



**AGENDA FOR
CITY COUNCIL MEETING**

Council Chambers

401 E Third Street

Kewanee, Illinois 61443

Open Meeting starting at 7:00 p.m.

Monday, April 23, 2018

Posted by 6:00 p.m., April 20, 2018

1. Call to Order
2. Pledge of Allegiance
3. Consent Agenda
 - a. Approval of Minutes
 - b. Payroll
 - c. Staff Reports
4. Presentation of Bills and Claims
5. Citizen Participation
6. Business:
 - a. **Discussion of implementing** a dual purpose liquor license.
 - b. **Discussion of Tax Increment Financing (TIF) Incentives** for the Gustafson Ford project.
7. Council Communications:
8. Announcements:
9. Adjournment



MEMORANDUM

Date: April 20, 2018
From: Gary Bradley, City Manager
To: Mayor & Council
RE: Council Meeting of **Monday, April 23, 2018**

REGULAR MEETING AT 7:00 P.M.

1. **Animal Control Building**— Improvements to the building have continued to be impacted by uncooperative weather. The building is complete and we are now waiting for foam insulation to be sprayed, which will be followed by the installation of interior steel, then electrical work, then installation of cages and kennels, then final finish.
2. **Animal Control Facility Operations**— A Request for Proposals has been published regarding the future operations of the Animal Control Facility once it has been completed. This will provide for a fair, open, and transparent process for selecting a facility operator in advance of when one is needed. Responses are due by May 9th and will be submitted for your consideration at the May 14th meeting.
3. **Budget Workshop**— There will be a budget Workshop at 6 p.m. on Monday, April 30th, to discuss additional changes to the general fund budget based on feedback provided at the general fund budget workshop held on April 3rd.
4. **KEDC Update** — Kathy Albert will provide the semi-annual report for KEDC at the May 14th meeting.
5. **Henry County Tourism Bureau Update** — Cheryl Osborne will provide the semi-annual report for the Henry County Tourism Bureau at the May 29th meeting.
6. **Downtown Electric Bids** — As you know, the City solicited bids for contractors to perform electrical work in order to meet Ameren's requirements that no electricity be provided without first passing through a meter. Unfortunately, though the RFP was sent to a number of contractors and hosted by Regional and National plan rooms, zero responses were provided to the RFP.

Staff is using this opportunity to reevaluate the character and extent of the project given the potential expansion of Hog Days and recently obtained information about Ameren's changes to the availability of lighting circuits for power. We will keep you updated as the project moves forward. We will most likely split the project into multiple phases.

7. **Kentville Industrial Park Property**— the City attorney received the survey of the property today and intends to have all of the paperwork complete for execution by the end

of today. We have provided an update to the Warden of the facility to let him know that the State can now proceed with the acquisition of the property.

8. **Enterprise Zone Application**— We received notification from the State that there are concerns regarding the legal description for the Enterprise Zone as it was presented in the application. Interestingly, there were no such concerns with the exact same description when it was provided with the application last year. They had given us approximately three weeks to correct the issue. We are working with one of the engineering firms that was already under contract to provide on-call services to the City in order to address the State's concerns in a timely manner. We learned this afternoon that there is not as much of a rush to amend the legal description as originally stated in the letter.
9. **Well 5**— Well 5 has been out of order due to a failed pump. The rebuilt pump and motor are being installed now and will be completed Tuesday. Flushing will begin on Thursday, then samples will be submitted to the State. Once it passes the testing process, it will be placed back on line.
10. **Civil Service Commission**— The Commission met last week to review the results of the electronic tests that were provided to 18 individuals. Based on the evaluation of the test results, the Commission chose to narrow down the field to 10 candidates for a physical fitness test on April 25th.
11. **Fire and Police Commission**— The Commission completed interviews with 10 applicants to develop a final hiring list for the next two years. The list will be finalized at the next meeting, which is scheduled to be held on May 15th.
12. **FOP Mediation**— We have scheduled a mediation meeting for May 10th with the FOP, through the Federal Mediation and Conciliation Service. Hopefully, the mediator is able to bring the sides to a resolution.
13. **Hazmat Response**— Three members of the Department responded to an emergency at a chemical storage facility in Orion that was on fire. Our staff helped with fire suppression, water supply, and leakage containment of hazardous chemicals.

COUNCIL MEETING 18-07 APRIL 9, 2018

The City Council met in Council Chambers at 7:00 PM with the Mayor calling the meeting to order and the following answering to roll call:

Andy Koehler	Council Member
Steve Faber	Council Member
Michael Yaklich	Council Member
Chris Colomer	Council Member
Steve Looney	Mayor

News media present was as follows:

Mike Helenthal	Star Courier
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The Pledge of Allegiance was said.

Mayor Looney asked for a moment of silence for our troops still fighting overseas.

Mayor Looney explained that the next items were placed on the consent agenda and were considered to be routine in nature to be passed as a whole with one vote of the Council. Mayor Looney requested that any member of the Council or the audience wishing to have an item removed from the consent agenda for individual consideration to make the request and the item would be removed and considered following the approval of the remaining consent items. The consent agenda included minutes from the March 26, 2018 Council Meeting, payroll for the pay period ending March 31, 2018 in the amount of \$197,504.20, reports from Community Development, Building & Zoning, Finance & Administration, and ESDA, and a request from Prairie Chicken Festival for use of city streets, parking lots, and green spaces. The consent agenda was approved on a motion made by Council Member Faber and seconded by Council Member Colomer. Roll call showed 5 ayes, no nays. The motion passed.

Bills submitted for approval totaling \$369,173.28 were approved on a motion made by Council Member Colomer and seconded by Council Member Yaklich. Council Member Koehler questioned the demolition grant for East Prospect Street. Community Development Director Edwards explained the demolition grant program. City Manager Bradley confirmed, at the request of Council Member Yaklich that the cement slab for the new animal control facility came in over budget. Mr. Bradley further explained that there have been other items donated, so the overall project was expected to come in at or below budget. Roll call showed 5 ayes, no nays. The motion passed.

CITIZEN PARTICIPATION

Mayor Looney then asked if anyone wished to speak regarding a non-agenda item. There being no such requests Mayor Looney moved on to new business.

NEW BUSINESS

Resolution #5105 authorizing the City Manager to enter into an agreement with Ratliff Bros for sewer repairs on Maple Avenue and the alley on East Second Street was approved on a motion made by Council Member Faber and seconded by Council Member Colomer. Operations Manager Johnson explained the projects and the need for contracting for the work. Roll call showed 5 ayes, no nays. The motion passed.

A request to purchase a brush mower for the use in abating nuisance weed violations was approved on a motion made by Council Member Faber and seconded by Council Member Colomer. Grounds Maintenance Manager Newton explained the need for the mower, and the wear and tear it would eliminate on a more expensive piece of equipment. Roll call showed 5 ayes, no nays. The motion passed.

Community Development Director Edwards presented an update to the Council regarding the upcoming City-wide cleanup event. Mr. Edwards noted that there would be an additional benefit with the City collecting tires at Moore Tires during the same time frame.

A brief discussion of the findings of the 2018 IEPA inspection was held. The majority of the findings had been addressed prior to receiving the official report.

Ordinance #3924 amending Chapter 151 Electrical Regulations of the City Code was tabled on a motion made by Council Member Colomer and seconded by Council Member Yaklich. Several electricians were in attendance and offered their opinions on the proposed changes. Council Member Yaklich noted his concern with adding additional work for staff while going through the budget process. The matter was tabled until the budget process was completed. Roll call showed 5 ayes, no nays. The motion passed.

Ordinance #3925 amending Chapter 122 to include Contractor Registrations was tabled on a motion made by Council Member Colomer and seconded by Council Member Yaklich. After a brief discussion, Council Member Yaklich again noted his concern for any additional work for staff during the budget process. City Manager Bradley noted that an open house could be held for contractors to give input during the interim. Roll call showed 5 ayes, no nays. The motion passed.

OTHER BUSINESS

Council Member Colomer noted that spring was right around the corner.

Council Member Koehler noted his desire to do whatever was most affordable for the budget that would take care of business.

Council Member Yaklich asked with the installation of solar panels, if the loss of revenue from the utility fee on power bills. City Manager Bradley noted that the construction of solar panels

was being treated as an accessory structure. He also noted that the loss of revenue would be similar to the loss of revenue from the switch to cellular phones.

Council Member Yaklich then noted a complaint he had received regarding a letter from the Community Development Department that had been mailed to a resident. City Attorney Raver noted that he did not want the letters to be softened.

Mayor Looney noted that the City was facing a huge deficit and the Council would be facing some tough decisions. The next budget session would be held on April 16 at 6:00 PM.

ANNOUNCEMENTS

City Clerk Edwards announced that the transfer station will be open every Saturday in May and June from 8 am to noon, except May 28 for Memorial Day.

There being no further business, Council Member Faber moved to adjourn the meeting and Council Member Colomer seconded the motion. Roll call showed 5 ayes, no nays. The meeting adjourned at 9:27 PM.

MELINDA EDWARDS, CITY CLERK

DATE APPROVED



MEMORANDUM MARCH 2018 WATER LOSS REPORT

DATE: April 11, 2018

TO: Gary and Rod

FROM: Dale

Attached are the charts and worksheets for the March 2018 water loss report. We are up a little to 30.7% however, we were very low at 24.4% last month. These variations are a matter of timing and does not reflect any significant change in our leak problem.

In any event the YTD 2018 is 27.8%.

City of Kewanee, Illinois

CHART A

MARCH 2018 Water Audit Data

Finished Water Produced vs Billed & Accounted For Water-MG/Month

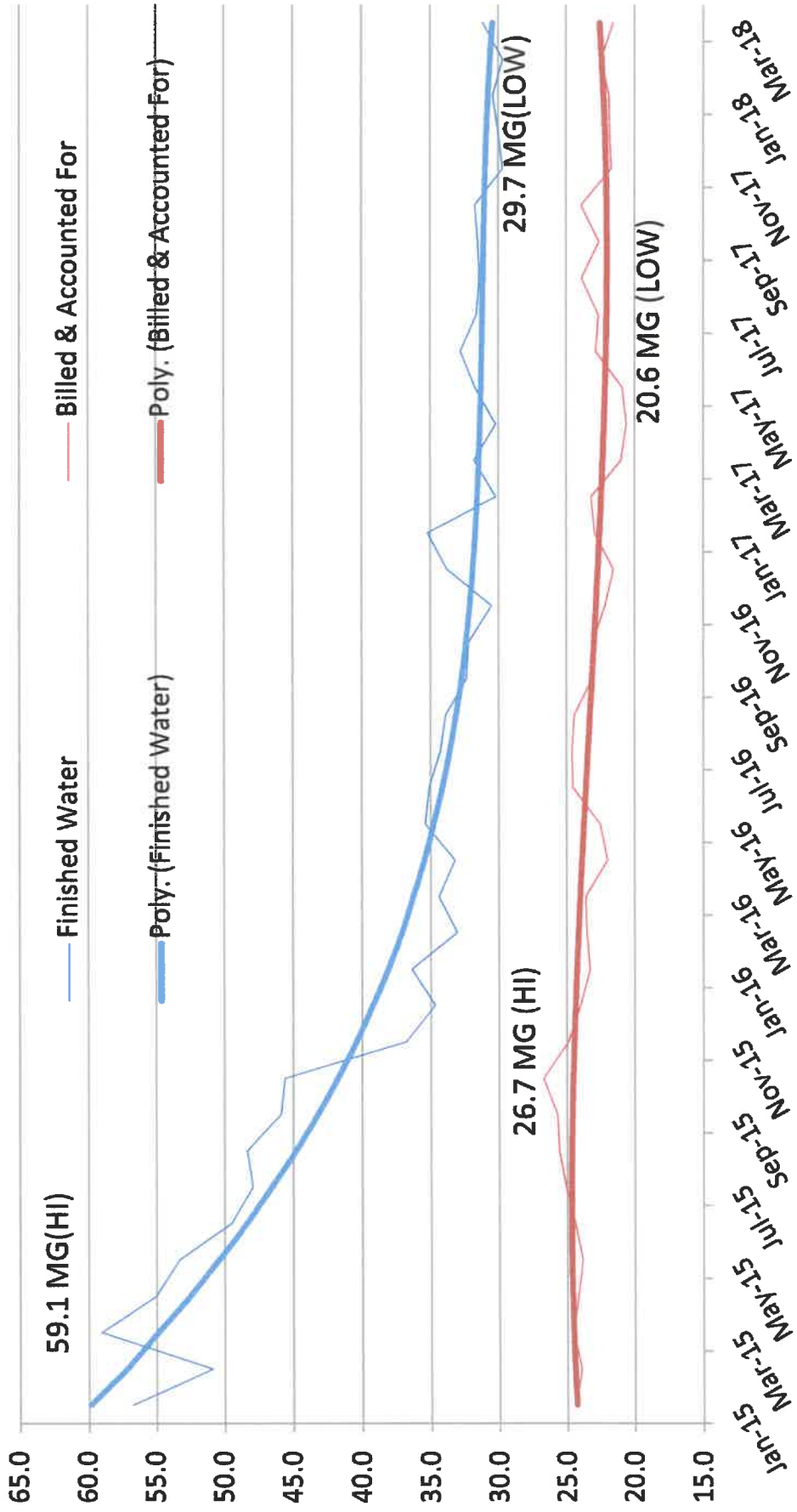
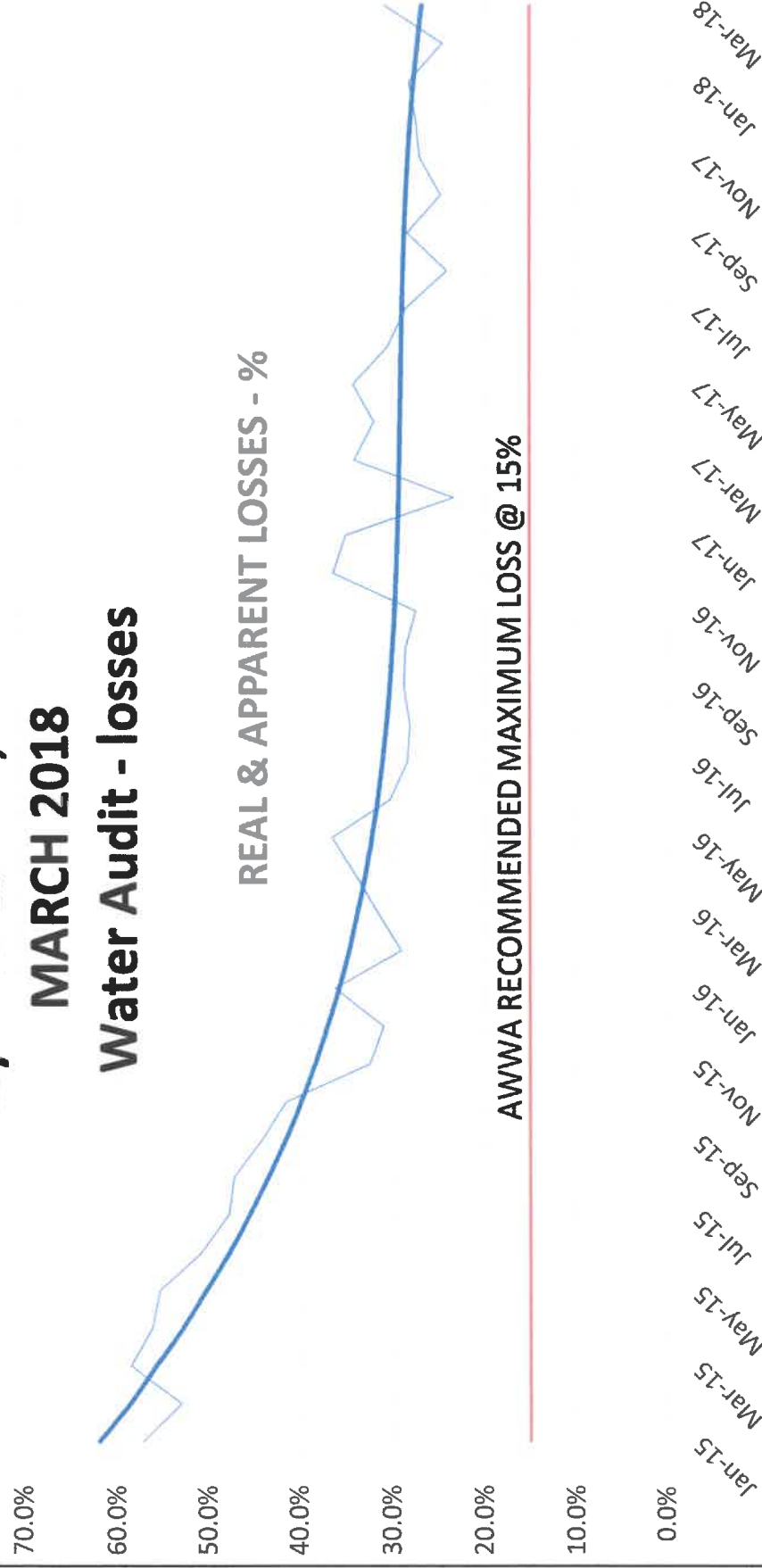


CHART B

City of Kewanee, Illinois

MARCH 2018

Water Audit - losses



CITY OF KEWANEE, ILLINOIS WATER AUDIT DATA

MONTHLY FLOWS / LOSSES

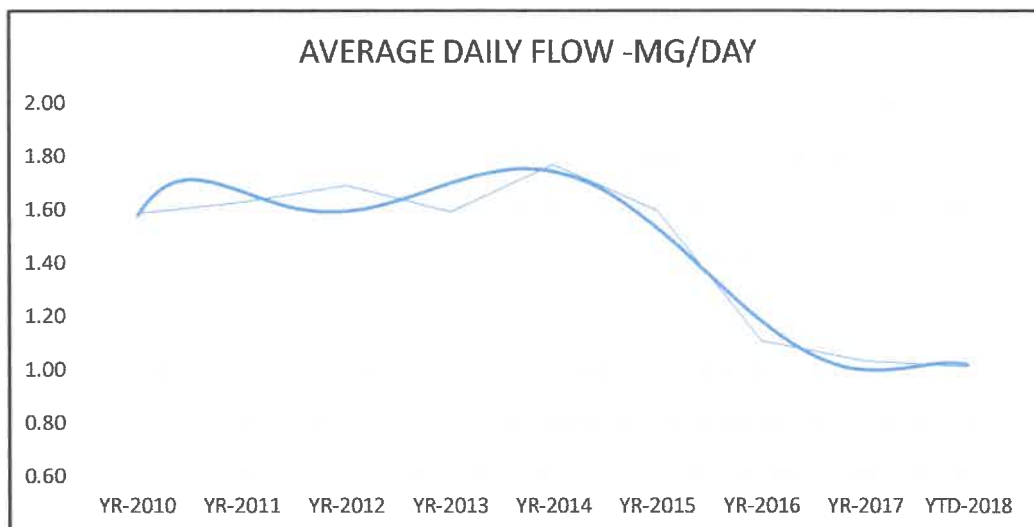
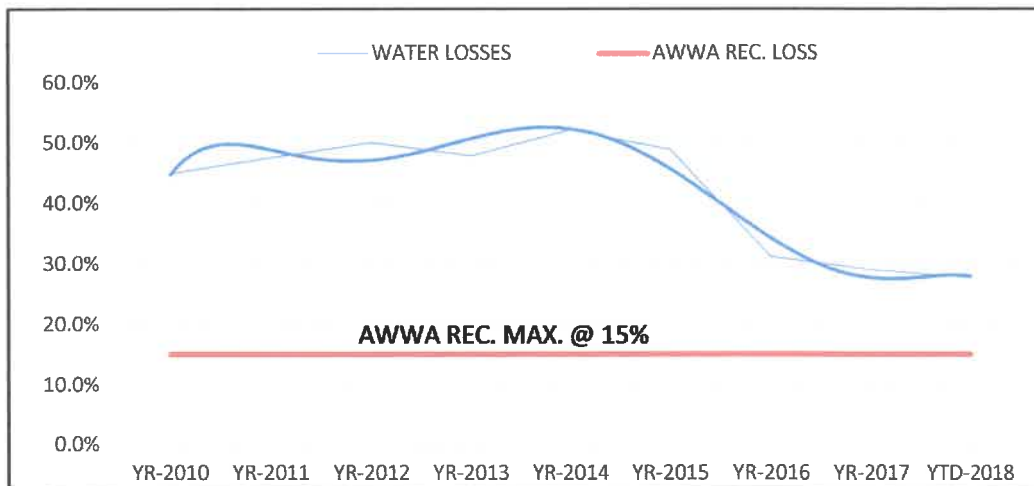
MONTH	RAW WATER	FINISHED WATER	AVERAGE DAILY FLOW MG / DAY	NOTES:	AMOUNT BILLED	WWTP USEAGE	CITY OTHER	TOTAL ACC.FOR	LOSS %	AWWA MAX %
Jan-15	68.44	56.8	1.83		22.24	2	0.13	24.4	57.1%	15.0%
Feb-15	63.13	50.9	1.82		22	1.81	0.13	23.9	52.9%	15.0%
Mar-15	72.87	59.1	1.90		22.13	2.28	0.13	24.5	58.4%	15.0%
Apr-15	66.66	55.1	1.84		21.85	2.2	0.13	24.2	56.1%	15.0%
May-15	66.11	53.3	1.72		21.62	2.1	0.13	23.9	55.3%	15.0%
Jun-15	62.19	49.5	1.65		22.19	2.1	0.13	24.4	50.7%	15.0%
Jul-15	59.4	47.9	1.55		22.82	2.14	0.13	25.1	47.7%	15.0%
Aug-15	58.93	48.4	1.56		23.31	2.14	0.13	25.6	47.1%	15.0%
Sep-15	55.8	45.9	1.53		23.51	2.07	0.13	25.7	44.0%	15.0%
Oct-15	56.1	45.6	1.47		24.64	1.96	0.13	26.7	41.4%	15.0%
Nov-15	45.4	36.8	1.23		22.38	1.8	0.73	24.9	32.3%	15.0%
Dec-15	43.2	34.7	1.12		22.67	1.2	0.13	24.0	30.8%	15.0%
Jan-16	45.3	36.4	1.17		21.15	2	0.13	23.3	36.0%	15.0%
Feb-16	41.1	33.1	1.14		22.21	1.18	0.13	23.5	28.9%	15.0%
Mar-16	42.7	34.4	1.11		22.16	1.02	0.42	23.6	31.4%	15.0%
Apr-16	43.2	33.3	1.11		20.82	1.06	0.13	22.0	33.8%	15.0%
May-16	44.4	35.4	1.14		21	1.4	0.13	22.5	36.4%	15.0%
Jun-16	44.3	35.1	1.17		23.11	1.29	0.13	24.5	30.1%	15.0%
Jul-16	42.4	34.3	1.11		23.15	1.33	0.13	24.6	28.3%	15.0%
Aug-16	40.5	33.9	1.09		23.12	1.18	0.13	24.4	27.9%	15.0%
Sep-16	39.1	32.4	1.08		21.95	1.05	0.13	23.1	28.6%	15.0%
Oct-16	41.6	32.2	1.04		22.03	0.88	0.13	23.0	28.4%	15.0%
Nov-16	37.8	30.5	1.02		21.41	0.64	0.13	22.2	27.3%	15.0%
Dec-16	42.4	33.8	1.09		20.21	1.02	0.33	21.6	36.2%	15.0%
Jan-17	44	35.2	1.14		21.64	1.16	0.13	22.9	34.9%	15.0%
Feb-17	37.3	30.2	1.08		22.4	0.65	0.13	23.2	23.2%	15.0%
Mar-17	38.9	31.8	1.03		20.09	0.72	0.197	21.0	33.9%	15.0%
Apr-17	36.7	30.2	1.01		20	0.47	0.13	20.6	31.8%	15.0%
May-17	39.1	31.7	1.02	Vehicle hits FH,	20.22	0.2	0.49	20.9	34.0%	15.0%
Jun-17	38.8	32.8	1.09		21.9	0.167	0.78	22.8	30.3%	15.0%
Jul-17	38.9	31.6	1.02		21.93	0.157	0.54	22.6	28.4%	15.0%
Aug-17	38.5	31.4	1.01		23.14	0.17	0.57	23.9	23.9%	15.0%
Sep-17	39.1	31.5	1.05		22.33	0.15	0.13	22.6	28.2%	15.0%
Oct-17	37.9	31.7	1.02		23.66	0.12	0.13	23.9	24.6%	15.0%
Nov-17	38.9	29.7	0.96	FH Flow Testing/Flushing	21.4	0.12	0.19	21.7	26.9%	15.0%
Dec-17	38.3	30.0	0.97	FH Flow Testing/Flushing	21.59	0.09	0.13	21.8	27.3%	15.0%
Jan-18	42.4	30.4	0.98	"FREEZE" LEAKS (1)	21.59	0.155	0.13	21.9	28.0%	15.0%
Feb-18	36.8	29.7	1.06	Leaks cont.	22.16	0.15	0.13	22.4	24.4%	15.0%
Mar-18	37.9	31.1	1.00		21.3	0.15	0.13	21.6	30.7%	15.0%
Apr-18										
May-18										
Jun-18										
Jul-18										
Aug-18										
Sep-18										
Oct-18										
Nov-18										
Dec-18										

NOTES: (1) Extreme cold weather in January, -20, caused fireline pipe to freeze and burst 1/6 at old Bo-Mag bldg and other leaks in City
Amount of water lost from known and fixed leaks from 1/2 - 1/19/18 = 3.71 MG; Finished Water Amount Adjusted for this.

CITY OF KEWANEE, ILLINOIS WATER AUDIT DATA

MONTHLY AVERAGES / YEAR - MG

YEAR	RAW WATER	FINISHED WATER	ADF MG/DAY	AMOUNT BILLED	WWTP USEAGE	CITY OTHER	TOTAL ACC.FOR	LOSS %	AWWA MAX %
YR-2010	57.6	48.3	1.59	24.4	2	0.13	26.5	45.1%	15.0%
YR-2011	58.5	49.6	1.63	23.8	2	0.13	25.9	47.7%	15.0%
YR-2012	61	51.5	1.69	23.5	2	0.13	25.6	50.2%	15.0%
YR-2013	57.1	48.5	1.59	23.1	2	0.13	25.2	48.0%	15.0%
YR-2014	67.6	53.9	1.77	23.6	2	0.13	25.7	52.3%	15.0%
YR-2015	59.9	48.7	1.60	22.6	1.98	0.18	24.8	49.1%	15.0%
YR-2016	42.1	33.7	1.11	21.9	1.17	0.17	23.2	31.2%	15.0%
YR-2017	38.9	31.5	1.04	21.7	0.35	0.30	22.3	29.1%	15.0%
YTD-2018	117.1	91.24	1.01	65.1	0.46	0.39	65.9	27.8%	15.0%





FINANCE & ADMINISTRATIVE SERVICES

MARCH 2018

Water Bill Payments Processed

At counter	1128
By mail	376
By dropbox	649
At bank	<u>82</u>
Total Water Bill Payments	2235

Other Payments	182
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Total Payments Processed	2417
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Customer Contacts (non-payment)

By phone	1256
At counter	505
Work orders written	<u>280</u>
Total Customer Contacts	2041

Misc Requests/Employee Contacts

By phone or in-person	641
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PSN Payments	340
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SYS DATE:04/20/18

CITY OF KEWANEE
A / P W A R R A N T L I S T
REGISTER # 150
Friday April 20,2018

SYS TIME:10:55

[NW1]

DATE: 04/20/18

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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
=====				
01 LEXISNEXIS RISK SOLUTIONS 138173420180331	01-21-549	CONTRACT FEE	85.00	85.00
01 ADVANCED BUSINESS SYSTEMS INC INV91771	01-11-512	COPIER MAINT CONTRACT	153.71	153.71
01 AIRGAS MID AMERICA 9074609877	58-36-652	ACETYLENE & TORCH PARTS	323.27	118.21
9074609878	58-36-830	SAFETY EQUIPMENT		36.72
9074667935	58-36-652	TORCH PARTS		10.98
9952372131	01-22-612	OXYGEN CYLINDER RENTAL		120.62
9952438225	51-93-512	PROPANE TANK RENTAL		36.74
01 ALDRICH, JAMES D041518	02-61-930.3	DEMO GRANT-814 E 2ND	2000.00	2000.00
01 ALTORFER INC PC020515100	62-45-612	SOLENOID ASSEMBLY	181.54	181.54
01 AMERICAN LEGAL PUBLISHING 120495	21-11-533	UPDATE FOLIO CODE	265.40	265.40
01 AMEREN ILLINOIS D041118	01-11-571	ST LTS & SIGNALS ELECTRIC	19707.18	7576.56
D041118	01-52-571	PARKS ELECTRIC		31.45
D041118	51-93-571	WTP & WELLS ELECTRIC		6893.56
D041118	52-93-571	WWTP & LIFT STS ELECTRIC		4028.26
D041118	54-54-571	FRANCIS PK ELECTRIC		68.52
D041118	58-36-571	CEMETERY ELECTRIC		110.82
D041118	62-45-571	MUN BLDGS ELECTRIC		998.01
01 AMERICAN STEEL CARPORTS INC D041718	01-21-539	BAL DUE POUND BLDG	20637.50	20637.50
01 AUCA CHICAGO MC LOCKBOX 15911355500	62-45-471	UNIFORM RENTAL	154.32	38.58
1591329539	62-45-471	UNIFORM RENTAL		38.58
1591364178	62-45-471	UNIFORM RENTAL		38.58
1591372841	62-45-471	UNIFORM RENTAL		38.58
01 ARROW INTERNATIONAL INC 9500058857	01-22-612	EZ-IO POWER DRIVER	609.77	609.77
01 AUTO ZONE 2644141987	62-45-613	FUEL FILTER	38.68	7.69
2644142244	62-45-613	V-RIBBED BELT		30.99
01 B & B PRINTING 21420	52-93-652	WWTP-SHIPPING CHGS	236.03	15.98
21494	01-22-553	REFUSAL FORMS		220.05
01 BEA OF ILLINOIS 2187569	52-93-512	REPAIR ALARM/DIALER	1804.85	790.95
2187570	51-93-512	REPAIR CONC FLOW METER		790.95
2187571	51-93-512	TROUBLESHOOT PUMP VFD		116.95
2187572	51-93-512	ELEV TOWER TRANSDUCER		106.00
01 BI-STATE BARRICADE RENTALS 1204	01-41-614	DRUMS & CONES	2820.00	2820.00

SYS DATE:04/20/18

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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
01 BOCK INC			54894.42	
49A	51-93-515	WTP CONTRACT PAYMENT		14676.42
49A	52-93-515	WWTP CONTRACT PAYMENT		40218.00
01 BONNELL INDUSTRIES INC			451.33	
0179479-IN	62-45-613	PLOW SHOES & PARTS		434.73
0179480-IN	62-45-613	PLOW BOLT KIT		16.60
01 BOSS MANUFACTURING CO			122.40	
1181585 RI	51-42-473	JERSEY GLOVES		122.40
01 BREEDLOVE'S SPORTING GOODS			78.95	
20802	01-22-471	BLAIR-UNIFORM ALLOWANCE		78.95
01 CEMETERY PETTY CASH			34.38	
D041818	58-36-655	CEMETERY-GASOLINE		20.40
D041818	58-36-651	CEM-OFFICE SUPS		13.98
01 CNA SURETY			30.00	
D041618DJ	01-11-549	RENEW NOTARY BOND-DJ		30.00
01 COLWELL, BRENT			200.00	
517917	01-65-549	ELECTRICAL INSPECTION		50.00
517918	01-65-549	ELECTRICAL INSPECTION		50.00
517919	01-65-549	ELECTRICAL INSPECTION		50.00
517920	01-65-549	ELECTRICAL INSPECTION		50.00
01 CONTECH ENGINEERED SOLUTIONS L			4100.00	
16463242	01-41-614	CULVERTS & BANDS		4100.00
01 CORE & MAIN LP			37628.69	
I599072	51-42-615	METERS & RADIOS		4800.00
I599072	52-43-615	METERS & RADIOS		4800.00
I599072	51-42-615	WATER PARTS-STOCK		1899.94
I621219	51-42-615	METERS & RADIOS		2080.00
I621219	52-43-615	METERS & RADIOS		2080.00
I673038	52-43-615	SEWER PARTS-STOCK		3052.81
I684934	52-43-615	2" COMPOUND METER		662.50
I684934	51-42-615	2" COMPOUND METER		662.50
I684934	51-42-615	WATER PARTS-STOCK		5295.94
I717214	51-42-615	HYDRANTS & SNAPPER		12295.00
01 COSTIN, JOHN			3000.00	
81020904	02-61-930.3	DEMO GRANT-304 W 5TH		1500.00
81020904	02-61-930.3	DEMO GRANT-517 N CHESTNUT		1500.00
01 D&D OF KEWANEE INC			76.63	
114283	62-45-613	HOSES & FITTINGS		76.63
01 DANA, KIRK			13800.00	
D040918A	01-65-595	DEMO-721 N VINE ST		3800.00
D040918A	01-65-617	DEMO SIDEWALK-721 N VINE		2250.00
D040918B	01-65-595	DEMO-813 W 4TH ST		6250.00
D040918B	01-65-617	DEMO SIDEWALK-813 W 4TH		1500.00
01 EASTERN IOWA TIRE, INC			1086.38	
100046887	62-45-613	TIRES - STOCK		264.28
100047210	62-45-513	TIRES & REPAIRS		272.70

SYS DATE:04/20/18

CITY OF KEWANEE
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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
100047489	62-45-613	TIRES - SANITATION		549.40
01 EDWARDS, KEITH 18-07E	01-65-562	MILEAGE REIMBURSEMENT	63.22	63.22
01 ENVIRONMENTAL RESOURCE ASSOCIA 856550	52-93-652	ANNUAL USEPA SAMPLES	588.40	588.40
01 FARM KING OF KEWANEE 773433	58-36-652	RAKES & CHAIN OIL	131.22	28.17
773639	58-36-652	PICK UP STICK		28.99
773809	52-93-654	WWTP-JANITORIAL SUPS		28.95
773912	52-93-654	WWTP-JANITORIAL SUPS		29.12
773919	52-93-654	WWTP-JANITORIAL SUPS		15.99
01 FOSTER COACH SALES, INC 14128	62-45-613	BYPASS VALVE & CLAMP	352.47	352.47
01 GASVODA & ASSOCIATES, INC INV1800635	52-93-850	WWTP-NEW SAMPLER	9756.00	9756.00
01 TRIZETTO PROVIDER SOLUTIONS 1XQ2041800	01-22-579	ELECTRONIC CLAIMS FILED	44.63	44.63
01 GIBSON, GEORGE & LOIS 14849	02-61-930.3	DEMO GRANT-518 W MILL	2000.00	2000.00
01 GUSTAFSON FORD 5167	62-45-613	SEAT BUCKLE ASSEMBLY	644.66	109.59
5168	62-45-613	WIRE ASSEMBLY		45.90
5179	62-45-613	SEAT BUCKLE ASSEMBLY		109.59
5195	62-45-613	BRAKES & ROTORS		379.58
01 THOMPSON TRUCK & TRAILER, INC X203021447:01	62-45-613	SLACK ADJ & ABS MODULE	861.79	440.34
X203021481:01	62-45-613	BRAKE SHOES & SEAL		138.22
X203021508:01	62-45-613	POWER STEERING HOSE		38.52
X203021663:01	62-45-613	SLACK ADJUSTER		126.12
X203021684:01	62-45-613	GASKET & BOLTS		118.59
01 HEIN CONSTRUCTION CO INC D041518-FD	01-22-511	FIRE DEPT ENTRY DOOR	28600.00	1800.00
D041518-PD	38-71-511	SALLY PORT ENTRY DOOR		2750.00
D041518-PW	52-43-820	PW BLDG DOOR JAMB		1166.00
D041518-PW	57-44-820	PW BLDG DOOR JAMB		1166.00
D041518-PW	51-42-820	PW BLDG DOOR JAMB		1168.00
D041518-PWB	51-42-820	PW BLDG DOOR JAMBS		3583.00
D041518-PWB	52-43-820	PW BLDG DOOR JAMBS		3583.00
D041518-PWB	57-44-820	PW BLDG DOOR JAMBS		3584.00
D041518-TS	57-44-820	XFER STATION REPAIRS		9800.00
01 HENRY CO CLERK/RECORDER D040218	51-42-533	WATER LIENS FILED	756.00	486.00
D040218	51-42-533	WATER LIENS RELEASED		216.00
D040218	01-65-549	MOWING LIENS RELEASED		54.00
01 HENRY COUNTY HEALTH DEPT 773	01-21-549	HEP B VACCINE (2)	390.00	390.00
01 HENRY SCHEIN, INC			304.32	

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49183628	01-22-612	NALOXOME REBATE		60.00-
51945128	01-22-612	EPINEPHRINE		49.10
52256345	01-22-612	IV CATHETERS & TUBING		315.22
01 HODGE'S 66 INC			125.72	
48423	62-45-513	DOT SAFETY TEST		25.92
48572	62-45-513	DOT SAFETY TEST		36.83
48574	62-45-513	DOT SAFETY TEST		36.83
48590	62-45-513	DOT SAFETY TEST		26.14
01 HOLTSCHULT, DAN			96.01	
D032818	57-44-473	CLOTHING ALLOW REIMB		96.01
01 HUBER TECHNOLOGY, INC			400.00	
CD10016708	52-93-512	BAGGER MAGAZINES		400.00
01 IL DEPT OF PUBLIC HEALTH			75.00	
18-2009-1529	01-22-513	IDPH AMB LICENSE		25.00
18-2011-6149	01-22-513	IDPH AMB LICENSE		25.00
18-2011-6150	01-22-513	IDPH AMB LICENSE		25.00
01 IMEG CORPORATION			10650.00	
18000781.00-3	31-71-532	EAST ST FAU/ENG SVS		10650.00
01 IMPACT NETWORKING			250.22	
1081838	01-11-512	COPIER MAINT CONTRACT		250.22
01 INTERSTATE BATTERY SYSTEMS OF			457.45	
10121910	62-45-613	BATTERIES		228.90
10122077	62-45-613	BATTERY		218.95
10122077	62-45-652	AA BATTERIES		9.60
01 J AND L SEPTIC SERVICE INC			9460.00	
2018-02	52-43-517	REPLACE INLET/MEDIAN		9460.00
01 JET VAC ENVIRONMENTAL			2200.00	
714	52-43-512	JETTER NOZZLES		2200.00
01 JOHN'S GLASS SHOP			50.00	
19616	62-45-513	ROCK CHIP REPAIR		50.00
01 JOHNSON, RODNEY D			113.43	
D040818	52-43-473	CLOTHING ALLOW REIMB		113.43
01 JOHN DEERE FINANCIAL			192.32	
811204	58-36-652	BATTERY		123.83
812869	58-36-652	SPEED CONTROL KIT		68.49
01 KAUFMAN TRAILERS OF NC INC			6090.00	
162804	39-73-840	MINI EXCAVATOR TRAILER		6090.00
01 KEWANEE ROTARY CLUB FOUNDATION			292.00	
D043018	01-11-562	ROTARY MEALS-GB		122.00
D043018	01-11-561	ANNUAL DUES-GB		170.00
01 KIMBALL MIDWEST			180.56	
6241697	62-45-652	FLEET - RETAINERS		180.56
01 KNOX COUNTY LANDFILL			39723.67	
D033118	57-44-573	SOLID WASTE DISPOSAL		39723.67
01 LAVERDIERE CONSTRUCTION INC			12640.00	
A10116	52-43-515	SEWER REPAIR-GOODS ALLEY		12640.00
01 LEGACY CORPORATION			32933.64	

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OPP STRM-3FINAL	31-71-814	OAK/PARK/PROSPECT STORM SEWER	23861.24	
OPP STRM-3FINAL	32-42-850	OAK/PARK/PROSPECT STORM SEWER	7036.58	
OPP STRM-3FINAL	33-49-850	OAK/PARK/PROSPECT STORM SEWER	2035.82	
01 MARTIN BROS COMPANIES INC 5892	01-41-582	HAULING COLD PATCH	170.00	170.00
01 MCI MEGA PREFERRED			132.49	
D040118	01-21-552	LONG DISTANCE-POLICE		62.34
D040118	01-11-552	LONG DISTANCE-F&A		26.06
D040118	01-41-552	LONG DISTANCE-PW		35.85
D040118	01-22-552	LONG DISTANCE-FIRE		6.07
D040118	58-36-552	LONG DISTANCE-CEM		2.17
01 MENARD'S 2041	02-61-930.6	DORSEY-HOME REPAIR PROG	245.12	245.12
01 MENARD'S 2042	02-61-930.6	WOODS-HOME REPAIR PROG	5112.09	5112.09
01 MENARD'S 2063	02-61-930.6	CRUSE-HOME REPAIR PROG	1963.64	1963.64
01 MICHIG ENERGY LTD			11674.23	
109993	58-36-655	GASOLINE-CEMETERY		498.18
111125	58-36-655	DIESEL-CEMETERY		511.51
111126	58-36-655	GASOLINE-CEMETERY		413.02
111127	01-21-655	POL GENERATOR-DIESEL		151.17
111128	01-22-655	FIRE ST#2 GEN-DIESEL		33.59
3/18-DS	01-41-655	DIESEL-PW		1261.94
3/18-DS	51-42-655	DIESEL-WATER		250.72
3/18-DS	57-44-655	DIESEL-SANITATION		1620.12
3/18-DS	01-22-655	DIESEL-FIRE		732.45
3/18-GS	01-41-655	GASOLINE-PW		519.37
3/18-GS	51-42-655	GASOLINE-WATER		1263.94
3/18-GS	52-43-655	GASOLINE-SEWER		527.71
3/18-GS	52-93-655	GASOLINE-WWTP		73.68
3/18-GS	01-22-655	GASOLINE-FIRE		96.59
3/18-GS	01-21-655	GASOLINE-POLICE		3720.24
01 MIROCHA'S AUTO SERVICE INC 15324	62-45-513	MOUNT & BALANCE TIRE	18.00	18.00
01 MISSISSIPPI VALLEY PUMP INC 12094	52-93-850	FLYGHT PUMP	5569.23	5569.23
01 MOLS, MATTHEW D041618	01-22-471	CLOTHING ALLOW REIMB	40.18	40.18
01 MOORE TIRES KEWANEE			107.00	
K06570	62-45-513	TIRE REPAIR		32.00
K06824	62-45-513	BALANCE TIRES		75.00
01 MOTOROLA - STARCOM21 NETWORK 293903312017	01-21-556	ANNUAL STARCOM RADIO	432.00	432.00
01 O'REILLY AUTOMOTIVE STORES, IN			40.31	
1143-261784	62-45-613	WIPER BLADES		8.98
1143-262423	62-45-612	SWEEPER BULB		8.04

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1143-262438	62-45-612	SWEEPER BULBS		10.28
1143-263778	62-45-613	LIGHT SOCKETS		27.98
1143-263837	62-45-613	RETURNED LIGHT SOCKETS		14.97-
01 OFFICE SPECIALISTS INC			1053.72	
1008377-0	38-71-611	CITY HALL SUPPLIES		94.47
1008377-1	38-71-511	3 BABY CHANGING STATIONS		715.37
1008939-0	01-41-651	OFFICE SUPPLIES		187.85
1008939-1	01-41-651	OFFICE SUPPLIES		9.56
1009066-0	57-44-651	XFER ST-OFFICE SUPS		6.20
1009765-0	01-22-654	FIRE-JANITORIAL SUPS		40.27
01 OFFICE MACHINE CONSULTANTS INC			153.38	
IN140649	01-22-537	COPIER MONTHLY MAINT		29.20
IN140650	01-22-537	COPIER MONTHLY MAINT		27.03
IN140731	01-21-512	COPIER MONTHLY MAINT		39.81
IN140732	01-21-512	COPIER MONTHLY MAINT		57.34
01 OSF SAINT LUKE MEDICAL CENTER			1551.54	
1002	01-21-455	PAULSEN-PREEMPLOYMENT		410.77
1002	01-22-455	RANDOM DRUG SCREENS		70.00
1002	01-21-455	LOPEZ-PREEMPLOYMENT		84.00
1003	01-22-455	HOGUE-PREEMPLOYMENT		410.77
1003	01-41-455	POST ACCIDENT DRUG SCREEN		78.00
1003	01-41-455	RANDOM DRUG SCREENS		124.00
1003	57-44-455	RANDOM DRUG SCREENS		234.00
1003	01-22-455	RANDOM DRUG SCREEN		35.00
3003	01-22-455	RANDOM DRUG SCREENS		105.00
01 PANTHER UNIFORMS INC			1019.02	
20622	01-22-471	JS-UNIFORM ALLOWANCE		175.51
20635	01-22-471	SW-UNIFORM ALLOWANCE		62.95
20636	01-22-471	JL-UNIFORM ALLOWANCE		425.41
20637	01-22-471	KB-UNIFORM ALLOWANCE		17.00
20654	01-22-471	GA-UNIFORM ALLOWANCE		184.30
20655	01-22-471	SM-UNIFORM ALLOWANCE		153.85
01 PDC LABORATORIES INC			69.00	
893782	51-93-542	WATER TESTING		51.75
I9318105	51-93-542	WATER TESTING		17.25
01 PETTY CASH FUND			19.53	
D041718	57-44-929	XFER ST SHORTAGE		2.00
D041718	31-71-814	POSTAGE TO IDOT		9.85
D041718	01-21-551	POLICE-POSTAGE DUE		2.29
D041718	01-22-651	FIRE-BINDERS		5.39
01 PETERSON, JUSTIN			21.46	
D031718	57-44-473	CLOTHING ALLOW REIMB		21.46
01 POLICE PETTY CASH			79.15	
D041718	01-21-562	TRAVEL-MEAL EXPS		60.95
D041718	01-21-657	K9 SUPPLIES		8.05
D041718	01-21-551	POLICE - POSTAGE		10.15
01 RATLIFF BROS & CO			1440.00	

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14837	01-21-539	POUND-FILL & PLUMBING		1440.00
01 RATLIFF BROS & CO 14845	01-65-595	DEMO-128 E 6TH ST	4820.00	4820.00
01 ROGER BATES GARAGE 5333	01-65-840	WALK-BEHIND BRUSHMOWER	2369.99	2369.99
01 S&S INDUSTRIAL SUPPLY 4672225 RI	62-45-652	FLEET-SHOP SUPPLIES	149.13	121.23
4675228 RI	62-45-652	FLEET-SHOP SUPPLIES		27.90
01 S. DANA CONSTRUCTION D041418	02-61-930.6	DELEON-HOME REPAIR PROG	4675.00	4675.00
01 SECRETARY OF STATE D041718	01-21-549	RENEW NOTARY-DENNISON	10.00	10.00
01 SECRETARY OF STATE D041718A	01-21-513	POLICE-LICENSE STICKER	202.00	101.00
D041718B	01-21-513	POLICE-LICENSE STICKER		101.00
01 SNS TREE SERVICE INC 630003	58-36-581	TREE/STUMP REMOVALS	5000.00	3000.00
630004	54-54-581	TREE/STUMP REMOVAL		1000.00
630005	01-52-581	TREE/STUMP REMOVAL		1000.00
01 STAR-COURIER 37219	02-61-929	DOWNTOWN ELEC BIDS	172.85	103.10
40118	01-21-553	ADAM STREICHER AD		69.75
01 STEVE'S NURSERY 599	58-36-929	4 SHADE TREES	930.00	930.00
01 SUPREME RADIO COMMUNICATIONS I 166376	01-41-556	ENG VAN RADIO REPAIR	400.00	200.00
166376	52-43-556	ENG VAN RADIO REPAIR		200.00
01 TRAILER DELIVERY SERVICE 34833	39-73-840	DELIVERY FEES-TRAILER	500.00	500.00
01 TRIANGLE CONCRETE INC 9276	52-43-615	GRAVEL & FLOWABLE FILL	752.00	752.00
01 UMB BANK, NA 554645	46-84-730	2013 FISCAL AGENT FEES	318.00	318.00
01 UNIFORM DEN INC 95990	01-22-471	RIBER-UNIFORM ALLOWANCE	196.85	20.00
95991	01-22-471	FORNEY-UNIFORM ALLOWANCE		15.00
96105	01-22-471	HORRIE-UNIFORM ALLOWANCE		161.85
01 VERIZON WIRELESS 9804681791	01-22-552	CELLULAR SERVICE-FIRE	7.20	7.20
01 STATE BANK OF TOULON - VISA D040118GB	01-11-537	2 ADOBE SUBSCRIPTIONS	5117.74	106.22
D040118KE	01-65-929	CONTRACTOR MTG EXPS		37.18
D040118KN	38-71-611	RECYCLE BAGS		51.24
D040118KN	58-36-652	TRIMMER HEADS		61.26
D040118KN	58-36-652	TRIMMER LINE		69.22
D040118KN	38-71-511	CITY HALL DOOR SPRINGS		226.26
D040118KS	01-22-563	TESTING FEES		448.46

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D040118KS	01-22-929	B&B-PRINTING CHGS		33.69
D040118KS	01-11-541	FF TEST-POSTAGE		8.50
D040118KS	01-22-471	GA-UNIFORM ALLOWANCE		88.94
D040118KS	01-22-473	BUSINESS CARDS-SHOOK		220.39
D040118KS	01-22-563	TRAINING SUBSCRIPTIONS		872.00
D040118KS	01-22-929	MEAL EXPS-PHYSICAL TESTING		83.84
D040118KS	01-22-563	TRAINING MATERIALS		30.00
D040118ME	01-11-929	GOALS WORKSHOP		64.34
D040118ME	01-11-541	TDL TESTS		450.00
D040118RJ	51-42-929	SAFETY MTG EXPS		20.18
D040118RJ	51-42-652	CHLORINE FREE TEST KITS		215.53
D040118RJ	01-41-561	MEMBERSHIP DUES		12.99
D040118RJ	01-41-562	TRAVEL-TRAINING EXPS		29.60
D040118RJ	01-41-563	APWA CONF REG FEE		550.00
D040118RJ	01-41-562	APWA CONF-LODGING		386.45
D040118RJ	01-41-653	SPOT LIGHT BOXES		262.53
D040118TA	01-21-652	EVIDENCE BAGS		67.07
D040118TA	01-21-563	CCO/CCPA COURSE		289.00
D040118VK	62-45-613	WHELEN MINI LIGHT BAR		398.49
D040118WR	01-21-562	TRAINING-TRAVEL EXPS		34.36
01 THOMSON REUTERS - WEST			876.00	
838045572	01-21-553	CRIMINAL LAW & PROCEDURE		876.00
** TOTAL CHECKS TO BE ISSUED			382351.01	

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FUND INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
GENERAL FUND			79106.65	
ECONOMIC DEVELOPMENT			19098.95	
PUBLIC BENEFITS FUND			265.40	
NHR SALES TAX INFRASTRUCTURE IMP			34521.09	
WATER IMPROVEMENT			7036.58	
SEWER IMPROVEMENT			2035.82	
CAPITAL MAINTENANCE/MUN. BLDG.			3837.34	
ACQUISITION FUND			6590.00	
2013 REFUNDING BOND			318.00	
WATER FUND			57048.77	
SEWER FUND			102752.01	
FRANCIS PARK			1068.52	
SANITATION			56253.46	
CEMETERY FUND			6045.95	
CENTRAL MAINTENANCE			6372.47	
*** GRAND TOTAL ***			382351.01	
TOTAL FOR REGULAR CHECKS:			382,351.01	

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A/P MANUAL CHECK POSTING LIST
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PAYABLE TO REG# INV NO	CHECK DATE G/L NUMBER	CHECK NO DESCRIPTION	AMOUNT	DISTR
01 HENRY COUNTY HEALTH DEPT 318 KH0218	04/19/18 01-22-579	115 BILLING CHGS - 2/18	2520.56	2520.56
15 GALESBURG BUILDERS SUPPLY 318 13612	04/19/18 15-41-514	1039 MFT-COLD PATCH MIX	1494.15	1494.15
44 THE ECONOMIC DEVELOPMENT GROUP 318 D040318	04/19/18 44-84E-549	CC4318D 1ST QTR BILLING-DOWNTOWN	1329.20	1329.20
44 THE ECONOMIC DEVELOPMENT GROUP 318 K040318	04/19/18 44-84-549	CC4318K 1ST QTR BILLING-KENTVILLE	409.00	409.00
44 THE ECONOMIC DEVELOPMENT GROUP 318 L040318	04/19/18 44-84A-549	CC4318L 1ST QTR BILLING-LININGER	409.00	409.00
44 THE ECONOMIC DEVELOPMENT GROUP 318 M040318	04/19/18 44-84C-549	CC4318M 1ST QTR BILLING-MILL CREEK TIF	409.00	409.00
44 THE ECONOMIC DEVELOPMENT GROUP 318 T040318	04/19/18 44-84D-549	CC4318T 1ST QTR BILLING-TOC TIF	409.00	409.00
44 THE ECONOMIC DEVELOPMENT GROUP 318 W040318	04/19/18 44-84B-549	CC4318W 1ST QTR BILLING-WALWORTH	409.00	409.00
44 JACOB & KLEIN LTD 318 D040318	04/19/18 44-84E-549	CCD4318 1ST QTR BILLING-DOWNTOWN	332.30	332.30
44 JACOB & KLEIN LTD 318 K040318	04/19/18 44-84-549	CCK4318 1ST QTR BILLING-KENTVILLE	102.25	102.25
44 JACOB & KLEIN LTD 318 L040318	04/19/18 44-84A-549	CCL4318 1ST QTR BILLING-LININGER	102.25	102.25
44 JACOB & KLEIN LTD 318 M040318	04/19/18 44-84C-549	CCM4318 1ST QTR BILLING-MILL CREEK TIF	102.25	102.25
44 JACOB & KLEIN LTD 318 T040318	04/19/18 44-84D-549	CCT4318 1ST QTR BILLING-TOC TIF	102.25	102.25
44 JACOB & KLEIN LTD 318 W040318	04/19/18 44-84B-549	CCW4318 1ST QTR BILLING-WALWORTH	102.25	102.25
74 HEALTH CARE SERVICE CORPORATIO	04/19/18	1217A	113561.27	

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PAYABLE TO REG#	INV NO	CHECK DATE G/L NUMBER	CHECK NO DESCRIPTION	AMOUNT	DISTR
318	SD 03/18	74-14-451	HEALTH INS CLAIMS	91573.99	
318	SD 03/18	74-14-452	STOP LOSS SPECIFIC	21987.28	
74	SISCO	04/19/18	1218A	2384.49	
318	D040618	74-14-451	DENTAL/VISION CLAIMS	2384.49	
74	SISCO	04/19/18	1219A	1177.62	
318	D041318	74-14-451	DENTAL/VISION CLAIMS	1177.62	
74	STOUT, JEREMY M	04/19/18	1221A	158.04	
318	D041818	74-14-549	REFUND INS DEDUCS	158.04	
74	YMCA	04/19/18	1220A	69.57	
318	APRIL 2018	74-14-451	FITNESS MBRSHIP %	69.57	
** TOTAL MANUAL CHECKS REGISTERED				125583.45	

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REPORT SUMMARY

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CASH FUND	CHECKS TO BE ISSUED	REGISTERED MANUAL	TOTAL
01	382351.01	2520.56	384871.57
15	.00	1494.15	1494.15
44	.00	4217.75	4217.75
74	.00	117350.99	117350.99
<hr/>			
TOTAL CASH	382351.01	125583.45	507934.46

DISTR FUND	CHECKS TO BE ISSUED	REGISTERED MANUAL	TOTAL
01	79106.65	2520.56	81627.21
02	19098.95	.00	19098.95
15	.00	1494.15	1494.15
21	265.40	.00	265.40
31	34521.09	.00	34521.09
32	7036.58	.00	7036.58
33	2035.82	.00	2035.82
38	3837.34	.00	3837.34
39	6590.00	.00	6590.00
44	.00	4217.75	4217.75
46	318.00	.00	318.00

SYS DATE:04/20/18

CITY OF KEWANEE
A / P W A R R A N T L I S T
Friday April 20,2018

SYS TIME:10:55

[NW1]

PAGE 12

A/P MANUAL CHECK POSTING LIST					
POSTINGS FROM ALL CHECK REGISTRATION RUNS(NR) SINCE LAST CHECK VOUCHER RUN(NCR)					
PAYABLE TO	CHECK DATE	CHECK NO	AMOUNT		
REG# INV NO	G/L NUMBER	DESCRIPTION			DISTR
DISTR	CHECKS TO	REGISTERED			
FUND	BE ISSUED	MANUAL	TOTAL		
51	57048.77	.00	57048.77		
52	102752.01	.00	102752.01		
54	1068.52	.00	1068.52		
57	56253.46	.00	56253.46		
58	6045.95	.00	6045.95		
62	6372.47	.00	6372.47		
74	.00	117350.99	117350.99		
TOTAL DISTR	382351.01	125583.45	507934.46		

CITY OF KEWANEE CITY COUNCIL AGENDA ITEM		
MEETING DATE	April 23, 2018	
RESOLUTION OR ORDINANCE NUMBER	Discussion only	
AGENDA TITLE	Consideration of the implementation of a dual purpose liquor license	
REQUESTING DEPARTMENT	Administration	
PRESENTER	Melinda Edwards, City Clerk	
FISCAL INFORMATION	Cost as recommended:	N/A
	Budget Line Item:	N/A
	Balance Available	N/A
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PURPOSE	Discussion of the pros and cons of a liquor license that would allow on premise consumption, as well as sales for off premise consumption.	
BACKGROUND	Discussion at a previous meeting centered around the entities that made the request for a license to allow on premise consumption. This discussion would concentrate on if it is the Council's desire to allow a license permitting alcoholic liquor sales for both on and off premise consumption.	
SPECIAL NOTES	N/A	

ANALYSIS	<p>Staff is providing data regarding the licensing practices of our comparable cities. When reviewing the ten cities' licensing, 9 of the 10 have a category that allows both types of alcohol sales. The majority of those licenses in those categories are issued to taverns or restaurants.</p> <p>When reviewing convenience stores, one of the cities allows both, with two of the cities silent on the category, and seven that only allow sale of alcohol for off premise consumption.</p> <p>I have included the number of licenses allowed, as well as the fees charged in our comparable cities.</p>
PUBLIC INFORMATION PROCESS	Previous discussion held March 12, 2018 and this discussion
BOARD OR COMMISSION RECOMMENDATION	N/A
STAFF RECOMMENDATION	N/A
PROCUREMENT POLICY VERIFICATION	N/A
REFERENCE DOCUMENTS ATTACHED	Spreadsheet with comparable cities' licensing practices, State of Illinois statute regarding licensing.

City	Class	#	Limit On Premise	Off Premise	Both	Fee	Sunday Fee	Initial Fee	Add Pkg	Type of establishment
Rock Falls	A-1	20			X	\$1,600	\$300	\$6,000		Tavern
	B-1	none	X			\$1,100	\$300	\$6,000		Restaurant, bowling alley, banquet facility, campground
	B-3	none			X	\$1,400 INCL		\$6,000		Campground only
	C-1	none		X		\$1,200	\$300	\$6,000		Grocery store, package store, or drug store
	D-1	none		X		\$1,200	\$300	\$6,000		Convenience Store
	E-1	none	X			\$1,000	\$300	\$6,000		beer and wine restaurant
Monmouth	1	15			X	\$1,500 INCL		\$400		
	2	6	X			\$1,500 INCL		\$400		
	3	6	X			\$900 INCL		\$400		BEER & WINE ONLY
	4	10		X		\$1,500 INCL		\$400		
Pontiac	A		X			\$600			\$250	
	B			X		\$600				
	C		X			\$600			\$250	RESTAURANT OR BOWLING ALLEY
	D		X			\$600				CLUB
	E		X			\$600				CONSUMER BRINGS FOR OWN CONSUMPTIO
Streator	A	25			X	\$1,000		\$50		
	B	8	X			\$1,000		\$50		Club
	C	15		X		\$1,000		\$50		
	D	16	X			\$1,000		\$50		Restaurant
	CD	2			X	\$1,000		\$50		Craft Distiller
Sterling	A-1	*		X		\$1,000	\$500	\$7,500		Package only
	B-1	none	X			\$650	\$250	\$650		Beer & Wine
	B-3	none			X	\$1,000		\$2,000		Specialty Beverage Stores
	C-1	*	X			\$1,000	\$500	\$7,500	\$500	Hotels, Motels, Restaurants, Banquet Halls
	D-1	none	X			\$500				Club
	D-2	none	X			\$1,000		\$7,500		Club, open to the Public
	E-1	*	X			\$1,000	500	\$7,500	500	Taverns
	F-1	*	X			\$1,000		\$7,500	500	Bowling Alleys
	F-2	*	X			\$1,000		\$7,500	500	Pool Halls

	G-1	none	X	\$1,000	500	\$7,500	Grocery/General Merchandies Stores
	G-3	none	X	\$1,000		\$2,000	Specialty Retail Stores
	H-1	none	X	\$1,000	500	\$4,000	Automobile service stations, Convenience St
	I-1	none	X	\$650	250		Theater-beer & wine
	K		X	\$250			Caterer-retailer
	* aggregate of 32						
Peru	A			X	\$400		Bar, tavern, Restaurant
	A-1			X	\$450		Craft Distillery
	B			X	\$400		up to 10,000 sq feet, additional footage \$75
	C		X		\$100		Club
LaSalle	A	43		X	\$500		
	B	20	X		\$400		Beer & Wine only
	C	12		X	\$300		
	D	5	X		\$50		Club
Lincoln	A	20		X	\$1,250		
	B	12	X		\$1,250		tavern, bar, saloon, lounge, bowling alley, pu
	C	12		X	\$1,125		restaurants
	D	1		X	\$700		wine cellar, craft beer, and spirits
	E	2			\$650		microbrewery
	F	4	X		\$500		caterers
Canton	A	9		X	\$900	450	tavern
	B		X		\$600	100	supper club 60% of gross revenue for food al
	C		X		\$600	100	Restaurant, beer and wine license 60% of gross revenu
	D		X		\$480	100	Club license
	E	2		X	\$1,020	100	Package Store License
	G	1	X		\$1,020	100	Golf Course/Clubhouse
	H			X	\$750	100	Packaged Beer and Wine
	S		X		\$750	100	Patrons bring their own
	T			X	\$50	100	Wine/Champagne Basket Sales - flower shop
	U		X		\$600	100	Catering

Dixon	A	18	X	\$1,455	190	Restaurant/Hotel
	B	7	X	\$365	170	Beer & Wine only
	C	5 X		\$535	70	Clubs
	D	13	X	\$1,455	190	
	E	2	X	\$1,325	70	package liquor store
	F	7	X	\$1,325	70	grocery store or drug store
	G	11	X	\$1,210	185	convenience store
	I	5 X		\$1,455	190	beer and wine only
	N	2 X		\$35		patrons bring their own

, club, or hotel

ON

[illegible]

[illegible]

LIQUOR

(235 ILCS 5/) Liquor Control Act of 1934

(235 ILCS 5/5-1) (from Ch. 43, par. 115)

(d) A retailer's license shall allow the licensee to sell and offer for sale at retail, only in the premises specified in the license, alcoholic liquor for use or consumption, but not for resale in any form. Nothing in Public Act 95-634 shall deny, limit, remove, or restrict the ability of a holder of a retailer's license to transfer, deliver, or ship alcoholic liquor to the purchaser for use or consumption subject to any applicable local law or ordinance. Any retail license issued to a manufacturer shall only permit the manufacturer to sell beer at retail on the premises actually occupied by the manufacturer. For the purpose of further describing the type of business conducted at a retail licensed premises, a retailer's licensee may be designated by the State Commission as (i) an on premise consumption retailer, (ii) an off premise sale retailer, or (iii) a combined on premise consumption and off premise sale retailer.

Notwithstanding any other provision of this subsection (d), a retail licensee may sell alcoholic liquors to a special event retailer licensee for resale to the extent permitted under subsection (e).

CITY OF KEWANEE CITY COUNCIL AGENDA ITEM		
MEETING DATE	April 23, 2018	
RESOLUTION OR ORDINANCE NUMBER	Discussion only	
AGENDA TITLE	Discussion of Gustafson TIF Application	
REQUESTING DEPARTMENT	Administration	
PRESENTER	Gary Bradley, City Manager	
FISCAL INFORMATION	Cost as recommended:	N/A
	Budget Line Item:	N/A
	Balance Available	N/A
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PURPOSE	Discussion of TIF Application for Gustafson Ford for the replacement of the roof on the dealership building.	
BACKGROUND	Gustafson Ford has completed the TIF Incentive application for the installation of a new roof for their building. Our TIF Attorney at Jacob & Klein has reviewed the application and determined there to be sufficient eligible project costs and has asked us to determine what amount of funding to put into the proposed contract. The City's adopted Guidelines for the use of Tax Increment Financing are included for your review.	
SPECIAL NOTES	N/A	

ANALYSIS	Similar to previous discussions regarding previously approved TIF Agreements, the proposed business helps to retain shoppers in the community and serves as a magnet that helps to attract people to the community. Unlike the previous applicants, the business in question also serves as a significant generator of sales tax revenue to the community.
PUBLIC INFORMATION PROCESS	N/A
BOARD OR COMMISSION RECOMMENDATION	N/A
STAFF RECOMMENDATION	N/A
PROCUREMENT POLICY VERIFICATION	N/A
REFERENCE DOCUMENTS ATTACHED	TIF Application, TIF portion of the City's adopted Incentive Guidelines.



TAX INCREMENT FINANCING (TIF) DISTRICT

APPLICATION FOR TIF BENEFITS RELATING TO PRIVATE (TIF) ELIGIBLE REDEVELOPMENT PROJECT COSTS

Pursuant to Section (65ILCS 5/11-74.4-4(b)) of the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 *et. seq.*), municipalities may make and enter into contracts with private developers to induce redevelopment projects which are necessary or incidental to the implementation and furtherance of its redevelopment plan and project. Municipalities may also, under certain conditions, incur project redevelopment cost and reimburse developers who incur redevelopment project costs which are authorized by a redevelopment agreement (65 ILCS 5/11-74.4-4(j)).

Private developers seeing reimbursement of TIF eligible redevelopment project costs are required by the municipality to complete this application allowing the municipality to adequately determine the developer's eligibility for assistance from the TIF District.

**Instructions: Complete each section and return via fax (309) 856-6001 or U. S. Mail or in person to:
City of Kewanee, 401 E. Third Street, Kewanee, IL 61443**

PART 1: DEVELOPER INFORMATION

Developer Legal/Business Name: Gustafson Ford LLC Date: 4-11-18

Business type: ☐ Sole Proprietorship ☐ Partnership ☒ Corporation (State of Charter: IL)

☐ Other (please describe): _____

Developer's Contact Information:

Name Kurt Gustafson Title Owner

Address 112 N Lexington Ave

City Kewanee State IL Zip Code 61443

Daytime Phone 309-852-2107 Mobile 309-883-9176

Fax 309-852-4260 Email Kurt.gustafson@gustafsonford.com

PART 2: PROJECT INFORMATION

TIF District Name Downtown

Project Name Gustafson Ford Roof

Anticipated Start Date TBD Anticipated Completion Date TBD

Project Description roof removal and replacement

Project is classified as: ☐ Industrial ☒ Commercial ☐ Residential



Project Street Address 112 N Lexington Ave

Parcel(s) Relating to the above described project:

1. Property Identification Number (PIN) 20-33-179-003
 Is this property within the TIF Boundary (or proposed boundary)? ☒ Yes or ☐ No
 Date property acquired: 4-1-2006
2. Property Identification Number (PIN) _____
 Is this property within the TIF Boundary (or proposed boundary)? ☐ Yes or ☐ No
 Date property acquired: _____
3. Property Identification Number (PIN) _____
 Is this property within the TIF Boundary (or proposed boundary)? ☐ Yes or ☐ No
 Date property acquired: _____

(Please list any additional parcels on separate sheet and attach)

IF RESIDENTIAL: what is the expected absorption rate or "build-out" for the project?

PHASE 1: Number of lots = _____ @ \$ _____ per lot		
Calendar Year	Number of Homes or Units	Avg. Fair Market Value (House and Lot)

PHASE 2: Number of lots = _____ @ \$ _____ per lot		
Calendar Year	Number of Homes or Units	Avg. Fair Market Value (House and Lot)

(please describe additional phases on separate sheet and attach)

FOR ENTIRE PROJECT:

Total Projected Investment \$ 98,030.00 *(Land and Real Estate Improvements Only)*

Total Number of Jobs Created: _____ Number of Jobs FTE: _____

Current annual retail sales (if applicable – commercial projects only) \$ 13,000,000.00

Projected (new) annual retail sales generated by this project \$ _____



PART 3: ESTIMATED TIF ELIGIBLE PROJECT COSTS

Property Assembly Costs:

Phase 1:

Phase 2:

- | | | |
|---|----------|----------|
| 1. Land and buildings (acquisition costs) | \$ _____ | \$ _____ |
| 2. Site preparation, clearing and grading | \$ _____ | \$ _____ |
| 3. Demolition | \$ _____ | \$ _____ |

Professional Fees:

- | | | |
|---|---------------------|----------|
| 1. Planning, engineering, architectural | \$ _____ | \$ _____ |
| 2. Legal | \$ _____ | \$ _____ |
| 3. Accounting/financial | \$ _____ | \$ _____ |
| 4. Marketing (land only) | \$ _____ | \$ _____ |
| 5. Other professional fees | \$ _____ | \$ _____ |
| Job training and retraining services | \$ _____ | \$ _____ |
| Rehabilitation or renovation | \$ <u>98,030.00</u> | \$ _____ |
| Public infrastructure improvements | \$ _____ | \$ _____ |
| (Water, sewer, drainage, sidewalks, curb, etc.) | | |
| Utilities extension | \$ _____ | \$ _____ |

Interest Buy-Down:

Principal \$ _____ @ _____ % per annum
for _____ years = Estimated Interest Expense x 30%.. \$ _____

Miscellaneous/Other (please specify):

- | | | |
|----------------|----------|----------|
| 1. _____ | \$ _____ | \$ _____ |
| 2. _____ | \$ _____ | \$ _____ |
| 3. _____ | \$ _____ | \$ _____ |

TOTAL ESTIMATED ELIGIBLE COSTS \$ 98,030.00 \$ _____

Additional Notes/Comments: _____

(please describe estimated eligible project costs for additional phases on separate sheet and attach)



PART 4: DECLARATIONS

City of Kewanee

Pursuant to the TIF Act, the City of Kewanee has the authority to make and enter into all contracts with property owners, developers, tenants, overlapping taxing bodies, and others necessary or incidental to the implementation and furtherance of its redevelopment plan and project. Furthermore, the City of Kewanee may incur project redevelopment costs and reimburse developers who incur redevelopment project costs authorized by a redevelopment agreement; provided, however, that on and after the effective date of the amendatory Act of the 91st General Assembly, no municipality shall incur redevelopment project costs *(except for planning costs and any other eligible costs authorized by municipal ordinance or resolution that are subsequently included in the redevelopment plan for the area and are incurred by the municipality after the ordinance or resolution is adopted)* that are not consistent with the program for accomplishing the objectives of the redevelopment plan as included in that plan and approved by the municipality until the municipality has amended the redevelopment plan as provided elsewhere in the Act.

City's TIF Attorneys and/or Consultants

The City's TIF Attorneys and/or Consultants will rely on information and assumptions contained in the foregoing material to prepare financial projections relating to this project and the potential benefits of tax increment financing. They will not undertake an independent investigation to verify any of the information or material contained herein. No warranty, express or implied, as to the accuracy of the materials and information contained herein or the results projected in any presentation is made by the City's TIF Consultants or Attorneys, its officers or employers. The City's TIF Consultants and Attorneys specifically disclaim the accuracy of the formulas and calculations used to project potential TIF benefits and have no obligation to investigate or update, recalculate or revise the calculations. The material presented to the TIF Consultants and Attorneys, based on information provided herein, is subject to risks, trends, and uncertainties that could cause actual events to differ materially from those presented. Those persons providing information contained in this Application for Reimbursement of TIF Eligible Project Costs have represented to the City's TIF Consultants and Attorneys that, as of the date it was provided, the information was accurate to the best of their knowledge. Any person viewing, reviewing or utilizing the financial projections or other presentations based on the information contained in this Application should do so subject to all of the foregoing limitations and shall conduct independent investigation to verify assumptions and calculations presented by the City's TIF Consultants and Attorneys. By acceptance and use of any presentation created from the information contained herein, the user accepts all of the foregoing limitations and releases the City's TIF Consultants and Attorneys from any liability in connection therewith.

Private Developer

The Private Developer hereby asserts that this redevelopment project would not be completed without the use of tax increment financing.

The undersigned further certifies and warrants that to the best of his/her knowledge the information contained in the Application for Reimbursement of Private TIF Eligible Redevelopment Project Costs is true, correct and complete.

Private Developer

DEALER

Title

4/11/18

Date

Office Use Only:

Date received: _____ By _____

ACKNOWLEDGEMENTS

In 2016, the City of Kewanee formed the Economic Development Planning Committee and Community Development/Neighborhood Revitalization Planning Committee to establish a comprehensive approach to community and economic development planning. The planning committees developed plans that were formally adopted by the City of Kewanee on August 8th, 2016.

Kewanee Community Development/ Neighborhood Revitalization Planning Committee:

Sue Sagmoen
Mary Jo Gibson
Carrie Boelens
Sam Rux
Ray Jacobs
William Jordan
Suzanne Burkhart

Kewanee Economic Development Planning Committee

Kathy Albert
Pat Sullivan
Diane Packee
Mark Rewerts
Shane Kazubowski
Lisa Rashid
Dan Kuffel
Lynn Sutton

Recognizing the impact that financial incentives can have in both community and economic development, each plan adopted contained within it a specific recommendation for the development and implementation of guidelines governing the use of incentives. These guidelines are intended to serve as a “one stop shop” for the availability and applicability of incentive programs provided by or supported by the City of Kewanee for current or future residents and businesses in the community or eligible areas. They are intended to be a living document, amended as may be necessary and proper to add or remove incentive programs, and update their use, eligibility requirements, reporting requirements, or other pertinent information.

Incentive Guidelines

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Redevelopment Programs

Redevelopment Projects

Tax Increment Financing (TIF)

Brownfield Assessment Program

Façade Improvement Program

Redevelopment Programs

TAX INCREMENT FINANCING (TIF)

PURPOSE

Tax Increment Financing (TIF) is a tool which pledges future gains in taxes to finance the current improvements which will result in those gains. TIF is designed to channel funding toward improvements in areas where development/redevelopment may not otherwise occur.

AUTHORIZATION

65 ILCS 5/Art 11 Div 74.4 et seq. and any amendments thereto, known as the Tax Increment Allocation Redevelopment Act (The "Act").

ELIGIBLE AREAS

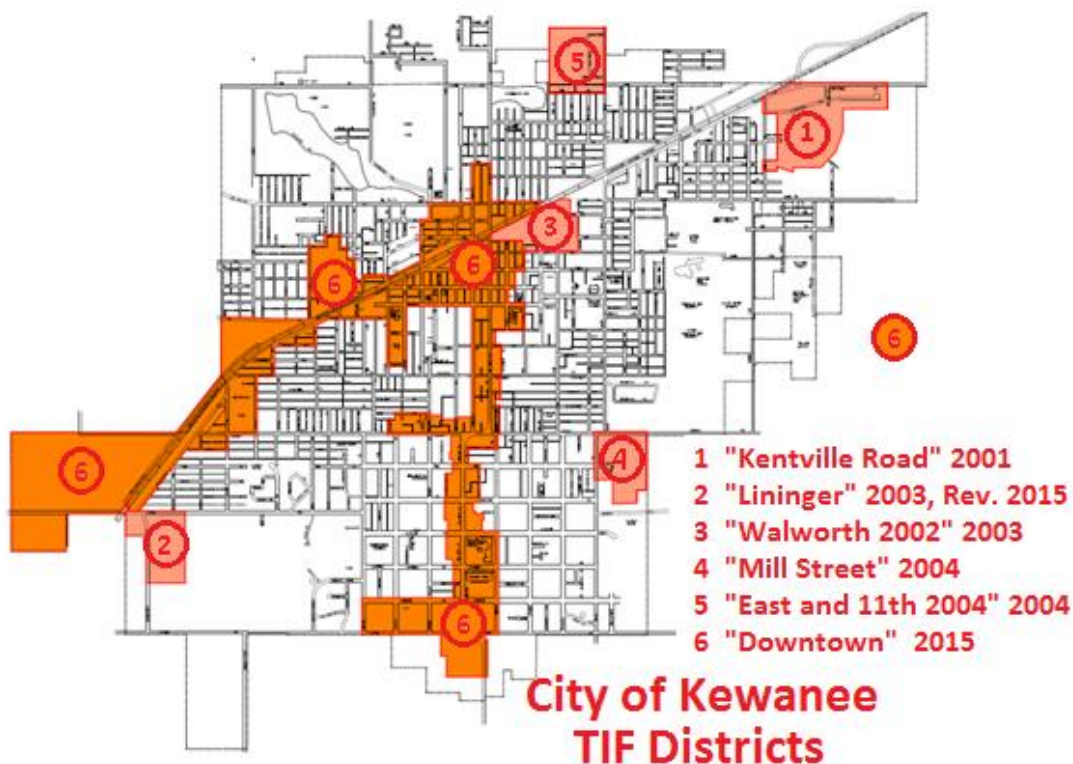
In Illinois, a TIF project must be located within a "TIF District" which may be established by a city due to (1) Blighted Conditions; (2) Conservation Conditions; and (3) Industrial Park Conservation Conditions.

The City of Kewanee has adopted six(6) TIF plans in the past, each with active TIF areas that are eligible for the use of tax increment financing.

HOW THE PROGRAM WORKS

When an area is developed or redeveloped, there is an increase in the value of the property. The increased site value and investment creates more taxable property, which increases tax revenues. The increased tax revenues are the "tax increment." TIFs pledge all or a portion of the future increased revenue for repayment of eligible costs associated with the improvements.

Tax Increment Financing does not result in increased property tax rates or special purpose assessments. Projects utilizing Tax Increment Financing revenues may be funded by the use of special obligation bonds, general obligation bonds (Full Faith and Credit Bonds), or on a pay as you go basis.



Redevelopment Programs

ELIGIBLE USES

Permissible redevelopment project costs or expenses include but are not limited to:

- Acquisition, demolition, clearance and other land assembly and site preparation activities.
- Relocation assistance
- Professional services such as architectural, engineering, legal, property marketing and financial planning
- Financing costs, including interest assistance
- Area-wide public infrastructure improvements such as road and sidewalk repairs, utility upgrades, water and sewer projects.
- Rehabilitation or renovation of existing public or private buildings.
- Correction or mitigation of environmental problems and concerns.
- Job training, workforce readiness, and other related educational programs.
- Incentives to retain or attract private development.
- Marketing

Redevelopment project costs shall not include costs incurred in connection with the construction of buildings or other structures to be owned by or leased to a Developer, except for multi-level parking facilities.

FUNDING

The City may use proceeds of special obligation bonds or full faith and credit tax increment bonds to finance the undertaking of a redevelopment project. The maximum maturity of any such special obligation bonds or full faith and credit tax increment bonds shall be 23 years. The City may also issue revenue bonds, or private activity bonds to benefit a Developer located within a redevelopment district.

Special Obligation Bonds:

The City may issue special obligation bonds to finance permissible expenses of a redevelopment project. Principle and interest on such bonds may be payable:

1. From tax increments allocated to, and paid into a special fund of the City;
2. From revenues of the City derived from or held in connection with the undertaking and carrying out of any redevelopment project;
3. From private sources, contributions, or other financial assistance from the state or federal government;
4. From any combination of these methods.

Special obligation bonds are not general obligations of the City, nor in any event shall they give rise to a charge against its general credit or taxing powers or be payable out of any funds or properties other than those sources set forth above. Should the annual increment fall short of the amount necessary to pay the principal and interest of the special obligation bonds issued under this policy, the remaining amount payable is the responsibility of the applicant, not the City.

Full Faith and Credit Bonds

The City may also issue full faith and credit bonds to finance a redevelopment project. These bonds are payable, both as to principal and interest:

1. From the revenue sources identified for special obligation bonds; and
2. From a pledge of the City's full faith and credit to use its ad valorem taxing authority for repayment thereof in the event all other authorized sources or revenue are not sufficient.

Except in extraordinary circumstances in the sole discretion of the Governing Body, the proceeds of full faith and credit tax increment bonds shall only be used to pay for public

Redevelopment Programs

improvements or public projects which would otherwise be eligible to be paid for with the proceeds of City general obligation bonds.

Pay as You Go

TIF can also be used to reimburse a Developer for eligible redevelopment project plan costs on a “Pay as You Go” basis as opposed to issuing bonds. Under this method, the City may agree to reimburse the Developer for eligible redevelopment project costs over a period of time not to exceed twenty-three (23) years from the date of redevelopment project plan approval in accordance with the terms set forth in the Redevelopment Agreement. The reimbursement amount is paid solely from all or a portion of the tax increment, and the Developer takes the risk that the portion of the increment pledged for reimbursement will be insufficient to retire the eligible redevelopment project costs.

APPLICATION PROCEDURE (Existing)

For application within an existing TIF District, applications are available at City Hall, on the City’s website, or through the Chamber of Commerce and the Kewanee Economic Development Corporation. Applications consist of Developer Information, Project Information, Project Costs, and required disclaimers and declarations.

Upon completion of the application form, the information is submitted to the City’s contracted TIF Administrator/TIF Counsel for their review and the drafting of a TIF Redevelopment Agreement. The redevelopment agreement is then placed on the City Council agenda for consideration by the governing body.

APPROVAL PROCEDURE (Existing)

The City has proactively adopted six (6) TIF Districts. Properties within the six redevelopment project areas are eligible for the use of Tax Increment Financing, using an application and approval process that is considerably easier to navigate than would be

required for the establishment of a new Tax Increment Financing Plan.

The general objectives of the City in granting TIF for economic development are:

1. Promote, stimulate and develop the general and economic welfare of the State of Illinois and the City;
2. Promote the general welfare of residents through assisting in the development, redevelopment, and revitalization of central business areas, blighted areas, conservation areas, and environmentally contaminated areas located within the City;
3. Create new and retain existing jobs; and
4. Expand the economic base and tax base of the City.

The City recognizes that a simple system of determining the amount of TIF to be granted in order to reach these objectives may not always be equitable if applied uniformly to different kinds of redevelopment project plans. As a result, in determining the actual amount and duration of TIF to be granted, the City shall review each application on a case by case basis and consider the factors and criteria set forth in this Policy including where applicable, the feasibility of the project, the amount of TIF requested, anticipated, and the duration of the proposed financing to retire TIF obligations. Although no minimum capital investment is required by the City, the investment made by an applicant is a factor to be considered by the City in determining whether or not to authorize a redevelopment project plan.

All TIF applications shall be considered in light of the “but for” principle, i.e., TIF must make such a difference in the decision of the Applicant that the project would not be economically feasible “but for” the availability of TIF. In evaluating the economic feasibility, the staff may consider factors that include but are not limited to:

Redevelopment Programs

- The extraordinary or unique costs associated with developing the project;
- The applicants financial investment;
- The property, sales and other tax and fee revenue that may result from the project;
- The credit worthiness and experience of the applicant;
- Market demand or need for the proposed business;
- Public improvements or public benefit resulting from the use of TIF

APPLICATION PROCEDURE (New)

Applications for the creation of a new TIF District must follow a statutorily defined approval process. Applications should include the following:

- Legal description of the proposed boundaries of the project area;
- Map of the project plan area with accompanying tax parcel ID information;
- A project plan that identifies all the proposed redevelopment project areas and identifies all of the buildings, facilities and other improvements that are proposed to be constructed or improved in each redevelopment project area;
- If applicable, a study from qualified personnel providing the necessary information to result in a determination of blight or substantiate conservation area findings as the basis for establishing the redevelopment district area;
- Information regarding expected capital expenditures by the Applicant;
- An itemization of development assistance requested;
- Summary of the proposed financing plan, including sources and uses of funds;
- A detailed description of the proposed buildings, facilities and other improvements to be constructed in the project area, including the estimated fair market and assessed value of the improvements and the estimated date in which construction of the

improvements will be commenced and completed;

- The proposed relocation plan if any relocation will be required under the project plan.
- The applicable application fee.
- All statutorily required public notices and publication dates in order to maintain compliance with the Act.

APPROVAL PROCEDURE (New)

Staff and its consultants will thoroughly review the plan to ensure the feasibility of the plan and the likelihood of its successful implementation and make recommendation on the approval or denial of the plan prior to any public hearings on the plan. Plan approval and successful implementation is best achieved after a series of iterative meetings between the developer, staff, and consultants to address any and all concerns associated with the plan and its implementation.

The general objectives of the City in granting TIF for economic development are:

1. Promote, stimulate and develop the general and economic welfare of the State of Illinois and the City;
2. Promote the general welfare of residents through assisting in the development, redevelopment, and revitalization of central business areas, blighted areas, conservation areas, and environmentally contaminated areas located within the City;
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The City recognizes that a simple system of determining the amount of TIF to be granted in order to reach these objectives may not always be equitable if applied uniformly to different kinds of redevelopment project plans. As a result, in determining the actual amount and duration of TIF to be granted, the City shall review each application on a case by case basis and consider the factors and criteria set forth in

Redevelopment Programs

this Policy including where applicable, a Feasibility Study, as required by state law, as well as the amount and duration of previous TIF projects supported by the City.

Although no minimum capital investment is required by the City, the investment made by an applicant is a factor to be considered by the City in determining whether or not to authorize a redevelopment project plan.

All TIF applications shall be considered in light of the “but for” principle, i.e., TIF must make such a difference in the decision of the Applicant that the project would not be economically feasible “but for” the availability of TIF. In evaluating the economic feasibility, the staff shall consider factors that include but are not limited to:

- The extraordinary or unique costs associated with developing the project;
- The applicants financial investment;
- The property, sales and other tax and fee revenue that may result from the project;
- The credit worthiness and experience of the applicant.

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Redevelopment Programs

BROWNFIELD ASSESSMENT PROGRAM

PURPOSE

A Brownfield site is real property of which the expansion, redevelopment or reuse may be complicated by contamination or perceived contamination on the property. Through this program, the USEPA can provide Brownfield Assessments to eligible applicants on projects that benefit community need or job creation, and provide technical assistance to municipalities and the public concerning Brownfield issues at no cost.

AUTHORIZATION

This program was reauthorized the the Brownfields Authorization Increase Act of 2016 (H.R. 5782) providing funding through approval of a federal grant from the United States Environmental Protection Agency.

ELIGIBLE APPLICANTS

The Brownfields Program typically works with local municipalities, not-for-profit, and quasi-government entities to assess properties. Assessment as a Brownfield site is required prior to the use of federal funds in environmental remediation of eligible sites.

However, a privately owned property may be eligible for funding if the applicant is one of the above-mentioned entities, or if one of the entities writes a letter of support for the project.

ELIGIBILITY CRITERIA

The Brownfields Assessment Program targets projects that meet the following requirements:

- It must meet the definition of a Brownfield
- The current property owner cannot be the cause of the contamination
- The property owner must agree to provide access to the property
- All grant funded materials and reports must be made available to the public.

Three main criteria are use for prioritizing Brownfields:

1. The level of contamination and threat to human health and the environment.
2. Redevelopment potential of the site.
3. Community goals and priorities.

PROGRAM BENEFITS/ELIGIBLE USES

The program encourages the redevelopment and reuse of potentially environmentally contaminated properties.

There are four categories of activities that can be funded under the program:

1. Phase I Environmental Site Assessments (ESA). A Phase I ESA involves a review of public and historic records, maps and photographs, an inspection of the property, and interviews with owners, occupants, neighbors, and local government officials. The purpose of a Phase I ESA is to discover any historic uses of the property that may point toward possible contamination.
2. Phase II Environmental Assessments (ESA). If a Phase I ESA indicates the possibility of contamination, the next step could be a Phase II ESA, which involves sampling and laboratory analysis. The types of activities often included in a Phase II ESA are soil and groundwater sampling, materials testing, and testing storage tanks and other vessels.
3. Site Investigations. If a Phase II ESA identifies contamination, the next step may be a site investigation. This is done to further define the nature and extent of an contamination.
4. Remedial Planning. Once site investigation has been completed, the next step is remedial planning. During this step, various remediation strategies

Redevelopment Programs

are evaluated based on effectiveness, total cost, and compatibility with proposed redevelopment plans.

APPLICATION/APPROVAL PROCEDURE

Once the City has been awarded funding under the federal program, a local application process will be developed and implemented to ensure compliance with state and federal eligibility requirements. Applications will be available and City Hall and online through the City's website.

Approval of eligible projects is a ministerial act conducted at the staff level based on project eligibility and applicability, requiring no action from the governing body.

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Illinois Environmental Protection Agency
Office of Brownfields Assistance
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Phone: (217) 524-3300
Email: steve.colantino@illinois.gov

Redevelopment Programs

FAÇADE IMPROVEMENT PROGRAM

PURPOSE

The purpose of the Façade Improvement Program is to assist building owners within the Downtown area with improvements to street facing storefronts or areas with a high degree of public visibility. Projects that assist with the restoration of a building's character and streetscape compatibility are encouraged. Such aesthetic improvements are designed to promote, stimulate and develop the general and economic welfare of the historic heart of the community and serving as a catalyst for other enhancements to the area.

AUTHORIZATION

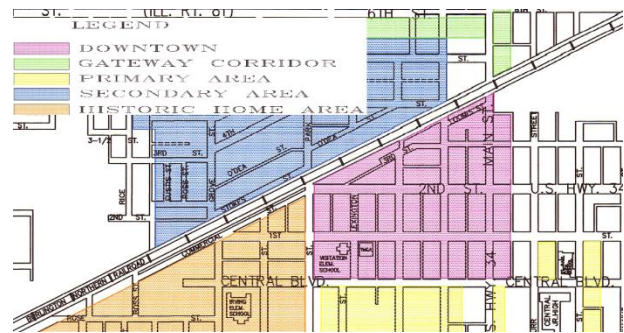
The City of Kewanee is the administrator of this program and where applicable will facilitate implementation of the program through identification of properties and structures eligible for the program. Budgetary approval for the program rests with the authority of the City Council, while authorization for program implementation is the responsibility of the City Manager and assigned staff.

ELIGIBLE AREAS

Eligible projects must take place within the area generally bounded on the north by the southern boundary to the BNSF railroad right of way, on the east by the alley ½ block east of Main street, on the west by Park Street, and on the south by Central Boulevard.

ELIGIBLE APPLICANTS

The applicant must be the owner of property located within the downtown area. The property must be up to date on all real estate taxes and be unencumbered by liens, and must be in need of improvements or maintenance, the completion of which would serve the goals of the program.



PROGRAM BENEFITS/ELIGIBLE USES

The program encourages enhancement to the appearance of one of the City's key commercial areas. Eligible use of program funds include but are not limited to:

- Awnings, canopies, and shutters
- Lighting (exterior)
- Painting and Specialty Painting
- Restoration of original architectural features
- Tuckpointing
- Windows
- Doorways and entrances

Qualified Applicants may serve as their own contractor/labor force, but in such cases program funds will only be used for the costs of materials.

FUNDING INFORMATION

The program operates year round, with applications accepted on a continual basis and funded on a first come, first served basis until budgeted resources are exhausted. The program will reimburse for 50% of eligible project costs up to \$10,000 per project.

APPLICATION/APPROVAL PROCEDURE

Applications are available at City Hall and online through the City's website. The City will evaluate applications based on the information submitted (Plans, renderings, etc.) and the

Redevelopment Programs

project's conformance with adopted plans and design guidelines adopted by the City, if applicable.

A completed application form and required submittals shall be submitted to the City, including a detailed description of the work to be completed, appropriate drawings, budget estimates, proposed project schedule, and proof of ownership.

Projects should adhere to the following principles as closely as possible:

- Paint will only be used on surfaces that have previously been painted (i.e. no painting of brick buildings that have not been painted in the past)
- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
- Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Approval of applications, though dependent upon available funding as budgeted by the City Council, is conducted at the staff level based on

project eligibility and applicability, and requires no action from the governing body.

Applicants shall apply for and receive a building permit prior to undertaking any work requiring a permit under the Building Code. Construction shall proceed according to the approved plans and subject to periodic inspections. Construction must be completed within 180 days of execution of award, unless a written extension is granted by the City.

The Property Owner shall agree and consent to the City recording a lien on the property in the amount of the grant. Said lien will remain in the property until the end of the third year following the payment of the grant when it will then be released by the City. If the property is sold prior to the end of the third year, the lien shall be repaid to the City on a prorated annual basis. (i.e. if the property is sold during the first year following a grant award, 100% of the grant must be repaid. If it is sold during the third year following a grant award, 33% of the grant shall be repaid).

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Redevelopment Programs

Loan Programs

Kewanee Small Business Interest Payment Program

Loan Programs

KEWANEE SMALL BUSINESS INTEREST PAYMENT PROGRAM

PURPOSE

The program is designed to stimulate economic growth and create jobs that will improve the living conditions of residents in the community. The program provides financial assistance to eligible businesses and development projects while mitigating the amount of risk taken on by the City.

Businesses receiving funds through the program will be required to obtain conventional financing and create or retain a sufficient number of jobs to merit public investment.

AUTHORIZATION

The City of Kewanee is the administrator of this program and where applicable will facilitate implementation of the program through identification of companies that might benefit from the program. Budgetary and participant approval for the program rests with the authority of the City Council, while authorization for program implementation is the responsibility of the City Manager and assigned staff

ELIGIBLE AREAS

Financing under this program is available to all eligible businesses located within the city limits of the City of Kewanee.

ELIGIBLE APPLICANTS

Applicants for the program must be existing legal businesses, located within the City of Kewanee, with a proper local business license (if applicable), insurance, and required permits per local, state and federal requirements, or corporations in good standing looking to locate or relocate in Kewanee. If an applicant is a new start-up business and does not have proper licenses or insurance, then these items can be made a condition of approval. The business can be a tenant leasing space or an owner of property where the business is located. The existing

business must create or retain three (3) or more permanent full time equivalent (FTE) jobs.

HOW THE PROGRAM WORKS

Approved applicants obtain a loan through a commercial lender of their choice. Upon review and approval of semi-annual reports submitted by the applicant to the City, provided that agreed upon benchmarks have been achieved by the applicant, the City provides reimbursement to the applicant for interest expenses incurred as a result of the loan.

PROGRAM BENEFITS/ELIGIBLE USES

Funds under this program are restricted to interest payments on certain eligible costs. Some common eligible costs are:

- Operating capital (including license and permit fees if applicable)
- Renovation of leased space or owned buildings (including engineering, architectural, and local permits or fees), new construction, or acquisition of existing commercial or industrial space.
- Purchase of manufacturing equipment (with or without installation costs)
- Furniture, fixtures and equipment (FF&E)

The lending institution shall disburse funds and calculate interest thereon incrementally on a reimbursement basis, or through direct payment of vendor/contractor invoices, as eligible costs are verified. The City of Kewanee and program participants shall negotiate benchmarks and goals for employment, sales, and other measurables to ensure that the City's investment of funds is merited.

FUNDING LIMITS

Program funding and availability is at the discretion of the City Council. Funding is

Loan Programs

limited to \$2,000 per year for each job created within any two consecutive reporting periods, with a maximum funding amount of \$40,000 per year per participant.

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Community Development Incentives

Community Development Programs

Demolition Grant Program

Sidewalk Replacement Program

Community Development Incentives

DEMOLITION GRANT PROGRAM

PURPOSE

The purpose of this program is to assist property owners with the costs of demolishing vacant, dilapidated, unfit, and unsafe residential or commercial structures within the city limits of Kewanee. The City will participate jointly with property owners on a 50/50 shared cost basis, up to a maximum of \$4,000 paid by the City. The program will improve the overall appearance of the community, restore neighborhood pride, better the quality of life for residents and create a sense of public equity by encouraging reinvestment in distressed areas which will help to stabilize and improve our declining tax base.

AUTHORIZATION

The City of Kewanee is the administrator of this program and where applicable will facilitate implementation of the program through identification of properties and structures eligible for the program. Budgetary approval for the program rests with the authority of the City Council, while authorization for program implementation is the responsibility of the City Manager and assigned staff.

ELIGIBLE AREAS

The program is city-wide and can be utilized on residential or commercial properties, as well as outbuildings or other structures deemed uninhabitable, dilapidated, unfit, or unsafe by the City.

ELIGIBLE APPLICANTS

- Applicants who own real property on which a residential building is located, which is deemed by the City to be unfit or unsafe for human use or habitation.
- Property owners who wish to voluntarily demolish an unsafe or unfit residential structure.
- Property owners of unsafe or unfit residential structures who wish to relinquish ownership of the property by

providing to the City of Kewanee a clear title, title insurance, deed and current tax statement showing that all taxes are paid on the property.

Applicants that provide proof that their income is at or below the federal guidelines in Illinois for poverty shall be eligible to be reimbursed for the cost of providing title insurance. The cost shall not be included in the maximum cost paid by the City for demolition.

- Owners of mobile homes who own the property where the mobile homes are set and located.
- Properties with a mortgage or lien will be considered ineligible unless the mortgage company(s) or lien holder(s) provides a signed consent approval or release of lien to the City. The City shall ask the mortgage company or lien holder for approval.
- Properties that are in receipt of insurance proceeds for the cost of demolition, including those related to loss by fire, will not be eligible for this program.

ELIGIBILITY CRITERIA

All structures must be vacant, in a state of disrepair, create a threat to the health, safety and welfare of area residents, and have a blighting influence on neighboring properties of the City. The City may approve or deny an application based on available budget, total cost of demolition and location. All structures must be inspected and determined to be in a state of disrepair by the Community Development Department prior to application for the program.

ELIGIBLE STRUCTURES

Residential buildings including the accessory structures, whether the primary residential building is being demolished or not, are

Community Development Incentives

eligible. Mobile homes that are owned by the owner of the land where the mobile homes are located, including those that are located within a mobile home park, are eligible. Some commercial properties may be eligible, on a case by case basis, but the funding for such demolition may differ from residential structures.

PROGRAM BENEFITS/ELIGIBLE USES

By participating in this program a property owner may reduce the total amount owed on their property taxes due to liens placed on the property to pay for the costs of demolition of a condemned property. By participating, the City will be more willing to negotiate on other fines/fees associated with the property so that the property owner might be able to rebuild on the lot for future development, rather than leave it vacant, or more easily transfer the property to other owners who are better able to use or maintain the property, particularly in the case of absentee owners.

FUNDING LIMITS

Program funding will be available to property owners on a 50/50 shared cost basis to assist in the removal of the structures. On a case by case basis, some additional fees and fines associated with the property may be waived. This is primarily dependent upon the ultimate use of the property once the structure is demolished. If the

property owner is willing to rebuild on the lot within 2 years of demolition, or is willing to donate the vacant lot to the City (if in an area that the City has now or in the future designates as a target area for redevelopment), the City will be more likely to waive other liens that may be on the property.

APPLICATION/APPROVAL PROCEDURE

Applications are available at City Hall and online through the City's website.

Approval of applications, though dependent upon available funding as budgeted by the City Council, is a ministerial act conducted at the staff level based on project eligibility and applicability, requiring no action from the governing body.

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Community Development Incentives

SIDEWALK REIMBURSEMENT PROGRAM

PURPOSE

The purpose of this program is to assist property owners with the costs of rebuilding existing Public Sidewalks that abut their property within the City limits of Kewanee. The City will reimburse the property owner the sum of either \$2.00 per square foot for all sidewalk constructed at residential standards (min. of 4 inch thickness concrete) or \$3.00 per square foot for all sidewalk constructed at commercial standards (min. of 6 inch thickness concrete). The program will improve the overall appearance of the community, enhance the flow of pedestrian traffic, restore neighborhood pride, better the quality of life for residents and create a sense of public equity by encouraging reinvestment in distressed areas which will help to stabilize and improve our declining tax base.

AUTHORIZATION

The City of Kewanee is the administrator of this program and where applicable will facilitate implementation of the program through identification of properties with Public sidewalks eligible for the program. Budgetary approval for the program rests with the authority of the City Council, while authorization for program implementation is the responsibility of the City Manager and assigned staff.

ELIGIBLE AREAS

The program is city-wide and can be utilized on residential or commercial properties having an existing Public Sidewalk already in place that is determined to be in need of replacement by City Staff.

ELIGIBLE APPLICANTS

Applicants who own real property on which a Public Sidewalk abuts, which is deemed by the City to be deteriorated, damaged or in some other way in need of replacement.

ELIGIBILITY CRITERIA

All Public Sidewalks being applied for under

this program must be in a state of disrepair, create a safety hazard, or have a blighting influence on neighboring properties of the City. The City may approve or deny an application based on available budget, total cost of the sidewalk and location. All sidewalks must be inspected and determined to be in a state of disrepair by the City Engineering Department or the Community Development Department prior to application for the program.

ELIGIBLE SIDEWALKS

Only those Public sidewalks that are wholly upon the City Right Of Way. Private sidewalks are not eligible. Sidewalks upon the City Right Of Way that abut a private driveway but not including the entrance of the driveway between the roadway and the sidewalk.

PROGRAM BENEFITS/ELIGIBLE USES

By participating in this program residents will be able to replace a blighted Public Sidewalk with a brand new sidewalk that will enhance the curb appeal of their property which may improve their property value.

FUNDING LIMITS

Program funding will be available to property owners at the rate of \$2.00 per square foot for all sidewalk constructed at residential locations, with the exception of any sidewalk immediately abutting a driveway, which must be constructed at commercial standards. Sidewalks required to be constructed at commercial standard will be reimbursed at the rate of \$3.00 per square foot.

CONSTRUCTION SPECIFICATIONS

- Forms: 2"x4"s may be used for side forms of residential sidewalks not crossing a driveway. 2"x6"s may be used for side forms of driveway sections of sidewalk.
- Slope: There must be a slope of ¼" per foot to drain water toward the street.

Community Development Incentives

- Thickness: All residential standard sidewalks not including driveway sections must be 4" thick. Driveway sections and all commercial standard sidewalks must be 6" thick.
- Subgrade: All subgrade material must be well tamped and watered before concrete is poured.
- Concrete: Concrete must be "Class B" State mix.
- Contraction Joints: Same as the width. (The length of each slab should be the same as the width).
- Finish: Broom Finish (Smooth finish sidewalks are prohibited).
- Curing: Concrete must be covered with burlap and kept wet or covered with impermeable paper or polyethylene sheeting method for 72 hours or other methods approved by the City.
- Inspections: An inspection must be performed by the City Engineering Department or the Community Development Department after the forms are set. This inspection MUST be performed before concrete is poured.
- Final Inspection: After the concrete is poured, call the City Engineering Department or the Community Development Department again and we will measure the sidewalk. You will be reimbursed \$2.00 per square foot for residential 4" sidewalk and \$3.00 per square foot for 6" driveway sections and

6" commercial sidewalk.

APPLICATION/APPROVAL PROCEDURE

Applications are available at City Hall and online through the City's website and must be completed and approved prior to the commencement of work on the project.

Approval of applications, though dependent upon available funding as budgeted by the City Council, is a ministerial act conducted at the staff level based on project eligibility and applicability, requiring no action from the governing body.

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Housing Programs

Distressed Property Reinvestment Program
Infill Development Program
Targeted Minor Home Repair Program

Housing Programs

DISTRESSED PROPERTY REINVESTMENT PROGRAM

PURPOSE

The Distressed Property Reinvestment Program was established in Kewanee in 2016 with program funding provided by the City of Kewanee, with additional public and private sector funding when available. The goal of the program is to assist individuals and families in achieving the “American Dream” of home ownership through loan guarantees that facilitate the renovation/rehabilitation of distressed properties that would otherwise be potential candidates for demolition. Through bank financed “sweat-equity” or small contractor improvement projects, the program is designed to encourage reinvestment in and preservation of target neighborhoods and the existing housing stock.

AUTHORIZATION

The City of Kewanee is the administrator of this loan guarantee program and where applicable will facilitate the implementation of the program through the acquisition of eligible houses for the program. Budgetary approval for the program rests with the authority of the City Council, while authorization for program implementation is the responsibility of assigned staff.

ELIGIBLE AREAS

The program is City-wide, with preference given to targeted areas as identified in adopted plans of the City Council.

ELIGIBLE APPLICANTS

Applicants must complete an application process which is similar to one required by any lender.

ELIGIBILITY CRITERIA

- Must meet LMI guidelines
- Subject Property must have clean title
- Subject property must be owner occupied

PROGRAM BENEFITS/ELIGIBLE USES

Eligible uses of guaranteed loan proceeds include but are not limited to:

- Repair and replacement of windows and doors
- Roof repair and replacement of roof covering
- Exterior paint
- Foundation Repair
- Drywall, interior paint and finishing
- Cabinetry
- Flooring
- Electrical
- Plumbing
- Repair to porches and steps
- Repair to exterior foundation walls
- Exterior walls and trim
- Flashing /guttering

Private sanitary sewer repairs

FUNDING LIMITS

Loan guarantees are limited to \$40,000 per single family owner occupied structure. Program funding on an annual basis is limited to funding availability and outstanding loan guarantee liabilities.

APPLICATION/APPROVAL PROCEDURE

Applications are available at City Hall and online through the City’s website.

Approval from a qualified commercial lender through the financial institution’s typical process is required. Approval of applications, though dependent upon available funding as budgeted by the City Council, will be completed at the staff level to determine project eligibility and applicability, requiring no action from the governing body, prior to submission by staff to an independent volunteer board established and appointed by the City Council.

Housing Programs

REPORTING REQUIREMENTS

Quarterly reports providing to an update in the status of improvements must be provided during the renovation process. Thereafter, annual reports must be provided to ensure continued use of the property by the applicant as their primary residence.

SPECIAL PROGRAM REQUIREMENTS

A one-time fee of the greater amount of \$250 or one percent (1%) of the guaranteed amount, payable from loan proceeds, is required for program administration/participation. Check issuance from the lending institution shall be coordinated through the program administrator

and assigned staff. Where applicable, work completed must be in compliance with existing building codes and inspected by appropriate City inspectors. All contractors must be licensed and meet all requirements necessary to perform work in the City of Kewanee.

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Housing Projects

INFILL DEVELOPMENT PROGRAM

PURPOSE

The Infill Development Program helps to promote the revitalization of Kewanee's older neighborhoods, stabilizes property tax rates, promotes the efficient use of existing infrastructure, encourages private investment in targeted neighborhoods, and provides for affordable housing options within the community.

AUTHORIZATION

The City of Kewanee is the administrator of this program. Budgetary approval for the program rests with the authority of the City Council, while authorization for program implementation is the responsibility of the City Manager and assigned staff.

ELIGIBLE AREAS

The program is targeted for neighborhoods identified in the Community Development/Neighborhood Revitalization Plan as Primary, Secondary, Gateway, or Historic Homes areas. Properties outside of the districts that meet applicant eligibility requirements may be considered on a case by case basis as funding allows.

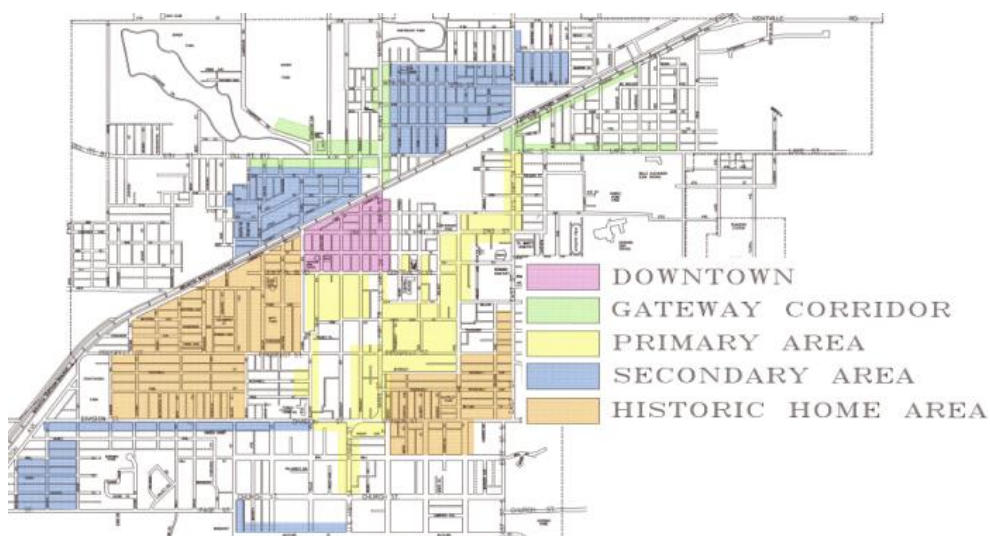
ELIGIBLE APPLICANTS

Applicants who own or have under contract and are able to develop property or properties within the targeted areas. The program is intended to provide owner occupied housing.

PROGRAM BENEFITS/ELIGIBLE USES

The program is established to help homeowners who desire a custom built house as well as builders seeking to build homes with the intent to sell them.

- Homes must be new construction
- Must be built in compliance with existing codes
- Should be in keeping with adjacent structures in terms of size, mass, materials, and appearance
- Properties remain eligible for use of other financing mechanism's including Tax Increment Financing and Enterprise Zone benefits, as applicable
- Increased flexibility regarding property setbacks, parking, and other elements consistent with traditional neighborhood design.



Housing Projects

FUNDING INFORMATION

The program operates year round, with applications accepted on a continual basis and funded on a first come, first served basis until budgeted resources are exhausted. Maximum grant award is \$2,500 per newly constructed unit. When available, the City will augment such contributions with developable lots for infill development at no cost to the owner/builder.

APPLICATION/APPROVAL PROCEDURE

Developers/builders may contact the City

Manager to discuss potential development plans and inquire as to the availability of vacant lots. Interested buyers must contact the builder/developer or realtor representing the builder directly.

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Housing Projects

TARGETED MINOR HOME REPAIR PROGRAM

PURPOSE

The Targeted Minor Home Repair Program assists homeowners who live in targeted areas of Kewanee identified in the Community Development/Neighborhood Revitalization Plan. Under the program, homeowners may receive assistance for work such as painting, fixing gutters, plumbing, roofing, electrical, windows, or assistance with other minor home repairs.

AUTHORIZATION

The City of Kewanee is the administrator of this program. Budgetary approval for the program rests with the authority of the City Council, while authorization for program implementation is the responsibility of the City Manager and assigned staff.

ELIGIBLE AREAS

The program is targeted for neighborhoods identified in the Community Development/Neighborhood Revitalization Plan as Primary, Secondary, Gateway Corridors, or Historic Homes areas. Homes outside of the districts that meet applicant eligibility requirements may be considered on a case by case basis as funding allows.

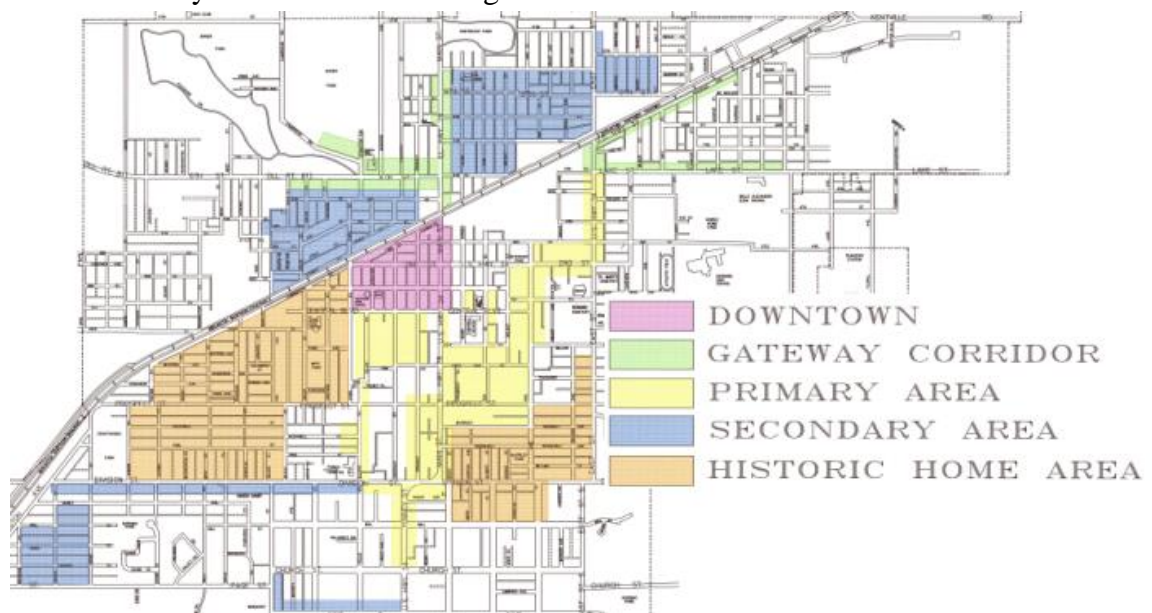
ELIGIBLE APPLICANTS

Applicants own and reside in the property to be repaired, cannot own more than one residential property, and cannot have received home repair assistance from the city in the past five years. Eligible Applicants may become ineligible if conditions of the home are determined to be beyond the scope of the program guidelines. Applicants must meet the Low Income Guidelines established by HUD to be eligible for the program.

PROGRAM BENEFITS/ELIGIBLE USES

Examples of work done as part of this program include the following:

- Exterior painting
- Re-hanging guttering
- Plumbing-replace broken service line
- Plumbing-replace collapsed sewer lateral
- Electrical System-replace main electrical panel
- Replacement of broken windows
- Roof repairs.



Housing Projects

Qualified Applicants may serve as their own contractor/labor force, but in such cases program funds will only be used for the costs of materials.

FUNDING INFORMATION

The program operates year round, with applications accepted on a continual basis and funded on a first come, first served basis until budgeted resources are exhausted. The maximum grant available under this program is \$7,500 per residential unit.

APPLICATION/APPROVAL PROCEDURE

City Staff will contact potential applicants based on staff evaluation of properties or in partnership with third party organizations. Applications will be made available to eligible applicants after submission of preliminary documents (pre-application eligibility checks). The City will evaluate applications based on the information submitted and the project's conformance with adopted goals and desired outcomes of the City's Community and Economic Development Plans.

A completed application form and required submittals shall be submitted to the City, including a detailed description of the work to be completed, project estimates, proposed project schedule, and proof of ownership.

The Property Owner shall agree and consent to the City recording a lien on the property in the amount of the grant. Said lien will remain on the property until the end of the third year following the payment of the grant when it will then be released by the City. If the property is sold prior to the end of the third year, the lien shall be repaid to the City on a prorated annual basis. (i.e. if the property is sold during the first year following a grant award, 100% of the grant must be repaid. If it is sold during the third year following a grant award, 33% of the grant shall be repaid).

Applicants shall apply for and receive a building permit prior to undertaking any work requiring a permit under the Building Code. Construction shall proceed according to the approved plans and subject to periodic inspections. Construction must be completed within 180 days of execution of award, unless a written extension is granted by the City.

Approval of applications, though dependent upon available funding as budgeted by the City Council, is conducted at the staff level based on project eligibility and applicability, and requires no action from the governing body.

CONTACT

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