/2024	14.69
1,158	AMAZON CAPITAL SERVI	STARTTECH.COM 24 OUTLET 120V POWERSTRIP	001-10-011-00000-539100	4/5/2024	94.99
1,149	CDW G Inc	DELL THUNDERBOLT DOCK, DELL 24IN MONITOR	001-10-011-00000-539200	4/5/2024	601.35
1,149	CDW G Inc	DELL 7780 I7-13850HX 512/32 W119-LAURA MILES	001-10-011-00000-539200	4/5/2024	3,446.01
1,158	AMAZON CAPITAL SERVI	TWO TONE COLOR FILE FOLDERS LETTER SIZE	001-10-011-00000-541000	4/5/2024	32.13
1,246	WEX BANK	MARCH FUEL	001-10-011-00000-542000	4/5/2024	77.61
1,158	AMAZON CAPITAL SERVI	AVERY 5 TAB UNPUNCHED DIVIDERS	001-10-011-00000-543000	4/5/2024	68.65
1,248	Woodcrest Small Engi	AIR FILTER REPL,AIR FILTER C CADET.MTD,SPARK PLUG	001-10-011-00000-545000	4/5/2024	24.48
1,158	AMAZON CAPITAL SERVI	TRANSCEIVER,CABLE,SWITCH,PATCH CABLE	001-10-011-00000-547000	4/5/2024	4,464.67
1,158	AMAZON CAPITAL SERVI	CRUCIAL RAM 32GB KIT	001-10-011-00000-547000	4/5/2024	72.19
<b>TOTAL</b>					<b>82,294.85</b>
1,250	U S POSTAL SERVICE	POSTAGE READINGS FROM 10/02/23 THROUGH 04/04/24	001-20-012-00000-532000	4/4/2024	165.85
1,200	Knebel's Auto Body I	CAR 5 REPAIR	001-20-012-00000-536010	4/5/2024	1,842.07
1,225	Reding Tire & Batter	CAR 3 REAR BRAKE PADS	001-20-012-00000-536010	4/5/2024	213.00
1,201	Langhauser Sheet Met	SERVER RM HIGH WATER ALARM REPLACE HUMIDIFER TANK	001-20-012-00000-538000	4/5/2024	905.88
1,208	MADISON COUNTY INFOR	LEADS COMMUNICATION INVOICES	001-20-012-00000-539000	4/5/2024	24.28
1,239	TRANSUNION RISK AND	TLO INVESTIGATION CHECKS 02/01/24-02/29/24	001-20-012-00000-539000	4/5/2024	75.00
1,239	TRANSUNION RISK AND	TLO INVESTIGATION CHECKS 03/01/24-03/31/24	001-20-012-00000-539000	4/5/2024	100.00
1,147	Mastercard	ARIN ANNUAL FEE REGISTRATION SERVICE PLAN	001-20-012-00000-539050	4/3/2024	190.50
1,147	Mastercard	HOOTSUITE - ANNUAL 02/25/24-02/24/25	001-20-012-00000-539050	4/3/2024	226.31
1,149	CDW G Inc	MALWAREBYTES CLDEPPROTLC,DETECT&RESP, SVRPREMSTD	001-20-012-00000-539050	4/5/2024	1,780.22
1,181	Dell Marketing L P	PROSUPPORT NEXT BUSS DAY ON SITE SERVICE PROB DIAG	001-20-012-00000-539050	4/5/2024	432.59
1,149	CDW G Inc	BROTHER POCKET JET ADAPTER, TRIPP 6FT CABLE	001-20-012-00000-539100	4/5/2024	65.30
1,158	AMAZON CAPITAL SERVI	#10 SECURITY TINTED SELF SEAL ENVELOPES	001-20-012-00000-541000	4/5/2024	8.69
1,158	AMAZON CAPITAL SERVI	3 HOLE PUNCH, DRY ERASE MARKERS,	001-20-012-00000-541000	4/5/2024	32.98
1,246	WEX BANK	MARCH FUEL	001-20-012-00000-542000	4/5/2024	3,452.85
1,158	AMAZON CAPITAL SERVI	BROOKS MENS GHOST RUNNING SHOES -FEENY	001-20-012-00000-544000	4/5/2024	109.95
1,204	Leon Uniform Company	30 SGT CHEVRONS PATCHES	001-20-012-00000-544000	4/5/2024	89.70
1,204	Leon Uniform Company	HORNER CHEVRONS	001-20-012-00000-544001-	4/5/2024	6.49
1,204	Leon Uniform Company	VEST-KINGERY AXII HI LITE 1C	001-20-012-00000-544001-	4/5/2024	850.00
1,204	Leon Uniform Company	VEST FOR BLAND AND MCLENANAHN	001-20-012-00000-544001-	4/5/2024	1,750.00
1,204	Leon Uniform Company	BIGGS BLANK BADGE ID FLAP	001-20-012-00000-544001-	4/5/2024	18.00
1,228	Spish Splash Auto B	CAR WASHES MARCH	001-20-012-00000-546000	4/5/2024	145.00
<b>TOTAL</b>					<b>12,484.66</b>
1,250	U S POSTAL SERVICE	POSTAGE READINGS FROM 10/02/23 THROUGH 04/04/24	001-20-013-00000-532000	4/4/2024	294.19
1,230	SUMNER ONE INC	COLOR OVERAGES	001-20-013-00000-534000	4/5/2024	121.05
1,162	BARNETT PEST SOLUTIO	MONTHLY INSPECTION & TREATMENT	001-20-013-00000-539000	4/5/2024	14.00
1,147	Mastercard	ARIN ANNUAL FEE REGISTRATION SERVICE PLAN	001-20-013-00000-539050	4/3/2024	38.10
1,147	Mastercard	HOOTSUITE - ANNUAL 02/25/24-02/24/25	001-20-013-00000-539050	4/3/2024	45.26
1,149	CDW G Inc	MALWAREBYTES CLDEPPROTLC,DETECT&RESP, SVRPREMSTD	001-20-013-00000-539050	4/5/2024	356.04
1,181	Dell Marketing L P	PROSUPPORT NEXT BUSS DAY ON SITE SERVICE PROB DIAG	001-20-013-00000-539050	4/5/2024	86.52
1,246	WEX BANK	MARCH FUEL	001-20-013-00000-542000	4/5/2024	70.48
1,158	AMAZON CAPITAL SERVI	TONER CARTRIDGE YELLOW/BLACK	001-20-013-00000-543000	4/5/2024	312.89
<b>TOTAL</b>					<b>1,338.53</b>
1,150	LEWIS BRISBOIS BISGA	FEBRUARY 2024 MONTHLY RETAINER INVOICE	001-20-014-00000-522000	4/5/2024	284.75
1,227	SENTINEL EMERGENCY S	ANNUAL INSPECTION LADDER 1530	001-20-014-00000-536010	4/5/2024	3,300.14
1,156	Ace Hardware	ACE OPERATING SUPPLIES	001-20-014-00000-538000	4/5/2024	39.99
1,205	LEXIPOL LLC	ANNUAL FIRE PROCEDURES 05/01/24-04/30/25	001-20-014-00000-539000	4/5/2024	250.91
1,205	LEXIPOL LLC	ANNUAL FIRE SUPPLEMENTAL MANUAL 05/01/24-04/30/25	001-20-014-00000-539000	4/5/2024	922.08
1,205	LEXIPOL LLC	ANNUAL FIRE POLICY MANUAL & DAILY TRAINING BULLETIN	001-20-014-00000-539000	4/5/2024	2,337.48
1,147	Mastercard	ARIN ANNUAL FEE REGISTRATION SERVICE PLAN	001-20-014-00000-539050	4/3/2024	9.50
1,147	Mastercard	HOOTSUITE - ANNUAL 02/25/24-02/24/25	001-20-014-00000-539050	4/3/2024	11.29
1,149	CDW G Inc	MALWAREBYTES CLDEPPROTLC,DETECT&RESP, SVRPREMSTD	001-20-014-00000-539050	4/5/2024	88.78
1,181	Dell Marketing L P	PROSUPPORT NEXT BUSS DAY ON SITE SERVICE PROB DIAG	001-20-014-00000-539050	4/5/2024	21.57
1,246	WEX BANK	MARCH FUEL	001-20-014-00000-542000	4/5/2024	307.52
1,244	WALMART COMMUNITY/ C	WAL-MART OPERATING ACCOUNT	001-20-014-00000-543000	4/5/2024	138.98
1,156	Ace Hardware	ACE OPERATING SUPPLIES	001-20-014-00000-546000	4/5/2024	24.99
1,179	DATATRONICS INC	ANTENNA FOR UNIT 1515	001-20-014-00000-546000	4/5/2024	20.99
1,174	CONTINENTAL RESEARCH	SPRAY ALL A PLUS SHIPPING CHARGES	001-20-014-00000-549000	4/5/2024	265.08
1,174	CONTINENTAL RESEARCH	1ST CHOICE 4X1, WASH N WAX, ALL CLEAR, PWR SPOT	001-20-014-00000-549000	4/5/2024	747.12
<b>TOTAL</b>					<b>8,771.17</b>

1,250	U S POSTAL SERVICE	POSTAGE READINGS FROM 10/02/23 THROUGH 04/04/24	001-40-017-00000-532000	4/4/2024	9.45
1,250	U S POSTAL SERVICE	POSTAGE READINGS FROM 10/02/23 THROUGH 04/04/24	001-40-017-00000-532000	4/4/2024	9.07
1,162	BARNETT PEST SOLUTIO	MONTHLY PEST CONTROL - TICKET 7130	001-40-017-00000-539000	4/5/2024	30.00
1,175	Cooperative Response	BASEFEEMARCH,CRCAGENT,CRCAGENTDIALOUT,CRCLINKUSERL	001-40-017-00000-539000	4/5/2024	85.64
1,147	Mastercard	ARIN ANNUAL FEE REGISTRATION SERVICE PLAN	001-40-017-00000-539050	4/3/2024	66.70
1,147	Mastercard	HOOTSUITE - ANNUAL 02/25/24-02/24/25	001-40-017-00000-539050	4/3/2024	79.24
1,149	CDW G Inc	MALWAREBYTES CLDEPPROT.LIC.DETECT&RESP, SVRPREMSTD	001-40-017-00000-539050	4/5/2024	623.31
1,181	Dell Marketing L P	PROSUPPORT NEXT BUSS DAY ON SITE SERVICE PROB DIAG	001-40-017-00000-539050	4/5/2024	151.46
1,246	WEX BANK	MARCH FUEL	001-40-017-00000-542000	4/5/2024	170.90
1,156	Ace Hardware	ACE OPERATING SUPPLIES	001-40-017-00000-543000	4/5/2024	5.58
1,215	Northtown Auto & Tra	COUPLER B PFE MILT	001-40-017-00000-543000	4/5/2024	25.99
1,216	Nu Way Concrete Form	LIME POLY SEALANT - GUN GRADE & SELF LEVELING	001-40-017-00000-543000	4/5/2024	731.10
1,209	McKay Auto Parts Inc	SPIN-ON FLUID FILTER - FOR SAW	001-40-017-00000-545000	4/5/2024	6.92
1,209	McKay Auto Parts Inc	OIL FILTERS - NAPA GOLD - FOR SAW	001-40-017-00000-545000	4/5/2024	48.40
1,215	Northtown Auto & Tra	3/8 M PLUG P STYLE	001-40-017-00000-546000	4/5/2024	10.99
1,215	Northtown Auto & Tra	QUICK DISCONNECT	001-40-017-00000-546000	4/5/2024	46.74
1,216	Nu Way Concrete Form	ASPHALT RAKE, FLUOR. GREEN MKG SPRAY PAINT	001-40-017-00000-547000	4/5/2024	509.50
1,224	Red E Mix LLC	88PCCP36- 7 BAG PP-1, WINT. SERV	001-40-017-00000-554000	4/5/2024	957.00
1,224	Red E Mix LLC	88PCCV50 SI/P- 6 BAG	001-40-017-00000-554000	4/5/2024	1,344.75
1,213	Mike A Maedeg Trucki	CM6-48.97T, \$12.55P/T- CM7-23.60T,\$17.70P/T & RR3	001-40-017-00000-555050	4/5/2024	477.01
1,224	Red E Mix LLC	88PCCV50 SI/PV - 6 BAG	001-40-017-00000-555050	4/5/2024	815.00
				TOTAL	6,204.75
1,250	U S POSTAL SERVICE	POSTAGE READINGS FROM 10/02/23 THROUGH 04/04/24	007-70-007-00000-532000	4/4/2024	5.12
1,147	Mastercard	ARIN ANNUAL FEE REGISTRATION SERVICE PLAN	007-70-007-00000-539050	4/3/2024	9.50
1,147	Mastercard	HOOTSUITE - ANNUAL 02/25/24-02/24/25	007-70-007-00000-539050	4/3/2024	11.29
1,149	CDW G Inc	MALWAREBYTES CLDEPPROT.LIC.DETECT&RESP, SVRPREMSTD	007-70-007-00000-539050	4/5/2024	88.78
1,181	Dell Marketing L P	PROSUPPORT NEXT BUSS DAY ON SITE SERVICE PROB DIAG	007-70-007-00000-539050	4/5/2024	21.57
1,153	OLDE WICKS FACTORY	REIMBURSEMENT OF PERMIT	007-70-007-00000-582000	4/5/2024	1,075.00
				TOTAL	1,211.26
1,170	Christ Bros Inc	HMA - 7.14T, \$77 P/T	008-40-000-00000-543000	4/5/2024	549.78
1,213	Mike A Maedeg Trucki	CM6-48.97T, \$12.55P/T- CM7-23.60T,\$17.70P/T & RR3	008-40-000-00000-543000	4/5/2024	1,032.29
				TOTAL	1,582.07
1,202	LAURA WILKEN	PER DIEM MEALS IUEDP CONF 04/14/24-04/17/24	009-60-009-00000-524000	4/5/2024	158.00
1,202	LAURA WILKEN	MILEAGE FOR IUEDP CONFERENCE 04/14/24-04/17/24	009-60-009-00000-524000	4/5/2024	258.62
1,250	U S POSTAL SERVICE	POSTAGE READINGS FROM 10/02/23 THROUGH 04/04/24	009-60-009-00000-532000	4/4/2024	762.97
1,182	Direct Fitness Solut	KRC FITNESS EQUIPMENT REPAIR	009-60-009-00000-536000	4/5/2024	1,391.44
1,184	ENERGY WISE	REPLACED BAD TITUS UNIT IN CONFERENCE ROOM	009-60-009-00000-539000	4/5/2024	269.50
1,203	LEANN ABBOTT	REFUND FOR PARTY RENTAL	009-60-009-00000-539000	4/5/2024	180.00
1,232	Tech Electronics Inc	SERVICE CALL ON KRC MONITOR UNIT	009-60-009-00000-539000	4/5/2024	299.35
1,245	Watts Copy Systems I	KRC PRINTER PAYMENT	009-60-009-00000-539000	4/5/2024	153.73
1,147	Mastercard	ARIN ANNUAL FEE REGISTRATION SERVICE PLAN	009-60-009-00000-539050	4/3/2024	57.10
1,147	Mastercard	HOOTSUITE - ANNUAL 02/25/24-02/24/25	009-60-009-00000-539050	4/3/2024	67.83
1,149	CDW G Inc	MALWAREBYTES CLDEPPROT.LIC.DETECT&RESP, SVRPREMSTD	009-60-009-00000-539050	4/5/2024	533.60
1,181	Dell Marketing L P	PROSUPPORT NEXT BUSS DAY ON SITE SERVICE PROB DIAG	009-60-009-00000-539050	4/5/2024	129.66
1,158	AMAZON CAPITAL SERVI	2 QTY COOLBREEZE BEVERAGE HD MIXING CONTAINERS	009-60-009-00000-541000	4/5/2024	47.48
1,158	AMAZON CAPITAL SERVI	MINI BASKETBALLS, BASKETBALL HOOP	009-60-009-00000-543000	4/5/2024	104.05
1,235	The Lifeguard Store	POOL TOYS AND DPD POWDER	009-60-009-00000-543000	4/5/2024	99.61
1,244	WALMART COMMUNITY/ C	WAL-MART OPERATING ACCOUNT	009-60-009-00000-543000	4/5/2024	287.72
1,219	Pepsi	KRC CONCESSIONS SUPPLIES	009-60-009-00000-543050	4/5/2024	1,480.39
1,231	Switzer Food and Sup	KRC CONCESSION SUPPLIES	009-60-009-00000-543050	4/5/2024	149.44
1,244	WALMART COMMUNITY/ C	WAL-MART OPERATING ACCOUNT	009-60-009-00000-543050	4/5/2024	79.45
1,247	William F. Brockman	KRC CONESSIONS SUPPLIES	009-60-009-00000-543050	4/5/2024	106.05
1,235	The Lifeguard Store	FIRST AID RESPONSE BAGS	009-60-009-00000-544000	4/5/2024	43.86
1,156	Ace Hardware	ACE OPERATING SUPPLIES	009-60-009-00000-545000	4/5/2024	7.83
1,198	Hillyard St Louis I	NEW BRUSH FOR SCRUBBER	009-60-009-00000-545000	4/5/2024	260.33
1,158	AMAZON CAPITAL SERVI	3 QTY WIRELESS MIROPHONE HEADSET	009-60-009-00000-547000	4/5/2024	89.97
1,244	WALMART COMMUNITY/ C	WAL-MART OPERATING ACCOUNT	009-60-009-00000-547000	4/5/2024	225.00
1,168	CAPRI POOLS & AQUA	CHLORINE CHEMICALS FOR KRC	009-60-009-00000-549000	4/5/2024	4,428.00
1,168	CAPRI POOLS & AQUA	CHLORINE CHEMICALS FOR KRC	009-60-009-00000-549000	4/5/2024	702.00
				TOTAL	12,372.98
1,150	LEWIS BRISBOIS BISGA	FEBRUARY 2024 MONTHLY RETAINER INVOICE	009-60-016-00000-522000	4/5/2024	740.33
1,250	U S POSTAL SERVICE	POSTAGE READINGS FROM 10/02/23 THROUGH 04/04/24	009-60-016-00000-532000	4/4/2024	196.89
1,159	Ameron Illinois	EVERGREEN CT ST LITE	009-60-016-00000-533000	4/5/2024	56.20
1,222	Productivity Plus Ac	CAUTION LIGHT ON -CHECKED OIL LEAK	009-60-016-00000-536000	4/5/2024	645.40
1,200	Knebel's Auto Body I	TRUCK REPAIR	009-60-016-00000-536010	4/5/2024	450.89
1,229	Steve Schmitt Inc	TRUCK REPAIR	009-60-016-00000-536010	4/5/2024	641.27
1,249	Woody's Municipal S	VEHICLE REPAIR	009-60-016-00000-536010	4/5/2024	149.95
1,162	BARNETT PEST SOLUTIO	WCC MONTHLY PEST CONTROL (MARCH)	009-60-016-00000-539000	4/5/2024	25.00
1,178	DAN TALLEUR	REPLACE ALUMNUM FENCE PANEL	009-60-016-00000-539000	4/5/2024	390.00
1,178	DAN TALLEUR	TOT LOT GATE REPAIR	009-60-016-00000-539000	4/5/2024	240.00
1,188	Forestght Services I	WCC ROOF ENGINEERING-BID PREP	009-60-016-00000-539000	4/5/2024	6,685.00
1,234	THE KWIK CONNECTION	HYBSL NEWSPAPER AD	009-60-016-00000-539033	4/5/2024	240.00
1,147	Mastercard	ARIN ANNUAL FEE REGISTRATION SERVICE PLAN	009-60-016-00000-539050	4/3/2024	76.20
1,147	Mastercard	HOOTSUITE - ANNUAL 02/25/24-02/24/25	009-60-016-00000-539050	4/3/2024	90.53
1,149	CDW G Inc	MALWAREBYTES CLDEPPROT.LIC.DETECT&RESP, SVRPREMSTD	009-60-016-00000-539050	4/5/2024	712.09
1,181	Dell Marketing L P	PROSUPPORT NEXT BUSS DAY ON SITE SERVICE PROB DIAG	009-60-016-00000-539050	4/5/2024	173.04
1,158	AMAZON CAPITAL SERVI	DISCUS,WHEEL CHOCK,TRAILER HITCH,TIE DOWN ANCHORS	009-60-016-00000-539057	4/5/2024	93.99
1,197	Highland's Tru Buy	SENIOR DAY 03/13/24	009-60-016-00000-539065	4/5/2024	80.99
1,243	Vandalia Bus Lines I	YAH AQUARIUM TRIP JULY 25, 2024	009-60-016-00000-539066	4/5/2024	980.00
1,246	WEX BANK	MARCH FUEL	009-60-016-00000-542000	4/5/2024	2,048.35
1,156	Ace Hardware	ACE OPERATING SUPPLIES	009-60-016-00000-543000	4/5/2024	214.03
1,166	Bound Tree Medical	PARK&REC BATERY/DEFIB PADS ADULT	009-60-016-00000-543000	4/5/2024	303.98
1,190	FS Turf Solutions St	TURF SUPPLIES FOR PARKS	009-60-016-00000-543000	4/5/2024	1,105.25
1,190	FS Turf Solutions St	GLIK BALL FIELD CHALK	009-60-016-00000-543000	4/5/2024	495.00
1,191	Gelly Excavating & C	ROCK PICKUP FROM GELLY YARD	009-60-016-00000-543000	4/5/2024	45.75
1,220	Planters Unlimited	HANGING BASKETS FOR THE SQUARE	009-60-016-00000-543000	4/5/2024	858.00
1,244	WALMART COMMUNITY/ C	WAL-MART OPERATING ACCOUNT	009-60-016-00000-543000	4/5/2024	397.74
1,231	Switzer Food and Sup	WCC CONCESSIONS SUPPLIES	009-60-016-00000-543050	4/5/2024	416.95
1,247	William F. Brockman	PARKS CONCESSIONS SUPPLIES	009-60-016-00000-543050	4/5/2024	326.85
1,173	COMPUSTITCH SCREEN P	WORK SHIRTS FOR RYAN	009-60-016-00000-544000	4/5/2024	114.00
1,156	Ace Hardware	ACE OPERATING SUPPLIES	009-60-016-00000-545000	4/5/2024	12.89
1,215	Northtown Auto & Tra	PARKS TRACTOR PARTS	009-60-016-00000-545000	4/5/2024	172.43
1,223	R P Lumber Co Inc	PINE FOR PARKS SIGNS FOR THUR CONCERTS	009-60-016-00000-545000	4/5/2024	35.80
1,217	O'Reilly Automotive	MAINT PARTS FOR NICK'S TRUCK	009-60-016-00000-546000	4/5/2024	131.94
1,217	O'Reilly Automotive	vehicle maint supplies	009-60-016-00000-546000	4/5/2024	36.98

1,249	Woody's Municipal S	PARKS VEHICLE MAINT SUPPLIES	009-60-016-00000-546000	4/5/2024	2,390.14
1,163	Beacon Athletics	BULLPEN PITCHER'S MAT	009-60-016-00000-547000	4/5/2024	1,438.27
1,185	EPIC SPORTS	PITCHING MACHINE FOR HYBSL	009-60-016-00000-547000	4/5/2024	1,576.26
				TOTAL	24,788.38
1,207	Madison County Healt	CONCESSIONS FOOD LICENSE	009-60-503-00000-539000	4/5/2024	150.00
1,147	Mastercard	ARIN ANNUAL FEE REGISTRATION SERVICE PLAN	009-60-503-00000-539050	4/3/2024	19.00
1,147	Mastercard	HOOTSUITE - ANNUAL 02/25/24-02/24/25	009-60-503-00000-539050	4/3/2024	22.57
1,149	CDW G Inc	MALWAREBYTES CLDEPPROTLIC,DETECT&RESP, SVRPREMSTD	009-60-503-00000-539050	4/5/2024	177.56
1,181	Dell Marketing L P	PROSUPPORT NEXT BUSS DAY ON SITE SERVICE PROB DIAG	009-60-503-00000-539050	4/5/2024	43.15
1,156	Ace Hardware	ACE OPERATING SUPPLIES	009-60-503-00000-543000	4/5/2024	2.79
1,235	The Lifeguard Store	FIRST AID RESPONSE BAGS	009-60-503-00000-544000	4/5/2024	43.85
				TOTAL	458.92
1,156	Ace Hardware	ACE OPERATING SUPPLIES	009-60-715-00000-543000	4/5/2024	19.99
1,190	FS Turf Solutions St	CEMETERY TURF SUPPLIES	009-60-715-00000-543000	4/5/2024	1,077.50
1,244	WALMART COMMUNITY/ C	WAL-MART OPERATING ACCOUNT	009-60-715-00000-543000	4/5/2024	21.96
1,156	Ace Hardware	ACE OPERATING SUPPLIES	009-60-715-00000-545000	4/5/2024	40.74
1,216	Nu Way Concrete Form	PAINT FOR THE CEMETERY	009-60-715-00000-545000	4/5/2024	54.00
				TOTAL	1,214.19
1,153	OLDE WICKS FACTORY	2022 TAX BILL INCREMENTAL PROPERTY TAXES	010-70-010-00000-582000	4/5/2024	1,238.78
1,153	OLDE WICKS FACTORY	2023 TAX BILL INCREMENTAL NON BUILDING COSTS	010-70-010-00000-582000	4/5/2024	9,474.06
				TOTAL	10,712.84
1,155	Scheffel Boyle	AUDIT SERVICES FY2023	101-01-101-00000-521000	4/5/2024	4,000.00
1,165	BHMG Engineers Inc	PROFESSIONAL SERVICES	101-01-101-00000-523000	4/5/2024	158.18
1,177	DAN COOK	PER DIEM TANTALUS CONFERENCE 2024 04/08/24-04/11/24	101-01-101-00000-524000	4/5/2024	181.00
1,218	PAETEC	LONG DISTANCE CHARGE	101-01-101-00000-531000	4/5/2024	0.11
1,230	SUMNER ONE INC	COLOR OVERAGES	101-01-101-00000-534000	4/5/2024	110.06
1,160	Aramark Uniform Serv	RUG SERVICE	101-01-101-00000-539000	4/5/2024	16.71
1,160	Aramark Uniform Serv	RUG SERVICE	101-01-101-00000-539000	4/5/2024	72.76
1,160	Aramark Uniform Serv	RUG SERVICE	101-01-101-00000-539000	4/5/2024	16.71
1,160	Aramark Uniform Serv	RUG SERVICE	101-01-101-00000-539000	4/5/2024	72.76
1,160	Aramark Uniform Serv	RUG SERVICE	101-01-101-00000-539000	4/5/2024	16.71
1,162	BARNETT PEST SOLUTIO	MONTHLY INSPECTION & TREATMENT	101-01-101-00000-539000	4/5/2024	14.00
1,175	Cooperative Response	BASEFEEMARCH,CRCAGENT,CRCAGENTDIALOUT,CRCLINKUSERL	101-01-101-00000-539000	4/5/2024	1,199.04
1,226	Rotary Club of Highl	MEMBERSHIP DUES-MEAL 01/01/24-03/31/24 D COOK	101-01-101-00000-539000	4/5/2024	134.00
1,237	Third Millennium Ass	UTILITY BILL RENDERING	101-01-101-00000-539000	4/5/2024	921.08
1,147	Mastercard	ARIN ANNUAL FEE REGISTRATION SERVICE PLAN	101-01-101-00000-539050	4/3/2024	28.70
1,147	Mastercard	HOOTSUITE - ANNUAL 02/25/24-02/24/25	101-01-101-00000-539050	4/3/2024	34.10
1,149	CDW G Inc	MALWAREBYTES CLDEPPROTLIC,DETECT&RESP, SVRPREMSTD	101-01-101-00000-539050	4/5/2024	268.20
1,181	Dell Marketing L P	PROSUPPORT NEXT BUSS DAY ON SITE SERVICE PROB DIAG	101-01-101-00000-539050	4/5/2024	65.17
1,246	WEX BANK	MARCH FUEL	101-01-101-00000-542000	4/5/2024	66.91
1,158	AMAZON CAPITAL SERVI	BATTERY COMPATIBLE WITH DELL LATITUDE	101-01-101-00000-543000	4/5/2024	41.97
1,158	AMAZON CAPITAL SERVI	TIMETEC 16GB KIT	101-01-101-00000-543000	4/5/2024	21.79
				TOTAL	7,439.96
1,160	Aramark Uniform Serv	MARCH UNIFORM AND RUG SERVICE	101-01-102-00000-539000	4/5/2024	79.73
1,160	Aramark Uniform Serv	MARCH UNIFORM AND RUG SERVICE	101-01-102-00000-539000	4/5/2024	97.64
1,160	Aramark Uniform Serv	MARCH UNIFORM AND RUG SERVICE	101-01-102-00000-539000	4/5/2024	107.31
1,160	Aramark Uniform Serv	MARCH UNIFORM AND RUG SERVICE	101-01-102-00000-539000	4/5/2024	107.75
1,160	Aramark Uniform Serv	MARCH UNIFORM AND RUG SERVICE	101-01-102-00000-539000	4/5/2024	98.31
1,162	BARNETT PEST SOLUTIO	MONTHLY INSPECTION & TREATMENT	101-01-102-00000-539000	4/5/2024	50.00
1,147	Mastercard	ARIN ANNUAL FEE REGISTRATION SERVICE PLAN	101-01-102-00000-539050	4/3/2024	9.50
1,147	Mastercard	HOOTSUITE - ANNUAL 02/25/24-02/24/25	101-01-102-00000-539050	4/3/2024	11.29
1,149	CDW G Inc	MALWAREBYTES CLDEPPROTLIC,DETECT&RESP, SVRPREMSTD	101-01-102-00000-539050	4/5/2024	88.78
1,181	Dell Marketing L P	PROSUPPORT NEXT BUSS DAY ON SITE SERVICE PROB DIAG	101-01-102-00000-539050	4/5/2024	21.57
1,149	CDW G Inc	DELL 7010 I5-13500 512/16 W11P	101-01-102-00000-539200	4/5/2024	1,061.85
1,158	AMAZON CAPITAL SERVI	BROTHER WIRELESS LASER PRINTER	101-01-102-00000-539200	4/5/2024	119.99
1,246	WEX BANK	MARCH FUEL	101-01-102-00000-542000	4/5/2024	572.65
1,223	R P Lumber Co Inc	CREDIT FROM INV#200285	101-01-102-00000-543000	4/5/2024	-27.99
1,223	R P Lumber Co Inc	SHELVING FOR NEW SHOP	101-01-102-00000-552000	4/5/2024	20.80
				TOTAL	2,419.18
1,159	Ameren Illinois	EVERGREEN CT ST LITE	101-01-104-00000-533000	4/5/2024	71.02
1,159	Ameren Illinois	TOTAL OPTIONAL LIGHTING CHARGE- 2679 VULLIET RD	101-01-104-00000-533000	4/5/2024	43.85
1,154	POWER SUBSTATION SER	PROPOSAL NUMBER BD24013	101-01-104-00000-536000	4/5/2024	21,284.00
1,147	Mastercard	ARIN ANNUAL FEE REGISTRATION SERVICE PLAN	101-01-104-00000-539050	4/3/2024	85.70
1,147	Mastercard	HOOTSUITE - ANNUAL 02/25/24-02/24/25	101-01-104-00000-539050	4/3/2024	101.81
1,149	CDW G Inc	MALWAREBYTES CLDEPPROTLIC,DETECT&RESP, SVRPREMSTD	101-01-104-00000-539050	4/5/2024	800.87
1,181	Dell Marketing L P	PROSUPPORT NEXT BUSS DAY ON SITE SERVICE PROB DIAG	101-01-104-00000-539050	4/5/2024	194.61
1,156	Ace Hardware	ACE OPERATING SUPPLIES	101-01-104-00000-542000	4/5/2024	34.99
1,246	WEX BANK	MARCH FUEL	101-01-104-00000-542000	4/5/2024	477.59
1,156	Ace Hardware	ACE OPERATING SUPPLIES	101-01-104-00000-543000	4/5/2024	8.99
1,192	GRAYBAR	QUOTE #0245524258	101-01-104-00000-543000	4/5/2024	143.20
1,192	GRAYBAR	Q245565813	101-01-104-00000-543000	4/5/2024	1,741.15
1,221	Power Line Supply	QUOTE # 022224 TAPE STEEL FISH 240FT	101-01-104-00000-543000	4/5/2024	69.50
1,169	CENTRAL RUBBER EXTRU	HOSE PROTECTOR FOR DIGGER	101-01-104-00000-546000	4/5/2024	10.00
1,215	Northtown Auto & Tra	PARTS FOR DIGGER	101-01-104-00000-546000	4/5/2024	146.26
1,217	O'Reilly Automotive	3 QTY BATTERY, CORE CHARGE, CORE EXCHANGE	101-01-104-00000-546000	4/5/2024	409.35
1,217	O'Reilly Automotive	1 QTY BATTERY	101-01-104-00000-546000	4/5/2024	112.96
1,217	O'Reilly Automotive	1 QTY BATTERY RETURN	101-01-104-00000-546000	4/5/2024	-112.96
1,217	O'Reilly Automotive	12 QTY 140XBRAKECLN	101-01-104-00000-546000	4/5/2024	41.88
1,186	FERGUSON US HOLDINGS	M288020 GRINDER	101-01-104-00000-547000	4/5/2024	182.76
1,189	FROST ELECTRIC SUPPL	QUOTE # S4622688	101-01-104-00000-547000	4/5/2024	391.65
1,187	Fletcher Reinhardt C	QUOTE # S1317637	101-01-104-00000-555000	4/5/2024	3,378.30
				TOTAL	29,617.48
1,155	Scheffel Boyle	AUDIT SERVICES FY2023	111-05-111-00000-521000	4/5/2024	2,000.00
1,206	CRAM INDUSTRIES	MONTHLY REGULATORY COMPLIANCE REMINDER & FILINGS	111-05-111-00000-522000	4/5/2024	330.00
1,147	Mastercard	ITU ONLINE TRAINING M RUSSELL	111-05-111-00000-524000	4/3/2024	99.00
1,147	Mastercard	SUPERSHUTTLE-T HOFFMAN/A IMMING/J BAUER	111-05-111-00000-524000	4/3/2024	366.27
1,147	Mastercard	SOUTHWEST-T HOFFMAN/A IMMING/J BAUER	111-05-111-00000-524000	4/3/2024	1,703.88
1,236	The Mail Box Store	UPS GROUND MOMENTUM TELECOM	111-05-111-00000-532000	4/5/2024	21.08
1,250	U S POSTAL SERVICE	POSTAGE READINGS FROM 10/02/23 THROUGH 04/04/24	111-05-111-00000-532000	4/4/2024	5,903.23
1,156	Ace Hardware	ACE OPERATING SUPPLIES	111-05-111-00000-538000	4/5/2024	0.00
1,147	Mastercard	DYN*DYN.COM	111-05-111-00000-539000	4/3/2024	5.00
1,160	Aramark Uniform Serv	RUG SERVICE	111-05-111-00000-539000	4/5/2024	80.99

1,160	Aramark Uniform Serv	RUG SERVICE	111-05-111-00000-539000	4/5/2024	80.99
1,160	Aramark Uniform Serv	RUG SERVICE	111-05-111-00000-539000	4/5/2024	80.99
1,175	Cooperative Response	BASEFEEMARCH,CRCAGENT,CRCAGENTDIALOUT,CRCLINKUSERL	111-05-111-00000-539000	4/5/2024	256.94
1,193	GREAT LAKES DATA SYS	SMS OUTBOUND MESSAGING FEES	111-05-111-00000-539000	4/5/2024	150.00
1,226	Rotary Club of Highl	MEMBERSHIP DUES-MEALS 04/01/23-06/30/23 A IMMING	111-05-111-00000-539000	4/5/2024	134.00
1,226	Rotary Club of Highl	MEMBERSHIP DUES-MEALS 07/01/23-09/30/23 A IMMING	111-05-111-00000-539000	4/5/2024	143.00
1,226	Rotary Club of Highl	MEMBERSHIP DUES-MEALS 10/01/23-12/31/23 A IMMING	111-05-111-00000-539000	4/5/2024	116.00
1,147	Mastercard	DREAMSTIME.COM STOCK PHOTOGRAPHY SUBCRIBTION 02/24	111-05-111-00000-539033	4/3/2024	25.00
1,147	Mastercard	FACEBOOK 02/27/24-02/28/27	111-05-111-00000-539033	4/3/2024	13.39
1,147	Mastercard	FACEBOOK 01/28/24-02/27/24	111-05-111-00000-539033	4/3/2024	429.00
1,183	DRIVE SOCIAL	SOCIAL MEDIA MONTHLY SERVICE	111-05-111-00000-539033	4/5/2024	2,000.00
1,147	Mastercard	ARIN ANNUAL FEE REGISTRATION SERVICE PLAN	111-05-111-00000-539050	4/3/2024	57.10
1,147	Mastercard	HOOTSUITE - ANNUAL 02/25/24-02/24/25	111-05-111-00000-539050	4/3/2024	67.83
1,149	CDW G Inc	MALWAREBYTES CLDEPPROTLC,DETECT&RESP, SVRPREMSTD	111-05-111-00000-539050	4/5/2024	533.60
1,181	Dell Marketing L P	PROSUPPORT NEXT BUSS DAY ON SITE SERVICE PROB DIAG	111-05-111-00000-539050	4/5/2024	129.66
1,151	MISSOURI NETWORK ALLIANCE	VOICE CONTENT FEE	111-05-111-00000-539051	4/5/2024	450.26
1,148	4COM Inc	APRIL 2024 PROGRAMMING	111-05-111-00000-539052	4/5/2024	58,274.44
1,151	MISSOURI NETWORK ALLIANCE	VIDEO CONTENT FEE	111-05-111-00000-539052	4/5/2024	5,693.82
1,151	MISSOURI NETWORK ALLIANCE	VIDEO CONTENT FEE	111-05-111-00000-539052	4/5/2024	5,559.75
1,152	NEXSTAR BROADCASTING	AUGUST VIDEO CONTENT FEE- CN-BASIC	111-05-111-00000-539052	4/5/2024	524.40
1,152	NEXSTAR BROADCASTING	SEPTEMBER VIDEO CONTENT FEE- KPLR-CW	111-05-111-00000-539052	4/5/2024	2,153.39
1,152	NEXSTAR BROADCASTING	SEPTEMBER VIDEO CONTENT FEE- KTVI-FOX	111-05-111-00000-539052	4/5/2024	5,811.45
1,152	NEXSTAR BROADCASTING	SEPTEMBER VIDEO CONTENT FEE- CN-BASIC	111-05-111-00000-539052	4/5/2024	513.57
1,152	NEXSTAR BROADCASTING	OCTOBER VIDEO CONTENT FEE- KTVI-FOX	111-05-111-00000-539052	4/5/2024	5,779.20
1,152	NEXSTAR BROADCASTING	OCTOBER VIDEO CONTENT FEE- KPLR-CW	111-05-111-00000-539052	4/5/2024	2,141.44
1,152	NEXSTAR BROADCASTING	OCTOBER VIDEO CONTENT FEE- CN-BASIC	111-05-111-00000-539052	4/5/2024	510.72
1,152	NEXSTAR BROADCASTING	JANUARY VIDEO CONTENT FEE - KPLR-CW	111-05-111-00000-539052	4/5/2024	2,683.18
1,152	NEXSTAR BROADCASTING	JANUARY VIDEO CONTENT FEE - KTVI-FOX	111-05-111-00000-539052	4/5/2024	7,227.98
1,152	NEXSTAR BROADCASTING	JANUARY VIDEO CONTENT FEE - CN-BASIC	111-05-111-00000-539052	4/5/2024	576.84
1,171	Cinemax Home Box Off	MARCH VIDEO CONTENT FEE	111-05-111-00000-539052	4/5/2024	80.00
1,195	HBO Home Box Office	MARCH VIDEO CONTENT FEE	111-05-111-00000-539052	4/5/2024	270.00
1,151	MISSOURI NETWORK ALLIANCE	DATA CONTENT FEE	111-05-111-00000-539053	4/5/2024	7,148.25
1,151	MISSOURI NETWORK ALLIANCE	DATA CONTENT FEE	111-05-111-00000-539053	4/5/2024	516.29
1,193	GREAT LAKES DATA SYS	BROADHUB SOFTWARE SUPPORT	111-05-111-00000-539300	4/5/2024	1,200.00
1,158	AMAZON CAPITAL SERVI	FELLOWS POWERSHED SHREDDER OIL	111-05-111-00000-541000	4/5/2024	7.40
1,246	WEX BANK	MARCH FUEL	111-05-111-00000-542000	4/5/2024	133.82
1,164	BEST Engineered Syst	FIBER REPAIR - SUNSET/SUNBEAM	111-05-111-00000-554000	4/5/2024	3,312.50
1,164	BEST Engineered Syst	FIBER REPAIR-EDEN ROAD	111-05-111-00000-554000	4/5/2024	2,000.00
				TOTAL	127,295.65
1,155	Scheffel Boyle	AUDIT SERVICES FY2023	201-02-201-00000-521000	4/5/2024	2,000.00
1,250	U S POSTAL SERVICE	POSTAGE READINGS FROM 10/02/23 THROUGH 04/04/24	201-02-201-00000-532000	4/4/2024	5.71
1,175	Cooperative Response	BASEFEEMARCH,CRCAGENT,CRCAGENTDIALOUT,CRCLINKUSERL	201-02-201-00000-539000	4/5/2024	85.64
1,237	Third Millennium Ass	UTILITY BILL RENDERING	201-02-201-00000-539000	4/5/2024	307.03
1,147	Mastercard	ARIN ANNUAL FEE REGISTRATION SERVICE PLAN	201-02-201-00000-539050	4/3/2024	9.50
1,147	Mastercard	HOOTSUITE - ANNUAL 02/25/24-02/24/25	201-02-201-00000-539050	4/3/2024	11.29
1,149	CDW G Inc	MALWAREBYTES CLDEPPROTLC,DETECT&RESP, SVRPREMSTD	201-02-201-00000-539050	4/5/2024	88.78
1,181	Dell Marketing L P	PROSUPPORT NEXT BUSS DAY ON SITE SERVICE PROB DIAG	201-02-201-00000-539050	4/5/2024	21.57
1,158	AMAZON CAPITAL SERVI	IPAD GENERATION CASE	201-02-201-00000-541000	4/5/2024	23.08
				TOTAL	2,552.60
1,250	U S POSTAL SERVICE	POSTAGE READINGS FROM 10/02/23 THROUGH 04/04/24	201-02-202-00000-532000	4/4/2024	20.93
1,184	ENERGY WISE	SPRING SERVICE ON HVAC EQUIPMENT	201-02-202-00000-538000	4/5/2024	285.00
1,238	TOWER M&L SERVICES	MOBILIZATION,LABOR,SMALL MATERIALS	201-02-202-00000-539000	4/5/2024	1,825.00
1,147	Mastercard	ARIN ANNUAL FEE REGISTRATION SERVICE PLAN	201-02-202-00000-539050	4/3/2024	38.10
1,147	Mastercard	HOOTSUITE - ANNUAL 02/25/24-02/24/25	201-02-202-00000-539050	4/3/2024	45.26
1,149	CDW G Inc	MALWAREBYTES CLDEPPROTLC,DETECT&RESP, SVRPREMSTD	201-02-202-00000-539050	4/5/2024	356.04
1,181	Dell Marketing L P	PROSUPPORT NEXT BUSS DAY ON SITE SERVICE PROB DIAG	201-02-202-00000-539050	4/5/2024	86.52
1,246	WEX BANK	MARCH FUEL	201-02-202-00000-542000	4/5/2024	57.30
1,194	Hach Company	FILTER FUNNEL, PUMP, FILTER MEM, BEAKER	201-02-202-00000-543000	4/5/2024	1,134.15
1,194	Hach Company	MONOCHLOR., TOTAL AMMONIA, FREE AMMON	201-02-202-00000-543000	4/5/2024	521.29
1,156	Ace Hardware	ACE OPERATING SUPPLIES	201-02-202-00000-545000	4/5/2024	225.25
1,215	Northtown Auto & Tra	BELT	201-02-202-00000-545000	4/5/2024	24.99
1,167	Brenntag Mid South I	CHLORINE, SODIUM HYDROXIDE, HYDROFLUOR. ACID	201-02-202-00000-549000	4/5/2024	7,100.80
1,167	Brenntag Mid South I	CREDIT-INV BMS582049- RETURN BAD TOTES OF PRODUCT	201-02-202-00000-549000	4/5/2024	-3,740.00
1,167	Brenntag Mid South I	CREDIT FOR INV 582049 TRANSPORTATION FEE	201-02-202-00000-550500	4/5/2024	-25.00
1,188	Foresight Services I	QA SITE VISIT 2 - PROJECT MONITORING, PUNCHLIST	201-02-202-00000-552000	4/5/2024	2,865.00
				TOTAL	10,820.63
1,147	Mastercard	ARIN ANNUAL FEE REGISTRATION SERVICE PLAN	201-02-203-00000-539050	4/3/2024	14.30
1,147	Mastercard	HOOTSUITE - ANNUAL 02/25/24-02/24/25	201-02-203-00000-539050	4/3/2024	16.99
1,149	CDW G Inc	MALWAREBYTES CLDEPPROTLC,DETECT&RESP, SVRPREMSTD	201-02-203-00000-539050	4/5/2024	133.63
1,181	Dell Marketing L P	PROSUPPORT NEXT BUSS DAY ON SITE SERVICE PROB DIAG	201-02-203-00000-539050	4/5/2024	32.47
1,246	WEX BANK	MARCH FUEL	201-02-203-00000-542000	4/5/2024	344.75
1,156	Ace Hardware	ACE OPERATING SUPPLIES	201-02-203-00000-543000	4/5/2024	5.99
1,211	Midwest Meter Inc	M 35 METER BASE, M-25 GAL HRE LCD/ITRON	201-02-203-00000-553060	4/5/2024	1,134.00
1,211	Midwest Meter Inc	4" COMP. METER,M-25 GAL HRE-LCD/ITRON, BOLT, GASK&	201-02-203-00000-553060	4/5/2024	6,449.00
				TOTAL	8,131.13
1,155	Scheffel Boyle	AUDIT SERVICES FY2023	301-03-301-00000-521000	4/5/2024	2,000.00
1,250	U S POSTAL SERVICE	POSTAGE READINGS FROM 10/02/23 THROUGH 04/04/24	301-03-301-00000-532000	4/4/2024	6.30
1,175	Cooperative Response	BASEFEEMARCH,CRCAGENT,CRCAGENTDIALOUT,CRCLINKUSERL	301-03-301-00000-539000	4/5/2024	85.65
1,237	Third Millennium Ass	UTILITY BILL RENDERING	301-03-301-00000-539000	4/5/2024	307.03
1,147	Mastercard	ARIN ANNUAL FEE REGISTRATION SERVICE PLAN	301-03-301-00000-539050	4/3/2024	9.50
1,147	Mastercard	HOOTSUITE - ANNUAL 02/25/24-02/24/25	301-03-301-00000-539050	4/3/2024	11.29
1,149	CDW G Inc	MALWAREBYTES CLDEPPROTLC,DETECT&RESP, SVRPREMSTD	301-03-301-00000-539050	4/5/2024	88.78
1,181	Dell Marketing L P	PROSUPPORT NEXT BUSS DAY ON SITE SERVICE PROB DIAG	301-03-301-00000-539050	4/5/2024	21.57
1,158	AMAZON CAPITAL SERVI	IPAD GENERATION CASE	301-03-301-00000-541000	4/5/2024	23.07
				TOTAL	2,553.19
1,147	Mastercard	ARIN ANNUAL FEE REGISTRATION SERVICE PLAN	301-03-303-00000-539050	4/3/2024	14.30
1,147	Mastercard	HOOTSUITE - ANNUAL 02/25/24-02/24/25	301-03-303-00000-539050	4/3/2024	16.99
1,149	CDW G Inc	MALWAREBYTES CLDEPPROTLC,DETECT&RESP, SVRPREMSTD	301-03-303-00000-539050	4/5/2024	133.63
1,181	Dell Marketing L P	PROSUPPORT NEXT BUSS DAY ON SITE SERVICE PROB DIAG	301-03-303-00000-539050	4/5/2024	32.47
1,156	Ace Hardware	ACE OPERATING SUPPLIES	301-03-303-00000-543000	4/5/2024	5.99
1,176	CORE & MAIN LP	INSERTA TEE4 IPS/8 & IPS/10-12 SDR35	301-03-303-00000-543000	4/5/2024	290.00
1,212	Midwest Municipal Su	4"SDR-26, 8",4"FERNCO C/PVC, 8"CLAY PVC, 6" CLSDR	301-03-303-00000-543000	4/5/2024	638.43
				TOTAL	1,131.81



1,250	U S POSTAL SERVICE	POSTAGE READINGS FROM 10/02/23 THROUGH 04/04/24	301-03-304-00000-532000	4/4/2024	1.28
1,233	Teklab Inc	BIOSOLIDS Q1 PRIORITY POLLUTANT SCAN	301-03-304-00000-539023	4/5/2024	1,890.60
1,147	Mastercard	ARIN ANNUAL FEE REGISTRATION SERVICE PLAN	301-03-304-00000-539050	4/3/2024	38.10
1,147	Mastercard	HOOTSUITE - ANNUAL 02/25/24-02/24/25	301-03-304-00000-539050	4/3/2024	45.26
1,149	CDW G Inc	MALWAREBYTES CLDEPPROTLIC,DETECT&RESP, SVRPREMSTD	301-03-304-00000-539050	4/5/2024	356.04
1,181	Dell Marketing L P	PROSUPPORT NEXT BUSS DAY ON SITE SERVICE PROB DIAG	301-03-304-00000-539050	4/5/2024	86.52
1,246	WEX BANK	MARCH FUEL	301-03-304-00000-542000	4/5/2024	157.17
1,161	BADGER METER INC	OPTICAL D.O. SENSOR WITH NOZZLE, 30' CABLE	301-03-304-00000-545000	4/5/2024	1,535.23
1,209	McKay Auto Parts Inc	FUEL FILTER, RADIAL SEAL FILTER NAPA 20W50 QT. OIL	301-03-304-00000-545000	4/5/2024	31.72
				TOTAL	4,141.92
1,242	UPS	SHIPPING CHARGES	401-20-401-00000-532000	4/5/2024	22.32
1,250	U S POSTAL SERVICE	POSTAGE READINGS FROM 10/02/23 THROUGH 04/04/24	401-20-401-00000-532000	4/4/2024	87.11
1,159	Ameren Illinois	GAS SERVICE	401-20-401-00000-533000	4/5/2024	287.59
1,172	City Utilities	UTILITES- 1122 BROADWAY	401-20-401-00000-533000	4/5/2024	448.84
1,241	U.S. BANK EQUIPMENT	COPIER LEASE/USAGE	401-20-401-00000-534000	4/5/2024	176.89
1,241	U.S. BANK EQUIPMENT	COPIER LEASE/USAGE	401-20-401-00000-534000	4/5/2024	183.03
1,199	HSHS Medical Group I	DRUG SCREEN,CHAIN OF CUSTODY C ATCHLEY	401-20-401-00000-539000	4/5/2024	37.00
1,199	HSHS Medical Group I	PHYSICAL PRE-PLACEMENT C ATCHLEY	401-20-401-00000-539000	4/5/2024	60.00
1,210	MICK'S GARAGE INC.	AMBULANCE INSPECTION #1541	401-20-401-00000-539000	4/5/2024	39.00
1,147	Mastercard	ARIN ANNUAL FEE REGISTRATION SERVICE PLAN	401-20-401-00000-539050	4/3/2024	66.70
1,147	Mastercard	HOOTSUITE - ANNUAL 02/25/24-02/24/25	401-20-401-00000-539050	4/3/2024	79.23
1,149	CDW G Inc	MALWAREBYTES CLDEPPROTLIC,DETECT&RESP, SVRPREMSTD	401-20-401-00000-539050	4/5/2024	623.31
1,181	Dell Marketing L P	PROSUPPORT NEXT BUSS DAY ON SITE SERVICE PROB DIAG	401-20-401-00000-539050	4/5/2024	151.48
1,246	WEX BANK	MARCH FUEL	401-20-401-00000-542000	4/5/2024	853.65
1,156	Ace Hardware	ACE OPERATING SUPPLIES	401-20-401-00000-543000	4/5/2024	7.99
1,157	Airgas USA LLC	OXYGEN	401-20-401-00000-543000	4/5/2024	258.34
1,157	Airgas USA LLC	OXYGEN	401-20-401-00000-543000	4/5/2024	171.03
1,158	AMAZON CAPITAL SERVI	LIFE SAVERS CANDY,PARTY TREAT BAGS, SMARTIES	401-20-401-00000-543000	4/5/2024	195.13
1,166	Bound Tree Medical	AIRWAY, ADULT OPA 10 EACH/BOX	401-20-401-00000-543000	4/5/2024	6.69
1,166	Bound Tree Medical	EMS SUPPLIES	401-20-401-00000-543000	4/5/2024	287.35
1,244	WALMART COMMUNITY/ C	WAL-MART OPERATING ACCOUNT	401-20-401-00000-543000	4/5/2024	85.65
1,204	Leon Uniform Company	EMS UNIFORMS SCHUHARDT	401-20-401-00000-544000	4/5/2024	171.50
1,204	Leon Uniform Company	EMS UNIFORMS ZOBRIST	401-20-401-00000-544000	4/5/2024	171.50
1,214	MUNICIPAL EMERGENCY	2 QTY EDGE CHINO 2.0 VONHATTEN	401-20-401-00000-544000	4/5/2024	123.00
1,217	O'Reilly Automotive	OIL FILTER, FUEL FILTER,AIR FILTER,1GALMOTOROIL	401-20-401-00000-545000	4/5/2024	152.39
				TOTAL	4,746.72
1,155	Scheffel Boyle	AUDIT SERVICES FY2023	705-10-705-00000-521000	4/5/2024	39,000.00
				TOTAL	39,000.00
1,237	Third Millennium Ass	UTILITY BILL RENDERING	713-04-713-00000-539000	4/5/2024	307.04
				TOTAL	307.04
				<b>GRAND TOTAL</b>	<b>406,526.50</b>

Accepted by City Council April 15, 2024

Mayor

Clerk