



CITY COUNCIL MEETING

Council Chambers

401 E Third Street

Kewanee, Illinois 61443

Closed Meeting starting at 6:00 p.m.

Open Meeting starting at 7:00 p.m.

Monday June 9, 2025

Posted by 7:00 p.m. June 6, 2025

1. Roll Call
2. Closed Session to discuss Personnel Section 2(c)(1), Purchase or Lease of Real Estate Section 2(c)(5), Litigation Section 2(c)(11), and Discussion of Closed Meeting Minutes Section 2(c)(21)
3. Roll Call
4. Consent Agenda
 - a. Approval of Minutes
 - b. Payroll
 - c. Staff Reports
 - d. Cernovich Fireworks Permit
5. Payment of the bills
6. Public Comments
7. New Business
 - a) **Presentation:** Kelly Wolf, Director of Tourism for Henry County
 - b) **Bill 25-54** Ordinance approving and authorizing the execution of a TIF Redevelopment Agreement by and between the City of Kewanee and Flemish American Club.
 - c) **Bill 25-55** Ordinance approving and authorizing the execution of a TIF Redevelopment Agreement by and between the City of Kewanee and KTown Real Estate.
 - d) **Bill 25-56** Resolution to award the contract for the mowing of Kewanee Mobile Home Park properties for the 2025 Mowing Season to BDS Lawns.
 - e) **Bill 25-57** Resolution accepting additional funds from the Illinois Housing Development Authority's Strong Communities Program – Round 2, 1st Amendment.
 - f) **Bill 25-58** Ordinance amending Chapter 36 by adding implementation of a Municipal Grocery Retailers' Occupation Tax and a Municipal Grocery Service Occupation Tax for the City of Kewanee.
 - g) **Bill 25-59** Ordinance amending Chapter 121: Kewanee Revolving Loan Fund Program, established in the City of Kewanee Code of Ordinances.
 - h) **Bill 25-60** Ordinance to amend Section 52.20(A.1) Establishment of Rates and Charges, of Chapter 52: Waterworks, of Title V Public Works, of the Kewanee City Code of Ordinances.
 - i) **Discussion Only:** City Detect
 - j) **Discussion Only:** Demolition Program
8. Council Communications
9. Announcement
10. Adjournment



MEMORANDUM

Date: June 6, 2025
From: Gary Bradley, City Manager
To: Mayor & Council
RE: Council Meeting of **Monday, June 9, 2025**

REGULAR MEETING AT 7:00 P.M.

1. **Mobile Home Parks**— Mobile Home Parks east of Main Street were disconnected for lack of payment. A Temporary Restraining Order was granted in the case of one tenant who owned their home and could demonstrate that they had made their payments for utilities in a timely manner to the court-appointed receiver, L&B All-Star Properties. The hearing on that parcel is scheduled for Tuesday, June 10th. An attempt to add other tenants to the TRO was denied by the judge. To our knowledge, the receiver has not provided notice to any of the residents that they do not intend to make payment on the water bills.
2. **Grants**— Staff completed applications last week for two IDOT grants, one being for \$2,972,211 for continuation of the Lake Street Sidewalk project funded under a Safe Routes to Schools grant, the other being for \$6,094,114 for additional improvements in the downtown area beyond the 4 blocks funded by the RDMS grant. Additional grant applications were submitted to offset the loss of a portion of the grant that funded the DAART program, an \$800,000 IDPH grant for lead service line removal, and smaller grants through Ameren, Casey's, and Kars4Kids to support specific programs or events.
3. **Strong Communities Program** — We received an extension Amendment from IHDA for the additional funding under Round 2 of the Strong Communities Program. That item is on the agenda for the June 9th meeting.
4. **Active Threat Master Training** — Sergeant Peed has successfully completed the intensive four-week Active Threat Master Training program. This high-level training enables him to conduct in-house courses that meet several state-mandated training requirements. Additionally, it qualifies him to train other officers to become certified trainers in key areas, helping the department build a sustainable internal training program. The Illinois Training and Standards Board covered all tuition and hotel expenses, while the City of Kewanee funded fuel and meals.
5. **Police Field Training** — Officers Sauer and Franklin have successfully completed Phase 1 of the Police Field Training Program and have now entered the early stages of Phase 2. Both officers are making strong progress and are on track to complete the program by mid-July. Their development is closely monitored, and their continued success reflects well on the department's commitment to professional growth and preparedness.

6. **Dispatch Training** — Telecommunicator Gilbert is currently in week three of our dispatcher training program and is progressing well. She continues to build her skills and has shown a strong ability to learn the responsibilities required for the position. We're pleased with her development so far and look forward to her continued success in the coming weeks.
7. **Francis Park** — Playground improvements are still expected to be completed prior to the Fourth of July festivities in the park. The Mayor and staff met with organizers of the car show and other events to identify expectations and ensure our support for another great event. The Friends of Woodland Palace at Francis Park are planning to attend the event, as well, to help build support for their endeavors.
8. **Frontier Utility Poles** — The City has continued its efforts to have Frontier Communications address the growing concerns over the status of their poles on East Street. Frontier has indicated that they have escalated the matter to a contractor that will be addressing the matter.
9. **Flag**— June 5th marked a birthday of sorts for the City's flag. Mark Mikenas with the Chamber of Commerce has worked hard to raise awareness about the flag, as have many others through the years. If you're curious, there's a copy hanging in a window at the Wanee Theater, as well as behind the dais in the City Council Chambers. The Flag was designed by then KHS student Richard Thomson in 1949.
10. **Fire Truck**— As previously reported, the new fire engine/pumper being custom built by Legacy Fire Equipment, a division of Alexis Fire Equipment, has been given a delivery date to Kewanee of September 17th. This will become the new lead engine in the fire department fleet, effectively retiring engine #2, a 1994 engine/pumper, also custom built by Alexis Fire Equipment. This engine is being financed through an Assistance to Firefighters Grant (AFG). This money is granted through FEMA and will cover all but \$33,640 of the \$732,456 quoted purchased price. We will inform you of any changes in the delivery schedule, if applicable.
11. **City-Wide Cleanup** – The annual City-wide cleanup take place on Saturday June 7th from 7am to Noon at the old hospital site. Kewanee residents can show a photo ID and utility bill to bring items for disposal. Mattresses, furniture, water heaters, appliances, and miscellaneous trash are just a few of the items that will be accepted during the event. Electronics, landscape waste, and toxic materials are among the list of items that will not be accepted. This event has helped residents clear items from their properties without having to pay at the Transfer Station. It has gone a long way to improve properties all over the City.
12. **Finance & Administration Clerk** – Having received a resignation from one of our Clerks at City Hall, staff has sought applications for her replacement. Interviews were conducted this week and staff plan to make an offer to a candidate soon. The current clerk has offered to stay temporarily until her replacement is chosen and trained.

The May 27th, 2025, Council Meeting was called to order at 6:02pm. Councilmembers Colomer, Cernovich, and Komnick were present along with Mayor Moore, City Manager Gary Bradley, City Attorney Zac Lessard, and City Clerk Kasey Mitchell. Councilmember Baker was absent.

A motion to go into Closed Session to discuss Personnel Section 2(c)(1), Collective Bargaining Section 2(c)(2), Purchase or Lease of Real Estate Section 2(c)(5), Litigation Section 2(c)(11), and Discussion of Closed Meeting Minutes Section 2(c)(21) was made by Councilmember Komnick and seconded by Councilmember Cernovich. Motion passed 4-0.

Councilmember Baker joined the Closed Session at 6:38pm.

A motion to adjourn to Regular Session was made by Councilmember Colomer and seconded by Councilmember Cernovich. Motion passed 5-0. Closed Session was adjourned at 7:08pm.

The May 27th, 2025, Council Meeting was called to order at 7:12pm in the Council Chambers. Councilmembers Colomer, Cernovich, Baker, and Komnick were present along with Mayor Moore, City Manager Gary Bradley, City Attorney Zac Lessard, and City Clerk Kasey Mitchell.

The Pledge of Allegiance was recited, followed by a moment of silence for our troops.

The Consent Agenda was presented with the following items:

- A. Minutes from the Closed Session and the Council Meeting on May 13, 2025.
- B. Payroll for the pay period ending May 17th in the amount of \$242,607.90.
- C. Staff Reports
- D. Bock Report

A motion to approve the consent agenda items was made by Councilmember Baker and seconded by Councilmember Komnick. Motion passed 5-0.

Bills for the Council Meeting of May 27th were presented in the amount of \$235,040.60. A motion to approve payment of the bills was made by Councilmember Colomer and seconded by Councilmember Cernovich. Discussion: Councilmember Baker asked about a charge to Danko Emergency Equipment. Fire Captain Bennett Riber stated that is for turnout gear. They have a schedule to replace some of the equipment every year and this year's purchase is grant funded. Motion passed 5-0.

Public Comments: Joel Hasse spoke to the Council two weeks ago about an issue with his yard after last year's tornado clean up. He said that crews were out the next day to look at the issue and make a plan. It has since been taken care of. He is also concerned about traffic on Willard St. Drivers tend to go quickly and not make full stops. Deputy Police Chief Minx was in the room and spoke to him about these concerns.

New Business:

- A. Bill 25-47** Ordinance approving and authorizing the execution of a Tax Increment Financing (TIF) District Redevelopment Agreement by and between the City of Kewanee and VanDeVelde Wellness Center.

Tax Increment Financing, or TIF, is designed to help blighted areas by attracting new business, and/or assisting current businesses to grow. TIF can also be used for infrastructure. There are specific rules that must be followed in the allocation of TIF funds. Bill 25-47 deals with a request for TIF funds from VanDeVelde Wellness Center for new equipment.

A motion to approve was made by Councilmember Komnick and seconded by Councilmember Baker. Discussion: None. Motion passed 4-1 which Councilmember Cernovich being the sole Nay vote.

- B. Bill 25-48** Resolution approving an Intergovernmental Agreement regarding water and sewer for the Splash Pad and a Memorandum of Understand regarding maintenance responsibilities of McKinley and West Parks.

This is a resolution for an intergovernmental agreement between the City and the Kewanee Park District. If passed, this agreement will offer reduced water fees for the new splash pad being constructed at Liberty Park and will develop maintenance responsibilities at McKinley and West Parks.

A motion to approve was made by Councilmember Colomer and seconded by Councilmember Cernovich. Discussion: Councilmember Komnick does not understand why we would provide free water to the Park District. Either way, residents will be paying for it, and we should try to be as transparent as possible. City Manager Gary Bradley said these are “good faith” agreements to show that each entity is willing to work with the other to better the community. With this agreement, the Park District would also take over maintenance of West and McKinley Parks as well as be responsible for the Windmont Lagoon. Both sides hope that these agreements will be more visible and transparent than previous agreements between them. The goal is that, with these exchanges, more time and money will be saved overall which will help ease the burden on the taxpayers. Mr. Bradley stated that the water will still be metered, and the City can track how much water is used and what the costs would have been. If there ends up not being a savings, the agreements can be terminated. Motion passed 4-1 with Councilmember Komnick being the sole Nay vote.

- C. Bill 25-49** Resolution authorizing a Micro-Loan to Head Nods and High Fives.

This would provide a micro-loan to Head Nods & High Fives. It will help business owner, Kevin Newton, with the purchase of the building at his present location, 202 N. Tremont St. Micro-loans given by the city are designed to assist businesses at a lower interest rate than conventional loans. City micro-loans are designed to be paid back in full.

A motion to approve was made by Councilmember Komnick and seconded by Councilmember Baker. Discussion: Councilmember Baker asked why this was brought before them for a vote. Normally Micro-Loans are approved by the City Manager as they fall within his spending abilities. Because Mr. Newton was a City employee, Staff wanted it up for public discussion. Motion passed 4-0 with Councilmember Cernovich abstaining due to a family connection regarding the potential transaction.

- D. Bill 25-50** Resolution adopting the Quad Cities-Kewanee-Muscatine Traffic Safety Action Plan and committing to Vision Zero.

The Traffic Safety Action Plan is designed to elicit ideas and actions from the three participating geographic areas, with a goal to reduce traffic fatalities or serious injury accidents at a rate of 2% each year. That means by year 2040, there would be zero traffic fatality or serious injury accidents. If this goal is met, Vision Zero will be successful.

A motion to approve was made by Councilmember Colomer and seconded by Councilmember Komnick. Discussion: Councilmember Cernovich asked if this requires any kind of commitment of duties or funds from the City. City Manager Bradley said that it does not require anything further from the City. We were part of a Safe Street for All Grant which brought municipalities together to identify transportation areas that needed focused on due to traffic incidents. At the end of the process, the Federal Government would like to see that the plan is adopted by the municipalities. Doing this will aid our eligibility for future grants. It will also help during street maintenance and planning as it will give us information to make certain areas safer and traffic friendly. **Motion passed 5-0.**

- E. Bill 25-51** Resolution authorizing the City Manager and City Clerk to execute a Service Agreement with MGT for recruiting services.

MGT is a fee-based company that assists in locating qualified candidates for key positions within organizational structures.

A motion to approve was made by Councilmember Colomer and seconded by Councilmember Cernovich. Discussion: None. Motion passed 5-0.

- F. Bill 25-52** Ordinance providing for and approving the Second Amendment to the Kewanee Downtown TIF District Redevelopment Project Area, Plan and Projects.

This is an ordinance to approve the Second Amendment of Kewanee's Downtown TIF redevelopment Area, Plan and Projects. If passed, it would remove two small sections within that TIF District.

A motion to approve was made by Councilmember Baker and seconded by Councilmember Komnick. Discussion: City Manager Bradley stated that this approval would remove properties from the Downtown TIF area. Councilmember Cernovich would like to purchase these properties, but he is restricted, by law, from purchasing property within a TIF District while being a member of the Council. This is the process that is followed to remove the properties so that he can purchase them. **Motion passed 4-0 with Councilmember Cernovich abstaining due to his involvement with the properties.**

- G. Bill 25-53** Resolution authorizing the Fire Chief to enter into a Mutual Intercept Agreement with Sheffield Rescue.

These types of agreements are very common between jurisdictional rescue units and are designed to give patients the best care possible under all circumstances.

A motion to approve was made by Councilmember Baker and seconded by Councilmember Komnick. Discussion: This agreement does not obligate the City to anything. It just allows our EMS staff to assist Sheffield Rescue in treating patients and then allowing The City to bill Sheffield Rescue for these services. **Motion passed 5-0.**

H. Discussion Only: Water Rates

This is a discussion item only with water rates being the topic.

I. Discussion Only: TIF Criteria

This is also a discussion only item with TIF Criteria being the topic.

Mayor's Communications: He offer condolences to family and friends of Jerry Grebner. Jerry was a long-time business owner in Kewanee, and a long-time member of KEDC as well as other organizations. One of many things he always appreciated about Jerry is, you always knew where you stood with him. He was straight forward and had no problem speaking his mind.

Many athletes from both Kewanee and Wethersfield schools competed at the state track meets. While he doesn't have results from those teams, he understands they were very successful.

He congratulated all area graduates, especially those graduating from the Kewanee and Wethersfield school districts. He hopes all are successful in their future endeavors.

Once again, he had the privilege of attending and speaking at the Memorial Day Service held at Veteran's Park by the Kewanee American Legion. It was a beautiful service, and the weather was just as good. Just as good as the weather, was Kewanee High School's band. The Memorial Day service has always been one of his favorite events to attend.

Council Communications:

Cernovich: He also offered condolences to the Grebner family. He has lots of fond memories from working with him as a child. He then thanked Gary Bradley and Public Works for proactively working on service lines in the Downtown area prior to the revitalization project beginning. Finally, he thanked residents for staying engaged by asking questions and sharing concerns about different things. They are the eyes and ears that are out in the neighborhoods every day, and they will see stuff that Staff might not.

Baker: He also offered condolences to the Grebner family. His father used to work for Mr. Grebner. He then reported a resident's issue with LRS not picking up their landscape bags. They live on a small one block dead end and often get missed. They have had to contact LRS three weeks in a row and still may not receive pick up. Staff replied that they would talk with LRS.

Komnick: He attended the Memorial Day service yesterday. He appreciates the effort by all involved as it is always a nice service that he looks forward to attending each year. He then mentioned Francis Park and the newly renovated trails. They are now ADA accessible, and many people do not know that. He would like to find a way to get that information out there so that more can enjoy the area. He also noted 10-12 campers there and was glad that it is being utilized.

Colomer: He thanked those that have served in the military and those that gave their lives in service.

Announcements: The City-Wide Clean-Up is Saturday June 7th from 7am to Noon at the old hospital site. Residents should bring photo ID and Utility Bill.

A motion to adjourn was made by Councilmember Colomer and seconded by Councilmember Cernovich. Discussion: None. Motion passed 5-0 and the meeting was adjourned at 8:30pm.

Prepared by: _____
Kasey Mitchell, City Clerk

DRAFT

Case Activity Report

05/01/2025 - 05/31/2025

Case #	Case Date	Complaint Description	Owner Name	Parcel Address
250362	5/30/2025	Litter and debris/general	SMITH, THOMAS A	318 E PROSPECT ST
250358	5/29/2025	Tree branches in pile by road	GAMBOA, RAUL	315 E 10TH ST
250359	5/29/2025	Refrigerator in back yard,	POWE, DENNIKO	708 E 9TH ST
250360	5/29/2025	Tall grass	CLOSE, DAKODA	901 PLEASANT VIEW AVE
250361	5/29/2025	Refrigerator and stove outside	HUGHES, RUSSELL III	325 S CHESTNUT ST
250354	5/28/2025	Noncompliant Fence	HOFFMANN, ANDREW A	201 N WASHINGTON ST
250355	5/28/2025	Unlawful land use, property	COSTIN, JOHN E II	301 W 6TH ST
250356	5/28/2025	Unlawful land use.	COSTIN, JOHN E II	217 W 5TH ST
250357	5/28/2025	Excessive debris on back porch and ground	SOSA, MICHAEL A & SOSA, MICHAEL SR & ALYSSA	807 PLEASANT VIEW AVE
250350	5/27/2025	Tall grass	BOSS, JACOB T	1221 JUNE ST
250351	5/27/2025	Debris throughout yard	BOSS, JACOB T	1221 JUNE ST
250352	5/27/2025	Tall grass	SOSA, MICHAEL A & SOSA, MICHAEL SR & ALYSSA	807 PLEASANT VIEW AVE
250353	5/27/2025	Tall grass around fence	STIVERS, STEVEN M	631 N CHESTNUT ST
250347	5/23/2025	Couch and chair outside by	TALLEY, WANDA S	124 PAYSON ST
250348	5/23/2025	Numerous debris in back	SLOAN, LUCRETIA A	118 PAYSON ST
250110	3/11/2025	TV on outside by house	Loibl, Christian C.	1117 WESTERN AVE
250333	5/21/2025	Large amount of downed trees	CHRISTMAN, ANDREW P	821-831 S WEST ST
250334	5/21/2025	Tall grass & weeds	L&B All Star Management, LLC	829 W 6TH ST
250336	5/21/2025	Tall grass & weeds	L&B All Star Management, LLC	421 N BOSS ST
250337	5/21/2025	Tall grass & weeds	L&B All Star Management, LLC	601 N WASHINGTON ST
250338	5/21/2025	Tall grass & weeds	L&B All Star Management, LLC	619 N WASHINGTON ST
250339	5/21/2025	Junk and misc junk and debris	BLAIR, RYAN P	714 E 5TH ST

250340	5/21/2025	Tall grass & weeds	L&B All Star Management, LLC	612 N ADAMS ST
250341	5/21/2025	Tall grass & weeds	L&B All Star Management, LLC	E LAKE ST
250342	5/21/2025	Tall grass & weeds	L&B All Star Management, LLC	1700 E 7TH ST
250343	5/21/2025	Tall grass & weeds	L&B All Star Management, LLC	1708 E 7TH ST
250344	5/21/2025	Tall grass & weeds	L&B All Star Management, LLC	804 COLE ST
250345	5/21/2025	Tall grass & weeds	L&B All Star Management, LLC	801 COLE ST
250346	5/23/2025	Tall grass & weeds	L&B All Star Management, LLC	1119 LAKE ST
250330	5/20/2025	Tall grass	URASKI, SHERRY L	714 E 8TH ST
250331	5/20/2025	Mattress outside on ground	BALTIERRA, YADIRA	423 N WEST ST
250332	5/20/2025	Tall grass	WEALTH EMPIRE LEGACY, LLC	913 N CHESTNUT ST
250320	5/19/2025	Excessive debris in back	GUTIERREZ, LUIS MANUEL & JIMENEZ-CARDENAS, BRENDA	723 FRANKLIN ST
250321	5/19/2025	Tall grass	CALDWELL, KEVIN R	339 WHITNEY AVE
250322	5/19/2025	Tall grass	WALKER, ANGELA	504 BEACH ST S
250323	5/19/2025	Tall grass	CULLERS, DONNA J	1209 W PROSPECT ST
250325	5/19/2025	Tall grass	Dignity Properties	507 ROOSEVELT AVE
250326	5/19/2025	Front porch construction	LUCAS, KENNETH A	816 N MAIN ST
250327	5/19/2025	Front porch construction	ISRAEL, JYREL	900 N MAIN ST
250328	5/19/2025	IPMC Paint	ZIPPP, DONALD A	424 S MAIN ST
250315	5/16/2025	Outside stairs complete	CONTRERAS, JUAN L. JR.	1100 LAKE ST
250317	5/16/2025	Tall grass	INMAN, MICHELLE M ET AL	810 N BURR BLVD
250318	5/16/2025	Excessive debris	THOMAS, KARI L	425 E 9TH ST
250302	5/15/2025	Tall grass	CORRAL, SILVIA MERA & LOGSDON, JARED WAYNE	511 WILLOW ST
250303	5/15/2025	Tall grass	URBINA, FREDY	218 ROSS ST
250304	5/15/2025	Tall grass	FELIX, MARICELDA	208 EUSTIS ST
250305	5/15/2025	Tall grass	PETTY, TAMI J VANDAELE	329 N BOSS ST

250306	5/15/2025	Tall grass	CONNER, GREGORY A	321 N BOSS ST
250307	5/15/2025	Tall grass	REED, JAMES L & LISA R	1205 KNOX ST
250308	5/15/2025	Tall grass	REED, JAMES & LISA	1209 KNOX ST
250309	5/15/2025	Tall grass	REED, JAMES & LISA	1211 KNOX ST
250311	5/15/2025	Tall grass	MICHAEL T TUMBLESON	1409 W 2ND ST
250312	5/15/2025	Tall grass	NEVAREZ, MAYRA Y ZAVALA	135 W CHURCH ST
250313	5/15/2025	Tall grass	4 AUTO PARTNERS LLC,	133 W CHURCH ST
250314	5/15/2025	Tall grass	LEWIS, RENEE M	519 WHITNEY AVE
250268	5/6/2025	Tall grass	LUCAS, JEFFREY A & ELSIE P	1032 TERRY AVE
250295	5/13/2025	Tall grass	MARTINEZ, MARTIN & OLIVA	518 E 7TH ST
250295	5/13/2025	Tall grass	MARTINEZ, MARTIN & OLIVA	518 E 7TH ST
250296	5/13/2025	Tall grass	VERVYNCK, MARK	440 E 7TH ST
250297	5/13/2025	Tall grass	DUFF, RAYMOND & DELORES	212 N EAST ST
250298	5/13/2025	Tall grass	LIMBERBUSH LLC,	807 E 2ND ST
250299	5/13/2025	Tall grass	IBARRA DELGADO, YATZARETH MILDRET	835 ROLLINS ST
250300	5/13/2025	Tree branch on ground blocking sidewalk	IBARRA DELGADO, YATZARETH MILDRET	835 ROLLINS ST
250285	5/12/2025	Tall grass	FEUCHT, EARL W & MARGARET L	514 N LEXINGTON AVE
250286	5/12/2025	Tall grass	GOFORTH, BRETT	846 PINE ST
250287	5/12/2025	Tall grass	REED, JAMES L JR	1111 PINE ST
250288	5/12/2025	Tall gtasx	CRONAU, EDWARD WILLIAM	412 E SOUTH ST
250289	5/12/2025	Tall grass	SWEENY, EDWARD	139 EDWARDS ST
250290	5/12/2025	Tall grass	MERCER, NICHOLAS I	118 ROOSEVELT AVE
250291	5/12/2025	Excessive piles of tree	BJ'S RENTALS LLS,	307 E CENTRAL BLVD
250292	5/12/2025	Tall grass	JOHNSON, JUANITA LAMPSON	210 S WALNUT ST
250293	5/12/2025	Tall grass	CEJA, RUBEN C	602 PLEASANT ST

250294	5/12/2025	TALL GRASS	DECLERCQ, JOHN P & REBECCA	430 W MILL ST
250280	5/9/2025	Tall grass	KARAMAJANES, GEORGE & LATHOURIS, GEORGE	305 HELMER ST
250281	5/9/2025	Tall grass	ISAACS, MISTY S	800 N WALNUT ST
250282	5/9/2025	Tall grass	WORKHEISER, MICHAEL E	1302 W 2ND ST
250284	5/9/2025	Tall grass	FEUCHT, EARL W & MARGARET L	201 GOODRICH ST
250273	5/8/2025	Tall grass	LUZ ZORAIDA PENA TRELLES	807 COLUMBUS AVE
250274	5/8/2025	Tall grass	ROWLISON, BRIAN & MARY	508 5TH AVE
250275	5/8/2025	Tall grass	HUGHES, MICHAEL J	306 N EAST ST
250276	5/8/2025	Litter / Property Clean-up	CORRAL, SILVIA MERA & LOGSDON, JARED WAYNE	511 WILLOW ST
250277	5/8/2025	Tall grass	PETERSON, RICKIE A	515 5TH AVE
250278	5/8/2025	Tall grass	VERDUZCO, GUSTAVO GUTIERREZ & BLAS, YASMY	129 N JACKSON ST
250279	5/8/2025	Tall grass	CERNOVICH, KIM	702 N EAST ST
250269	5/6/2025	Tall grass	HERRERA, ALEX PEREZ	1046 N TERRY AVE
250270	5/6/2025	Tall grass	WERDERMAN, JOHN E SR	1007 WILBUR ST
250271	5/6/2025	Tall grass	WALLEN, PETER L	701 N MAIN ST
250264	5/6/2025	Tall grass	REYES, RONALD G	1112 PINE ST
250265	5/6/2025	Tall grass	REYES, RONALD G	1114 PINE ST
250266	5/6/2025	Tall grass	MARTINEZ, JOSIAH	915 N WALNUT ST
250267	5/6/2025	Tall grass	WELLS FARGO BANK NA ,	920 N WALNUT ST
250268	5/6/2025	Tall grass	LUCAS, JEFFREY A & ELSIE P	1032 TERRY AVE
250125	3/17/2025	TV, used tires in back yard	Murray, Hunter	1100 W DIVISION ST
250256	5/5/2025	Tall grass	EDWARDS INVESTMENT PROPERTIES CORP,	114 N VINE ST
250257	5/5/2025	Tall grass	MOI KEWANEE GM PROP LLC,	505 TENNEY ST
250258	5/5/2025	Tall grass	LNBGR INC,	508 PLEASANT ST
250259	5/5/2025	Tall grass	HEDGCOCK, SHARON M	506 PLEASANT ST

250260	5/5/2025	Excessive debris by garage	PICKLESIMER, KATHLEEN	428 ROCKWELL ST
250261	5/5/2025	Tall grass	RUIZ, ALVARO	732 S MAIN ST
250262	5/5/2025	Indoor couch outside	REED, JAMES JR	116 N VINE ST
250263	5/5/2025	Tall grass	HOLLOWELL, BLAKE A	824 WILSON ST
250250	5/2/2025	Tall Grass	BROWN, WILLIAM	335 BEACH AVE
250251	5/2/2025	Tall grass	FEUCHT, EARL W & MARGARET L	900 WILBUR ST
250252	5/2/2025	Tall grass	JACKSON, JACKIE & GEORGE M	600 E 8TH ST
250253	5/2/2025	Tall grass	SOTELO, JUAN CARLOS	415 E 9TH ST
250254	5/2/2025	Tall grass	Pushing Paper LLC	621 N WALNUT ST
250255	5/2/2025	Tall grass	RUIZ, LUCIA L	633 N WALNUT ST

Total Records: 107

6/3/2025

**OPERATIONAL PERMIT
FIREWORKS DISPLAY APPLICATION**



City Of Kewanee
Kewanee Fire Department
401 East Third Street
Kewanee, IL 61443
(309)852-2115

Date of Display: July 5 2025
Date Issued:
Expiration Date:

I. Instructional Section

1. Please review this application thoroughly, fill out all requested information and submit with all necessary attachments to the City of Kewanee Fire Chief's Office at the above address.
2. A review of this application packet will be conducted and either approved or rejected based on the information provided. If approved, this packet will be returned to the applicant at the time of permit delivery.
3. An onsite inspection will be made after packet approval and the permit will be delivered during this inspection if found to meet all requirements.

II. Informational Section

Company Information

Name of Company: Crater fireworks Blasting: Black Powder
Address of Company: 22515 150 East St, Mineral, IL 61344
Company Phone: 815-542-6287
Emergency Contact Name and Number (after hours): Jon Blackert 309-945 2666

Display Site Information

Site Name: Kim Cernovich "Co-OP"	
Site Address: 24667 Red Adams Road	
Name of Site Owner: Kim Cernovich	Phone: 309-854-3006
Name of Site Supervisor: Jon Blackert	Phone: 309-945-2666
Name of lead Pyro technician responsible for display: Jon Blackert	Phone:

OPERATIONAL PERMIT FIREWORKS DISPLAY APPLICATION

The following individuals will be involved in the Fireworks Display:

Name	Title/occupation	Certification #:	Phone #:
Jon Blackert	Operator	IL 14-0-00104	309-945-2666
		01142	

The following are identified as potential hazards associated with this display site: (gas lines, overhead power lines, close occupied structures, etc.)

1.	6.
2.	7.
3.	8.
4.	9.
5.	10.


III. Site Plans

Attach a site plan for this worksite. The following information shall be included on the site plan:

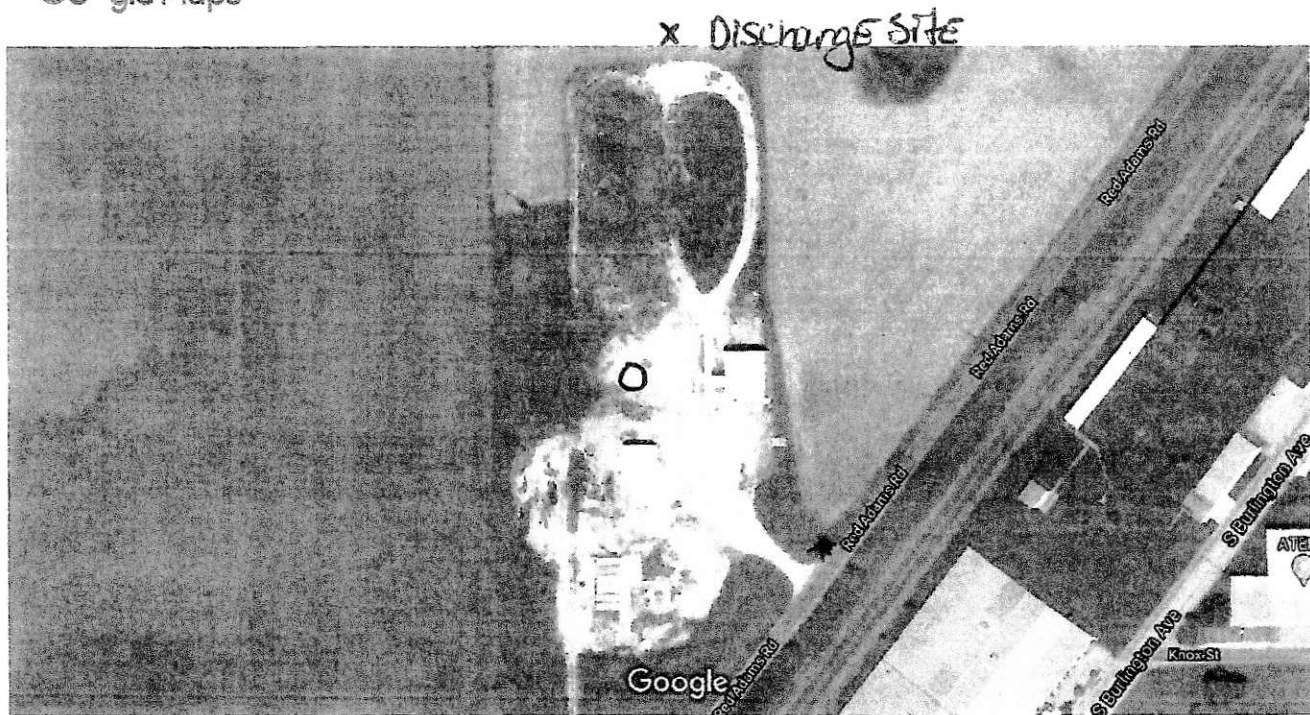
- Detail of Display Site and Area including approximate measurements
- Nearby structures including approximate distances
- Utility locations and overhead obstructions
- Fire Department vehicle access roads (in case of emergencies)
- List of type, number, and size of fireworks being used

IV. List of Required Documents

- ✓ Documentation of \$1,000,000.00 Liability Insurance
- ✓ Copy of Pyro technician Certification or license
- ✓ Site Plan

Applicant Signature: 	Date: 5-26-2025
Fire Department Reviewer:	Date:

Google Maps



Imagery ©2020 Maxar Technologies, USDA Farm Service Agency, Map data ©2020 100 ft

X = Shoot Site

O = Spectators

Distance Between 475 FEET

Distance to Building 402 FEET

*Fire Dept Access Main Entrance Down Gravel Road

Multi Shot Display Cakes Firework Display shells from
2" to 5" in Dia



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05-25-2025

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

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

PRODUCER PROFESSIONAL PROGRAM INSURANCE BROKERAGE DIVISION OF SPG INSURANCE SOLUTIONS, LLC 1304 SOUTHPPOINT BLVD., #101 PETALUMA CA, 94954		CONTACT NAME: PHONE (A/C, No, Ext): 415-475-4300 FAX (A/C, No): 415-475-4304 E-MAIL ADDRESS:		
INSURED Jon and Jennifer Blackert DBA: Crater Fireworks Blasting & Black Powder 22515 150 East Street Mineral, IL 61344		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A: Certain Underwriters at Lloyd's, London		AA-1128623
		INSURER B:		
		INSURER C:		
		INSURER D:		
		INSURER E:		
		INSURER F:		

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	X		PY/25-0061	04/01/2025	04/01/2026	EACH OCCURRENCE \$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000						
	MED EXP (Any one person) \$						
	PERSONAL & ADV INJURY \$						
	GENERAL AGGREGATE \$ 2,000,000						
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$
							AGGREGATE \$
							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						WC STATU-TORY LIMITS \$
							OTH-ER \$
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Kim Cernovich is Additional Insured as respects the Class B Aerial Fireworks display(s) on 07/05/2025 located at 2466 Red Adams Road, Kewanee IL. 30-day notice of cancellation applies. 10-day notice of non-payment.

CERTIFICATE HOLDER**CANCELLATION**

Kim Cernovich
2466 Red Adams Road
Kewanee IL 61443

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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JON L BLACKERT
CRATER FIREWORKS BLASTING BP
22515 150 E STREET
MINERAL, IL 61344

	Illinois Office of the State Fire Marshal Division of Fire Prevention
	THIS IS TO CERTIFY THAT JON L BLACKERT
	<u>Pyrotechnic Operator License</u>
	Has completed all the requirements under the Pyrotechnic Distributor and Operator Act 225 ILCS 227 and is employed by CRATER FIREWORKS BLASTING d/b/a:
License # IL14-O-00104-01142 Expires: 06/03/2026	 James A Rivera ACTING FIRE MARSHAL



STATE OF ILLINOIS
OFFICE OF THE STATE FIRE MARSHAL
DIVISION OF FIRE PREVENTION

1035 Stevenson Drive • Springfield, IL 62703-4259



Pyrotechnic Distributor License

CRATER FIREWORKS BLASTING BP
22515 150 E STREET
MINERAL, IL 61344

IL14-O-00104

License #

James A Rivera
ACTING FIRE MARSHAL

05/29/2026

EXPIRATION DATE

O

CLASSIFICATION

This license may be revoked by
the Office of the State Fire Marshal
for failure to comply with the lawful
rules regulating this program.



City Of Keweenaw

401 East Third Street - Keweenaw IL 61443-2365

AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Registered Payments Between 5/28/2025 to 9/6/2025 - Reg Between 1 to 99999

Invoice #	Vendor #	Name	Trans Code	Trans Date	Due Date	Amount
39353311	ACC04	ACCESS SYSTEMS	BI	06/02/25	06/09/25	\$207.60
-Payment ID- 90000755	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$207.60	
	51-42-537	Pw Copiers		\$51.90		
	52-43-537	Pw Copiers		\$51.90		
	57-44-537	Pw Copiers		\$51.90		
	62-45-537	Pw Copiers		\$51.90		
				\$207.60	\$207.60	
INV1788986	ACC04	ACCESS SYSTEMS	BI	05/30/25	06/09/25	\$10,458.00
-Payment ID- 90000755	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$10,458.00	
	01-11-537	Annual Microsoft Licenses		\$3,221.72		
	58-36-537	Annual Microsoft Licenses		\$246.73		
	01-65-537	Annual Microsoft Licenses		\$380.57		
	01-22-537	Annual Microsoft Licenses		\$1,743.33		
	62-45-537	Annual Microsoft Licenses		\$398.82		
	01-21-537	Annual Microsoft Licenses		\$2,960.09		
	57-44-537	Annual Microsoft Licenses		\$222.39		
	52-43-537	Annual Microsoft Licenses		\$569.17		
	51-42-537	Annual Microsoft Licenses		\$715.18		
				\$10,458.00	\$10,458.00	
ETJM0PKFZ00-6	AET00	AETNA	BI	10/04/22	06/09/25	\$111.53
-Payment ID- 276	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$111.53	
	01-22-929	Refund Acct 221004-2135-Kew		\$111.53		
				\$111.53	\$111.53	
9160982391	AIR02	AIRGAS MID AMERICA	BI	05/08/25	06/09/25	\$289.09
-Payment ID- 3757	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$289.09	
	52-93-619	Acetylene And Oxygen		\$289.09		
				\$289.09	\$289.09	
112-0669584-5	AMA03	AMAZON	BI	06/02/25	06/09/25	\$99.94
-Payment ID- 90000756	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$99.94	
	52-43-652	Sewer Ladder Rack		\$79.99		
	01-11-563	City Clerk Training Material		\$19.95		
				\$99.94	\$99.94	
112-0975486-3	AMA03	AMAZON	BI	05/15/25	06/09/25	\$77.46
-Payment ID- 90000756	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$77.46	
	01-11-651	Office Supplies		\$77.46		
				\$77.46	\$77.46	



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Invoice #	Vendor #	Name	Trans Code	Trans Date	Due Date	Amount
112-0975486-3 -Payment ID- 90000756	AMA03	AMAZON	CM	06/03/25	06/09/25	-\$42.30
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			-\$42.30	
	01-11-651	Credit		-\$42.30		
				-\$42.30	-\$42.30	
Order #112-21 -Payment ID- 90000756	AMA03	AMAZON	BI	05/27/25	06/09/25	\$82.98
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$82.98	
	01-22-537	Toner		\$42.99		
	01-22-471	Brunson Clothing Allowance		\$39.99		
				\$82.98	\$82.98	
D05292025 -Payment ID- 3758	AME29	AMEREN ILLINOIS	BI	05/29/25	06/09/25	\$281.60
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$281.60	
	58-36-571	Cemetery Electric		\$281.60		
				\$281.60	\$281.60	
42255 -Payment ID- 3759	ARM00	ARMATURE MOTOR & PUMP CO	BI	05/14/25	06/09/25	\$4,180.92
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$4,180.92	
	52-93-515	Repair		\$4,180.92		
				\$4,180.92	\$4,180.92	
977574 -Payment ID- 3756	AZT00	AZTECA DE ORO	BI	06/02/25	06/09/25	\$380.00
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$380.00	
	51-42-652	Afscme Appreciation Lunch		\$190.00		
	52-43-652	Afscme Appreciation Lunch		\$190.00		
				\$380.00	\$380.00	
2250528 -Payment ID- 90000758	BEA07	BEA OF ILLINOIS	BI	05/19/25	06/09/25	\$2,226.70
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$2,226.70	
	52-93-512	Install Sludge Return		\$2,226.70		
				\$2,226.70	\$2,226.70	
2250531 -Payment ID- 90000758	BEA07	BEA OF ILLINOIS	BI	05/19/25	06/09/25	\$278.00
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$278.00	
	52-93-512	Wire In Mixer & Blower		\$278.00		
				\$278.00	\$278.00	
2250532 -Payment ID- 90000758	BEA07	BEA OF ILLINOIS	BI	05/19/25	06/09/25	\$657.15
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$657.15	
	52-93-512	Calibration		\$657.15		
				\$657.15	\$657.15	



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Invoice #	Vendor #	Name	Trans Code	Trans Date	Due Date	Amount
20250601-DENT -Payment ID- 80000402	BLU01	BLUE CROSS BLUE SHIELD OF ILLINOIS	BI	05/16/25	06/01/25	\$9,479.22
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$9,479.22	
	01-22-451	Dental Premiums		\$2,883.36		
	51-42-451	Dental Premiums		\$1,225.88		
	58-36-451	Dental Premiums		\$254.41		
	01-21-451	Dental Premiums		\$3,401.57		
	01-65-451	Dental Premiums		\$178.09		
	01-11-451	Dental Premiums		\$181.38		
	01-41-451	Dental Premiums		\$411.78		
	57-44-451	Dental Premiums		\$192.70		
	52-43-451	Dental Premiums		\$467.37		
	62-45-451	Dental Premiums		\$282.68		
				\$9,479.22	\$9,479.22	
CEM 763732474 -Payment ID- 80000041	BLU01	BLUE CROSS BLUE SHIELD OF ILLINOIS	BI	06/01/25	06/01/25	\$3,105.66
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$3,105.66	
	58-36-451	ID 763737190693-CLAIMS CEMETERY		\$3,105.66		
				\$3,105.66	\$3,105.66	
CMMTY 7637324 -Payment ID- 80000144	BLU01	BLUE CROSS BLUE SHIELD OF ILLINOIS	BI	05/01/25	06/01/25	\$1,719.35
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$1,719.35	
	01-65-451	ID 763737190693-CLAIMS CMMTY DEV.		\$1,719.35		
				\$1,719.35	\$1,719.35	
F&A 763732474 -Payment ID- 80000144	BLU01	BLUE CROSS BLUE SHIELD OF ILLINOIS	BI	05/01/25	06/01/25	\$19,564.80
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$19,564.80	
	01-11-451	ID 763737190693-CLAIMS FINANCE & ADMIN		\$19,564.80		
				\$19,564.80	\$19,564.80	
FIRE 76373247 -Payment ID- 80000144	BLU01	BLUE CROSS BLUE SHIELD OF ILLINOIS	BI	05/01/25	06/01/25	\$95,721.68
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$95,721.68	
	01-22-451	ID 763737190693-CLAIMS FIRE		\$95,721.68		
				\$95,721.68	\$95,721.68	
FLEET 7637324 -Payment ID- 80000019	BLU01	BLUE CROSS BLUE SHIELD OF ILLINOIS	BI	06/01/25	06/01/25	\$2,987.34
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$2,987.34	
	62-45-451	ID 763737190693-CLAIMS FLEET		\$2,987.34		
				\$2,987.34	\$2,987.34	



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AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Invoice #	Vendor #	Name	Trans Code	Trans Date	Due Date	Amount
POLICE 763732 -Payment ID- 80000144	BLU01	BLUE CROSS BLUE SHIELD OF ILLINOIS	BI	05/01/25	06/01/25	\$111,479.96
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$111,479.96	
	01-21-451	ID 763737190693-CLAIMS POLICE		\$111,479.96		
				\$111,479.96	\$111,479.96	
PW 7637324744 -Payment ID- 80000144	BLU01	BLUE CROSS BLUE SHIELD OF ILLINOIS	BI	05/01/25	06/01/25	\$15,467.57
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$15,467.57	
	01-41-451	ID 763737190693-CLAIMS PUBLIC WORKS		\$15,467.57		
				\$15,467.57	\$15,467.57	
SAN 763732474 -Payment ID- 80000017	BLU01	BLUE CROSS BLUE SHIELD OF ILLINOIS	BI	06/01/25	06/01/25	\$7,955.54
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$7,955.54	
	57-44-451	ID 763737190693-CLAIMS SANITATION		\$7,955.54		
				\$7,955.54	\$7,955.54	
SEWER 7637324 -Payment ID- 80000047	BLU01	BLUE CROSS BLUE SHIELD OF ILLINOIS	BI	06/01/25	06/01/25	\$11,284.95
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$11,284.95	
	52-43-451	ID 763737190693-CLAIMS SEWER		\$11,284.95		
				\$11,284.95	\$11,284.95	
WATER 7637324 -Payment ID- 80000049	BLU01	BLUE CROSS BLUE SHIELD OF ILLINOIS	BI	06/01/25	06/01/25	\$37,483.91
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$37,483.91	
	51-42-451	ID 763737190693-CLAIMS WATER		\$37,483.91		
				\$37,483.91	\$37,483.91	
002-D06012025 -Payment ID- 80000357	BOC00	BOCK INC	BI	06/01/25	06/01/25	\$65,024.08
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$65,024.08	
	51-93-515	JUNE Service		\$17,384.66		
	52-93-515	JUNE Service		\$47,639.42		
				\$65,024.08	\$65,024.08	
003-D07012025 -Payment ID- 80000359	BOC00	BOCK INC	BI	07/01/25	07/01/25	\$65,024.08
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$65,024.08	
	51-93-515	May Service		\$17,384.66		
	52-93-515	May Service		\$47,639.42		
				\$65,024.08	\$65,024.08	



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Invoice #	Vendor #	Name	Trans Code	Trans Date	Due Date	Amount
004-08012025	BOC00	BOCK INC	BI	08/01/25	08/01/25	\$65,024.08
-Payment ID-80000361	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$65,024.08	
	52-93-515	AUGUST Service		\$47,639.42		
	51-93-515	AUGUST Service		\$17,384.66		
				\$65,024.08	\$65,024.08	
005-09012025	BOC00	BOCK INC	BI	09/01/25	09/01/25	\$65,024.08
-Payment ID-80000363	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$65,024.08	
	52-93-515	SEPTEMBER Service		\$47,639.42		
	51-93-515	SEPTEMBER Service		\$17,384.66		
				\$65,024.08	\$65,024.08	
3067	BRE00	BREEDLOVE'S SPORTING GOODS	BI	05/31/25	06/09/25	\$22.00
-Payment ID-3760	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$22.00	
	01-11-929	A Cernovich Name Block		\$22.00		
				\$22.00	\$22.00	
51088	BRE00	BREEDLOVE'S SPORTING GOODS	BI	05/27/25	06/09/25	\$827.88
-Payment ID-3760	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$827.88	
	01-21-471	Lang Sauer Uniforms Quarter Master		\$827.88		
				\$827.88	\$827.88	
D5/19/2025	CAR00	CARPENTER, ROY	BI	05/19/25	06/09/25	\$55.21
-Payment ID-3761	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$55.21	
	01-21-562	Roy Carpenter Cit Training Meals		\$55.21		
				\$55.21	\$55.21	
D05312025	CBM00	Cemetery Board of Managers c/o Charles Eastman	BI	05/28/25	05/31/25	\$335.03
-Payment ID-90000003	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$335.03	
	79-36-999.77	May 2025 Perp. Fees Collected Plus Interest		\$335.03		
				\$335.03	\$335.03	
4231611810	CIN00	CINTAS CORP	BI	05/27/25	06/09/25	\$56.57
-Payment ID-3762	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$56.57	
	62-45-471	Uniforms		\$56.57		
				\$56.57	\$56.57	
373728	COL14	COLWELL, BRENT	BI	05/21/25	06/09/25	\$50.00
-Payment ID-3763	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$50.00	
	01-65-549	Electrical Inspection		\$50.00		
				\$50.00	\$50.00	



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Invoice #	Vendor #	Name	Trans Code	Trans Date	Due Date	Amount
373729	COL14	COLWELL, BRENT	BI	05/14/25	06/09/25	\$25.00
-Payment ID-3763	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$25.00	
	02-61-549	Ez Electrical Inspection		\$25.00		
				\$25.00	\$25.00	
373730	COL14	COLWELL, BRENT	BI	05/28/25	06/09/25	\$25.00
-Payment ID-3763	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$25.00	
	01-65-549	Electrical Inspection		\$25.00		
				\$25.00	\$25.00	
373731	COL14	COLWELL, BRENT	BI	05/29/25	06/09/25	\$50.00
-Payment ID-3763	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$50.00	
	01-65-549	Electrical Inspection		\$50.00		
				\$50.00	\$50.00	
T2522186	COM06	IDOIT - COMMUNICATIONS REVOLVING FUND	BI	05/19/25	06/09/25	\$316.70
-Payment ID-3776	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$316.70	
	01-21-552	Leads Line		\$316.70		
				\$316.70	\$316.70	
70657054301	CON18	CONSTELLATION NEWENERGY, INC.	BI	05/28/25	06/09/25	\$50,681.57
-Payment ID-90000759	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$50,681.57	
	01-11-571	Street Lights		\$986.59		
	01-21-539	Pound		\$279.30		
	01-52-571	Parks		\$43.42		
	51-93-571	Wtp		\$28,639.41		
	52-93-571	Wwtp		\$17,411.59		
	54-54-571	Francis Park		\$72.77		
	58-36-571	Cemetery		\$112.29		
	62-45-571	Municipal Buildings		\$3,136.20		
				\$50,681.57	\$50,681.57	
Q990459	COR07	CORE & MAIN LP	CM	06/07/22	06/09/25	-\$275.62
-Payment ID-90000760	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			-\$275.62	
	51-42-615	Credit		-\$275.62		
				-\$275.62	-\$275.62	
V970248	COR07	CORE & MAIN LP	BI	02/07/25	06/09/25	\$166.17
-Payment ID-90000760	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$166.17	
	51-42-615	Stock		\$166.17		
				\$166.17	\$166.17	



City Of Keweenaw

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AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Invoice #	Vendor #	Name	Trans Code	Trans Date	Due Date	Amount
W212812	COR07	CORE & MAIN LP	BI	02/07/25	06/09/25	\$7,370.00
-Payment ID- 90000760	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$7,370.00	
	51-42-615	Hydrant		\$7,370.00		
				\$7,370.00	\$7,370.00	
W212848	COR07	CORE & MAIN LP	BI	02/07/25	06/09/25	\$317.64
-Payment ID- 90000760	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$317.64	
	51-42-615	Stock		\$317.64		
				\$317.64	\$317.64	
W212860	COR07	CORE & MAIN LP	BI	02/07/25	06/09/25	\$7,368.36
-Payment ID- 90000760	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$7,368.36	
	51-42-615	Water Stock		\$7,368.36		
				\$7,368.36	\$7,368.36	
243096	CRA03	CRAWFORD, MURPHY & TILLY	BI	05/15/25	06/09/25	\$8,675.00
-Payment ID- 3765	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$8,675.00	
	51-93-532	Iepa Project Plan		\$8,675.00		
				\$8,675.00	\$8,675.00	
306894	CRO06	ED MORSE CHRYSLER DODGE JEEP RAM	BI	06/27/25	06/09/25	\$126.00
-Payment ID- 3768	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$126.00	
	01-21-513	Car 7 Insulator Engine Mount		\$126.00		
				\$126.00	\$126.00	
NCH86988	DOO02	DOORS INC	BI	05/28/25	06/09/25	\$1,710.75
-Payment ID- 3766	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$1,710.75	
	38-71-611	City Hall Handi Cap Door		\$1,710.75		
				\$1,710.75	\$1,710.75	
D05302025	EAG01	EAGLE ENTERPRISES RECYCLING INC	BI	05/30/25	06/09/25	\$88.80
-Payment ID- 3767	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$88.80	
	62-45-929	Ewaste Fleet		\$88.80		
				\$88.80	\$88.80	
MH6173693	ECO04	ECOLOGY SOLUTIONS	BI	05/01/25	06/09/25	\$7,500.00
-Payment ID- 90000762	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$7,500.00	
	57-44-553	Excess Bag Stickers		\$7,500.00		
				\$7,500.00	\$7,500.00	



City Of Kewanee

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AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Invoice #	Vendor #	Name	Trans Code	Trans Date	Due Date	Amount
MH6180966 -Payment ID- 90000762	ECO04	ECOLOGY SOLUTIONS	BI	05/25/25	06/09/25	\$87,483.60
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$87,483.60	
	57-44-573.1	Garbage Disposal		\$87,483.60		
				\$87,483.60	\$87,483.60	
7552288-00 -Payment ID- 3764	ELE01	CONSOLIDATED ELECTRICAL DISTRIBUTOR	BI	04/11/25	06/09/25	\$557.50
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$557.50	
	52-93-515	Generator Repair		\$557.50		
				\$557.50	\$557.50	
SIN059087 -Payment ID- 90000763	ENT01	ENTEC SERVICES INC	BI	05/09/25	06/09/25	\$1,431.85
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$1,431.85	
	38-71-549	Maintenance		\$1,431.85		
				\$1,431.85	\$1,431.85	
SIN059174 -Payment ID- 90000763	ENT01	ENTEC SERVICES INC	BI	05/19/25	06/09/25	\$427.00
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$427.00	
	38-71-549	Maintenance		\$427.00		
				\$427.00	\$427.00	
13718 -Payment ID- 90000761	E-Q00	E-QUANTUM CONSULTING LLC.	BI	06/01/25	06/09/25	\$350.00
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$350.00	
	01-11-549	Electric Consulting		\$350.00		
				\$350.00	\$350.00	
PS-INV02895 -Payment ID- 3769	FOR00	FORD & SONS INC	BI	05/13/25	06/09/25	\$400.00
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$400.00	
	54-54-652	Lawn Mix		\$200.00		
	58-36-652	Lawn Mix		\$200.00		
				\$400.00	\$400.00	
D05192025 -Payment ID- 3770	FRO00	FRONTIER COMMUNICATIONS CORPORATION	BI	05/19/25	06/09/25	\$311.39
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$311.39	
	01-11-552	F&A Local Phone		\$17.69		
	52-93-552	Wwtp Local Phone		\$211.78		
	51-93-552	Wtp Local Phone		\$81.92		
				\$311.39	\$311.39	
37707 -Payment ID- 3771	GAL03	GALVA IRON & METAL CO INC	BI	05/20/25	06/09/25	\$500.00
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$500.00	
	01-41-513	Street Backhoes		\$500.00		
				\$500.00	\$500.00	



City Of Kewanee

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AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Invoice #	Vendor #	Name	Trans Code	Trans Date	Due Date	Amount
59446	GAL05	GALESBURG BUILDERS SUPPLY	BI	05/29/25	06/09/25	\$3,583.60
-Payment ID- 90000040	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$3,583.60	
	15-41-514	Cold Mix		\$3,583.60		
				\$3,583.60	\$3,583.60	
D5/19/2025	GRU00	GRUSZECKA, SHAUN	BI	05/19/25	06/09/25	\$60.00
-Payment ID- 3772	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$60.00	
	01-21-562	Gruszcza Lunches Crisis Intervention Training		\$60.00		
				\$60.00	\$60.00	
6677	HAY00	HAYES, RAY JR	BI	05/17/25	06/09/25	\$225.00
-Payment ID- 3773	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$225.00	
	52-43-515	Pushed Spoils		\$225.00		
				\$225.00	\$225.00	
MICROLOAN	HEA14	KEM HOSPITALITY, LCC	BI	06/04/25	06/09/25	\$25,000.00
-Payment ID- 90000753	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$25,000.00	
	02-61-930.7	Micro Loan		\$25,000.00		
				\$25,000.00	\$25,000.00	
148	HEN02	HENRY COUNTY HUMANE SOCIETY	BI	06/01/25	06/09/25	\$2,832.50
-Payment ID- 90000764	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$2,832.50	
	01-21-539	June Pound Management		\$2,832.50		
				\$2,832.50	\$2,832.50	
67560	HOD00	HODGE'S 66 INC	BI	05/22/25	06/09/25	\$109.00
-Payment ID- 3774	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$109.00	
	01-41-513	St 801		\$109.00		
				\$109.00	\$109.00	
67573	HOD00	HODGE'S 66 INC	BI	05/23/25	06/09/25	\$74.12
-Payment ID- 3774	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$74.12	
	51-42-513	W22		\$74.12		
				\$74.12	\$74.12	
67590	HOD00	HODGE'S 66 INC	BI	05/27/25	06/09/25	\$74.12
-Payment ID- 3774	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$74.12	
	01-41-513	St 211		\$74.12		
				\$74.12	\$74.12	



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AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Invoice #	Vendor #	Name	Trans Code	Trans Date	Due Date	Amount
13.1	HUT02	HUTCHISON ENGINEERING, INC.	BI	05/26/25	06/09/25	\$889.78
-Payment ID-3775	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$889.78	
	54-54-532.1	Oslad Grant		\$889.78		
				\$889.78	\$889.78	
67603	HUT02	HUTCHISON ENGINEERING, INC.	BI	05/28/25	06/09/25	\$74.12
-Payment ID-3775	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$74.12	
	52-43-513	St 68		\$74.12		
				\$74.12	\$74.12	
24003598.00-1	IME02	IMEG CORPORATION	BI	05/28/25	06/09/25	\$5,866.41
-Payment ID-90000041	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$5,866.41	
	15-41-532	Lyle & Elm Street Reconstruction		\$5,866.41		
				\$5,866.41	\$5,866.41	
59622	JOH01	JOHNSON HEATING & A/C INC	BI	05/12/25	06/09/25	\$109.00
-Payment ID-3777	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$109.00	
	52-93-511	Wwtp Maintenance		\$109.00		
				\$109.00	\$109.00	
D05012025	JOH33	JOHN DEERE FINANCIAL	BI	05/01/25	06/09/25	\$390.01
-Payment ID-80000410	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$390.01	
	01-41-513	Street Saw		\$17.52		
	01-41-653	Water Tank		\$129.10		
	01-41-513	Street Saw		\$203.41		
	52-93-619	Chain Loop		\$39.98		
				\$390.01	\$390.01	
D06012025	JOH33	JOHN DEERE FINANCIAL	BI	06/01/25	06/09/25	\$1,826.13
-Payment ID-80000410	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$1,826.13	
	58-36-612	Spark Plug And Clips		\$55.92		
	01-41-513	St Backhoe		\$8.25		
	01-52-618.02	Brush Cutters		\$1,089.97		
	01-41-614	Starter Rope		\$14.80		
	58-36-612	String Trimmer		\$57.13		
	52-93-512	Pump Kit		\$115.56		
	01-41-618.02	Brush Cutter And Oil		\$413.51		
	01-41-513	St Concrete Saw		\$70.99		
				\$1,826.13	\$1,826.13	
2339	JOJ00	JOJO'S CONVENIENT STORE INC	BI	05/11/25	06/09/25	\$13.07
-Payment ID-3778	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$13.07	
	01-41-651	Ice		\$13.07		
				\$13.07	\$13.07	



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AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Invoice #	Vendor #	Name	Trans Code	Trans Date	Due Date	Amount
D05122025 -Payment ID- 3778	JOJ00	JOJO'S CONVENIENT STORE INC	BI	05/12/25	06/09/25	\$2.49
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$2.49	
	01-41-651	Ice		\$2.49		
				\$2.49	\$2.49	
2634 -Payment ID- 3779	LAM06	LAMCO OUTDOOR SERVICES	BI	04/15/25	06/09/25	\$1,700.00
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$1,700.00	
	01-41-618.02	Tree Removal @ 709 Henry St		\$1,700.00		
				\$1,700.00	\$1,700.00	
23818526 -Payment ID- 3780	MCK00	MCKESSON MEDICAL SURGICAL	BI	05/27/25	06/09/25	\$130.22
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$130.22	
	01-22-612	Airway		\$130.22		
				\$130.22	\$130.22	
23848439 -Payment ID- 3780	MCK00	MCKESSON MEDICAL SURGICAL	BI	06/02/25	06/09/25	\$48.05
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$48.05	
	01-22-612	Medication		\$48.05		
				\$48.05	\$48.05	
0225090288220 -Payment ID- 277	MED00	MEDICARE PART B	BI	03/19/25	06/09/25	\$175.88
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$175.88	
	01-22-929	Ambulance Refund Morey		\$175.88		
				\$175.88	\$175.88	
8324025308140 -Payment ID- 277	MED00	MEDICARE PART B	BI	03/01/24	06/09/25	\$321.95
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$321.95	
	01-22-929	Ambulance Refund Montooth		\$321.95		
				\$321.95	\$321.95	
153768 -Payment ID- 90000765	MED04	MED-TECH RESOURCE LLC	BI	05/28/25	06/09/25	\$1,920.58
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$1,920.58	
	01-22-612	Iv Supply		\$1,920.58		
				\$1,920.58	\$1,920.58	
153774 -Payment ID- 90000765	MED04	MED-TECH RESOURCE LLC	BI	05/28/25	06/09/25	\$241.22
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$241.22	
	01-22-612	Cardiac		\$241.22		
				\$241.22	\$241.22	
153865 -Payment ID- 90000765	MED04	MED-TECH RESOURCE LLC	BI	06/04/25	06/09/25	\$115.68
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$115.68	
	01-22-612	Ems Supply		\$115.68		
				\$115.68	\$115.68	



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Invoice #	Vendor #	Name	Trans Code	Trans Date	Due Date	Amount
153868	MED04	MED-TECH RESOURCE LLC	BI	06/04/25	06/09/25	\$504.68
-Payment ID- 90000765	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$504.68	
	01-22-612	Airway Pump		\$504.68		
				\$504.68	\$504.68	
35431	MEN00	MENARD'S	BI	03/25/25	06/09/25	\$159.36
-Payment ID- 90000766	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$159.36	
	51-42-653	Water Tools		\$159.36		
				\$159.36	\$159.36	
37996	MEN00	MENARD'S	BI	05/12/25	06/09/25	\$174.40
-Payment ID- 90000766	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$174.40	
	01-41-614	Safety/Snow Fence		\$174.40		
				\$174.40	\$174.40	
38062	MEN00	MENARD'S	BI	05/13/25	06/09/25	\$188.15
-Payment ID- 90000766	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$188.15	
	01-65-518	West Park Garden Supplies		\$188.15		
				\$188.15	\$188.15	
38090	MEN00	MENARD'S	BI	05/14/25	06/09/25	\$32.97
-Payment ID- 90000766	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$32.97	
	01-41-614	Street Supplies		\$32.97		
				\$32.97	\$32.97	
38104	MEN00	MENARD'S	BI	05/14/25	06/09/25	\$39.98
-Payment ID- 90000766	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$39.98	
	01-41-614	Bow Rake		\$39.98		
				\$39.98	\$39.98	
38203	MEN00	MENARD'S	BI	05/16/25	06/09/25	\$22.46
-Payment ID- 90000766	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$22.46	
	01-52-612	Hose		\$22.46		
				\$22.46	\$22.46	
38376	MEN00	MENARD'S	BI	05/20/25	06/09/25	\$54.39
-Payment ID- 90000766	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$54.39	
	51-42-653	Tools		\$54.39		
				\$54.39	\$54.39	
38405	MEN00	MENARD'S	BI	05/20/25	06/09/25	\$66.09
-Payment ID- 90000766	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$66.09	
	01-41-614	Brackets And Diamond Blade		\$66.09		
				\$66.09	\$66.09	



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AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Invoice #	Vendor #	Name	Trans Code	Trans Date	Due Date	Amount
38486	MEN00	MENARD'S	BI	05/22/25	06/09/25	\$279.99
-Payment ID- 90000766	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$279.99	
	52-93-619	Wwtp Supplies		\$279.99		
				\$279.99	\$279.99	
38687	MEN00	MENARD'S	BI	05/27/25	06/09/25	\$71.54
-Payment ID- 90000766	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$71.54	
	52-93-619	Wwtp Supplies		\$71.54		
				\$71.54	\$71.54	
38692	MEN00	MENARD'S	BI	05/27/25	06/09/25	\$169.64
-Payment ID- 90000766	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$169.64	
	57-44-653	Transfer Station Tools		\$169.64		
				\$169.64	\$169.64	
38773	MEN00	MENARD'S	BI	05/29/25	06/09/25	\$33.21
-Payment ID- 90000766	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$33.21	
	54-54-652	Francis Park Cleaning Supplies		\$16.22		
	58-36-511	Dryer Vent Kit		\$16.99		
				\$33.21	\$33.21	
38831	MEN00	MENARD'S	BI	05/30/25	06/09/25	\$14.79
-Payment ID- 90000766	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$14.79	
	51-42-615	Cable Clamp, Chain, And Nails		\$14.79		
				\$14.79	\$14.79	
38945	MEN00	MENARD'S	BI	06/02/25	06/09/25	\$130.92
-Payment ID- 90000766	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$130.92	
	01-21-511	Range Building Supplies		\$130.92		
				\$130.92	\$130.92	
inv279695	MER05	MERCURY MEDICAL	BI	05/22/25	06/09/25	\$281.94
-Payment ID- 3781	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$281.94	
	01-22-612	Airway		\$281.94		
				\$281.94	\$281.94	
D06012025-CEM	MIC00	MICA	BI	05/14/25	06/01/25	\$11,224.39
-Payment ID- 80000382	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$11,224.39	
	58-36-591	Liability Insurance		\$11,224.39		
				\$11,224.39	\$11,224.39	



City Of Keweenaw

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AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Invoice #	Vendor #	Name	Trans Code	Trans Date	Due Date	Amount
D06012025-ECO -Payment ID- 80000382	MIC00	MICA	BI	05/14/25	06/01/25	\$5,219.69
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$5,219.69	
	02-61-591	Liability Insurance		\$5,219.69		\$5,219.69
D06012025-FLE -Payment ID- 80000382	MIC00	MICA	BI	05/14/25	06/01/25	\$11,138.18
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$11,138.18	
	62-45-591	Liability Insurance		\$11,138.18		\$11,138.18
D06012025-FRP -Payment ID- 80000382	MIC00	MICA	BI	05/14/25	06/01/25	\$1,094.64
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$1,094.64	
	54-54-591	Liability Insurance		\$1,094.64		\$1,094.64
D06012025-GEN -Payment ID- 80000382	MIC00	MICA	BI	05/14/25	06/01/25	\$141,950.87
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$141,950.87	
	01-22-591	Liability Insurance		\$51,358.89		
	01-41-591	Liability Insurance		\$7,776.57		
	01-11-591	Liability Insurance		\$7,342.44		
	01-52-591	Liability Insurance		\$942.93		
	01-21-591	Liability Insurance		\$71,390.75		
	01-65-591	Liability Insurance		\$3,139.29		
				\$141,950.87	\$141,950.87	
D06012025-LIA -Payment ID- 80000382	MIC00	MICA	BI	05/14/25	06/01/25	\$235,000.00
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$235,000.00	
	14-11-591	LIABILITY INSURANCE		\$235,000.00		\$235,000.00
D06012025-SAN -Payment ID- 80000382	MIC00	MICA	BI	05/14/25	06/01/25	\$17,761.73
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$17,761.73	
	57-44-591	Liability Insurance		\$17,761.73		\$17,761.73
D06012025-SEW -Payment ID- 80000382	MIC00	MICA	BI	05/14/25	06/01/25	\$28,350.86
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$28,350.86	
	52-43-591	Liability Insurance		\$28,350.86		\$28,350.86
D06012025-WAT -Payment ID- 80000382	MIC00	MICA	BI	05/14/25	06/01/25	\$50,233.64
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$50,233.64	
	51-42-591	Liability Insurance		\$50,233.64		\$50,233.64



City Of Kewanee

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AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Invoice #	Vendor #	Name	Trans Code	Trans Date	Due Date	Amount
4185381-00	MID20	MIDWEST WHEEL COMPANIES INC	BI	06/05/25	06/09/25	\$108.00
-Payment ID-3782	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$108.00	
	62-45-652	Fleet Supplies		\$108.00		
				\$108.00	\$108.00	
4044317	MOO09	MOORE TIRES KEWANEE	BI	05/23/25	06/09/25	\$18.31
-Payment ID-3783	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$18.31	
	58-36-513	Toolcat		\$18.31		
				\$18.31	\$18.31	
4044535	MOO09	MOORE TIRES KEWANEE	BI	05/29/25	06/09/25	\$648.84
-Payment ID-3783	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$648.84	
	62-45-513	Fleet Stock		\$324.42		
	52-43-513	St 68		\$324.42		
				\$648.84	\$648.84	
4044612	MOO09	MOORE TIRES KEWANEE	BI	06/02/25	06/09/25	\$255.64
-Payment ID-3783	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$255.64	
	52-43-513	Jetter		\$255.64		
				\$255.64	\$255.64	
ATHENIAN LEAD	MUN00	MUNICIPAL CLERKS OF ILLINOIS	BI	06/05/25	06/09/25	\$75.00
-Payment ID-3784	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$75.00	
	01-11-571	City Clerk Training		\$75.00		
				\$75.00	\$75.00	
SUMMER SEMINA	MUN00	MUNICIPAL CLERKS OF ILLINOIS	BI	06/05/25	06/09/25	\$100.00
-Payment ID-3784	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$100.00	
	01-11-571	City Clerk Training		\$100.00		
				\$100.00	\$100.00	
071492	MUN05	MUNICIPAL ELECTRONICS INC	BI	05/13/25	06/09/25	\$381.00
-Payment ID-3785	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$381.00	
	01-21-512	Annual Radar Certification		\$381.00		
				\$381.00	\$381.00	
904758	MUT01	MUTUAL WHEEL CO INC	BI	05/28/25	06/09/25	\$45.00
-Payment ID-3786	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$45.00	
	62-45-830	Fleet Tools		\$45.00		
				\$45.00	\$45.00	



City Of Keweenaw

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AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Invoice #	Vendor #	Name	Trans Code	Trans Date	Due Date	Amount
080364	NAP00	NAPA KEWANEE	BI	06/28/25	06/09/25	\$659.46
-Payment ID-3787	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$659.46	
	01-21-513	Car 6 Brakes And Rotors		\$659.46		
				\$659.46	\$659.46	
1175356-3	OFF00	OFFICE SPECIALISTS INC	BI	05/28/25	06/09/25	\$2.74
-Payment ID-90000768	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$2.74	
	01-11-651	Office Supplies		\$2.74		
				\$2.74	\$2.74	
1175507-0	OFF00	OFFICE SPECIALISTS INC	BI	05/20/25	06/09/25	\$122.92
-Payment ID-90000768	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$122.92	
	01-52-652	Parks Supplies		\$122.92		
				\$122.92	\$122.92	
1175805-0	OFF00	OFFICE SPECIALISTS INC	BI	05/28/25	06/09/25	\$569.65
-Payment ID-90000768	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$569.65	
	38-71-611	City Hall Supplies		\$569.65		
				\$569.65	\$569.65	
1175805-1	OFF00	OFFICE SPECIALISTS INC	BI	05/29/25	06/09/25	\$76.83
-Payment ID-90000768	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$76.83	
	38-71-611	City Hall Supplies		\$76.83		
				\$76.83	\$76.83	
1175805-2	OFF00	OFFICE SPECIALISTS INC	BI	06/02/25	06/09/25	\$265.05
-Payment ID-90000768	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$265.05	
	38-71-611	City Hall Supplies		\$265.05		
				\$265.05	\$265.05	
KEWEMS060225	OSF01	OSF HEALTHCARE SAINT LUKE MEDICAL CENTER PHARMACY	BI	06/02/25	06/09/25	\$6.39
-Payment ID-3788	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$6.39	
	01-22-612	Medication		\$6.39		
				\$6.39	\$6.39	
KEWEMS060325	OSF01	OSF HEALTHCARE SAINT LUKE MEDICAL CENTER PHARMACY	BI	06/03/25	06/09/25	\$21.19
-Payment ID-3788	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$21.19	
	01-22-612	Medication		\$21.19		
				\$21.19	\$21.19	



City Of Kewanee

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AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Invoice #	Vendor #	Name	Trans Code	Trans Date	Due Date	Amount
01/05/24 -Payment ID- 278	OSM00	OSMANI, TOMMY	BI	05/29/25	06/09/25	\$25.00
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$25.00	
	01-22-929	Refund Acct 2543-240105-1901-Kewan:2		\$25.00		
				\$25.00	\$25.00	
257214840 -Payment ID- 3789	PAC01	PACE ANALYTICAL SERVICES, LLC	BI	05/31/25	06/09/25	\$516.00
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$516.00	
	51-93-542	Lab Services		\$516.00		
				\$516.00	\$516.00	
257214841 -Payment ID- 3789	PAC01	PACE ANALYTICAL SERVICES, LLC	BI	05/31/25	06/09/25	\$1,154.25
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$1,154.25	
	52-93-542	Lab Services		\$1,154.25		
				\$1,154.25	\$1,154.25	
D05/21/25 -Payment ID- 3790	POL01	POLICE PETTY CASH	BI	05/21/25	06/09/25	\$17.13
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$17.13	
	01-21-511	Food For Volunteer Khs Workers At Range Building		\$17.13		
				\$17.13	\$17.13	
I1206 -Payment ID- 3791	PRI06	PRISTINE PORTABLES	BI	05/28/25	06/09/25	\$150.00
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$150.00	
	01-65-929	City Wide Clean Up Porta Potty		\$150.00		
				\$150.00	\$150.00	
CHK52909 -Payment ID- 279	PRO16	PROFESSIONAL BILLING SERVICES OF IL INC	BI	07/23/24	06/09/25	\$25.00
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$25.00	
	01-22-929	Ambulance Refund Moodie		\$25.00		
				\$25.00	\$25.00	
2404683-in -Payment ID- 3792	RAY01	RAY O'HERRON COMPANY INC	BI	04/10/25	06/09/25	\$17.52
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$17.52	
	01-21-471	Remainder Of Body Armor Order		\$17.52		
				\$17.52	\$17.52	
21485 -Payment ID- 3793	ROT00	ROTO-ROOTER	BI	05/28/25	06/09/25	\$879.00
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$879.00	
	01-22-511	Station 2		\$879.00		
				\$879.00	\$879.00	



City Of Keweenaw

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AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Invoice #	Vendor #	Name	Trans Code	Trans Date	Due Date	Amount
D05282025 -Payment ID- 80000417	SIS01	SISCO	BI	05/28/25	05/28/25	\$802.02
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$802.02	
	01-21-451	Sisco Claims Police		\$802.02		
				\$802.02	\$802.02	
D05282025-1 -Payment ID- 80000417	SIS01	SISCO	BI	05/28/25	05/28/25	\$547.00
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$547.00	
	52-43-451	SISCO CLAIMS SEWER		\$78.14		
	01-65-451	Sisco Claims Cmnty Dev		\$78.14		
	01-22-451	Sisco Claims Fire		\$78.15		
	51-42-451	Sisco Claims Water		\$78.14		
	01-21-451	Sisco Claims Police		\$78.15		
	57-44-451	Sisco Claims Sanitation		\$78.14		
	01-41-451	Sisco Claims Pub. Works		\$78.14		
				\$547.00	\$547.00	
D06042025 -Payment ID- 80000419	SIS01	SISCO	BI	06/04/25	06/04/25	\$1,000.00
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$1,000.00	
	01-65-451	Sisco Claims Police		\$1,000.00		
				\$1,000.00	\$1,000.00	
D5/19/2025 -Payment ID- 90000769	SOV00	SOVANSKI, ADAM	BI	05/19/25	06/09/25	\$53.79
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$53.79	
	01-21-562	Sovanski Meals Cit Class		\$53.79		
				\$53.79	\$53.79	
D05302025 -Payment ID- 80000400	STA20	STATE BANK OF TOULON	BI	05/12/25	05/26/25	\$1,895.35
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$1,895.35	
	58-36-720	Loan 74714 Interest		\$194.86		
	58-36-710	Loan 74714 Principal		\$1,700.49		
				\$1,895.35	\$1,895.35	
8010898280 -Payment ID- 90000770	STE17	STERICYCLE. INC	BI	05/25/25	06/09/25	\$22.00
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$22.00	
	01-22-512	Monthly		\$22.00		
				\$22.00	\$22.00	
INV117223 -Payment ID- 90000771	TAR00	TARGETSOLUTIONS LEARNING LLC	BI	06/29/25	06/09/25	\$4,134.38
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$4,134.38	
	01-21-537	Frontline-Community Portal And Pro Standards		\$4,134.38		
				\$4,134.38	\$4,134.38	



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AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Invoice #	Vendor #	Name	Trans Code	Trans Date	Due Date	Amount
D6/19/2025 -Payment ID- 3795	TMO00	T-MOBILE	BI	06/19/25	06/09/25	\$284.34
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$284.34	
	01-21-552	Monthly Squad Car Data		\$284.34		
				\$284.34	\$284.34	
UFIWC347 -Payment ID- 3797	UNI35	UNIVERSITY OF ILLINOIS	BI	05/21/25	06/09/25	\$1,200.00
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$1,200.00	
	01-22-563	Instructor li Class		\$1,200.00		
				\$1,200.00	\$1,200.00	
730838411 -Payment ID- 3796	USC00	U.S. CELLULAR	BI	05/18/25	06/09/25	\$114.04
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$114.04	
	62-45-552	Fleet		\$114.04		
				\$114.04	\$114.04	
D05292025 -Payment ID- 90000017	VAN30	VANDEVELDE WELLNESS CENTER	BI	05/29/25	06/09/25	\$20,007.36
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$20,007.36	
	44-84E-919	Downtown Tif		\$20,007.36		
				\$20,007.36	\$20,007.36	
1662765468 -Payment ID- 80000411	WAL09	WALMART	BI	05/19/25	06/09/25	\$1,046.07
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$1,046.07	
	01-21-929	Charcoal Dept Party		\$39.84		
	01-21-651	Office/Evidence Supplies		\$132.22		
	01-21-471	Boots		\$26.47		
	01-22-651	Laminator And Sheets		\$29.39		
	01-22-652	Batteries		\$45.55		
	01-22-654	Janitorial		\$95.42		
	01-22-652	Operations		\$9.88		
	01-11-651	Office Supplies		\$9.84		
	52-93-652	Copy Paper		\$15.60		
	58-36-652	Cemeter Supplies		\$22.46		
	01-65-518	Downtown Flower Beds		\$619.40		
				\$1,046.07	\$1,046.07	
2203124 -Payment ID- 3798	WIE00	WIESE USA	BI	05/21/25	06/09/25	\$1,247.43
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$1,247.43	
	62-45-513	Forklift		\$1,247.43		
				\$1,247.43	\$1,247.43	
DEMO REIMB. -Payment ID- 3799	WIL23	WILSON, DUANE	BI	06/05/25	06/09/25	\$850.00
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$850.00	
	02-61-930.3	Demo Reimbursement		\$850.00		
				\$850.00	\$850.00	



City Of Keweenaw

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AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Invoice #	Vendor #	Name	Trans Code	Trans Date	Due Date	Amount
30299	BandB00	B & B PRINTING	BI	05/30/25	06/09/25	\$238.92
-Payment ID-90000757	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$238.92	
	01-22-652	Ems Patient Pads		\$238.92		
				\$238.92	\$238.92	
1143-254361	OREILLY	O'REILLY AUTOMOTIVE STORES, INC	BI	05/23/25	06/09/25	\$62.17
-Payment ID-90000767	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$62.17	
	01-22-513	Fire Suv		\$62.17		
				\$62.17	\$62.17	
1143-254802	OREILLY	O'REILLY AUTOMOTIVE STORES, INC	BI	05/27/25	06/09/25	\$3.19
-Payment ID-90000767	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$3.19	
	01-22-513	Fire Suv		\$3.19		
				\$3.19	\$3.19	
1143-255218	OREILLY	O'REILLY AUTOMOTIVE STORES, INC	BI	05/30/25	06/09/25	\$58.84
-Payment ID-90000767	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$58.84	
	52-43-513	St 68		\$58.84		
				\$58.84	\$58.84	
1143-255274	OREILLY	O'REILLY AUTOMOTIVE STORES, INC	BI	05/30/25	06/09/25	\$7.93
-Payment ID-90000767	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$7.93	
	01-21-513	Car 7 Oil Filter		\$7.93		
				\$7.93	\$7.93	
1143-255612	OREILLY	O'REILLY AUTOMOTIVE STORES, INC	BI	06/02/25	06/09/25	\$53.37
-Payment ID-90000767	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$53.37	
	01-21-513	Car 1 Manifold Set & Spark Plug		\$53.37		
				\$53.37	\$53.37	
5843801RI	SandS01	S&S INDUSTRIAL SUPPLY	BI	05/28/25	06/09/25	\$49.89
-Payment ID-3794	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$49.89	
	62-45-652	Fleet Supplies		\$49.89		
				\$49.89	\$49.89	
Total						\$1,362,387.82



City Of Kewanee

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AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Cash Requirement Totals		Account	Amount	Fund	Amount
Total Invoices:	148	01-11-451 HEALTH INSURANCE	\$19,746.18	01	\$427,964.48
Total Transactions:	152	01-11-537 COMPUTER SERVICES	\$3,221.72	02	\$31,094.69
Total Vendors:	77	01-11-549 OTHER PROFESSION SERV	\$350.00	14	\$235,000.00
Total Amount:	\$1,362,387.82	01-11-552 TELEPHONE	\$17.69	15	\$9,450.01
		01-11-563 TRAINING	\$19.95	38	\$4,481.13
		01-11-571 UTILITIES	\$1,161.59	44	\$20,007.36
		01-11-591 LIABILITY INSURANCE	\$7,342.44	51	\$212,678.83
		01-11-651 OFFICE SUPPLIES	\$47.74	52	\$260,166.73
		01-11-929 MISC. EXP./REFUNDS	\$22.00	54	\$2,273.41
		01-21-451 HEALTH INSURANCE	\$115,761.70	57	\$121,415.64
		01-21-471 UNIFORMS	\$871.87	58	\$17,491.24
		01-21-511 MAINT. SERVICE BLDG.	\$148.05	62	\$20,029.27
		01-21-512 MAINT. SERVICE EQUIPMENT	\$381.00	79	\$335.03
		01-21-513 MAINT. SERVICE VEHICLE	\$846.76		\$1,362,387.82
		01-21-537 COMPUTER SERVICES	\$7,094.47		
		01-21-539 ANIMAL CONTROL	\$3,111.80		
		01-21-552 TELEPHONE	\$601.04		
		01-21-562 TRAVEL EXPENSES	\$169.00		
		01-21-591 LIABILITY INSURANCE	\$71,390.75		
		01-21-651 OFFICE SUPPLIES	\$132.22		
		01-21-929 MISCELLANEOUS EXPENSE	\$39.84		
		01-22-451 HEALTH INSURANCE	\$98,683.19		
		01-22-471 UNIFORMS	\$39.99		
		01-22-511 MAINT-SERVICE BUILDING	\$879.00		
		01-22-512 MAINT-SERVICE EQUIPMENT	\$22.00		
		01-22-513 MAINT. SERVICE-VEHICLE	\$65.36		
		01-22-537 COMPUTER SERVICES	\$1,786.32		
		01-22-563 TRAINING	\$1,200.00		
		01-22-591 LIABILITY INSURANCE	\$51,358.89		
		01-22-612 MAINT SUPPLY-EQUIP EMS	\$3,269.95		
		01-22-651 OFFICE SUPPLIES	\$29.39		
		01-22-652 OPERATING SUPPLIES	\$294.35		
		01-22-654 JANITORIAL SUPPLIES	\$95.42		
		01-22-929 MISC. EXPENSE/REFUNDS	\$659.36		
		01-41-451 HEALTH INSURANCE	\$15,957.49		
		01-41-513 MAINT-SERVICE-VEHICLE	\$983.29		
		01-41-591 LIABILITY INSURANCE	\$7,776.57		
		01-41-614 MAINT. SUPPLIES-STREET	\$328.24		
		01-41-618.02 MAINT. SUPPLIES - GROUNDS (GRANT USDA AMER. FORESTS)	\$2,113.51		
		01-41-651 OFFICE SUPPLIES	\$15.56		
		01-41-653 SMALL TOOLS	\$129.10		
		01-52-571 UTILITIES	\$43.42		
		01-52-591 LIABILITY INSURANCE	\$942.93		
		01-52-612 MAINT SUPPLIES-EQUIP	\$22.46		
		01-52-618.02 MAINT. SUPPLIES - GROUNDS (GRANT USDA AMER. FORESTS)	\$1,089.97		
		01-52-652 OPERATING SUPPLIES	\$122.92		
		01-65-451 HEALTH INSURANCE	\$2,975.58		
		01-65-518 DOWNTOWN ENHANCEMENTS	\$807.55		
		01-65-537 COMPUTER SERVICE	\$380.57		
		01-65-549 OTHER PROFESSIONAL SERVICES	\$125.00		



City Of Kewanee

401 East Third Street - Kewanee IL 61443-2365

AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Account	Amount
01-65-591 LIABILITY INSURANCE	\$3,139.29
01-65-929 MISCELLANEOUS EXPENSE	\$150.00
02-61-549 OTHER PROFESSIONAL SERVICES	\$25.00
02-61-591 LIABILITY INSURANCE	\$5,219.69
02-61-930.3 DEMOLITION GRANT	\$850.00
02-61-930.7 MICR LOAN PROGRAM	\$25,000.00
14-11-591 LIABILITY INSURANCE	\$235,000.00
15-41-514 MAINT SERVICE - STREET	\$3,583.60
15-41-532 ENGINEERING SERVICE	\$5,866.41
38-71-549 OTHER PROFESSIONAL SERVICES	\$1,858.85
38-71-611 MAINT. SUPPLIES BUILDING	\$2,622.28
44-84E-919 REDEVELOPMENT PROJECTS	\$20,007.36
51-42-451 HEALTH INSURANCE	\$38,787.93
51-42-513 MAINT SERVICE-VEHICLE	\$74.12
51-42-537 COMPUTER SERVICE/FEES	\$767.08
51-42-591 LIABILITY INSURANCE	\$50,233.64
51-42-615 MAINT SUPPLIES-UTILITY SYSTEM	\$14,961.34
51-42-652 OPERATING SUPPLIES	\$190.00
51-42-653 SMALL TOOLS	\$213.75
51-93-515 MAINT. SERVICE UTILITY SYSTEM	\$69,538.64
51-93-532 ENGINEERING SERVICES	\$8,675.00
51-93-542 LABORATORY SERVICES	\$516.00
51-93-552 TELEPHONE	\$81.92
51-93-571 UTILITIES	\$28,639.41
52-43-451 HEALTH INSURANCE	\$11,830.46
52-43-513 MAINT. SERVICE-VEHICLE	\$713.02
52-43-515 MAINT. SERVICE-UTILITY SYSTEM	\$225.00
52-43-537 COMPUTER SERVICES	\$621.07
52-43-591 LIABILITY INSURANCE	\$28,350.86
52-43-652 OPERATING SUPPLIES	\$269.99
52-93-511 MAINT SERVICE - BLDG	\$109.00
52-93-512 MAINT SERVICE EQUIP	\$3,277.41
52-93-515 MAINT SERVICE UTILITY SYSTEM	\$195,296.10
52-93-542 LABORATORY SERVICES	\$1,154.25
52-93-552 TELEPHONE	\$211.78
52-93-571 UTILITIES	\$17,411.59
52-93-619 MAINT SUPPLIES WWTP	\$680.60
52-93-652 OPERATING SUPPLIES	\$15.60
54-54-532.1 ENG. SVCS - OSLAD GRANT	\$889.78
54-54-571 UTILITIES	\$72.77
54-54-591 LIABILITY INSURANCE	\$1,094.64
54-54-652 OPERATING SUPPLIES	\$216.22
57-44-451 HEALTH INSURANCE	\$8,226.38
57-44-537 COMPUTER SERVICES	\$274.29
57-44-553 PRINTING & PUBLISHING	\$7,500.00
57-44-573.1 GARBAGE DISPOSAL-LRS	\$87,483.60
57-44-591 LIABILITY INSURANCE	\$17,761.73
57-44-653 SMALL TOOLS	\$169.64
58-36-451 HEALTH INSURANCE	\$3,360.07
58-36-511 MAINT-SERVICE-BUILDING	\$16.99
58-36-513 MAINT-SERVICE-VEHICLE	\$18.31
58-36-537 COMPUTER SERVICES	\$246.73
58-36-571 UTILITIES	\$393.89



City Of Keweenaw

401 East Third Street - Keweenaw IL 61443-2365

AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Account	Amount
58-36-591 LIABILITY INSURANCE	\$11,224.39
58-36-612 MAINT-SUPPLIES-EQUIP	\$113.05
58-36-652 OPERATING SUPPLIES	\$222.46
58-36-710 PRINCIPAL PAYMENT	\$1,700.49
58-36-720 INTEREST PAYMENT	\$194.86
62-45-451 HEALTH INSURANCE	\$3,270.02
62-45-471 UNIFORM ALLOWANCE	\$56.57
62-45-513 MAINT-SERVICE-VEHICLE	\$1,571.85
62-45-537 COMPUTER SERVICES	\$450.72
62-45-552 TELEPHONE	\$114.04
62-45-571 UTILITIES	\$3,136.20
62-45-591 LIABILITY INSURANCE	\$11,138.18
62-45-652 OPERATING SUPPLIES	\$157.89
62-45-830 EQUIPMENT	\$45.00
62-45-929 MISCELLANEOUS EXPENSE	\$88.80
79-36-999.77 TRANSFER TO CEM BOM FUND 77	\$335.03
	\$1,362,387.82

Paying Account	Payment Method	Count	Amount	Vendor	Amount
01-00-114.3	Check	4	\$659.36	ACC04	\$10,665.60
01-00-115.0	Check	44	\$31,518.75	AET00	\$111.53
01-00-115.0	Web/Telephone	11	\$779,056.12	AMA03	\$218.08
58-00-114.00	Web/Telephone	1	\$3,105.66	BLU01	\$316,249.98
01-00-114.00	Web/Telephone	1	\$243,953.36	BRE00	\$849.88
62-00-114.00	Web/Telephone	1	\$2,987.34	CAR00	\$55.21
57-00-114.00	Web/Telephone	1	\$7,955.54	COL14	\$150.00
52-00-114.00	Web/Telephone	1	\$11,284.95	COM06	\$316.70
51-00-114.00	Web/Telephone	1	\$37,483.91	CON18	\$50,681.57
01-00-115.0	Nacha	18	\$214,590.43	CRO06	\$126.00
79-00-114	Nacha	1	\$335.03	E-Q00	\$350.00
15-00-114	Nacha	2	\$9,450.01	FRO00	\$311.39
44-00-114.5	Nacha	1	\$20,007.36	GAL03	\$500.00
			\$1,362,387.82	GRU00	\$60.00
				HEN02	\$2,832.50
				HOD00	\$257.24
				JOH33	\$2,216.14
				JOJ00	\$15.56
				LAM06	\$1,700.00
				MCK00	\$178.27
				MED00	\$497.83
				MED04	\$2,782.16
				MEN00	\$1,437.89
				MER05	\$281.94
				MIC00	\$501,974.00
				MUN00	\$175.00
				MUN05	\$381.00
				NAP00	\$659.46
				OFF00	\$1,037.19
				OSF01	\$27.58
				OSM00	\$25.00
				POL01	\$17.13
				PRI06	\$150.00



City Of Kewanee

401 East Third Street - Kewanee IL 61443-2365

AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Vendor	Amount
PRO16	\$25.00
RAY01	\$17.52
ROT00	\$879.00
SIS01	\$2,349.02
SOV00	\$53.79
STE17	\$22.00
TAR00	\$4,134.38
TMO00	\$284.34
UNI35	\$1,200.00
WAL09	\$1,046.07
BandB00	\$238.92
OREILLY	\$185.50
HEA14	\$25,000.00
WIL23	\$850.00
GAL05	\$3,583.60
IME02	\$5,866.41
DOO02	\$1,710.75
ENT01	\$1,858.85
VAN30	\$20,007.36
AZT00	\$380.00
BOC00	\$260,096.32
COR07	\$14,946.55
CRA03	\$8,675.00
PAC01	\$1,670.25
AIR02	\$289.09
ARM00	\$4,180.92
BEA07	\$3,161.85
ELE01	\$557.50
HAY00	\$225.00
HUT02	\$963.90
JOH01	\$109.00
MOO09	\$922.79
FOR00	\$400.00
ECO04	\$94,983.60
AME29	\$281.60
STA20	\$1,895.35
CIN00	\$56.57
EAG01	\$88.80
MID20	\$108.00
MUT01	\$45.00
USC00	\$114.04
WIE00	\$1,247.43
SandS01	\$49.89
CBM00	\$335.03
	<u>\$1,362,387.82</u>

Vendor	C/Y 2025 Invoices	C/Y 2025 Payments	F/Y 2026 Invoices	F/Y 2026 Payments
ACC04	(38) 62795.31	(10) 55675.25	(7) 20007.09	(3) 20214.69
AET00	(1) 84.80	(2) 196.33	(0) 0.00	(1) 111.53
AIR02	(6) 1366.91	(6) 1205.94	(1) 289.09	(2) 432.46
AMA03	(20) 2086.22	(17) 4646.84	(4) 218.08	(2) 274.08



City Of Keweenaw

401 East Third Street - Keweenaw IL 61443-2365

AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Vendor	C/Y 2025 Invoices	C/Y 2025 Payments	F/Y 2026 Invoices	F/Y 2026 Payments
AME01	(11) 9776.45	(11) 9645.74	(3) 2951.49	(3) 2951.49
AME29	(11) 54646.42	(10) 63801.07	(2) 10311.95	(3) 10649.55
ARM00	(1) 4180.92	(0) 0.00	(1) 4180.92	(1) 4180.92
AZT00	(1) 380.00	(1) 380.00	(1) 380.00	(1) 380.00
BandB00	(8) 720.14	(6) 1020.30	(1) 238.92	(2) 283.45
BEA07	(23) 44384.74	(5) 44820.74	(3) 3161.85	(2) 10749.56
BLU01	(57) 1442289.14	(38) 1736759.13	(13) 327364.46	(14) 607859.68
BOC00	(20) 775188.96	(14) 385044.48	(12) 780288.96	(12) 780288.96
BRE00	(7) 2622.38	(4) 1772.50	(4) 1232.38	(3) 2292.38
CAR00	(1) 55.21	(0) 0.00	(1) 55.21	(1) 55.21
CBM00	(4) 1835.16	(5) 8235.49	(2) 1025.07	(2) 1025.07
CIN00	(20) 1131.40	(10) 1301.11	(3) 169.71	(3) 169.71
CIT04	(11) 119491.45	(11) 116370.91	(3) 39006.74	(3) 39006.74
CIT33	(11) 19858.15	(11) 19616.97	(3) 5942.07	(3) 5942.07
COL14	(73) 3150.00	(10) 3850.00	(13) 600.00	(3) 925.00
COM06	(5) 1583.50	(5) 1583.50	(1) 316.70	(1) 316.70
CON18	(5) 266883.27	(4) 216201.70	(1) 50681.57	(2) 99231.18
COR07	(29) 79064.33	(7) 98312.87	(0) 0.00	(2) 28393.30
CRA03	(5) 85968.16	(6) 117111.26	(1) 8675.00	(1) 8675.00
CRO06	(5) 473.45	(2) 347.45	(2) 149.55	(2) 149.55
DOO02	(1) 1710.75	(0) 0.00	(1) 1710.75	(1) 1710.75
EAG01	(1) 88.80	(0) 0.00	(1) 88.80	(1) 88.80
ECO04	(15) 535934.45	(10) 546876.39	(3) 107553.34	(3) 209168.90
EFTPS	(42) 448908.89	(42) 447062.37	(18) 135018.89	(20) 138761.96
ELE01	(1) 557.50	(1) 1340.00	(0) 0.00	(1) 557.50
ENT01	(4) 6896.62	(2) 12326.18	(2) 1858.85	(1) 1858.85
E-Q00	(6) 2100.00	(5) 1750.00	(2) 700.00	(2) 700.00
FOR00	(2) 1000.00	(1) 600.00	(1) 400.00	(1) 400.00
FRO00	(10) 1837.28	(10) 1760.60	(2) 433.48	(3) 677.44
GAL03	(3) 2075.00	(1) 1575.00	(1) 500.00	(1) 500.00
GAL05	(5) 22191.78	(3) 18608.18	(1) 3583.60	(2) 11626.30
GRU00	(1) 60.00	(0) 0.00	(1) 60.00	(1) 60.00
HAY00	(16) 9937.50	(7) 10837.50	(4) 2775.00	(2) 3000.00
HEA14	(2) 25050.00	(2) 25050.00	(1) 25000.00	(1) 25000.00
HEN02	(6) 16665.00	(5) 13832.50	(2) 5665.00	(2) 5665.00
HOD00	(11) 1148.64	(3) 891.40	(3) 257.24	(2) 476.33
HUT02	(7) 192284.25	(6) 193620.35	(3) 24602.59	(2) 24602.59



City Of Keweenaw

401 East Third Street - Keweenaw IL 61443-2365

AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Vendor	C/Y 2025 Invoices	C/Y 2025 Payments	F/Y 2026 Invoices	F/Y 2026 Payments
IDOR	(20) 116426.36	(20) 115782.99	(9) 34600.47	(10) 36141.42
IME02	(4) 12427.68	(4) 119090.27	(1) 5866.41	(2) 9160.18
IMRF	(22) 215743.04	(22) 215373.74	(6) 60434.17	(6) 60434.17
JOH01	(6) 10914.82	(6) 11529.08	(1) 109.00	(1) 109.00
JOH33	(6) 7590.63	(4) 5374.49	(2) 2216.14	(1) 2216.14
JOJ00	(4) 84.53	(2) 68.97	(2) 15.56	(2) 61.54
KEW02	(11) 69199.93	(11) 69011.43	(3) 19408.56	(3) 19408.56
KEW06	(11) 56749.71	(11) 56823.59	(3) 16609.95	(3) 16609.95
KEW07	(11) 7920.00	(11) 7920.00	(3) 2160.00	(3) 2160.00
LAM06	(1) 1700.00	(1) 3550.00	(0) 0.00	(1) 1700.00
LLO00	(11) 2981.44	(11) 2981.44	(3) 813.12	(3) 813.12
MCK00	(15) 3662.79	(9) 3886.08	(4) 613.14	(3) 937.13
MED00	(1) 175.88	(1) 497.83	(0) 0.00	(1) 497.83
MED04	(18) 13582.86	(7) 12558.53	(7) 8137.56	(3) 8137.56
MEN00	(125) 10254.03	(10) 11670.99	(35) 3787.27	(3) 4980.55
MER05	(1) 281.94	(0) 0.00	(1) 281.94	(1) 281.94
MIC00	(9) 501974.00	(1) 501974.00	(9) 501974.00	(1) 501974.00
MID20	(11) 1973.94	(4) 2553.98	(2) 265.47	(2) 277.44
MOO09	(13) 4662.58	(4) 3771.29	(8) 3312.68	(2) 3312.68
MUN00	(4) 325.00	(1) 150.00	(2) 175.00	(1) 175.00
MUN05	(1) 381.00	(0) 0.00	(1) 381.00	(1) 381.00
MUT01	(3) 847.37	(3) 1112.25	(1) 45.00	(1) 45.00
NAC00	(11) 57832.15	(11) 57648.50	(3) 16839.73	(3) 16839.73
NAP00	(61) 5796.03	(10) 6039.86	(8) 2185.23	(3) 2854.95
OFF00	(28) 5421.01	(9) 6213.43	(10) 1826.16	(3) 1886.93
OREILLY	(37) 1331.03	(9) 1230.98	(7) 243.13	(3) 308.91
OSF01	(7) 206.52	(5) 219.35	(4) 119.00	(3) 119.00
OSM00	(1) 25.00	(1) 25.00	(1) 25.00	(1) 25.00
PAC01	(10) 5963.81	(5) 8061.17	(2) 1670.25	(2) 2784.80
POL01	(14) 567.33	(7) 579.72	(2) 39.87	(2) 39.87
PRI06	(1) 150.00	(0) 0.00	(1) 150.00	(1) 150.00
PRO16	(5) 20081.07	(7) 24916.15	(1) 7187.95	(3) 7818.58
RAY01	(4) 7062.65	(3) 7045.13	(0) 0.00	(1) 17.52
ROT00	(2) 1779.00	(1) 900.00	(1) 879.00	(1) 879.00
SandS01	(6) 456.19	(4) 406.30	(3) 65.01	(3) 297.57
SIS01	(147) 67417.42	(89) 67424.04	(6) 10161.01	(5) 10161.01
SOV00	(1) 53.79	(0) 0.00	(1) 53.79	(1) 53.79



City Of Kewanee

401 East Third Street - Kewanee IL 61443-2365

AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Vendor	C/Y 2025 Invoices	C/Y 2025 Payments	F/Y 2026 Invoices	F/Y 2026 Payments
STA09	(11) 23293.95	(10) 21256.25	(3) 6113.10	(3) 6113.10
STA20	(34) 14340.34	(24) 27477.04	(5) 3257.92	(5) 3257.92
STE17	(5) 110.00	(5) 110.00	(1) 22.00	(2) 44.00
TAR00	(2) 10883.99	(1) 6749.61	(2) 10883.99	(2) 10883.99
TMO00	(5) 1421.70	(5) 1421.70	(2) 568.68	(2) 568.68
UNI05	(12) 1361.00	(12) 1348.00	(4) 383.00	(4) 383.00
UNI35	(5) 6425.00	(2) 5225.00	(1) 1200.00	(1) 1200.00
USC00	(5) 652.96	(5) 735.06	(1) 114.04	(2) 228.08
VAN30	(1) 20007.36	(1) 20007.36	(1) 20007.36	(1) 20007.36
WAL09	(11) 4282.62	(9) 3825.38	(1) 1046.07	(3) 1269.52
WIE00	(1) 1247.43	(0) 0.00	(1) 1247.43	(1) 1247.43
WIL23	(1) 850.00	(0) 0.00	(1) 850.00	(1) 850.00

STATE OF ILLINOIS)
)
COUNTY OF HENRY)

CERTIFICATE

I, KASEY MITCHELL, CERTIFY THAT I AM A DULY APPOINTED AND QUALIFIED MUNICIPAL CLERK OF THE CITY OF KEWANEE, HENRY COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT ON JUNE 9, 2025, THE CORPORATE AUTHORITY OF THE CITY OF KEWNEE PASSED AND APPROVED ORDINANCE NO. _____ WHICH PROVIDED BY ITS TERMS THAT IT SHOULD BE PUBLISHED IN PAMPHLET FORM. THE PAMPHLET FORM OF ORDINANCE NO. _____, INCLUDING ORDINANCE AND A COVER SHEET THEREOF WAS PREPARED, AND COPY OF SUCH ORDINANCE WAS POSTED IN THE MUNICIPAL BUILDING, COMMENCING ON JUNE 9, 2025 AND CONTINUING FOR AT LEAST TEN DAYS THEREAFTER. COPIES OF SUCH ORDINANCE ARE ALSO AVAILABLE FOR PUBLIC INSPECTION UPON REQUEST IN THE OFFICE OF THE MUNICIPAL CLERK.

GIVEN UNDER MY HAND AND SEAL THIS 9TH DAY OF JUNE, 2025.

(SEAL)

KASEY MITCHELL
CITY CLERK

CITY OF KEWANEE, ILLINOIS

ORDINANCE NO. _____

**AN ORDINANCE APPROVING AND AUTHORIZING
THE EXECUTION OF A TIF REDEVELOPMENT AGREEMENT
BY AND BETWEEN THE CITY OF KEWANEE AND
FLEMISH AMERICAN CLUB**

PASSED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF KEWANEE, HENRY COUNTY, ILLINOIS,
ON THE 9TH DAY OF JUNE, 2025.

PUBLISHED IN PAMPHLET FORM BY AUTHORITY OF THE CITY COUNCIL
OF THE CITY OF KEWANEE, HENRY COUNTY, ILLINOIS,
THIS 9TH DAY OF JUNE, 2025.

EFFECTIVE: JUNE 9, 2025

CITY OF KEWANEE, ILLINOIS: ORDINANCE NO. _____

**AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF
A TIF REDEVELOPMENT AGREEMENT BY AND BETWEEN:
THE CITY OF KEWANEE &
FLEMISH AMERICAN CLUB
KEWANEE DOWNTOWN TAX INCREMENT FINANCING DISTRICT**

The Mayor and City Council has determined that this TIF Redevelopment Agreement is in the best interest of the citizens of the City of Kewanee; therefore, be it ordained by the Mayor and City Council of the City of Kewanee, Henry County, Illinois as follows:

SECTION ONE: The TIF Redevelopment Agreement with Flemish American Club, the Developer, (*Exhibit A*) attached hereto is hereby approved.

SECTION TWO: The Mayor is hereby authorized and directed to enter into and execute on behalf of the City said TIF Redevelopment Agreement and the City Clerk of the City of Kewanee is hereby authorized and directed to attest such execution.

SECTION THREE: The TIF Redevelopment Agreement shall be effective the date of its approval on the 9th day of June, 2025.

SECTION FOUR: This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

PASSED, APPROVED and ADOPTED by the Corporate Authorities of the City of Kewanee this 9th day of June, 2025 and filed in the office of the City Clerk of said City on that date.

MAYOR AND COMMISSIONERS	AYE VOTE	NAY VOTE	ABSTAIN / ABSENT
Chris Colomer			
Adam Cernovich			
Tyrone Baker			
Mike Komnick			
Gary Moore, Mayor			
TOTAL VOTES:			

APPROVED: _____, Date ____/____/2025
Mayor, City of Kewanee

ATTEST: _____, Date: ____/____/2025
City Clerk, City of Kewanee

TIF REDEVELOPMENT AGREEMENT

for the

**KEWANEE DOWNTOWN
TAX INCREMENT FINANCING (TIF) DISTRICT**

by and between

CITY OF KEWANEE, HENRY COUNTY, ILLINOIS

and

FLEMISH AMERICAN CLUB

JUNE 9, 2025

TIF REDEVELOPMENT AGREEMENT
for the
KEWANEE DOWNTOWN TAX INCREMENT FINANCING (TIF) DISTRICT
by and between
CITY OF KEWANEE, HENRY COUNTY, ILLINOIS
and
FLEMISH AMERICAN CLUB

THIS AGREEMENT (including Exhibits) is entered into this 9th day of June, 2025, by and between the **CITY OF KEWANEE** (City), an Illinois Municipal Corporation, Henry County, Illinois; and **FLEMISH AMERICAN CLUB**, an Illinois Not-For-Profit Corporation (the “Developer”).

PREAMBLE

WHEREAS, the City has the authority to promote the health, safety and welfare of the City and its citizens, and to prevent the spread of blight and deterioration and inadequate public facilities by promoting the development of private investment in the marketability of property thereby increasing the tax base of the City and providing employment for its citizens; and

WHEREAS, it is the intent of the City to encourage economic development which will increase the real estate tax base as well as other revenue sources of the City, which increased tax base will be used, in part, to finance incentives to assist development within the Redevelopment Project Area; and

WHEREAS, Illinois statute (65 ILCS 5/8-1-2.5) allows a municipality to appropriate and expend funds for economic development purposes, including, without limitation, the making of grants for commercial enterprises that are deemed necessary or desirable for the promotion of economic development within the municipality; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4 *et seq.*, as amended (the “TIF Act”), the City has the authority to provide incentives to owners or prospective owners of real property to acquire, redevelop, rehabilitate and/or upgrade such property by reimbursing such owner(s) for certain costs incurred in connection with the acquisition, redevelopment, rehab and/or upgrades from increases in real estate tax revenues (“Tax Increment”) resulting therefrom or from other City revenues to the extent specified and agreed herein; and

WHEREAS, on January 12, 2015 the City established the **Kewanee Downtown Tax Increment Financing (TIF) District** (the “TIF District”), pursuant to the TIF Act by approving a Tax Increment Financing Plan and Projects, designating a Redevelopment Project Area, and adopting Tax Increment Financing for the TIF District; and

WHEREAS, pursuant to Section 5/11-74.4-4 (b) of the TIF Act, the City may 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 the Redevelopment Project Area; and

WHEREAS, the TIF District includes property owned by the Developer located at 313 N. Burr Blvd., Kewanee, Illinois (PIN# 20-33-206-012) (the “Property”); and

WHEREAS, the Developer plans to rehabilitate and replace the roof of the building located on the Property and is doing so based upon the expected availability of TIF real estate tax increment incentives offered by the City (the “Project”); and

WHEREAS, the Project is consistent with the TIF District Redevelopment Plan and Projects (the “TIF Plan”) and shall further conform to land use ordinances of the City; and

WHEREAS, pursuant to Section 5/11-74.4-4 (j) and Section 5/11-74.4-3 (q) of the TIF Act, the City may incur project redevelopment costs and reimburse developers who incur redevelopment project costs authorized by a redevelopment agreement, including those estimated TIF Eligible Project Costs as herein listed in the attached ***Exhibit 1*** of this Redevelopment Agreement; and

WHEREAS, the City has determined that the Project requires the incentives set forth herein and the Project will, as a part of the TIF District, promote the health, safety and welfare of the City and its citizens by attracting private investment to prevent blight and deterioration and to provide employment for its citizens and generally to enhance the economy of the City; and

WHEREAS, the City has determined that the Project is desirable for economic development in the City; and

WHEREAS, the City has reviewed the conditions of the Property and has reason to believe that the costs of the necessary public and private improvements, including but not limited to the costs listed in ***Exhibit 1*** to be incurred by the Developer in furtherance of the Project are eligible projects costs under the TIF Act and are consistent with the TIF Plan of the City; and

WHEREAS, the parties have agreed that the City shall reimburse the Developer for its TIF eligible project costs as set forth in ***Section C*** below, up to a total amount not to exceed **Twenty-five Thousand and 00/100 Dollars (\$25,000.00)** from the TIF District Special Tax Allocation Fund (the “TIF Fund”); and

WHEREAS, in consideration of the execution of this Agreement, the Developer will, subject to the terms of this Agreement, complete the Project; and

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

A. STATEMENTS AND INCENTIVES

1. The City represents that the matters set forth in the recitals above are true and correct and are incorporated into this Agreement.
2. Any terms which are not defined in this Agreement shall have the same meaning as they do in the TIF Act, unless indicated to the contrary. For purposes of this Agreement, **“TIF Eligible Project Costs”** shall mean those costs which are eligible for reimbursement under the TIF Act, 65 ILCS 5/11-74.4 *et. seq.*, as amended, and are further described in ***Exhibit 1*** attached hereto.
3. The parties acknowledge and agree that:

- a. The Developer requested that TIF incentives for the Project be provided by the City from the City's TIF Funds, and the City has agreed to such TIF incentives.
- b. The Parties have agreed that the total cumulative reimbursements paid by the City to the Developer from the TIF Fund for the Project shall not, in any event, exceed **Twenty-five Thousand and 00/100 Dollars (\$25,000.00)** as set forth herein, and shall be paid to the order of **Flemish American Club** unless otherwise directed in writing to the City by the Developer or assignee pursuant to **Section N** as herein provided.
- c. The Developer shall remain in compliance with all municipal ordinances relating to property development, property condition, zoning, subdivision and building codes (collectively, the "City Codes"). Failure to cure the violation of any such ordinance within thirty (30) days upon being provided written notice of the same by the City shall be cause for the City to declare the Developer in Default and unilaterally terminate this Agreement, except where such failure is not reasonably susceptible to cure within such 30-day period, in which case the Developer shall have such additional time to cure as is reasonably necessary, provided that the Developer has commenced such cure within such 30-day period and continues to diligently prosecute the same to completion.
- d. The Developer shall complete the Project within twelve (12) months from the date of the Agreement, subject to extension due to Force Majeure (defined below).
- e. Each of the parties represents that it has taken all actions necessary to authorize its representatives to execute this Agreement.

B. ADOPTION OF TAX INCREMENT FINANCING

The City has created the TIF District which includes the Property and has approved certain TIF Eligible Project Costs, including those set forth in **Exhibit 1**, for the Project.

C. INCENTIVES

In consideration for the Developer completing the Project, the City agrees to extend to Developer the following incentives to assist the Developer with the Project:

1. The City shall loan to the Developer the sum of **Twenty-Five Thousand Dollars (\$25,000.00)** from the TIF District Special Tax Allocation Fund for TIF Eligible Project Costs related to renovation costs incurred by the Developer in furtherance of the Project. The terms and condition for the Loan shall be as follows:
 - a. The full Loan amount of **\$25,000.00** shall be paid to the Developer upon completion of the Project and verification of TIF Eligible Project Costs incurred in furtherance of the Project pursuant to *Section E* below.
 - b. The interest rate for the Loan shall be Three Percent (3%) per annum and shall begin to accrue on the date the Loan funds are disbursed to the Developer.

- c. The term for the Loan shall expire on the date that is five (5) years from the date the Loan funds are disbursed to the Developer pursuant to paragraph a above.
 - d. One-fifth (1/5) of the principal balance of the Loan plus any accrued interest thereon shall be forgiven annually by the City commencing one year from the date the Loan funds are disbursed to the Developer and continuing on said date of each year thereafter for the term of the Loan, provided the Developer has been at all times in full compliance with every term of this Agreement, including the following:
 - i. The Developer timely completes the Project within 12 months from the date of the Agreement.
 - ii. The developer does not file for bankruptcy or otherwise becomes insolvent.
 - iii. The Developer does not sell or otherwise convey any portion of the Property during the term of the Loan.
 - iv. The Property does not become the subject of foreclosure proceedings.
 - v. The Developer does not vacate the Property during the term of the Loan.
 - vi. The Developer complies with every other term and conditions set forth in this Agreement.
2. The Parties agree that if any one of the following events takes place during the term of the Agreement, the Developer shall be found in default of the Agreement:
- a. The Developer does not complete the Project.
 - b. The Developer fails to provide verification of at least \$25,000 of TIF Eligible Project Costs pursuant to **Section E** below.
 - c. The Developer files for bankruptcy or otherwise becomes insolvent.
 - d. The Property becomes the subject of foreclosure proceedings.
 - e. The Developer sells or otherwise transfers the Property at any point prior to the expiration of this Agreement.
3. In order to continue receiving the incentives set forth herein, the Developer agrees to provide any information to the City upon written request of the City regarding the number of jobs created and/or retained by the Project as may be required by the Act and/or by the Illinois Comptroller. Failure to provide such information within 30 days of the date of City's request shall be cause for City, at its sole discretion, to declare the Developer in default and/or for the City to withhold any payments due Developer until such time as the City's request is satisfied.
4. **Effect of Default:**
- a. If the Developer fails to complete the project within twelve (12) months from the date of execution of the Agreement, the Agreement shall automatically be terminated, and any amounts paid to the Developer hereunder shall be due to the City upon written demand of the same from the City.
 - b. At any time during the term of this Agreement, if the Developer is found in default of any of the terms set forth herein after applicable notice and cure periods, any remaining payments due to the Developer hereunder shall cease and the Agreement shall automatically be terminated.

D. LIMITATION OF INCENTIVES TO DEVELOPER

1. The Developer shall not be entitled to any other reimbursement by the City for other TIF Eligible Project Costs beyond the maximum cumulative reimbursement of **Twenty-five Thousand and 00/100 Dollars (\$25,000.00)** as set forth herein.
2. The City is not obligated to use any of its proportionate share (i.e., the balance of real estate tax increment available after the reimbursement of Developer as required by the terms stated herein) of the monies for any of Developer's Eligible Project Costs but, rather, the City shall use its sums for any purpose under the Act as it may in its sole discretion determine.
3. The Developer agrees to substantially complete the Project, which includes renovations to the existing commercial building for the commercial business, subject to Force Majeure, as defined below.

E. PAYMENT OF TIF ELIGIBLE PROJECT COSTS

1. Payment to the Developer for TIF Eligible Project Costs as set forth by each respective Act shall be made by a Requisition for Payment of Private Development Redevelopment Costs (***Exhibit 2***, "Requisition") submitted by Developer to the City's TIF Administrator, Jacob & Klein, Ltd., with a copy to The Economic Development Group, Ltd. (collectively the "Administrator"), and subject to the Administrator's approval of the costs. The Developer may submit verification of costs and request reimbursement at one time, or as Eligible Project Costs, as listed in ***Exhibit 1***, are incurred.
2. All Requisitions must be accompanied by verified bills or statements of suppliers, contractors, or professionals together with mechanic's lien waivers (whether partial or full) from each of the parties entitled to a payment that is the subject of the Requisition as required by the City. **DEVELOPER MUST VERIFY SUFFICIENT ELIGIBLE PROJECT COSTS NO LATER THAN MARCH 31ST OF EACH YEAR FOR THE CITY TO PROVIDE THE INCENTIVES SET FORTH IN SECTION C RELATING TO REAL ESTATE TAX INCREMENT RECEIVED BY THE CITY IN THE PRIOR YEAR.** If there are no accumulated outstanding costs previously submitted and approved by the City and if the Developer does not submit such proposed eligible costs by this deadline, the Developer will forfeit reimbursement of such costs from the prior year's Net Real Estate Tax Increment to be paid in the current year. Any approved Requisitions submitted after this deadline will be eligible for reimbursement from next year's TIF Real Estate Tax Increment.
3. The Developer shall use such sums as reimbursement for eligible expenses only to the extent permitted by law and the TIF Act and may allocate such funds for any purpose during the term of this Agreement or the terms of the respective TIF District Redevelopment Project Area, whichever is longer.
4. The Administrator shall approve or disapprove a Requisition by written receipt to the Developer within thirty (30) business days after receipt of the Requisition. Approval of the Requisition will not be unreasonably withheld. If a Requisition is disapproved by the Administrator, the reasons for disapproval will be set forth in writing and the Developer may resubmit the Requisition with

such additional information as may be reasonably required and the same procedures set forth herein shall apply to such re-submittals.

5. All TIF Eligible Project Costs approved shall then be paid by the City to the Developer, or to others as directed by the Developer, pursuant to the TIF Redevelopment Plan and as allowed by Illinois law. The City shall pay such approved eligible costs annually, provided the Developer has satisfied the terms of this Agreement and costs which exceed the amount available to pay Developer shall carry forward, until paid, without further action of Developer. Payment shall be made within forty-five (45) days after approval subject to the terms of this Agreement and after receipt of the Real Estate Tax Increment generated by the Project from the County.
6. The Parties acknowledge that the determination of TIF Eligible Project Costs and, therefore, qualification for reimbursement hereunder, are subject to changes or interpretation made by amendments to the TIF Act, administrative rules, or judicial interpretation during the term of this Agreement. The City has no obligation to the Developer to attempt to modify those decisions, however it will assist the Developer in every respect as to obtaining approval of TIF Eligible Project Costs.
7. The Developer may submit for prior approval of estimated TIF Eligible Project Costs by the City before they are incurred subject to later confirmation by actual bills.

F. VERIFICATION OF REAL ESTATE TAX INCREMENT

1. It shall be the sole responsibility of the Developer or its designee to provide to the City, as requested in writing, copies of all PAID real estate tax bills, annually, for the Property.
2. The failure of Developer to provide any information required herein after written notice from the City, and the continued failure to provide such information within thirty (30) days after such notice, shall be considered a material breach of this Agreement and shall be cause for the City to deny payments hereunder to the Developer, which payments are conditional upon receipt of the foregoing information.

G. LIMITED OBLIGATION

The City's obligation hereunder to pay Developer for TIF Eligible Project Costs is a limited obligation to be paid solely from the TIF Special Tax Allocation Fund. Said obligation does not now and shall never constitute an indebtedness of the City within the meaning of any State of Illinois constitutional or statutory provision and shall not constitute or give rise to a pecuniary liability of the City or a charge or lien against the City's general credit or taxing power.

H. CITY PUBLIC PROJECTS

The City intends to use part or all of the City's share of the Real Estate Tax Increment for other public projects within the respective TIF Redevelopment Project Area. The City shall be eligible for reimbursement of the costs of doing so, as well as other eligible costs incurred by the City for the TIF District.

I. LIMITED LIABILITY OF CITY TO OTHERS FOR DEVELOPER'S EXPENSES

There shall be no obligation by the City to make any payments to any person other than the Developer, or its authorized designee, nor shall the City be obligated to make direct payments to any other contractor, subcontractor, mechanic or materialman providing services or materials to Developer for the Project.

J. COOPERATION OF THE PARTIES

1. The City and the Developer shall reasonably cooperate with each other when requested to do so concerning the development of the Project. This includes without limitation the City assisting or sponsoring the Developer, or agreeing to jointly apply with the Developer, for any grant, award, subsidy or additional funding which may be available from other governmental sources as the result of the Developer's or City's activities. This also includes without limitation the Developer assisting or sponsoring the City, or agreeing to jointly apply with the City, for any grant, award, or subsidy which may be available as the result of the City's or Developer's activities.
2. The Parties agree to take such actions, including the execution and delivery of such documents, instruments, petitions, and certifications (and, in the City's case, the adoption of such ordinances and resolutions), as may be necessary or appropriate, from time to time, to carry out the terms, provisions, and intent of this Agreement and to aid and assist each other in carrying out said terms, provisions, and intent.
3. The Parties shall reasonably cooperate with each other in seeking from any or all appropriate governmental bodies all approvals (whether federal, state, county, or local) required or useful for the construction or improvement of property and facilities in and on the Property or for the provision of services to the Property, including, without limitation, wetland mitigation, gas, telephone, and electric utility services, roads, highways, and rights-of-way, water and sanitary sewage facilities, and storm water disposal facilities.

K. DEFAULT; CURE; REMEDIES

In the event of a default under this Redevelopment Agreement by any party hereto (the "Defaulting Party"), which default is not cured within the cure period provided for below, then the other party (the "Non-defaulting Party"), shall have an action for damages, or, in the event damages would not fairly compensate the Non-defaulting Party for the Defaulting Party's breach of this Redevelopment Agreement, the Non-defaulting Party shall have such other equity rights and remedies as are available to them at law or in equity. Any damages payable by the City hereunder shall be limited to the Real Estate Tax Increment payable to the Developer under the terms of this Agreement.

In the event a Defaulting Party shall fail to perform a monetary covenant which it is required to perform under this Redevelopment Agreement, it shall not be deemed to be in default under this Redevelopment Agreement unless it shall have failed to perform such monetary covenant within thirty (30) days of its receipt of a notice from a Non-defaulting Party specifying that it has failed to perform such monetary covenant. In the event a Defaulting Party fails to perform any nonmonetary covenant as

and when it is required to under this Redevelopment Agreement, it shall not be deemed to be in default if it shall have cured such default within thirty (30) days of its receipt of a notice from a Non-defaulting party specifying the nature of the default, provided, however, with respect to those nonmonetary defaults which are not capable of being cured within such thirty (30) day period, a Defaulting Party shall not be deemed to be in default if it commences curing within such thirty (30) day period, and thereafter diligently and continuously prosecutes the cure of such default until the same has been cured.

L. TIME; FORCE MAJEURE

For this Agreement, time is of the essence. The Developer agrees to complete the Project as set forth in Section A(3)(d) on within twelve (12) months from the date of the Agreement; provided, however, the Developer and City shall not be deemed in default with respect to any obligations of this Agreement on its part to be performed if Developer or City fails to timely perform the same and such failure is due in whole, or in part, to any strike, lock-out, civil disorder, inability to procure materials, weather conditions, wet soil conditions, failure or interruptions of power, condemnation, riots, insurrections, war, fuel shortages, pandemic or other public health disaster if declared by a State or Federal official with legal authority for such declaration, Acts of God, acts caused directly or indirectly by the City (or City's agents, employees or invitees) when applicable to Developer or third parties, or any other cause beyond the reasonable control of Developer or City.

M. ASSIGNMENT

The rights (including, but not limited to, the right to payments contemplated by **Section C** of this Agreement) and obligations (or either of them) of the Developer under this Agreement shall not be assignable.

N. WAIVER

Any party to this Agreement may elect to waive any remedy it may enjoy hereunder, provided that no such waiver shall be deemed to exist unless the party waiving such right of remedy does so in writing. No such waiver shall obligate such party to waive any right of remedy hereunder or shall be deemed to constitute a waiver of other rights and remedies provided by said party pursuant to this Agreement.

O. SEVERABILITY

If any section, subsection, term or provision of this Agreement or the application thereof to any party or circumstance shall, to any extent, be invalid or unenforceable, the remainder of said section, subsection, term or provision of this Agreement or the application of same to parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby.

P. NOTICES

All notices, demands, requests, consents, approvals or other instruments required or permitted by this Agreement shall be in writing and shall be executed by the party or an officer, agent or attorney of the party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally, or as of the third (3rd) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid addressed as follows:

TO CITY:

City of Kewanee

% City Clerk
401 E. Third St.
Kewanee, IL 61443
Telephone: (309) 852-2611
Fax: (309) 856-6001

With copy to:

Jacob & Klein, Ltd.
The Economic Development Group, Ltd.
1701 Clearwater Avenue
Bloomington, IL 61704
Telephone: (309) 664-7777
Fax: (309) 664-7878

TO DEVELOPER:

Flemish American Club

% Mark Mikenas, Board Member
113 E. 2nd Street
Kewanee, IL 61443
Telephone:

With copy to:

Q. SUCCESSORS IN INTEREST

Subject to the provisions of *Paragraph N*, above, this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

R. NO JOINT VENTURE, AGENCY, OR PARTNERSHIP CREATED

Neither anything in this Agreement nor any acts of the parties to this Agreement shall be construed by the parties or any third person to create the relationship of a partnership, agency, or joint venture between or among such parties.

S. TERM OF THE AGREEMENTS

Notwithstanding anything contained herein to the contrary, this Agreement shall terminate upon expiration of the loan set forth herein. The Agreement shall expire sooner if the Developer files for bankruptcy or otherwise becomes insolvent, the Property becomes the subject of foreclosure proceedings, or upon default by the Developer of this Agreement.

T. WARRANTY OF SIGNATORIES

The signatories of Developer warrant full authority to both execute this Agreement and to bind the entity in which they are signing on behalf of.

U. INDEMNIFICATION OF CITY

All fixed works constructed or demolished by any public body or paid for wholly or in part out of public funds are subject to the Prevailing Wage Act (the "PWA Act" 820 ILCS 130/0.01 et. Seq.). However, it is the understanding of the Parties that the position of the Illinois Department of Labor is that "funds received from Tax Increment Financing do not qualify as "public funds." A private project that is funded by means of TIF financing...is not covered by the Prevailing Wage Act unless it also receives

funding from another source which does qualify as public funds.”. This position of the Department of Labor is stated as an answer to a FAQ on its website. The Developer shall indemnify and hold harmless the City, and all City elected or appointed officials, officers, employees, agents, representatives, engineers, consultants, and attorneys (collectively, the Indemnified Parties), from any and all claims that may be asserted against the Indemnified Parties or one or more of them, in connection with the applicability, determination, and/or payments made under the Illinois Prevailing Wage Act (820 ILCS 130/0.01 *et. seq.*), the Illinois Procurement Code, and/or any similar State or Federal law or regulation. In addition, the Developer agrees to indemnify and hold harmless the City for any claim asserted against the City arising from the Developer’s Project and/or this Agreement or any challenge to the eligibility of project costs reimbursed to Developer hereunder. This obligation to indemnify and hold harmless obligates Developer to defend any such claim and/or action, pay any liabilities and/or penalties imposed, and pay all defense costs of the City, including but not limited to the reasonable attorney fees of the City. Notwithstanding anything to the contrary set forth herein, the Developer shall be entitled to select defense counsel of its choosing in connection with the defense of any such claim and/or action.

V. COUNTERPARTS

This Agreement may be executed in counterparts, which when taken together shall constitute a single signed original as though all Parties had executed the same page.

EACH PARTY ACKNOWLEDGES THAT, IN EXECUTING THIS AGREEMENT, SUCH PARTY HAS HAD THE OPPORTUNITY TO SEEK THE ADVICE OF INDEPENDENT LEGAL COUNSEL AND HAS READ AND UNDERSTOOD ALL OF THE TERMS AND PROVISIONS OF THIS AGREEMENT. THIS AGREEMENT SHALL NOT BE CONSTRUED AGAINST ANY PARTY BY REASON OF THE DRAFTING OR PREPARATION HEREOF AND THE SIGNATORIES OF THE PARTIES HEREBY WARRANT FULL AUTHORITY TO BOTH EXECUTE THIS AGREEMENT AND TO BIND THE ENTITY IN WHICH THEY ARE SIGNING ON BEHALF OF.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers on the above date at Kewanee, Illinois.

CITY OF KEWANEE,
an Illinois Municipal Corporation

BY:

Mayor

ATTEST:

City Clerk

FLEMISH AMERICAN CLUB, an Illinois
Not-For-Profit Corporation

BY: _____

Printed Name

Date: _____

EXHIBIT 1

SUMMARY OF ESTIMATED ELIGIBLE PROJECT COSTS

FLEMISH AMERICAN CLUB

Kewanee Downtown TIF District in the City of Kewanee, Henry County, Illinois

Project Description: The Developer owns the Property and plans to rehabilitate and replace the roof for the building located thereon.

Location: 313 N. Burr Blvd.

PIN: 20-33-206-012

Estimated TIF Eligible Project Costs:

Rehabilitation / Renovation Costs..... \$71,000

Total Estimated TIF Eligible Project Costs* \$71,000

*Note: The total reimbursements paid to the Developer shall not exceed **\$25,000.00** as set forth in **Section C**.

Redevelopment Agreement by and between the City of Kewanee, Illinois and 104 W First, LLC

EXHIBIT 2

PRIVATE PROJECT REQUEST FOR VERIFICATION OF TIF ELIGIBLE PROJECT COSTS BY FLEMISH AMERICAN CLUB

Date: _____

Attention: City of Kewanee, IL TIF District Administrator

Re: Redevelopment Agreement dated June 9, 2025 by and between the City of Kewanee and Flemish American Club (the “Developer”).

The City of Kewanee is hereby requested to disburse funds from the TIF District Special Tax Allocation Fund pursuant to the above referenced Redevelopment Agreement in the following amount(s) to the Developer and for the purpose(s) set forth in this Request for Verification of the Developer’s TIF Eligible Project Costs. The terms used herein shall have the same meanings as those terms in the Redevelopment Agreement.

1. Request No. _____
2. Reimbursement payable to: Flemish American Club
3. Amounts requested to be reimbursed (*attach additional pages, if necessary*):

Description of Developer’s Eligible Project Cost	Amount
TOTAL:	

4. The amount requested to be disbursed pursuant to this Request for Reimbursement will be used to reimburse the Developer for TIF Eligible Project Costs for the Project detailed in ***Exhibit “1”*** of the Redevelopment Agreement.

5. The undersigned hereby certifies and swears under oath that the following statements are true and correct:
- a. the amounts included in (3) above were made or incurred or financed and were necessary for the Project and were made or incurred in accordance with the City Codes; and
 - b. the amounts paid or to be paid, as set forth in this Request for Reimbursement, represent a part of the funds due and payable for Developer's TIF Eligible Project Costs; and
 - c. the expenditures for which amounts are requested represent proper redevelopment project costs as identified in the "Limitation of Incentives to Developer" described in **Section D** of the Redevelopment Agreement: have not been included in any previous Request for Reimbursement; have been properly recorded on the Developer's books; are set forth with invoices attached for all sums for which reimbursement is requested; and proof of payment of the invoices; and
 - d. the amounts requested are not greater than those necessary to meet obligations due and payable or to reimburse the Developer for its funds actually advanced for redevelopment project costs; and
 - e. the Developer is not in default under the Redevelopment Agreement, and nothing has occurred to the knowledge of the Developer that would prevent the performance of its obligations under the Redevelopment Agreement.
 - f. Any violation of this oath shall constitute a default of the Redevelopment Agreement and shall be cause for the City to unilaterally terminate the Redevelopment Agreement.
6. Attached hereto is a copy of **Exhibit "I"** of the Redevelopment Agreement, together with copies of **invoices and proof of payment** of such invoices, including cancelled checks and/or any lien waivers (to the extent applicable) relating to all items for which reimbursement is being requested.

BY: _____ (Developer)

Title: _____

☐ **REVIEWED BY KEWANEE TIF DISTRICT ADMINISTRATOR**

BY: _____

Title: _____ Date: _____

☐ **APPROVED BY CITY OF KEWANEE, ILLINOIS**

BY: _____

Title: _____ Date: _____

STATE OF ILLINOIS)
)
COUNTY OF HENRY)

CERTIFICATE

I, KASEY MITCHELL, CERTIFY THAT I AM A DULY APPOINTED AND QUALIFIED MUNICIPAL CLERK OF THE CITY OF KEWANEE, HENRY COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT ON JUNE 9, 2025, THE CORPORATE AUTHORITY OF THE CITY OF KEWNEE PASSED AND APPROVED ORDINANCE NO. _____ WHICH PROVIDED BY ITS TERMS THAT IT SHOULD BE PUBLISHED IN PAMPHLET FORM. THE PAMPHLET FORM OF ORDINANCE NO. _____, INCLUDING ORDINANCE AND A COVER SHEET THEREOF WAS PREPARED, AND COPY OF SUCH ORDINANCE WAS POSTED IN THE MUNICIPAL BUILDING, COMMENCING ON JUNE 9, 2025 AND CONTINUING FOR AT LEAST TEN DAYS THEREAFTER. COPIES OF SUCH ORDINANCE ARE ALSO AVAILABLE FOR PUBLIC INSPECTION UPON REQUEST IN THE OFFICE OF THE MUNICIPAL CLERK.

GIVEN UNDER MY HAND AND SEAL THIS 9TH DAY OF JUNE, 2025.

(SEAL)

KASEY MITCHELL
CITY CLERK

CITY OF KEWANEE, ILLINOIS

ORDINANCE NO. _____

**AN ORDINANCE APPROVING AND AUTHORIZING
THE EXECUTION OF A TIF REDEVELOPMENT AGREEMENT
BY AND BETWEEN THE CITY OF KEWANEE AND
KTOWN REAL ESTATE, LLC**

PASSED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF KEWANEE, HENRY COUNTY, ILLINOIS,
ON THE 9TH DAY OF JUNE, 2025.

PUBLISHED IN PAMPHLET FORM BY AUTHORITY OF THE CITY COUNCIL
OF THE CITY OF KEWANEE, HENRY COUNTY, ILLINOIS,
THIS 9TH DAY OF JUNE, 2025.

EFFECTIVE: JUNE 9, 2025

CITY OF KEWANEE, ILLINOIS: ORDINANCE NO. _____

**AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF
A TIF REDEVELOPMENT AGREEMENT BY AND BETWEEN:
THE CITY OF KEWANEE &
KTOWN REAL ESTATE, LLC
KEWANEE DOWNTOWN TAX INCREMENT FINANCING DISTRICT**

The Mayor and City Council has determined that this TIF Redevelopment Agreement is in the best interest of the citizens of the City of Kewanee; therefore, be it ordained by the Mayor and City Council of the City of Kewanee, Henry County, Illinois as follows:

SECTION ONE: The TIF Redevelopment Agreement with KTown Real Estate, LLC, the Developer, (*Exhibit A*) attached hereto is hereby approved.

SECTION TWO: The Mayor is hereby authorized and directed to enter into and execute on behalf of the City said TIF Redevelopment Agreement and the City Clerk of the City of Kewanee is hereby authorized and directed to attest such execution.

SECTION THREE: The TIF Redevelopment Agreement shall be effective the date of its approval on the 9th day of June, 2025.

SECTION FOUR: This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

PASSED, APPROVED and ADOPTED by the Corporate Authorities of the City of Kewanee this 9th day of June, 2025 and filed in the office of the City Clerk of said City on that date.

MAYOR AND COMMISSIONERS	AYE VOTE	NAY VOTE	ABSTAIN / ABSENT
Chris Colomer			
Adam Cernovich			
Tyrone Baker			
Mike Komnick			
Gary Moore, Mayor			
TOTAL VOTES:			

APPROVED: _____, Date ____/____/2025
Mayor, City of Kewanee

ATTEST: _____, Date: ____/____/2025
City Clerk, City of Kewanee

**TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT AGREEMENT**

by and between

CITY OF KEWANEE, HENRY COUNTY, ILLINOIS

and

KTOWN REAL ESTATE, LLC

**KEWANEE DOWNTOWN
TAX INCREMENT FINANCING DISTRICT**

JUNE 9, 2025

**TIF REDEVELOPMENT AGREEMENT
BY AND BETWEEN
CITY OF KEWANEE
&
KTOWN REAL ESTATE, LLC**

KEWANEE DOWNTOWN TIF DISTRICT

THIS TIF REDEVELOPMENT AGREEMENT (including Exhibits) (“Agreement”) is entered into this 9th day of June, 2025, by the **City of Kewanee** (the “City”), an Illinois Municipal Corporation, Henry County, Illinois, and **KTown Real Estate, LLC**, an Illinois Limited Liability Company (the “Developer”).

PREAMBLE

WHEREAS, the City has the authority to promote the health, safety, and welfare of the City and its citizens and to prevent the spread of blight and deterioration and inadequate public facilities by promoting the development of private property thereby increasing the tax base of the City and providing employment for its citizens; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4.4 *et seq.*, as amended (the “Act”), the City has the authority to provide incentives to owners or prospective owners of real property to develop, redevelop, and rehabilitate such property by reimbursing the owners for certain costs from resulting increases in real estate tax revenues; and

WHEREAS, on January 12, 2015, recognizing the need to foster the development, expansion and revitalization of certain properties which are vacant, underutilized or undeveloped, the City adopted Tax Increment Financing under the Act, approved a Redevelopment Plan and designated a Redevelopment Area known as the **Kewanee Downtown Tax Increment Financing District** (the “TIF District”); and

WHEREAS, one such property which is owned by the Developer and located at 417 Tenney Street, Kewanee, Illinois 61443 (PIN # (part of) 25-04-428-035) (the “Property”) and said Property is in need of development and integral to the development of the TIF District; and

WHEREAS, the Developer is proceeding with plans to construct and operate a new car wash facility located on the Property (the “Project”) based upon incentives made available by the City; and

WHEREAS, it is the intent of the City to encourage economic development which will increase the real estate tax, which increased taxes will be used, in part, to finance incentives to assist this Developer’s Project; and

WHEREAS, the City has the authority under the Act to incur Redevelopment Project Costs (“Eligible Project Costs”) and to reimburse Developer for such costs; and

WHEREAS, pursuant to Section 74.4-4(q) of the Act, the City may utilize TIF revenues from one redevelopment project area for eligible costs in another, contiguous redevelopment project area; and

WHEREAS, pursuant to Illinois Statute 65 ILCS 5/8-1-2.5, the City has the authority to appropriate and expend funds for economic development purposes, including without limitation, the making of grants to any commercial enterprise that is necessary or desirable for the promotion of economic development within the municipality; and

WHEREAS, the Developer has requested that incentives for the development be provided by the City from incremental increases in real estate taxes of the City and its Project and that such incentives include the reimbursement of Eligible Project Costs; and

WHEREAS, the City has determined that this Project requires the incentives requested and that said Project will, as a part of the Plan, promote the health, safety and welfare of the City and its citizens by attracting private investment to prevent blight and deterioration, to develop underutilized property, and to provide employment for its citizens and generally to enhance the economy of the City; and

WHEREAS, the City and the Developer (the “Parties”) have agreed that the City shall reimburse the Developer for a portion of its TIF Eligible Project Costs incurred in completing the Project as specified below in *Section C, Incentives*; and

WHEREAS, in no event shall cumulative maximum reimbursements for the Developer’s TIF Eligible Project Costs under this Agreement exceed **One Million Nine Hundred Thousand Dollars and No Cents (\$1,900,000.00)**; and

WHEREAS, the City is entering into this Agreement to induce the Developer to acquire the Property and complete the Project; and

WHEREAS, in consideration of the execution of this Agreement and in reliance thereon, the Developer has proceed with its plans to complete the Project as set forth herein.

AGREEMENTS

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

A. PRELIMINARY STATEMENTS

1. The Parties agree that the matters set forth in the recitals above are true and correct and form a part of this Agreement, and are to be construed as binding statements of this Agreement.
2. Any terms which are not defined in this Agreement shall have the same meaning as they do in the Act, unless indicated to the contrary.
3. The Developer shall remain in compliance with all municipal ordinances relating to property development, property condition, zoning, subdivision and building codes. Failure to cure the violation of any such ordinance within thirty (30) days upon being provided written notice of the same by the City shall be cause for the City to declare the Developer in Default and unilaterally terminate this Agreement, except where such failure is not reasonably susceptible to cure within such 30-day period, in which case the Developer shall have such additional time to cure as is reasonably necessary, provided that the Developer has commenced such cure within

such 30-day period and continues to diligently prosecute the same to completion.

4. Each of the Parties represents that it has taken all actions necessary to authorize its representatives to execute this Agreement.

B. ADOPTION OF TAX INCREMENT FINANCING

The City has created a Tax Increment Financing District known as the “Kewanee Downtown TIF District” which includes the Developer’s Property. The City has approved certain Redevelopment Project Costs, including the types described in *Exhibit 1* for the Developer’s Project which shall be known as the “**KTown Real Estate, LLC Redevelopment Project**”.

C. INCENTIVES

In consideration for the Developer completing its Project, the City agrees to extend to Developer the following incentives to assist Developer’s Project:

1. The City shall reimburse the Developer **Fifty Percent (50%)** of the annual “net” incremental increase in real estate tax generated over the base year by the Developer’s Project for the reimbursement of a portion of the Developer’s TIF Eligible Project Costs (as set forth in Exhibit “1” attached hereto). Said reimbursements shall commence with the real estate tax increment derived from the real estate taxes assessed in year 2025 and paid in year 2026, and continue for current remaining life of the TIF District (tax year 2038 payable in year 2039), or until all TIF Eligible Project Costs as described in Exhibit “1” and verified pursuant to Section E below are fully reimbursed, not to exceed a total of **One Million Nine Hundred Thousand Dollars (\$1,900,000.00)**, whichever occurs first.
2. “Net” real estate tax increment is defined as increases in annual real estate tax increment derived from the Developer’s Project after payment of a proportionate amount of TIF District administrative fees and costs incurred by the City and payments pursuant to any TIF District Intergovernmental Agreements, if any. The Developer’s proportionate amount is calculated by dividing the increment generated by the Developer’s Project by the total increment generated by the TIF District, and multiplying the result by such TIF District administrative fees and costs and payments pursuant to any TIF District Intergovernmental Agreements, if any.

D. LIMITATION OF INCENTIVES TO DEVELOPER

1. In no event, shall the maximum cumulative reimbursements for the Developer’s TIF Eligible Project Costs pursuant to *Section C(1)* above exceed One Million Nine Hundred Thousand Dollars and No Cents (\$1,900,000.00) as set forth herein.
2. It is not contemplated that, nor is the City obligated, to use any of its proportionate share of the monies generated by this Project for any of Developer’s Eligible Project Costs, but rather the City shall use such sums for any purpose under the Act as it may in its sole discretion determine.

E. PAYMENT OF ELIGIBLE PROJECT COSTS

1. Payment to the Developer for Eligible Project Costs as set forth by the Act shall be made by

a Requisition for Payment of Private Development Redevelopment Costs (“Requisition”, attached hereto as Exhibit “2”) submitted from time to time to Jacob & Klein, Ltd. and the Economic Development Group, Ltd. (collectively the “Administrator”) and subject to their approval of the costs and availability of funds in the Special Account.

2. All Requisitions must be accompanied by verified bills or statements of suppliers, contractors, or professionals together with mechanic’s lien waivers (whether partial or full) from each of the parties entitled to a payment that is the subject of the Requisition as required by the City.
3. The Developer shall use such sums as reimbursement for TIF Eligible Project Costs only to the extent permitted by law and the Act and may allocate such funds for any purpose for the Term of this Agreement or the term of the TIF District whichever is longer.
4. The Administrator shall approve or disapprove a Requisition by written receipt to the Developer within thirty (30) business days after receipt of the Requisition. Approval of the Requisition will not be unreasonably withheld. If a Requisition is disapproved by the Administrator, the reasons for disallowance will be set forth in writing and the Developer may resubmit the Requisition with such additional information as may be required and the same procedures set forth herein shall apply to such re-submittals.
5. All TIF Eligible Project Costs approved shall then be paid by the City from the Special Account to the Developer, or to others as directed by the Developer, pursuant to the Redevelopment Plan and as allowed by Illinois Law. Payments shall be made within forty-five (45) days after approval of the TIF Eligible Project Costs subject to the terms of this Agreement.
6. The Parties acknowledge that the determination of Eligible Project Costs, and, therefore, qualification for reimbursement hereunder are subject to changes or interpretation made by amendments to the Act, administrative rules or judicial interpretation during the term of this Agreement. The City has no obligation to the Developer to attempt to modify those decisions, but will reasonably assist the Developer in every respect to obtain approval of Eligible Project Costs.

F. VERIFICATION OF TAX INCREMENT

1. It shall be the sole responsibility of the Developer to provide to the City as requested the following:
 - A. Copies of all **PAID** annual real estate tax bills for the Property.
2. The failure of Developer to provide any information required herein after notice from the City, including verification of Eligible Project Costs, and the continued failure to provide such information within thirty (30) days after such notice, shall be considered a material breach of this Agreement and shall be cause for the City to deny payments hereunder to the Developer, which payments are conditional upon receipt of the foregoing information.

G. REIMBURSEMENT OF THE DEVELOPER'S SHARE OF TAX OBJECTION REFUNDS

If a refund of tax increment (including any accrued statutory interest thereon) is potentially due from the City's TIF Fund as the result of any tax objection, assessment challenge or formal appeal to the Illinois Property Tax Appeal Board (PTAB), issuance of a certificate of error or other such action, including any appeals therefrom, concerning the potential reduction of assessed value of the Property, the City may at its sole discretion withhold the Developer's share of any such possible refund (including any accrued statutory interest thereon) from future reimbursements calculated to be paid to the Developer under this Agreement. Furthermore, the Developer is hereby obligated to provide written notice to the City within five (5) days of filing any such objection, assessment challenge or formal appeal to the PTAB or other such action, including any appeals therefrom, that could potentially reduce the assessed value of the Property. Failure to provide such notice shall be considered a breach of this Agreement and shall be cause for the City to deny payments hereunder to the Developer.

Any funds withheld by the City under this *Section G* shall be deposited by it into a separate interest bearing bank account. Upon final determination of the assessed value of the Property, the City shall pay to the Developer the principal amount due under this Agreement as recalculated. The City shall be entitled to retain any interest earned on the account as partial payment for the administration of the account due to the delay of the determination of the final evaluation and recalculation of the benefits due the Developer under this Agreement.

If it appears to the City that it will be unable to recover the Developer's share of any such refund (including any accrued statutory interest thereon) from the remaining future reimbursements due the Developer under this Agreement, the Developer shall reimburse the City for the Developer's remaining unpaid share of such refund within thirty (30) days upon receiving written demand of the same from the City.

Notwithstanding anything contained in this Agreement to the contrary, the obligations contained in this *Section G* shall remain in effect for the term of this Agreement.

H. LIMITED OBLIGATION

The City's obligation hereunder to pay the Developer for Eligible Project Costs is a limited obligation to be paid solely from the TIF District Special Tax Allocation Fund. Said obligation does not now and shall never constitute an indebtedness of the City within the meaning of any State of Illinois constitutional or statutory provision, and shall not constitute or give rise to a pecuniary liability of the City or a charge or lien against the City's general credit or taxing power.

I. CITY PUBLIC PROJECTS

The City intends to use part of its share of the Project's real estate tax increment to fund other public projects in the TIF Redevelopment Area.

J. LIMITED LIABILITY OF CITY TO OTHERS FOR DEVELOPER'S EXPENSES

There shall be no obligation by the City to make any payments to any person other than the Developer, nor shall the City be obligated to make direct payments to any other contractor, subcontractor, mechanic

or materialman providing services or materials to the Developer for the Project. This Agreement shall not create any third-party rights and the Developer shall indemnify and hold the City harmless on any claims arising out of the Developer's construction activities.

K. COOPERATION OF THE PARTIES

The City and the Developer agree to cooperate fully with each other when requested to do so concerning the development of the Developer's Project. This includes without limitation the City assisting or sponsoring the Developer, or agreeing to jointly apply with the Developer, for any grant, award, or subsidy which may be available as the result of the Developer's or City's activities. This also includes without limitation the Developer assisting or sponsoring the City, or agreeing to jointly apply with the City, for any grant, award or subsidy which may be available as the result of the City's or Developer's activities.

L. DEFAULT; CURE; REMEDIES

In the event of a default under this Agreement by any party hereto (the "Defaulting Party"), which default is not cured within the cure period provided for below, then the other party (the "Non-defaulting Party") shall have an action for damages, or in the event damages would not fairly compensate the Non-defaulting Party's for the Defaulting Party's breach of this Agreement, the Non-defaulting Party shall have such other equity rights and remedies as are available to them at law or in equity. Any damages payable by the City hereunder shall be limited to the real estate tax increment payable to the Developer under the terms of this Agreement.

In the event a Defaulting Party shall fail to perform a monetary covenant which it is required to perform under this Agreement, it shall not be deemed to be in default under this Agreement unless it shall have failed to perform such monetary covenant within thirty (30) days of its receipt of a notice from a Non-defaulting Party specifying that it has failed to perform such monetary covenant. In the event a Defaulting Party fails to perform any non-monetary covenant as and when it is required to under this Agreement, it shall not be deemed to be in default if it shall have cured such default within thirty (30) days of its receipt of a notice from a Non-defaulting Party specifying the nature of the default, provided, however, with respect to those non-monetary defaults which are not capable of being cured within such thirty (30) day period, it shall not be deemed to be in default if it commences curing within such thirty (30) days period, and thereafter diligently and continuously prosecutes the cure of such default until the same has been cured.

M. TIME; FORCE MAJEURE

For this Agreement, time is of the essence. However, the Developer and the City shall not be deemed in default with respect to any obligations of this Agreement on its part to be performed if the Developer or City fails to timely perform the same and such failure is due in whole, or in part, to any strike, lock-out, labor trouble (whether legal or illegal), civil disorder, inability to procure materials, weather conditions wet soil conditions, failure or interruptions of power, restrictive governmental laws and regulations, condemnation, riots, insurrections, war, fuel shortages, accidents, casualties, Acts of God, acts caused directly or indirectly by the City (or the City's agents, employees or invitees) when applicable to Developer or third parties, or any other cause beyond the reasonable control of Developer or the City.

N. ASSIGNMENT

The rights (including, but not limited to, the right to payments contemplated by *Section C* of this Agreement) and obligations (or either of them) of the Developer under this Agreement shall be fully assignable by the Developer provided written notice is provided to the City and the City's consent is obtained prior to such assignment. The City's consent shall not be unreasonably withheld provided that the nature of the Project is not substantially changed, and further provided that the assignee is financially capable of fulfilling the obligations of the assignor. Any such assignment shall be subject to all the terms and conditions contained in this Agreement. Further, no such assignment shall be deemed to release the assignor of its obligations to the City under this Agreement unless the consent of the City to the release of the assignor's obligations is first obtained. .

O. WAIVER

Any party to this Agreement may elect to waive any remedy it may enjoy hereunder, provided that no such waiver shall be deemed to exist unless the party waiving such right of remedy does so in writing.

No such waiver shall obligate such party to waive any right of remedy hereunder, or shall be deemed to constitute a waiver of other rights and remedies provided said party pursuant to this Agreement.

P. SEVERABILITY

If any section, subsection, term or provision of this Agreement or the application thereof to any party or circumstance shall, to any extent, be invalid or unenforceable, the remainder of said section, subsection, term or provision of this Agreement or the application of same to parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby.

Q. NOTICES

All notices, demands, requests, consents, approvals or other instruments required or permitted by this Agreement shall be in writing and shall be executed by the Party or an officer, agent or attorney of the Party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally, or as of the third (3rd) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid addressed as follows:

To Developer:

KTown Real Estate, LLC
c/o Chris Roginski
417 Tenney Street
Kewanee, IL 61443

To City:

City Clerk
City Hall
401 E. Third Street
Kewanee, Illinois 61443

With copy to:

Jacob & Klein, Ltd.
Economic Development Group, Ltd.
1701 Clearwater Avenue
Bloomington, Illinois 61704
Telephone: (309)664-7777

Q. SUCCESSORS IN INTEREST

Subject to the Provisions of *Section N* above, this Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

R. NO JOINT VENTURE, AGENCY, OR PARTNERSHIP CREATED

Neither anything in this Agreement nor any acts of the Parties to this Agreement shall be construed by the Parties or any third person to create the relationship of a partnership, agency, or joint venture between or among such Parties.

S. INDEMNIFICATION OF CITY

It is the understanding of the Parties that the position of the Illinois Department of Labor is that the Illinois Prevailing Wage Act does not apply to TIF increment received by developers as reimbursement for private TIF Eligible Project Costs. This position of the Department of Labor is stated as an answer to a FAQ on its website. The Developer shall indemnify and hold harmless the City, and all City elected or appointed officials, officers, employees, agents, representatives, engineers, consultants and attorneys (collectively, the Indemnified Parties), from any and all claims that may be asserted against the Indemnified Parties or one or more of them, in connection with the applicability, determination, and/or payments made under the Illinois Prevailing Wage Act (820 ILCS 130/0.01 et. seq.), the Illinois Procurement Code, and/or any similar State or Federal law or regulation. In addition, the Developer agrees to indemnify and hold harmless the City for any claim asserted against the City arising from the Developer's Project and/or this Agreement or any challenge to the eligibility of project costs reimbursed to the Developer hereunder. This obligation to indemnify and hold harmless obligates Developer to defend any such claim and/or action, pay any liabilities and/or penalties imposed, and pay all defense costs of City, including but not limited to the reasonable attorney fees of City.

T. ENTIRE AGREEMENT

The terms and conditions set forth in this Agreement and exhibits attached hereto supersede all prior oral and written understandings and constitute the entire agreement between the City and the Developer with respect to the subject matter hereof.

U. WARRANTY OF SIGNATORIES

The signatories of Developer warrant full authority to both execute this Agreement and to bind the entity in which they are signing on behalf of.

V. TERM OF THE AGREEMENT

This Agreement shall expire upon the first to occur of reimbursement of all of the Developer's TIF Eligible Project Costs incurred in furtherance of the Project pursuant to *Section C* above, or the current remaining life of the TIF District, tax year 2038 payable in year 2039. The Agreement shall expire sooner if the Developer files for bankruptcy or otherwise becomes insolvent, the Property becomes the subject of foreclosure proceedings prior to completion of the Project or upon any other default by the Developer of this Agreement.

IN WITNESS WHEREOF the Parties hereto have caused this Agreement to be executed by their duly authorized officers on the above date at Kewanee, Illinois.

CITY OF KEWANEE, ILLINOIS

KTOWN REAL ESTATE, LLC, an Illinois
Limited Liability Company

By: _____
Mayor

By: _____
Manager

ATTEST:

Name: _____

City Clerk

EXHIBIT 1

SUMMARY OF ESTIMATED TIF ELIGIBLE PROJECT COSTS

**KTown Real Estate, LLC
“KTown Real Estate, LLC Redevelopment Project”**

Kewanee Downtown TIF District, City of Kewanee, Henry County, Illinois

Project Description: Developer owns the Property and is proceeding with plans to construct and operate an car wash facility located thereon.

Location: 417 Tenney Street, Kewanee, Illinois

Parcel Number: 25-04-428-035

Estimated Eligible Project Costs:

Land Acquisition	\$83,303
Site Preparation, Clearing and Grading	\$155,820
Demolition.	\$37,750
Professional Fees (Planning, Engineering, Architecture, etc.)	\$117,550
Rehabilitation and Renovation	\$1,526,871.05
Public Infrastructure Improvements	\$7,500
Utilities Extension	\$58,700
Total <i>Estimated</i> Eligible Project Costs**	\$1,987,491

*The Developer’s total reimbursement of Eligible Project Costs under Sections C of the Agreement shall not exceed **\$1,900,000.00**.

EXHIBIT 2

**CITY OF KEWANEE, ILLINOIS
KEWANEE DOWNTOWN TIF DISTRICT**

**PRIVATE PROJECT
REQUEST FOR REIMBURSEMENT
BY KTOWN REAL ESTATE, LLC**

Date_____

Attention: City TIF Administrator, City of Kewanee, Illinois

Re: TIF Redevelopment Agreement, dated June 9, 2025
by and between the City of Kewanee, Illinois, and KTown Real Estate, LLC (the “Developer”)

The City of Kewanee is hereby requested to disburse funds from the Special Tax Allocation Fund pursuant to the Redevelopment Agreement described above in the following amount(s), to the Developer and for the purpose(s) set forth in this Request for Reimbursement. The terms used in this Request for Reimbursement shall have the meanings given to those terms in the Redevelopment Agreement.

1. REQUEST FOR REIMBURSEMENT NO. _____
2. PAYMENT DUE TO: KTown Real Estate, LLC
3. AMOUNTS REQUESTED TO BE DISBURSED:

Description of TIF Eligible Project Cost	Amount
Total	

4. The amount requested to be disbursed pursuant to this Request for Reimbursement will be used to reimburse the Developer for Redevelopment Project Costs for the Project detailed in ***Exhibit “1”*** of the Redevelopment Agreement.
5. The undersigned certifies and swears under oath that the following statements are true and correct:

- (i) the amounts included in (3) above were made or incurred or financed and were necessary for the Project and were made or incurred in accordance with the construction contracts, plans and specifications heretofore in effect; and
- (ii) the amounts paid or to be paid, as set forth in this Request for Reimbursement, represent a part of the funds due and payable for TIF Eligible Redevelopment Project Costs; and
- (iii) the expenditures for which amounts are requested represent proper Redevelopment Project Costs as identified in the "Limitation of Incentives to Developer" described in *Section "D"* of the Redevelopment Agreement: have not been included in any previous Request for Reimbursement; have been properly recorded on the Developer's books; are set forth with invoices attached for all sums for which reimbursement is requested; and proof of payment of the invoices; and
- (iv) the amounts requested are not greater than those necessary to meet obligations due and payable or to reimburse the Developer for its funds actually advanced for Redevelopment Project Costs; and
- (v) the Developer is not in default under the Redevelopment Agreement and nothing has occurred to the knowledge of the Developer that would prevent the performance of its obligations under the Redevelopment Agreement.

Any violation of this oath shall constitute a default of the Redevelopment Agreement and shall be cause for the City to unilaterally terminate the Redevelopment Agreement.

6. Attached to this Request for Reimbursement is ***Exhibit "I"*** of the Redevelopment Agreement, together with copies of invoices, proof of payment of the invoices, and Mechanic's Lien Waivers relating to all items for which reimbursement is being requested.

BY: _____ (Developer)

TITLE: _____

CITY OF KEWANEE, ILLINOIS

BY: _____

TITLE: _____ DATE: _____

JACOB & KLEIN, LTD. & THE ECONOMIC DEVELOPMENT GROUP, LTD.

BY: _____

TITLE: _____ DATE: _____

CITY OF KEWANEE CITY COUNCIL AGENDA ITEM		
MEETING DATE	June 9, 2025	
RESOLUTION OR ORDINANCE NUMBER	Completed by City Clerk	
AGENDA TITLE	Mowing of Kewanee Mobile Home Park Properties.	
REQUESTING DEPARTMENT	Community Development	
PRESENTER	Keith Edwards, Director of Community Development	
FISCAL INFORMATION	Cost as recommended:	See Analysis
	Budget Line Item:	01-65-596
	Balance Available	See Special Notes
	New Appropriation Required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PURPOSE	Mowing of Kewanee Mobile Home Park Properties.	
BACKGROUND	Staff has posted violation notices at the properties and mailed copies to L&B All Star Management, LLC. aka The Receiver of the properties. The receiver has told staff over phone conversation that the bank, in charge of the funds for the properties, has said they will not be issuing any additional funds. The receiver also stated that he is resigning as The Receiver as "the bank has placed him in an impossible situation".	
SPECIAL NOTES	After the initial mowing, it is important to understand that the City cannot lawfully issue additional mowing orders until the properties are at violation height of 8 inches. Staff would estimate mowing orders needing issued every 3 weeks at a minimum.	

ANALYSIS	Considering the initial mowing of \$8100 plus potentially 7 additional mowings at \$1980 each (\$13860), the total would be \$21960. This is what staff would estimate as a minimum; however, this could increase or decrease depending on rain or drought. This would come out of the Nuisance Abatement line 01-65-596 which currently has a proposed budget amount of \$15000
PUBLIC INFORMATION PROCESS	
BOARD OR COMMISSION RECOMMENDATION	N/A
STAFF RECOMMENDATION	
PROCUREMENT POLICY VERIFICATION	
REFERENCE DOCUMENTS ATTACHED	Copies of qualifying bids.



Community Development Department
401 E Third St
Kewanee, IL. 61443

Everything You Need!

Phone 309-761-1013
Fax 309-856-6001

PROPOSAL

To the City Clerk, City of Kewanee, Illinois:

The undersigned, having become familiar with the local conditions affecting the cost of the work and with the scope of work including the advertisement for the RFP, and specifications on file in the office of the City Clerk of the City of Kewanee, hereby proposes to perform everything required to be performed and to provide and furnish all of the labor, materials, necessary tools, expendable equipment, and all transportation services necessary to perform and complete in a workmanlike manner all of the work required for the mowing of the Kewanee Mobile Home Park properties, for the sum set forth in the following bidding schedule.

Item	Unit	Description
1	Lump Sum	Mowing of the Kewanee Mobile Home Park Properites
Total Price (in Writing)		Total Price (in numbers)
Eighty one hundred dollars		\$8,100.00

It is understood and agreed that the award will be made to the lowest responsible bidder who submits the proposal that provides the City, in its opinion, the best value.

In submitting this proposal, it is understood that the right is reserved by the City to reject any and all proposals. It is agreed that this proposal may not be withdrawn for a period of thirty (30) days from the opening thereof.

BDS Lawns

Firm Name

By **Benjamin Smith**

Owner/Operator

Title

Official Address

115 Poplar St. Kewanee, IL

Initial Clean Up Bid



Community Development Department
401 E Third St
Kewanee, IL. 61443

Everything You Need!

Phone 309-761-1013
Fax 309-856-6001

PROPOSAL

To the City Clerk, City of Kewanee, Illinois:

The undersigned, having become familiar with the local conditions affecting the cost of the work and with the scope of work including the advertisement for the RFP, and specifications on file in the office of the City Clerk of the City of Kewanee, hereby proposes to perform everything required to be performed and to provide and furnish all of the labor, materials, necessary tools, expendable equipment, and all transportation services necessary to perform and complete in a workmanlike manner all of the work required for the mowing of the Kewanee Mobile Home Park properties, for the sum set forth in the following bidding schedule.

Item	Unit	Description
1	Lump Sum	Mowing of the Kewanee Mobile Home Park Properites
Total Price (in Writing)		Total Price (in numbers)
Nineteen Hundred Eighty Dollars		\$1,980.00

It is understood and agreed that the award will be made to the lowest responsible bidder who submits the proposal that provides the City, in its opinion, the best value.

In submitting this proposal, it is understood that the right is reserved by the City to reject any and all proposals. It is agreed that this proposal may not be withdrawn for a period of thirty (30) days from the opening thereof.

BDS Lawns

Firm Name

By Benjamin Smith

Owner/Operator

Title

Official Address

115 Poplar St. Kewanee, IL

Continued Maintenance Bid



Community Development Department
401 E Third St
Kewanee, IL. 61443

Everything You Need!

Phone 309-761-1013
Fax 309-856-6001

PROPOSAL

To the City Clerk, City of Kewanee, Illinois:

The undersigned, having become familiar with the local conditions affecting the cost of the work and with the scope of work including the advertisement for the RFP, and specifications on file in the office of the City Clerk of the City of Kewanee, hereby proposes to perform everything required to be performed and to provide and furnish all of the labor, materials, necessary tools, expendable equipment, and all transportation services necessary to perform and complete in a workmanlike manner all of the work required for the mowing of the Kewanee Mobile Home Park properties, for the sum set forth in the following bidding schedule.

Item	Unit	Description
1	Lump Sum	Mowing of the Kewanee Mobile Home Park Properties
Total Price (in Writing)		Total Price (in numbers)
First mowing in the amount of Seven thousand dollars		First mowing - \$17,000
Additional mowings per occurrence in the amount of Eight thousand		Additional mowing - \$8,500

Five hundred Dollars

It is understood and agreed that the award will be made to the lowest responsible bidder who submits the proposal that provides the City, in its opinion, the best value.

In submitting this proposal, it is understood that the right is reserved by the City to reject any and all proposals. It is agreed that this proposal may not be withdrawn for a period of thirty (30) days from the opening thereof.

S+P Lawn Service

Firm Name

By Tim Simms

Owner/Operator

Title

Official Address

7277 E. 2900 St.

Kewanee, IL 61443

Phone - (309) 883-9345

IN THE CIRCUIT COURT OF THE FOURTEENTH JUDICIAL CIRCUIT
HENRY COUNTY, ILLINOIS

FIRST SECURE COMMUNITY BANK,

Plaintiff,

v.

KEWANEE PARTNERS, LLC, a Colorado
limited liability company; UNKNOWN
TENANTS; UNKNOWN OWNERS AND
NON-RECORD CLAIMANTS,

Defendants.

Case No. 2024 FC 19

Property Address:

602 Cole Street, Kewanee, Illinois 61443
835 West 6th Street, Kewanee, Illinois 61443

MOTION TO DISCHARGE RECEIVER AND RELEASE BOND

NOW COMES the court-appointed Receiver, IRA B. LAUTER of L&B ALL STAR MANAGEMENT, LLC and L&B ALL STAR REALTY ADVISORS, LLC (“Receiver”), by and through Receiver’s counsel, MANETTI AGUILERA SEILER LLC, and for his Motion to Discharge Receiver and Release Bond, states as follows:

1. On March 28, 2024, Plaintiff filed its three-count Complaint for Commercial Mortgage Foreclosure and Other Relief (the “Complaint”). Count I of the Complaint is for mortgage foreclosure of the property commonly known as 602 Cole Street, Kewanee, Illinois 61443 (“Cole Street”), Count II of the Complaint is for mortgage foreclosure of the property commonly known as 835 W. 6th Street, Kewanee, Illinois 61443 (“6th Street”), and Count III is for breach of note against the borrower, Kewanee Partners, LLC Cole Street and 6th Street are collectively, the “Collateral Properties”.
2. On April 19, 2024, an Order Appointing Receiver for Non-Residential Commercial Property was entered appointing Mark Kassab of M. Shapiro Real Estate Group (“Shapiro”) as the receiver. Shapiro filed three reports with the Court.
3. Thereafter, on January 24, 2025, Plaintiff’s Motion for Replacement of Receiver was granted and Ira B. Lauter of LB All Star Management, LLC was appointed Receiver with the fourth

report due to be filed on or before April 10, 2025. A copy of the January 24, 2025 Order is attached as **Exhibit 1**.

4. Since his appointment, the Receiver has worked diligently to repair and resolve the water leaks at the Collateral Properties, landscape and remove debris, and collect rent from any and all payment tenants. On April 10, 2025, Receiver filed his Fourth Report of Receiver, which was approved on April 23, 2025. A copy of the April 23, 2025 Order is attached as **Exhibit 2**.

5. As a result of the mounting water bill and the City of Kewanee's imminent threat to shut the water off at the Collateral Properties, the Receiver filed an Emergency Motion for Entry of a Temporary Restraining Order on April 22, 2025. The Receiver's Emergency Motion for Entry of a Temporary Restraining Order was denied on April 24, 2025. A copy of the April 24, 2025 Order is attached as **Exhibit 3**.

6. The amount of paying tenants has been drastically decreasing since the City has made it public that it plans on relocating the tenants and ultimately condemning the Collateral Properties as a result of the water bill. The total rent collected as of May 31, 2025, is \$4,932.00. A copy of the Rent Roll is attached as **Exhibit 4**.

7. As of the filing of this motion, there is approximately \$4,421.97 in the Receiver's account. The following are estimated expenses for June 2025: (1) \$1,300 in Waste Management; (2) \$400 for Ameren; (3) \$5,000 in Receiver's Fees; and (4) \$7,000 in Attorney's Fees. As of the filing of this motion, there are also outstanding water bills totaling \$82,669.27.

8. Despite the Receiver's attempts to resolve the issues with the City and to ease the tenants' concerns, the City's actions have placed the Receiver in a position where the Receiver can no longer perform his duties. The Receiver cannot pay for upkeep of the Collateral Properties and the City is now notifying the tenants that the City will begin imposing fines for landscaping issues or violations.

9. As a result of the City's actions, the Receiver has been unable to collect enough rents to cover the expenses and the Plaintiff has notified Receiver that it will no longer advance any funds for payment of expenses.

10. The April 23, 2025 Order provides that the Fifth Report of Receiver shall cover the period from April 1, 2025, through June 30, 2025. *See* Ex. 2. The Receiver is requesting that he be discharged as of June 30, 2025, and that this Court enter an order releasing his bond as of June 30, 2025, with a final report due on June 30, 2025. A copy of expenses through June 3, 2025, is attached as **Exhibit 5**.

11. In addition, as the income being generated from the Collateral Properties has significantly decreased, Plaintiff agrees that it would not be cost efficient to keep Receiver in place for the Property. Accordingly, Receiver requests this Court discharge the Receiver after approval of his final report.

WHEREFORE, the Receiver, IRA B. LAUTER of L&B ALL STAR MANAGEMENT, LLC and L&B ALL STAR REALTY ADVISORS, LLC, respectfully requests that this Court enter an order discharging the Receiver of his duties as the court appointed receiver in this case as of June 30, 2025, release his bond as of June 30, 2025, and for any other relief this Court deems just.

IRA B. LAUTER of L&B ALL STAR
MANAGEMENT, LLC and L&B ALL STAR
REALTY ADVISORS, LLC, not individually,
but solely as court-appointed Receiver,



By: _____

Receiver's Counsel:

Vanessa E. Seiler (ARDC No. 6270105)

MANETTI AGUILERA SEILER LLC

2213 Lakeside Drive

Bannockburn, Illinois 60015

Phone: (224)544-5593 pleadings@maslawllc.com Attorneys for Court Appointed Receiver

EXHIBIT 1

**IN THE CIRCUIT COURT OF THE FOURTEENTH JUDICIAL CIRCUIT
HENRY COUNTY, ILLINOIS**

FIRST SECURE COMMUNITY BANK,

Plaintiff,

v.

KEWANEE PARTNERS, LLC a Colorado limited
liability company; UNKNOWN TENANTS;
UNKNOWN OWNERS and NON-RECORD
CLAIMANTS,

Defendants.

Case No. 2024FC19

Property Addresses:

602 Cole Street, Kewanee 61433

835 West 6th Street, Kewanee 61433

ORDER

This matter coming before the Court on Plaintiff's Motion for Replacement of Receiver, the Court being duly advised in the premises and having reviewed the Report.

IT IS HEREBY ORDERED:

1. Plaintiff's Motion is GRANTED, and Ira B. Lauter of LB All Star Management, LLC is appointed as the Receiver.

2. Shapiro Real Estate is hereby discharged as the Receiver.

3. The next Receiver's Report (1/24/25 through 3/31/25) shall be filed on or before April 10, 2025.

4. Objections must be in writing and filed by April 17, 2025, 2025.

5. This matter is continued to April 23, 2025, at 8:30 a.m. for consideration of the next report and status in Walk-In Court via Zoom Video Conference:

<https://zoom.us/j/96056103823?pwd=TnlCT1AydmNkZ3NxbVJaMTZ4WStkUT09>

6. ~~The Court date of February 13, 2025, is hereby stricken.~~

The Court date of February 13, 2025 to remain as scheduled.

ENTERED:

Prepared by:

Robert L. Dawidiuk, #6282717

rdawidiuk@collinslaw.com

The Collins Law Firm, P.C.

1770 Park Street, Suite 200

Naperville, IL 60563

(630) 527-1595

JUDGE



1/24/2025

EXHIBIT 2

**IN THE CIRCUIT COURT OF FOURTEENTH JUDICIAL CIRCUIT
HENRY COUNTY, ILLINOIS**

FIRST SECURE COMMUNITY BANK,

Plaintiff,

v.

KEWANEE PARTNERS, LLC a Colorado limited
liability company; UNKNOWN TENANTS;
UNKNOWN OWNERS and NON-RECORD
CLAIMANTS

Defendants.

Case No. 2024FC19

The Honorable Judge Colby Hathaway

Property Address:

602 Coles Street, Kewanee, Illinois 61443

835 West 6th Street, Kewanee, Illinois 61443**ORDER**

This matter coming before the Court on presentation of the Receiver's Fourth Report; due notice having been given; counsel for Plaintiff, counsel for Receiver, and Receiver appearing; due notice having been given; and the Court being fully advised in the premises;

IT IS ORDERED:

1. The Fourth Report of Receiver is **approved**, and all fees, costs and expenses reflected therein are approved;
2. The Fifth Report of Receiver shall be filed no later than **July 15, 2025**, and cover the period of April 1, 2025, through June 30, 2025;
3. The Receiver will email a copy of the Receiver's report to the attorney of record for the City of Kewanee;
4. Any objections to the Fifth Report of Receiver shall be filed no later than July 30, 2025;
5. Courtesy copies are due to the Court no later than August 5, 2025; and
6. Hearing on approval of the Fifth Report of Receiver is set for **August 13, 2025**, at 8:30 a.m. via Zoom. The Zoom link for Judge Colby Hathaway is found at <https://www.henrycty.com/441/Virtual-Hearings>.

DATED: 4/23/2025ENTERED: 

JUDGE

Order prepared by:Vanessa E. Seiler (vseiler@maslawllc.com) (ARDC #62070105)**MANETTI AGUILERA SEILER LLC**

2213 Lakeside Drive

Bannockburn, Illinois 60015

Phone: (224)544-5581

Attorneys for Receiver

EXHIBIT 3

**IN THE CIRCUIT COURT OF FOURTEENTH JUDICIAL CIRCUIT
HENRY COUNTY, ILLINOIS**

FIRST SECURE COMMUNITY BANK,

Plaintiff,

v.

KEWANEE PARTNERS, LLC a Colorado limited
liability company; UNKNOWN TENANTS;
UNKNOWN OWNERS and NON-RECORD
CLAIMANTS

Defendants.

Case No. 2024FC19

The Honorable Judge Colby Hathaway

Property Address:

602 Coles Street, Kewanee, Illinois 61443

835 West 6th Street, Kewanee, Illinois 61443**ORDER**

This matter coming before the Court on presentation of the Receiver's Emergency Motion for Temporary Restraining Order; due notice having been given; counsel for Plaintiff, counsel, counsel Zac Lessard appearing for the City of Kewanee, counsels for Receiver, and Receiver appearing; due notice having been given; and the Court being fully advised in the premises;

IT IS ORDERED:

Receiver's Emergency Motion for Temporary Restraining Order is denied;

DATED: 4/24/2025ENTERED: 

JUDGE

Order prepared by:Vanessa E. Seiler (vseiler@maslawllc.com) (ARDC #62070105)**MANETTI AGUILERA SEILER LLC**

2213 Lakeside Drive

Bannockburn, Illinois 60015

Phone: (224)544-5581

Attorneys for Receiver

EXHIBIT 4

L&B ALL STAR MANAGEMENT LLC - 2025 RENT ROLL

PROPERTY ADDRESS						
KEWANEE PROPERTIES						
DESCRIPTION OF BUILDING						
MOBILE HOME COMMUNITIES			Anything hilighted in yellow has been verified			
			FEBRUARY	MARCH	APRIL	MAY
Current	Unknown, Unknown	1119 Lake Street, Lot 12				
Current	Thornton, Crystal	1119 Lake Street, Lot 13				
Current	Elgin, Robin	1119 Lake Street, Lot 14	\$ 375.00	\$ 375.00		
Current	Heaton, Luke	1119 Lake Street, Lot 15				
Current	Smego, Tyrone	1119 Lake Street, Lot 36	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Current	Burrows, Karen	1119 Lake Street, Lot 37				
Current	Mota, Moises	601 N Washington Street	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Current	Miller, Matthew	602 Cole Street, Lot #1	\$ 362.00	\$ 362.00	\$ 362.00	\$ 362.00
Current	Nelson, Ty	602 Cole Street, Lot 102	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Current	Hewitt, Brandon	602 Cole Street, Lot 105				
Current	Cravens, Timothy`	602 Cole Street, Lot 107	\$ 372.00	\$ 373.00		
Current	Talley, Wanda	602 Cole Street, Lot 110				
Current	Drawyer, Don	602 Cole Street, Lot 112	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Current	Curran, Judy	602 Cole Street, Lot 113	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Current	Snyder, Nancy	602 Cole Street, Lot 119				
Current	Woertz, Daryl	602 Cole Street, Lot 120				
Current	Hayworth, Susan	602 Cole Street, Lot 122				
Current	Aldrich, James	602 Cole Street, Lot 128	\$ 352.00	\$ 352.00	\$ 352.00	\$ 352.00
Current	Hernandez, Kyle	602 Cole Street, Lot 129				
Current	Cameron, Julie	602 Cole Street, Lot 131				
Current	Holmberg, Anna	602 Cole Street, Lot 132	\$ 300.00	\$ 352.00	\$ 352.00	\$ 352.00
Current	Randall, Tyler	602 Cole Street, Lot 133				
Current	Mulder, Rose/Shelby Mulder	602 Cole Street, Lot 135				
Current	Dunn, Roy	602 Cole Street, Lot 137				
Current	Hawkins, Ricky	602 Cole Street, Lot 138				
Current	Pageoff/Carter, Paul/	602 Cole Street, Lot 16				
Current	Unknown, Unknown	602 Cole Street, Lot 16				

Current	Powell, William	602 Cole Street, Lot 18	\$ 375.00	\$ 375.00		
Current	Mcie, Angela	602 Cole Street, Lot 20				
Current	Christian, Thomas	602 Cole Street, Lot 303	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Current	Lumpkin, Kristy	602 Cole Street, Lot 304	\$ 300.00	\$ 300.00		
Current	Langlois, Todd	602 Cole Street, Lot 305				
Current	Shores, Steven	602 Cole Street, Lot 306				
Current	Shane, Alvin	602 Cole Street, Lot 308				
Current		602 Cole Street, Lot 311				
Current	Emily Creech, Damion Gleason 309-882-4103	602 Cole Street, Lot 312	\$ 372.00	\$ 372.00	\$ 372.00	
	Jack Poole	602 Cole Street, Lot 317	\$ 380.00	\$ 364.00	\$ 372.00	\$ 300.00
Current	Robbins, Meagan	602 Cole Street, Lot 320	\$ 372.00	\$ 372.00	\$ 372.00	\$ 372.00
Current	Lucas, Melissa	602 Cole Street, Lot 325				
Current	Bailey, Kevin	602 E Cole Street, Lot 21	\$ 350.00	\$ 350.00		
Current	Behnke, Linda	605 Washington Street	\$ 367.00	\$ 367.00	\$ 367.00	\$ 367.00
Current	Lundeen, Dwayne	803 W 6th Street,	\$ 377.00	\$ 377.00	\$ 377.00	\$ 377.00
Current	Acosta, Geraldina	809 W 6th Street	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Current	Hallock, Brett	818 W Fifth Street	\$ 600.00	\$ 600.00	\$ 900.00	
Current	Stevens, Dawn	835 W 6th Street, Lot 11				
Current	Huggin, Cindy	835 W 6th Street, Lot 13				
Current	Hill, Zach	835 W 6th Street, Lot 33				
Current	Devontez, Alex	835 W 6th Street, Lot 47				
Current	Lee, Holly	835 W 6th Street, Lot 55			\$ 350.00	\$ 350.00
Current	Demuyuck, Mary	901 W 6th Street	\$ 300.00	\$ 300.00	\$ 300.00	

TOTAL RENT COLLECTED \$ 7,654.00 \$ 7,691.00 \$ 6,576.00 \$ 4,932.00

EXHIBIT 5

6:41 PM

06/02/25

Accrual Basis

Kewanee Properties
Expenses by Vendor Detail
 January 1 through June 2, 2025

Type	Date	Num	Memo	Account	Amount	Balance
A&G Consulting LLC						
Check	02/10/2025	003	Invoice 2442	Landscaping and Groundskeeping	11,400.00	11,400.00
Check	03/04/2025	1007	Invoice 2451	Landscaping and Groundskeeping	14,400.00	25,800.00
Check	03/04/2025	1008	Invoice 2453	Landscaping and Groundskeeping	12,200.00	38,000.00
Check	05/23/2025	1045	Invoice 2464	Landscaping and Groundskeeping	13,400.00	51,400.00
Total A&G Consulting LLC					51,400.00	51,400.00
Ameren						
Check	03/04/2025	1010	Acct 5446618...	Utilities	303.59	303.59
Check	03/04/2025	1011	Acct 3203699...	Utilities	61.19	364.78
Check	03/10/2025	1013	Acct 4380897...	Utilities	61.72	426.50
Check	03/10/2025	1014	Acct 5947158...	Utilities	116.31	542.81
Check	03/10/2025	1015	Acct 2718224...	Utilities	80.51	623.32
Check	04/07/2025	1019	Acct 5446618...	Utilities	171.23	794.55
Check	04/07/2025	1020	Acct 3203699...	Utilities	65.97	860.52
Check	04/07/2025	1023	Acct 4380897...	Utilities	65.97	926.49
Check	04/07/2025	1024	Acct 2718224...	Utilities	77.33	1,003.82
Check	04/07/2025	1025	Acct 5947158...	Utilities	24.48	1,028.30
Check	05/06/2025	1035	Acct 5446618...	Utilities	178.60	1,206.90
Check	05/06/2025	1036	Acct 3203699...	Utilities	65.98	1,272.88
Check	05/13/2025	1038	Acct 5947158...	Utilities	24.48	1,297.36
Check	05/13/2025	1039	Acct 2718224...	Utilities	74.72	1,372.08
Check	05/13/2025	1040	Acct 4380897...	Utilities	65.98	1,438.06
Total Ameren					1,438.06	1,438.06
City of Kewanee						
Check	04/23/2025	1029	Open 9 Water...	Utilities	1,125.00	1,125.00
Check	05/07/2025	1037	Acct 3020735...	Utilities	1,277.10	2,402.10
Total City of Kewanee					2,402.10	2,402.10
Fedex Printing						
Check	04/14/2025	1026	Print & Scan ...	Fedex Office	79.20	79.20
Total Fedex Printing					79.20	79.20
Henry County Collector						
Check	02/20/2025	1001	20-32-228-01...	Property Taxes	205.80	205.80
Check	02/25/2025	1002	10 PINS	Property Taxes	693.00	898.80
Check	05/05/2025	1031	9 PINS	Property Taxes	731.40	1,630.20
Check	05/05/2025	1032	17 PINS	Property Taxes	1,598.99	3,229.19
Total Henry County Collector					3,229.19	3,229.19
Jeffrey Strange						
Check	05/23/2025	1047	Invoice 272	Professional Fees	4,025.00	4,025.00
Total Jeffrey Strange					4,025.00	4,025.00

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06/02/25

Accrual Basis

Kewanee Properties

Expenses by Vendor Detail

January 1 through June 2, 2025

Type	Date	Num	Memo	Account	Amount	Balance
L&B All Star Manaement LLC						
Deposit	01/30/2025		Open Bank A...	Open Account	-100.00	-100.00
Check	02/10/2025	004	January 2025	Property Management Fees	5,000.00	4,900.00
Check	02/10/2025	006	Reimburse Bo...	Property Management Fees	510.06	5,410.06
Check	03/04/2025	1006	February 2025	Property Management Fees	5,000.00	10,410.06
Check	03/04/2025	1009	Mileage Reim...	Property Management Fees	820.12	11,230.18
Check	04/17/2025	1027	March 2025	Property Management Fees	5,000.00	16,230.18
Check	04/23/2025	1030	City of Kewan...	Property Management Fees	410.06	16,640.24
Check	05/05/2025	1034	April 2025	Property Management Fees	5,000.00	21,640.24
Check	05/23/2025	1046	May 2025	Property Management Fees	5,000.00	26,640.24
Total L&B All Star Manaement LLC					26,640.24	26,640.24
Manetti Aguilera Seiler LLC						
Check	03/06/2025	1012	Invoice 3173	Professional Fees	865.04	865.04
Check	04/17/2025	1028	Invoice 3235	Professional Fees	877.50	1,742.54
Check	05/05/2025	1033	Invoice 3279	Professional Fees	1,495.00	3,237.54
Total Manetti Aguilera Seiler LLC					3,237.54	3,237.54
Veteran Heating and Cooling						
Check	02/07/2025	001	Invoice 1328 /...	Repairs and Maintenance	4,321.00	4,321.00
Check	02/07/2025	002	Invoice 1326 /...	Repairs and Maintenance	29,195.00	33,516.00
Check	02/27/2025	1003	Invoice 1329	Repairs and Maintenance	29,195.00	62,711.00
Check	02/27/2025	1004	Invoice 1327	Repairs and Maintenance	4,321.00	67,032.00
Check	02/27/2025	1005	Invoice 1341	Repairs and Maintenance	28,225.00	95,257.00
Check	03/27/2025	1018	Invoice 3584	Repairs and Maintenance	33,140.00	128,397.00
Check	05/14/2025	1043	Invoice 1398 /...	Repairs and Maintenance	1,582.00	129,979.00
Check	05/14/2025	1044	Invoice 1395 /...	Repairs and Maintenance	812.00	130,791.00
Check	05/23/2025	1048	Invoice 1396	Repairs and Maintenance	7,122.00	137,913.00
Check	05/23/2025	1049	Invoice 1397	Repairs and Maintenance	10,455.00	148,368.00
Check	05/23/2025	1050	Invoice 1399	Repairs and Maintenance	1,582.00	149,950.00
Total Veteran Heating and Cooling					149,950.00	149,950.00
Waste Management						
Check	03/12/2025	1016	Acct 23-4313...	Sanitation	2,871.38	2,871.38
Check	03/12/2025	1017	Acct 23-4492...	Sanitation	962.00	3,833.38
Check	04/07/2025	1021	Acct 23-4492...	Sanitation	182.00	4,015.38
Check	04/07/2025	1022	Acct 23-4313...	Sanitation	1,116.38	5,131.76
Check	05/13/2025	1041	Acct 23-4492...	Sanitation	208.00	5,339.76
Check	05/13/2025	1042	Acct 23-4313...	Sanitation	996.12	6,335.88
Total Waste Management					6,335.88	6,335.88

6:41 PM

06/02/25

Accrual Basis

Kewanee Properties
Expenses by Vendor Detail
January 1 through June 2, 2025

Type	Date	Num	Memo	Account	Amount	Balance
Yale H Lauter Insurance						
Check	02/10/2025	005	Policy CPS81...	Insurance Expense	3,305.00	3,305.00
Total Yale H Lauter Insurance					3,305.00	3,305.00
TOTAL					252,042.21	252,042.21

RESOLUTION NO. XXXX

A RESOLUTION TO AWARD THE CONTRACT FOR THE MOWING OF KEWANEE MOBILE HOME PARK PROPERTIES FOR THE 2025 MOWING SEASON TO BDS LAWNS, AND DECLARING THAT THIS RESOLUTION SHALL BE IN FULL FORCE IMMEDIATELY.

WHEREAS, The City of Kewanee Community Development Department (KCDC) has posted a notice of violation at each of the Kewanee Mobile Home Park (KMHP) properties citing violation of the City of Kewanee weed and grass height ordinance; and,

WHEREAS, The KCDC has mailed copies of the violation notices to the court ordered receiver of the KMHP properties being, L&B All Star Management, LLC; and,

WHEREAS, The KCDC has inspected the KMHP properties and observed no compliance with the violation notices; and,

WHEREAS, The City of Kewanee has solicited for bids for the mowing of the properties known as the Kewanee Mobile Home Parks; and,

WHEREAS, Four firms submitted a bid, and they were opened by the City Clerk at 11:00 a.m., on June 4, 2025; and,

WHEREAS, Two of the bids were disqualified for incomplete bid submittals; and,

WHEREAS, The qualifying bids received were:

Firm	Initial Mowing Bid	Continued Maintenance Bid
BDS Lawns	\$8100.00	\$1980.00
S&P Lawn Service	\$17000.00	\$8500.00

WHEREAS, City staff has recommended that the contract for the mowing of the Kewanee Mobile Home Park properties for the 2025 mowing season be awarded to BDS Lawns.

NOW THEREFORE BE IT RESOLVED, BY THE COUNCIL OF THE CITY OF KEWANEE THAT:

Section 1 The bid of BDS Lawns of Kewanee, IL as shown above, is hereby accepted, and the City Manager is authorized to sign the necessary documents in order to have BDS Lawns complete all mowing of the Kewanee Mobile Home Park properties for the 2025 mowing season, in full compliance with the request for proposal documents prepared by City of Kewanee staff, and all applicable rules and regulations.

Section 2 This Resolution shall be in full force and effect immediately upon its passage and approval as provided by law.

Adopted by the Council of the City of Kewanee, Illinois this 9th day of June 2025.

ATTEST:

Kasey Mitchell, City Clerk

Gary Moore, Mayor

RECORD OF THE VOTE	Yes	No	Abstain	Absent
Mayor Gary Moore				
Councilmember Michael Comnick				
Councilmember Adam Cernovich				
Councilmember Chris Colomer				
Councilmember Tyrone Baker				

RESOLUTION NO. XXXX

A RESOLUTION ACCEPTING ADDITIONAL FUNDS FROM THE ILLINOIS HOUSING DEVELOPMENT AUTHORITY'S STRONG COMMUNITIES PROGRAM – ROUND 2, 1ST AMENDMENT.

WHEREAS, The Illinois Housing Development Authority (the “Authority”) did issue to the City of Kewanee (the “Recipient”) a grant (the “Grant”) from the Strong Communities Program Round 2 (the “Program”), and the Authority and Unit of Government did enter into an agreement dated November 15, 2023 (the “Agreement”) wherein the Unit of Government agreed to perform Program services in return for the Grant; and

WHEREAS, The Authority desires to increase the not to exceed amount of the Grant by Thirty-Eight Thousand and 00/100 Dollars (\$38,000.00) (“Grant Increase”) and requires the Unit of Government to provide authorization to accept the Grant Increase and to enter into an amendment to the Agreement (“Amendment”) in order to memorialize the Grant Increase; and

WHEREAS, The City Council deems it to be in the best interests of the Unit of Government to accept the Grant Increase; and,

NOW THEREFORE BE IT RESOLVED, BY THE COUNCIL OF THE CITY OF KEWANEE THAT:

Section 1: That the City Council of the Unit of Government hereby authorizes the acceptance of and the Unit of Government does accept the Grant Increase; and,

FURTHER RESOLVED, That the Unit of Government is authorized to enter into the Amendment with the Authority, the Unit of Government agrees to deliver and/or execute the Amendment and any and all other instruments, certifications and agreements as may be necessary or desirable for the Unit of Government to receive the Grant Increase and perform all of its obligations and duties under the Program (including any supplements or other agreements); and

FURTHER RESOLVED, that the City Council of the Unit of Government, without the necessity or requirement for the signature of another person, is hereby authorized, empowered, and directed to execute and deliver the Amendment, and all other documents, certificates, and instruments relating to the Program and Grant Increase to be delivered to the Authority, in connection with the closing of the Grant Increase and take such further action on behalf of the Unit of Government as they deem necessary to effectuate the foregoing Resolutions; and

FURTHER RESOLVED, that the City Council of the Unit of Government hereby ratifies, authorizes, and confirms and approves any prior action of the Unit of Government taken in furtherance of the foregoing resolutions and any and all documents and instruments previously executed on behalf of the Unit of Government in connection with the Grant.

Passed by the City Council of the City of Kewanee, Illinois, this 9th day of June 2025.

APPROVED AND SIGNED by the Mayor of the City of Kewanee, Illinois, this 9th day of June 2025.

ATTEST:

Kasey Mitchell, City Clerk

Gary Moore, Mayor

RECORD OF THE VOTE	Yes	No	Abstain	Absent
Mayor Gary Moore				
Councilman Michael Komnick				
Councilman Adam Cernovich				
Councilman Chris Colomer				
Councilman Tyrone Baker				

ORDINANCE XXXX

AN ORDINANCE AMENDING CHAPTER 36 BY ADDING IMPLEMENTATION OF A MUNICIPAL GROCERY RETAILERS' OCCUPATION TAX AND A MUNICIPAL GROCERY SERVICE OCCUPATION TAX FOR THE CITY OF KEWANEE.

WHEREAS, The Illinois Municipal Code, 65 ILCS 5/1-2-1, provides that the corporate authorities of each municipality may pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities, with such fines or penalties as may be deemed proper; and,

WHEREAS, The City of Kewanee (City) is a non-home rule Illinois municipality pursuant to the Constitution of the State of Illinois of 1970, as amended; and,

WHEREAS, Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24) provides that, beginning on January 1, 2026, all Illinois municipalities may impose a tax "upon all persons engaged in the business of selling groceries at retail in the municipality" (the "Municipal Grocery Tax") (65 ILCS 5/8-11-24); and,

WHEREAS, The Municipal Grocery Retailers' Occupation Tax may be imposed "at the rate of 1% of the gross receipts from these sales" (65 ILCS 5/8-11-24); and,

WHEREAS, Any Municipal Grocery Retailers' Occupation Tax is administered, collected and enforced by the Illinois Department of Revenue; and,

WHEREAS, Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24) requires any municipality imposing a Municipal Grocery Retailers' Occupation Tax under Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24) to also impose a Service Occupation Tax at the same rate, "upon all persons engaged, in the municipality, in the business of making sales of service, who, as an incident to making those sales of service, transfer groceries" as "an incident to a sale of service" (the "Municipal Grocery Service Occupation Tax") (65 ILCS 5/8-11-24); and,

WHEREAS, Any Municipal Grocery Service Occupation Tax shall be administered, collected and enforced by the Illinois Department of Revenue; and,

WHEREAS, The City Council and Mayor believe that it is appropriate, necessary and in the best interests of the City and its residents, to amend the Code to levy a Municipal Grocery Retailers' Occupation Tax as permitted by Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24); and,

NOW, THEREFORE, be it ordained, by the City Council of Kewanee, Illinois as follows:

SECTION 1 Incorporation of Recitals. The foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

SECTION 2 Municipal Grocery Retailers' Occupation Tax Imposed. A tax is hereby imposed upon all persons engaged in the business of selling groceries at retail in this municipality at the rate of 1% of the gross receipts from such sales made in the course of such business while this Ordinance is in effect. The imposition of this tax is in accordance with and subject to the provisions of Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24).

SECTION 3 Municipal Grocery Service Occupation Tax. A tax is hereby imposed upon all persons engaged in this municipality in the business of making sales of service, who, as an incident to making those sales of service, transfer groceries as an incident to a sale of service. The rate of this tax

shall be the same rate identified in Section 2, above. The imposition of this tax is in accordance with and subject to the provisions of Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24).

- SECTION 4** Illinois Department of Revenue to Administer Both Taxes. The taxes hereby imposed, and all civil penalties that may be assessed as an incident thereto, shall be collected and enforced by the Department of Revenue of the State of Illinois. The Illinois Department of Revenue shall have full power to administer and enforce the provisions of this Ordinance.
- SECTION 5** Clerk to file Ordinance with Illinois Department of Revenue. As required under Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24), the Clerk is hereby directed to file a certified copy of this Ordinance with the Illinois Department of Revenue on or before October 1, 2025.
- SECTION 6** Effective Date. The taxes imposed by this Ordinance shall take effect on January 1, 2026, following the adoption and filing of this Ordinance with the Department of Revenue.
- SECTION 7** Repeal of Conflicting Provisions. All ordinances, resolutions and policies or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of the conflict, expressly repealed on the effective date of this Ordinance.
- SECTION 8** Severability. If any provision of this Ordinance or application thereof to any person or circumstances is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.
- SECTION 9** Headings/Captions. The headings/captions identifying the various sections and subsections of this Ordinance are for reference only and do not define, modify, expand or limit any of the terms or provisions of the Ordinance.
- SECTION 10** Publication. The Clerk is directed by the corporate authorities to publish this Ordinance in pamphlet form. This Ordinance shall be in full force and effect after its passage and publication in accordance with 65 ILCS 5/1-2-4.

PASSED by the Kewanee, Illinois City Council, this 9th day of June 2025.

ATTEST:

Kasey Mitchell, City Clerk

Gary Moore, Mayor

RECORD OF THE VOTE	Yes	No	Abstain	Absent
Mayor Gary Moore				
Council Member Adam Cernovich				
Council Member Michael Komnick				
Council Member Tyrone Baker				
Council Member Chris Colomer				

ORDINANCE # XXXX

AN ORDINANCE AMENDING CHAPTER 121: KEWANEE REVOLVING LOAN FUND PROGRAM, ESTABLISHED IN THE CITY OF KEWANEE CODE OF ORDINANCES AND DECLARING THAT THIS IS ORDINANCE IS IN FULL FORCE AS PROVIDED BY LAW.

WHEREAS, The City of Kewanee has previously established Chapter 121: Kewanee Revolving Loan Fund Program; and

WHEREAS, The funds associated with the Revolving Loan Fund were defederalized more than a decade ago; and

WHEREAS, The City Council has undertaken the task of updating the City's code of Ordinances as needed.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KEWANEE, ILLINOIS, IN COUNCIL ASSEMBLED, AS FOLLOWS:

Section 1 The City Council hereby amends Chapter 121 of the City Code by inserting text shown as underlined and omitting text shown as ~~striketrough~~ as follows:

CHAPTER 121: KEWANEE REVOLVING LOAN FUND PROGRAM

Section

Revolving Loan Fund Program

- 121.01 Purpose
- 121.02 Eligible uses
- 121.03 Terms and conditions
- 121.04 Processing procedures

Recapture Strategy

- 121.10 Revolving loan fund goals and objectives
- 121.11 Revolving loan fund strategy
- 121.12 Revolving loan fund management plan
- 121.13 Assurances

REVOLVING LOAN FUND PROGRAM

§ 121.01 PURPOSE.

The Revolving Loan Fund (RLF) is intended to assist in the creation of new industrial and commercial businesses, meaning manufacturing, distribution, and office-based businesses and the retention and expansion of existing industrial and commercial businesses in ~~the immediate~~ Kewanee ~~area~~. The following states the purposes of the RLF program and sets forth administrative requirements concerning eligible uses, terms, and conditions of usage, and processing procedures.

- (A) To stabilize and strengthen the city's economy by providing capital for industrial and commercial start-ups and expansions.
- (B) To retain and attract industry that will provide permanent jobs or services needed within the community ~~service~~, especially those benefiting persons of low and moderate income.
- (C) To support potential gains in real estate, income, and sales taxes to the city.
- (D) To stimulate private investment.
- (E) To develop vacant or blighted land within the city and land, improved or otherwise, to be annexed by the city.
- (F) To provide financial assistance to industry that can reasonably document its need for assistance or where the use of the funds will provide a needed services to the community.

§ 121.02 ELIGIBLE USES.

- (A) Funds must be used to advance the previously outlined purposes of the program.
- (B) Funds must be used for facilities located within the city or to be located (through new construction or annexation) within the city, ~~or, if not contiguous to the city, not further than one mile from the city limits.~~
- (C) Funds from the RLF can be used for the following: acquisition of land and buildings, construction, expansion, renovation, modernization, machinery, and equipment. Soft costs such as appraisal fees, accounting, and architectural services, must be paid by the applicant from sources other than the RLF. Soft costs may be considered as part of the total project costs.
- (D) Funds must be used in a manner which emphasizes the use of lending institutions and private investment. At a minimum, 50% of each project financed in part by the RLF must come from other sources, including lending institutions and private investment which includes the investment by the applicant.

§ 121.03 TERMS AND CONDITIONS.

- (A) No RLF funds shall be used if sufficient funds are available from other sources to finance the project.
- (B) No loan will be made where there is reasonable doubt as to the ability of the applicant to repay the loan.
- (C) The applicant may be required to provide and assign to the RLF life insurance for the term of the loan.
- (D) The applicant will be required to provide fire, hazard, and normal business insurance on all assets for the term of the loan. Said insurance shall be sufficient to secure the RLF loan and shall have a loss payable clause to the city ~~and the Kewanee Community Development Corporation (KCDC), a not for profit corporation established to foster economic development within the City of Kewanee. KCDC is also known as Kewanee Economic Development Corporation (KEDC).~~
- (E) The term of the loan shall not exceed five years when the loan is \$50,000 or less. The term of the loan shall not exceed seven years when the loan is \$50,001 or more. The rate may vary depending on need, term or duration of loan, security and risk of the loan. Covenants such as acceleration of payments, due on sale, balloon payments, variable rates, interest tied to net profit or gross revenues, or other similar loan recapture methods may be required. The minimum interest rate shall be 3%, and the maximum shall be at a rate to be determined by the committee hereinafter defined, which committee shall take into account such factors as risk, ability to pay, and all of the other considerations specified in this document or otherwise being the subject of consideration in the making this nature.
- (F) The amount of any single loan from the RLF shall not be less than \$1,000 nor more than 95% of the then existing loanable RLF funds on hand.
- (G) ~~The loan may be used in a subordinate position to another lender, at the discretion of the committee hereinafter defined, but otherwise a first position will be required.~~
- (H) One job shall be created or retained for each \$15,000 of RLF funds used.
- (I) Fifty-one percent of the permanent jobs created must be available to low and moderate income persons. Every job shall be listed through job service.
- (J) The applicant may not relocate the facilities or employment outside the city during the term of the RLF note unless the outstanding balance is paid in full. ~~If the facilities are, or are to be, located within the one mile limit of the city referred to in § 121.02(B), the facilities or employment may not be located beyond that one mile limit during the term of the RLF note unless the outstanding balance is paid in full.~~
- (K) The applicant, through its owners or officers, will normally be required to personally guarantee repayment of the RLF note, but the same may be waived at the discretion of the committee hereinafter defined.
- (L) The applicant will be required to submit quarterly financial statements, including balance sheet and income statement, to the committee during the term of the RLF loan.
- (M) The applicant will be required to provide a minimum equity position within the range of 10% - 20% depending on loan amount, loan security and loan risk.
- (N) All notes shall be made payable to the city ~~and the KCDC~~ and shall be serviced by a committee as hereinafter defined. Any servicing fee shall be borne by the borrower.

(O) An affirmative action plan for ensuring equal employment opportunity for the jobs to be created shall be required of all borrowers.

(P) Any assignment of the loan by the borrower must be approved by the city ~~and KCDC.~~

(Q) Funds shall be paid to and held in an account under the accountability of the city. Any payment of funds from said account shall require the signatures of two designated officials, ~~one each from the city and the KCDC.~~

§ 121.04 PROCESSING PROCEDURES.

(A) Applications shall be submitted to a designated committee comprised of the City Manager and City Attorney of the City of Kewanee and the Revolving Loan Fund Committee of ~~KCDC~~KEDC. This committee shall be responsible for the administration of the loans and shall perform all functions and make all determinations specified in this document except where the same shall be specifically reserved to the city and the ~~KCDC~~KEDC in total rather than the committee herein established. The applicants shall include all information required and may be requested to provide a cashier's check or bank money order for \$50 to cover processing expenses. Upon receipt of an application, the committee shall review the submittal and confirm that all information is in order and is adequate to complete its review. Applicants will be advised if any necessary material is inadequate and will be given a deadline for submitting additional information.

(B) The committee shall make a recommendation as to the disposition of the application to the city and ~~KCDC~~KEDC. Said recommendation shall be based on the extent to which the proposal meets the stated purposes of the RLF program and upon credit analysis, collateral analysis, cash flow analysis, and a review of any and all other information available. The recommendation shall include proposed terms and conditions for the advance of funds from the RLF.

(C) The city and ~~KCDC~~KEDC shall determine which, if any, of such applications reviewed by the committee shall be funded.

(D) Information supplied by the applicant to the committee or the city and ~~KCDC~~KEDC shall be kept strictly confidential, and shall not be disseminated without the proper written approval of the applicant. However, a summary of the proposed project including the loan amounts, the nature of the business, the jobs to be created and other benefits will be requested on a form which will be available for public dissemination.

(E) The committee shall notify each applicant in writing if such application will be funded, has been rejected, or is still under consideration. Said notification shall be mailed within a timely manner after the established deadline for application submittal.

(F) The city and ~~KCDC~~KEDC shall take all reasonable steps to ensure that the RLF is properly serviced by the committee, and that the terms and conditions of the RLF are properly enforced, including legal action to collect debts owed, foreclose mortgages, and otherwise compel performances by the RLF recipient .

(G) The applicant of the RLF shall bear all expenses of the application submitted and review requirements and processes. The said cashier's check or bank money order for \$50 processing fee will be used for any expenses incurred by the staff in application review including, but not limited to, credit reports, recordings, appraisals, photocopying, etc. Review or processing expenses incurred over this specified processing fee are payable by the applicant at the time of their occurrence.

(H) Notwithstanding anything herein to the contrary, the recommendation of the committee to fund a project shall be subject to the final approval of the ~~KCDC~~KEDC and the city and no funds shall be dispersed until both of said organizations shall have approved the same on terms that are mutually agreeable. The city shall act by majority vote of the Kewanee City Council and the ~~KCDC~~KEDC by majority vote of its Board of Directors.

(I) ~~This RLF program shall be modified, changed or amended only upon the agreement of the city and the KCDC in writing and only after the approval of the Department of Commerce and Community Affairs of the State of Illinois to the extent such approval is required.~~

(J) ~~KCDC~~KEDC and the city shall make no charge for the processing of loan payments and other ordinary

administrative expenses incurred subsequent to the approval of the loan application and closing of the loan. In the event the ~~KCDC-KEDC~~ and the city decide at a later date to charge for the processing of loan payments and other ordinary administrative expenses, the ~~KCDC-KEDC~~ and the city agree that those charges will not exceed 10% of the total loan proceeds.

RECAPTURE STRATEGY

§ 121.10 REVOLVING LOAN FUND GOALS AND OBJECTIVES.

(A) Stimulate economic growth in the city by assisting with the retention and growth of existing industrial and commercial base, providing needed equity to new start-up businesses, encouraging the development of minority and female owned businesses and providing an incentive for established businesses to relocate to Kewanee.

(B) Assist new or existing Kewanee businesses to create and retain jobs.

(C) Ensure that jobs created or retained by business applicants benefit a minimum of 51% low to moderated income persons in the area.

(D) Increase the city property tax and sales tax base.

(E) Provide businesses with the opportunity to expand.

(F) Encourage and leverage loans to businesses by area private financial institutions.

§ 121.11 REVOLVING LOAN FUND STRATEGY.

(A) Eligible uses of funds:

(1) Site development infrastructure extension costs;

(2) Construction of new facility or additions;

(3) Renovation of existing facilities;

(4) Leasehold improvements;

(5) Purchase of new or used machinery or equipment;

(6) Working capital;

(7) For every \$15,000 of revolving loan funds provided, one full-time equivalent (FTE) job should be created or retained. (FTE jobs are positions consisting of a minimum of 1,950 hours worked a year). City participation will not exceed 50% of the project cost, or 95% of available funds, subject to the availability of funds; or

(8) Projects of a speculative nature are ineligible for funding.

(B) The geographic area served by the fund will be within the corporate boundaries of the city, ~~or if not contiguous or annexed, within one mile.~~

(C) The funds will be targeted to assist existing industrial and commercial base, ~~start-up~~start-up businesses, female and minority owned firms and established businesses that will relocate to Kewanee, on a first come, first served basis as the city expects to receive more applicants than available annual funding will cover. Applications that demonstrate the greatest potential for job creation and meeting the goals and objectives of the fund will be given the highest priority.

(D) Applications will be generated by:

(1) Sending RLF information to the city's existing businesses;

(2) Including RLF information in the city's marketing package;

(3) Provide RLF information to area economic development commissions and the Chamber of Commerce to include in their area marketing information;

(4) Staff participation in business related seminars or workshops held in the area;

(5) Provide RLF information to local chapter of NAACP, Urban League and other organizations representing minority groups and offer to speak at meetings periodically;

(6) Provide information to area women's entrepreneur associations and women's service organizations;

(7) Publicize approved loan projects by sending news releases to area media and holding news

conferences, ribbon cuttings and ground breakings to encourage media coverage; and

(8) Area lending institutions will be provided with information about the RLF and asked to inform potential borrowers of fund availability.

§ 121.12 REVOLVING LOAN FUND MANAGEMENT PLAN.

(A) The city shall utilize the Kewanee Economic Development Corporation or Chamber of Commerce, who shall appoint members as needed to the Business Loan Committee. The committee shall consist of, but not be limited to the City Manager, City Attorney, KEDC Economic Development Coordinator, and two experienced area financial institution commercial lenders. The committee shall review all applications to the revolving loan fund after the Economic Development Coordinator has packaged the application and referred to the KEDC. The committee will meet the applicant, meet with the representative of the participating lending institution, visit the site if necessary, negotiate terms, length, security of loans and ensure compliance with the RLF goals and objectives. A recommendation will be prepared for the KEDC Board's review for approval or denial which will include a description of the project, project costs, source of funds, security required, special conditions and reasons for approval or denial. All other application information is kept confidential. The KEDC Board shall forward a recommendation to the City Council that will formally approve or deny the application.

(B) The RLF will be staffed by the City Manager, KEDC Economic Development Coordinator and the City Attorney, and may include the chamber executive if commercial loans are being considered.

(C) The loan documents, including commitment agreements, liens, title policies, security recordings, transfer tax declarations, amortization schedules and security releases, shall be obtained and completed by the City Attorney. The City Manager shall monitor repayments of the loan, and the KEDC or chamber executive will monitor job creation and/or retention reports required to be provided semi- annually until the commitment is met, monitor other special conditions required by the loan ~~and submit semi-annual reports on the status of the RLF to the Department of Commerce and Economic Opportunity.~~

(D) Delinquent loans. When an RLF payment becomes 15 days past due a minimum 7% late fee is added to the delinquent amount, as established in the loan agreement. The City Manager, or designee, may place a telephone call, but will mail a formal letter requesting payment. At 30 days past due the city will pursue payment through the KEDC Director's assistance, and will notify the City Attorney of the status of the loan delinquency. Should the payment become 45 days past due the matter will be turned over to the City Attorney to pursue. All legal rights will be exercised by the city to reclaim funds. Legal counsel will be consulted during foreclosure and liquidation proceedings if events warrant.

§ 121.13 ASSURANCES.

(A) No more than 10% of the annual revenue to the RLF will be used for administration of the RLF fund. Administrative expenses will be documented via receipts, bills, invoices and the like.

(B) Assistance provided from the RLF will result in at least 51% benefit to low to moderate income persons and these benefits will be documented. ~~by utilizing Job Training Partnership Act (JTPA) service providers, Illinois Employment and Training Center of the employees certification forms found in the RLF handbook.~~

~~—(C) The city agrees to report semi-annually on the status of the RLF to the Department of Commerce and Community Affairs.~~

~~—(D) Any changes to the recapture strategy will be submitted to the Department of Commerce and Community Affairs approval.~~

(E) The grantee shall agree to pursue legal remedy to recover delinquent loans. Legal action shall include that authorized by federal and state law, including, but not limited to, efforts to collect and pursue the interests of the RLF through bankruptcy court.

(F) A minimum leverage ratio of \$1 non-~~CDAP-RLF~~ funds to \$1 ~~CDAP~~-RLF funds must be obtained for each project. RLF funds may not compromise more than 50% of the financing for any project.

(G) The grantee shall assure that environmental reviews will be completed for each project funded, as well

as prevailing wages paid if applicable.

Adopted by the Council of the City of Kewanee, Illinois this 9th day of June 2025.

ATTEST:

Kasey Mitchell, City Clerk

Gary Moore, Mayor

RECORD OF THE VOTE	Yes	No	Abstain	Absent
Mayor Gary Moore				
Council Member Michael Komnick				
Council Member Chris Colomer				
Council Member Adam Cernovich				
Council Member Tyrone Baker				

ORDINANCE NO.

AN ORDINANCE TO AMEND SECTION 52.20(A.1) ESTABLISHMENT OF RATES AND CHARGES, OF CHAPTER 52: WATERWORKS, OF TITLE V PUBLIC WORKS, OF THE KEWANEE CITY CODE, AND DECLARING THAT THIS ORDINANCE SHALL BE IN FULL FORCE IMMEDIATELY.

WHEREAS, Changes to water rates were last approved in 2022 with the last increase in 2025; and

WHEREAS, The rates previously adopted did not include funding for improvements mandated by the IEPA and EPA and non-mandated improvements such as water main replacement and valve installation that are necessary to protect the environment, improve the quality of drinking water, and the maintenance and operation of the distribution system in Kewanee; and

WHEREAS, It is considered a “best practice” in the field of governmental accounting for enterprise funds to charge rates and fees sufficient to cover operating costs and capital costs or debt service incurred to cover the cost of capital improvements, and;

WHEREAS, The Council finds it is a best practice to institute incremental rate increases over a period of time to address the incremental increase in expenses to operate the enterprise funds and the services they provide.

NOW THEREFORE BE IT ORDAINED, BY THE KEWANEE CITY COUNCIL, IN COUNCIL ASSEMBLED, AS FOLLOWS:

Section 1 Section §52.20 of the Kewanee City Code is hereby amended by striking the words shown as stricken through (~~sample~~) and inserting the words shown as underlined (sample) at their respective locations.

§ 52.20 ESTABLISHMENT OF RATES AND CHARGES.

There are hereby established rates or charges for the use of and for the service supplied by the waterworks system of the city, based upon the amount of water consumed, as shown by the water meters as follows:

(A) Within the corporate limits. For each user of the water services, the bi-monthly charge shall be as follows:

(B)

	Commencing with bills payable on, or about, January <u>September</u> 20, 2025	<u>Thereafter</u>
(1) For the first 500 cubic feet (or any part thereof) - this rate includes a \$1 per month repair and replacement fee.	\$43.12 <u>\$53.04</u> per bimonthly period	4% Increase Annually
(2) For the next 4,500 cubic feet	\$5.40 <u>\$6.64</u> per 100 cubic feet	4% Increase Annually
(3) Thereafter	\$4.26 <u>\$5.24</u> per 100 cubic feet	4% Increase Annually

Section 4 This Ordinance shall be in full force and effect immediately upon its passage and approval as provided by law.

Passed by the Council of the City of Kewanee, Illinois this 9th day of June, 2025.

ATTEST:

Kasey Mitchell, City Clerk

Gary Moore, Mayor

RECORD OF THE VOTE	Yes	No	Abstain	Absent
Mayor Gary Moore				
Council Member Mike Komnick				
Council Member Chris Colomer				
Council Member Adam Cernovich				
Council Member Tyrone Baker				



CITY DETECT

Reviving the Built Environment



Comer@CityDetect.com | www.CityDetect.com | (404) 308-0728



Who is City Detect?

Founded in 2021, City Detect is on a mission to revolutionize how local governments and nonprofits understand and interact with their communities. Leveraging cutting-edge AI and computer vision technology, we provide detailed, near-real-time insights into the condition of the built environment. Our journey began with a passion for urban development, technical mastery, and a commitment to transform communities through positive social impact.

City Detect's Approach is simple but powerful. We mount cameras to fleet vehicles and use proprietary artificial intelligence technology to analyze various issues throughout communities. The result? Detailed, actionable reports to inform decision-making and strategic planning.

At City Detect, we believe in **the power of technology to bring about social change**. We value innovation, integrity, and impact. We strive to offer our clients various solutions that are not only technologically advanced but also practical and socially relevant.





Changing the Data Paradigm

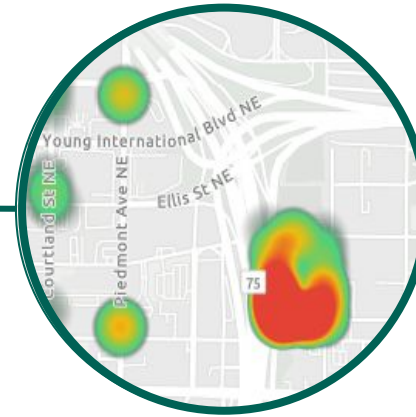
City Detect leverages existing vehicle routes, sophisticated camera units, and proprietary artificial intelligence and telemetry to detect and map various forms of blight. In early 2024 our two main detection feature sets are classified as “**Housing**” and “**Roadside**.” **Housing** includes detections of 100+ housing violations/signs of decay visible from the right of way to include, vehicles on front lawns, boarded up windows or doors, overgrown lawns, etc... “**Roadside**” includes detections found on the side of the road not tied to specific parcels such as litter, debris, illegal dumping, graffiti, and unhoused encampments.



**Vehicles Patrol
Existing Routes**



**Automated
Detections**



**Generate
Insights**



**Drive
Intervention**



"Housing" Detections Set

Rapid identification of housing violations and decay empowers local leaders to immediately gain high-level and granular data and insights into the condition of communities at a scale and frequency never before possible. This technology shows not only where blight is, but where it is spreading to, promoting early interventions.



City Detect's AI Analysis

- ❑ Housing Degradation
- ❑ Object Level Insights
- ❑ Weekly Updated Reports
- ❑ Change-Over-Time Detection

At unprecedented speeds



AI Camera Systems



Our small proprietary camera systems seamlessly install to the side of your municipal fleet vehicles. Our AI cameras are modular and require zero intervention from vehicle operators.



Play Video



Filters

Areas

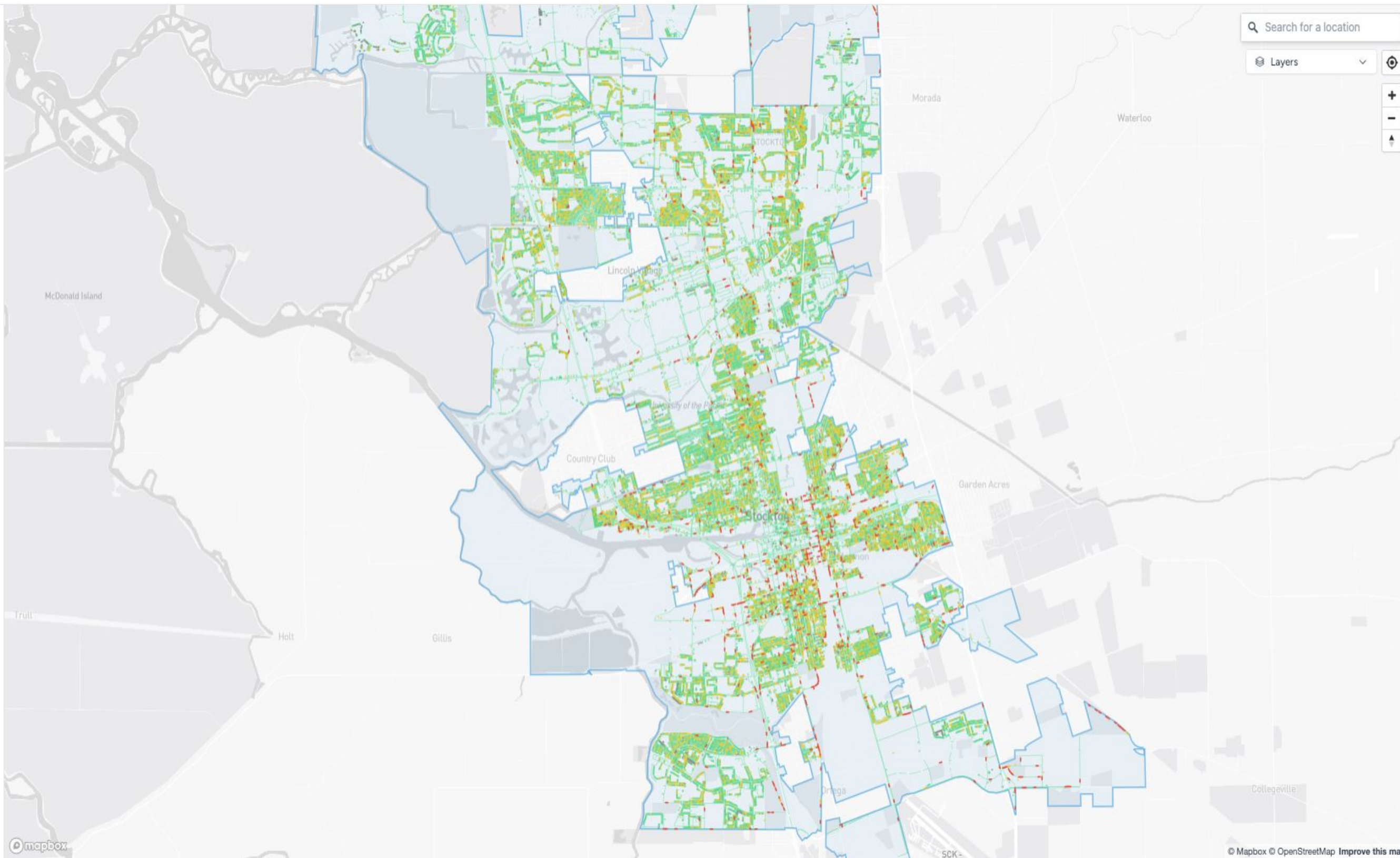
Select areas

Road segment detections

☒ Debris field☒ Tire☐ Graffiti☐ Snipe sign Beta☐ Shopping cart BetaParcel detections [Select all](#)Awning [Select all](#)☐ Mildew☐ Paint/Rust☐ StructuralChimney [Select all](#)☐ Mildew☐ Paint☐ StructuralColumn [Select all](#)☐ Mildew☐ Paint/Rust☐ StructuralDoor [Select all](#)☐ Broken☐ Mildew☐ Missing

Search for a location

Layers



Areas

Select areas

Road segment detections

- Parcel detections
- Select all

Awning Select all

- ☐ Mildew
- ☐ Paint/Rust
- ☐ Structural

Chimney Select all

- ☐ Mildew
- ☐ Paint
- ☐ Structural

Column Select all

- ☐ Mildew
- ☐ Paint/Rust
- ☐ Structural

Door Select all

- ☐ Broken
- ☐ Mildew
- ☐ Missing
- ☐ Paint/Rust
- ☐ Plywood



Blight level: 4

Taken: 4/7/2025, 4:50 PM ET

Vehicle: 1640327 (License Plate)

Report an issue

- Detections:
- Driveway: Overgrown
 - Lawn: Grass Height
 - Sidewalk: Overgrown
 - Window: Plywood

Inspected by another user on 4/17/2025

Notes:

No follow-up

Save



Image Streetview Aerial



Filters

- ☐ Mildew
- ☐ Paint/Rust
- ☐ Structural

Chimney [Select all](#)

- ☐ Mildew
- ☐ Paint
- ☐ Structural

Column [Select all](#)

- ☐ Mildew
- ☐ Paint/Rust
- ☐ Structural

Door [Select all](#)

- ☐ Broken
- ☐ Mildew
- ☐ Missing
- ☐ Paint/Rust
- ☐ Plywood

Driveway [Select all](#)

- ☐ Cracked
- ☐ Debris
- ☐ Leaves
- ☐ Litter
- ☒ Overgrown
- ☐ Vehicle

Fascia [Select all](#)

- ☐ Mildew
- ☐ Paint
- ☐ Structural



1542 S Stockton St, Stockton, CA 95206, USA

Parcel: 16323026

Last image: Apr 21, 2025

Blight level: 4



119 S Sutter St, Stockton, CA 95202, USA

Parcel: 14912010

Last image: Apr 21, 2025

Blight level: 4



1444 California St, Stockton, CA 95206, USA

Parcel: 16715038

Last image: Apr 17, 2025

Blight level: 4



103 W 8th St, Stockton, CA 95206, USA

Parcel: 16515209

Last image: Apr 17, 2025

Blight level: 4



332 W Jefferson St, Stockton, CA 95206, USA

Parcel: 14709204

Last image: Apr 17, 2025

Blight level: 4



1125 N Lincoln St, Stockton, CA 95203, USA

Parcel: 13710404

Last image: Apr 16, 2025

Blight level: 4



1139 N Harrison St, Stockton, CA 95203, USA

Parcel: 13710207

Last image: Apr 16, 2025

Blight level: 4
Taken: 4/7/2025, 4:50 PM ET
Vehicle: 1640327 (License Plate)

Report an issue

- Detections:
- Driveway: Overgrown
 - Lawn: Grass Height
 - Sidewalk: Overgrown
 - Window: Plywood

Inspected by another user on 4/17/2025

Notes:

No follow-up

Save

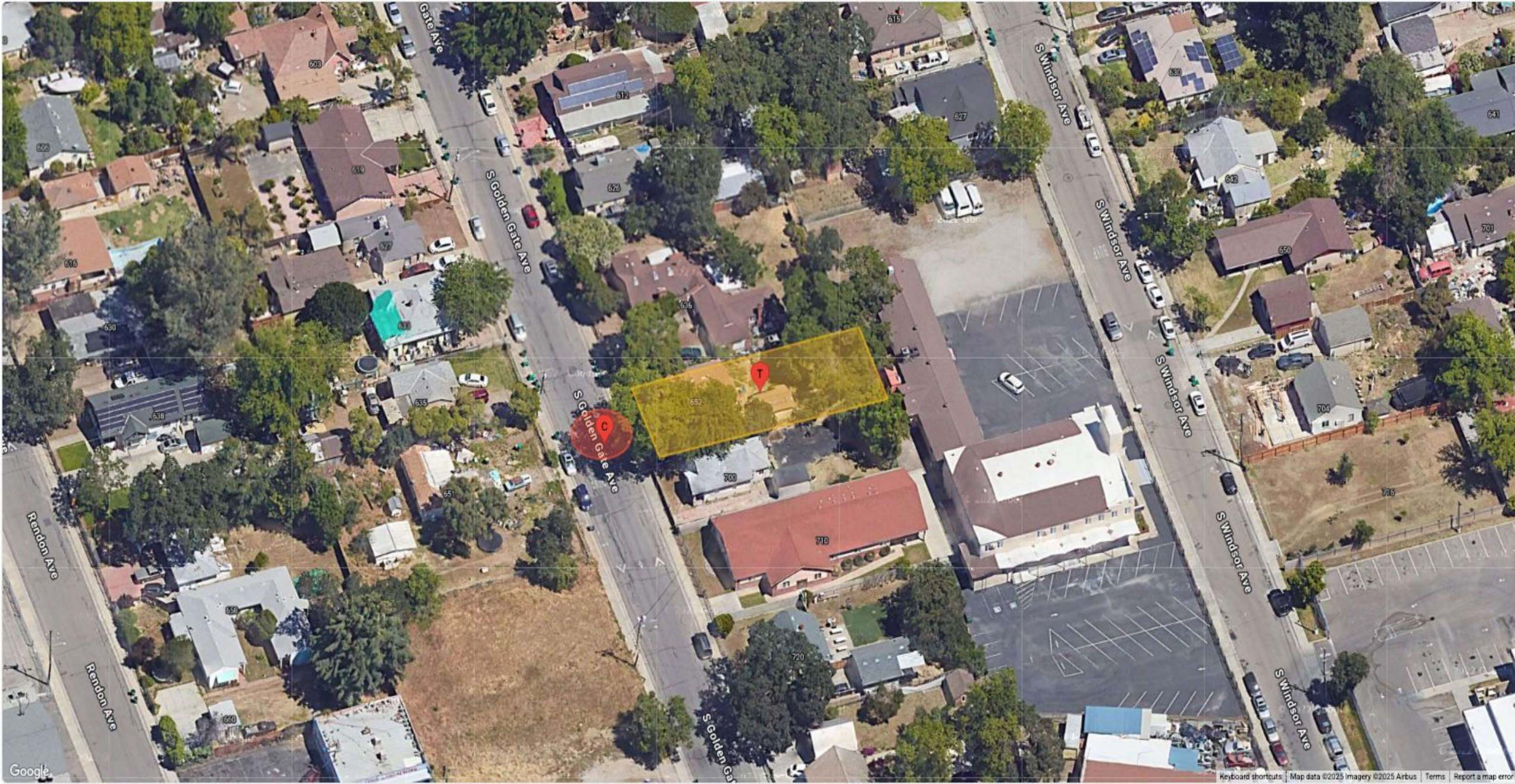


Image Streetview Aerial



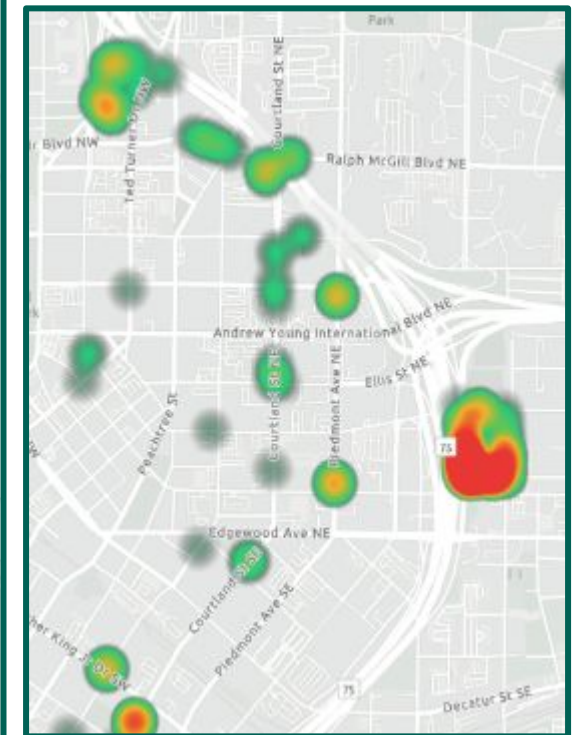
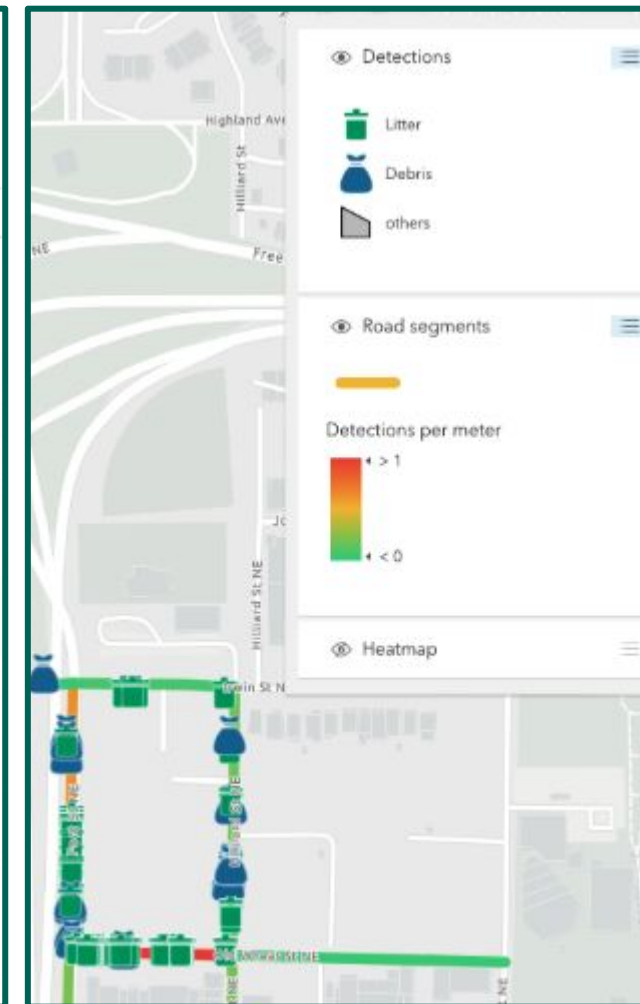
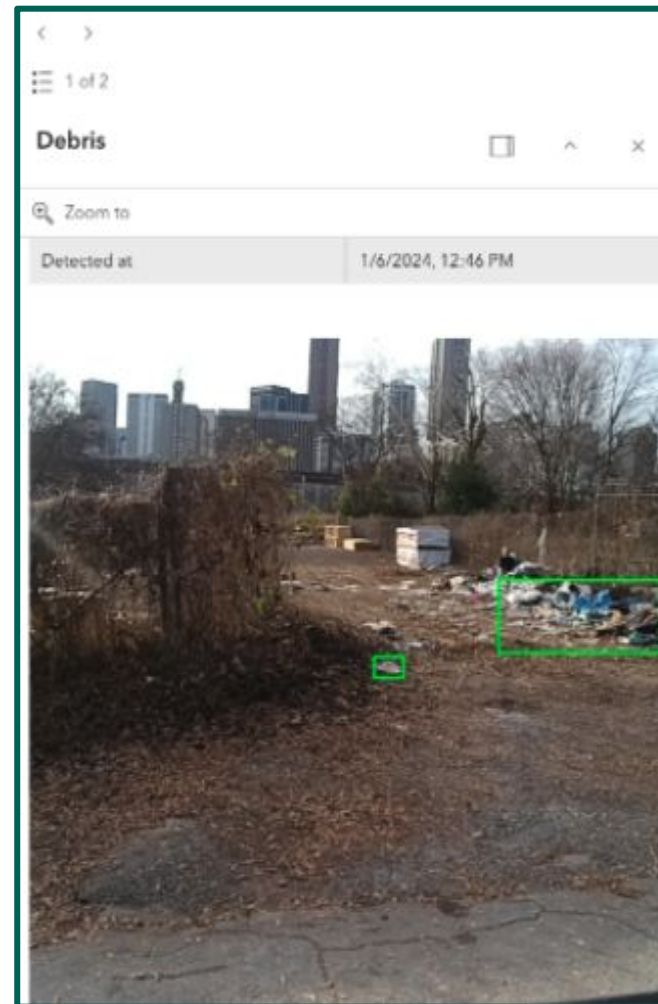


“Roadside” Detection Sets

At the heart of **City Detect** is an **advanced AI platform** that analyzes images of the built environment, detecting and mapping various issues visible from the right of way. Our technology transforms data into actionable insights, enabling local governments to target resources where they are most needed.

Near-Real-Time Detections of:

- ❑ Litter
- ❑ Debris
- ❑ Illegal Dumping
- ❑ Unhoused Encampments
- ❑ Graffiti





YOUR AD HERE
404-577-3030

Play Video

graffiti: 0.40

FAST

graffiti: 0.72

CR2EOP

graffiti: 0.45

CR2EOP

Filters

Areas

Select areas

Road segment detections

- ☒ Debris field
- ☒ Tire
- ☒ Graffiti
- ☐ Snipe sign **Beta**
- ☐ Shopping cart **Beta**

Parcel detections [Select all](#)Awning [Select all](#)

- ☐ Mildew
- ☐ Paint/Rust
- ☐ Structural

Chimney [Select all](#)

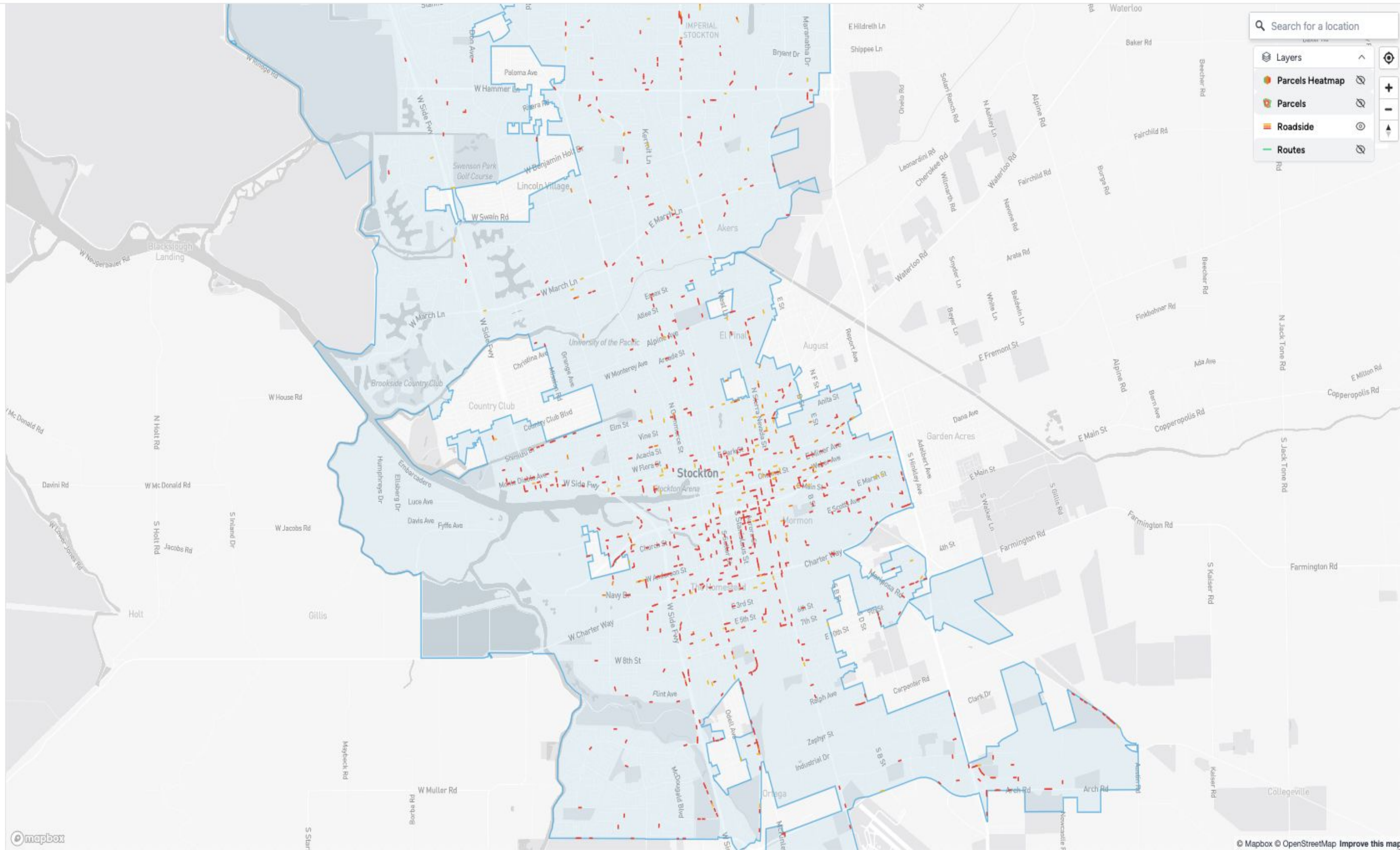
- ☐ Mildew
- ☐ Paint
- ☐ Structural

Column [Select all](#)

- ☐ Mildew
- ☐ Paint/Rust
- ☐ Structural

Door [Select all](#)

- ☐ Broken
- ☐ Mildew
- ☐ Missing
- ☐ Paint/Rust
- ☐ Plywood



Search for a location

Layers

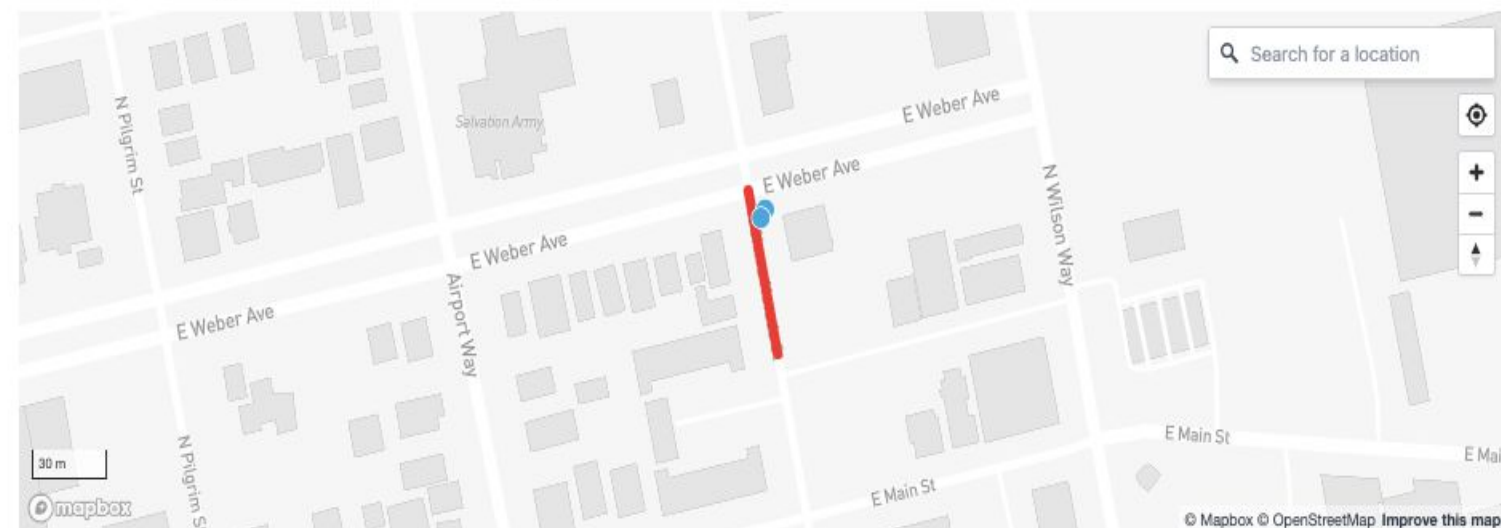
- ☒ Parcels Heatmap
- ☒ Parcels
- ☒ Roadside
- ☒ Routes

 [View in Google Maps](#)



Vehicle	5439
---------	------

Blue circles indicate the position of detections on the road segment.



Issue Abatement Projects



Project 1

 Filters

1 day 7 days 30 days

Start date

01/07/2025

End date

02/06/2025

Areas

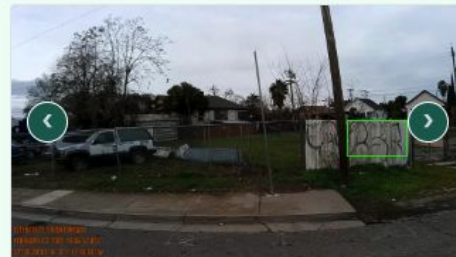
Select areas

Detection types

☐ Debris field

☒ Tire☒ Graffiti

☐ Snipe sign



French Camp Turnpike

Between West Clay Street & East Jackson Street
4 graffiti detections



French Camp Turnpike

Between West Clay Street & East Jackson Street
2 graffiti detections



East Fremont Street

Between North Pilgrim Street & North Union Street
2 tire detections



El Pinal Drive

Between West Lane East Fire Road & Alpine Avenue
1 graffiti detection

Optimized Routing

February Abatements

✕

✎

Enter details

Start location

22 East Market Street, Stockton, Ca

Due date

03/06/2025

📅

Owner

AV

👤

Notes

Stop four has a number of tires and may require a pickup truck.

📝

San Joaquin County GIS/Planning, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, ... Powered by Esri


Optimized route preview

Back

Create

Comer@CityDetect.com | www.CityDetect.com | (404) 308-0728 17

Project Tracking

 CITY DETECT

Demo

Compliance

Map

Issue resolution

Reports

S

⌚

Unscheduled - 0

🔄

In Progress - 1

🔍

Review - 0

✅

Complete - 0

Santa Fe Station Tires/Graffiti

👤 s. test

1/3

3 cases

Due: Mar 14, 2025

Export Projects

Create Project

Executive Summaries



Staging

Compliance

Map

Tasks

Reports



S

Report types

Executive overview

Inspections

User activity

Top detections - Public right-of-way

Top detections - Private property

1 day 7 days 30 days

Start date

03/01/2025

End date

04/30/2025

Areas

Select areas (includes all areas if blank)

Generate report

Download

17170940-911f-418b-be8a-283319182f58

4 / 20



75%



3



4



5



Stockton, CA Overview



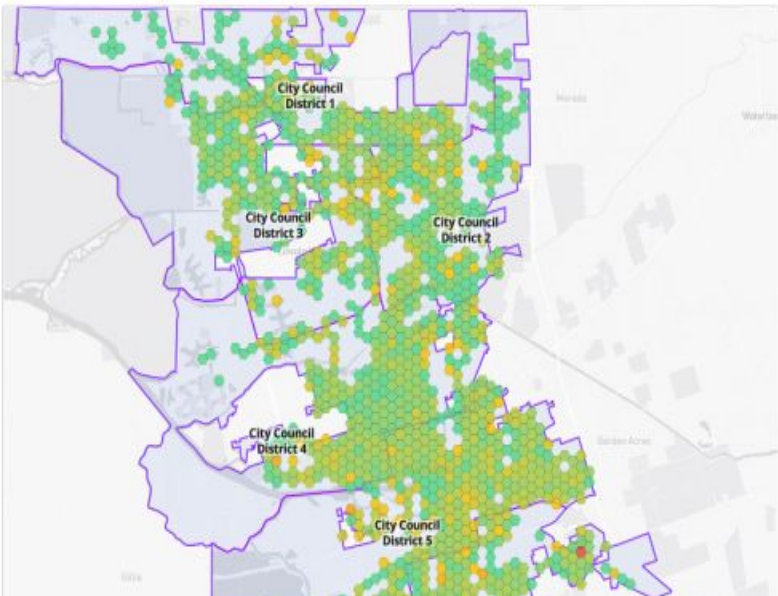
CITY DETECT

Summary

Images captured	131,588
Parcels analyzed	18,701
Unique issues detected	8,849
Analyzed parcels with an issue	30%
Unique issue types detected	61

Most Frequent Detections

Lawn indicators	3,053
Driveway indicators	2,046
Fence indicators	1,171
Sidewalk indicators	1,095
Mailbox indicators	299
Wall indicators	276



All-In-Pricing

We have 1-3 year pricing options. With a discount for committing to the 3 year agreement. This allows for termination in the event that Y1 objectives are not satisfied. Please note this price assumes the use of **1 Data Collection Unit**, equipped with 2 camera lenses.

Pricing includes, installation, setup, software/hardware RTU, 24/7 support, training, and early access to new feature sets.

**3 year agreement: \$30,000 annually
(\$90,000 over three years)**

3 Year Option
\$30k per year



Grant Funding Opportunities

Choice Neighborhood Grants (CN) HUD's Choice Neighborhood grants require intentional data gathering & communication. CNI plans require methodical approaches to data gathering.

Community Development Block Grants (CDBG) CDBG Entitlement grants can be used for code enforcement within blighted areas only. Quickly identify eligible areas with our Blight Report.

Hazard Mitigation Assistance Grants (HMA) FEMA

HMA grants provide funding for long-term solutions to reduce disaster impacts and implement mitigation strategies.



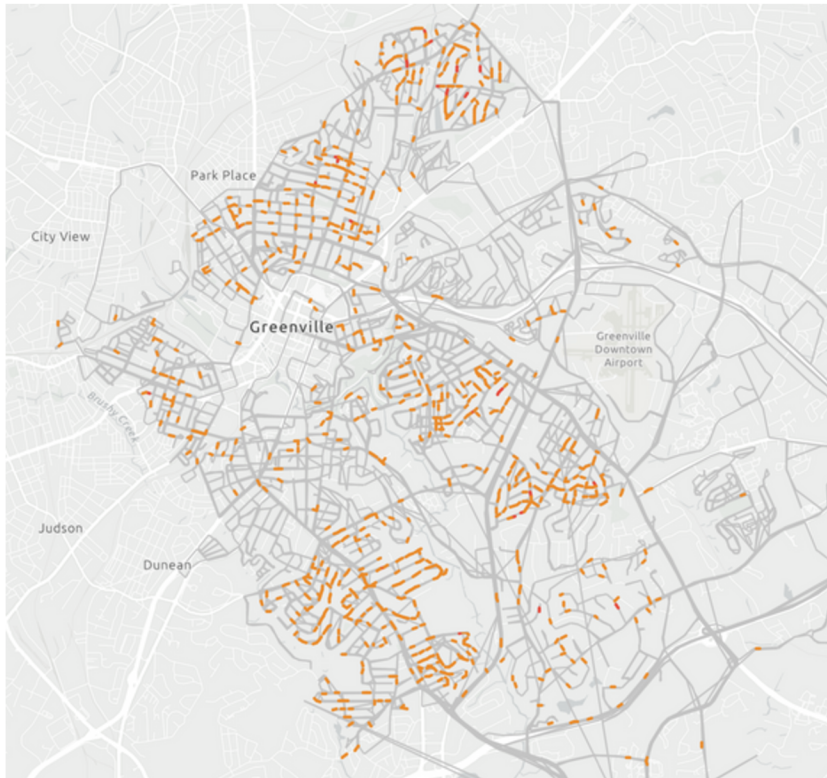
FEMA

HURRICANE HELENE RECOVERY & FEMA AUDIT DATA SOLUTION

GREENVILLE, SC PARTNERS WITH CITY DETECT FOR OBJECTIVE POST-STORM DATA CAPTURE AND REPORTING



Greenville, SC, has initiated a comprehensive effort to efficiently restore the city following Hurricane Helene. The initiative involves collaboration with FEMA and other key stakeholders to prioritize and address cleanup needs across the city.



STAGE 1: DATA COLLECTION AND MAPPING

Process Overview:

- Four city pickup trucks equipped with data collection cameras covered the entire city over three days.
- The mounted cameras captured images across the city, generating a coverage map.

Data Processing:

- AI systems were used to detect debris piles on both private property and public rights of way.

Image Details:

- Each image includes a camera number, timestamp, and location watermark, essential for future FEMA audits.
- The data is stored indefinitely on a secure cloud platform.

Interactive Map:

- The collected data is mapped to optimize cleanup efforts. The map allows users to click on road segments to view corresponding images of the area.
- Road segments with detections are color coded from green (good) to red (bad). Gray roads were traveled but had no detections.



CITY DETECT



FINDINGS - 1 WEEK POST-STORM

1,166 MILES DRIVEN

2,284 PILES IN PUBLIC RIGHT-OF-WAY

2,964 DEBRIS PILES DETECTED

680 PILES ON PRIVATE PROPERTY

STAGE 2: CONTINUED MONITORING WITH TRASH TRUCKS

Expanded Data Collection:

- Data collection continued, utilizing trash trucks equipped with mounted cameras, providing ongoing citywide monitoring.
- This approach allows for tracking storm recovery progress in real-time.

Additional Detections:

- AI systems are detecting private property damage, including roof issues (e.g., trees or tarps on roofs) and various other structural concerns.

STAGE 3: INTEGRATION WITH CITY DEPARTMENTS

Collaboration with Other Departments:

- Ongoing discussions with other city departments aim to monitor additional storm-related issues, such as damaged or missing street signs and clogged drains.
- AI engineers are actively working on updates to address these challenges.

COMMITMENT TO PUBLIC PARTNERSHIPS

We take pride not only in our technology but also in our dedication to assisting public partners in responding to disasters. This commitment has attracted interest from other cities, such as North Miami, where discussions are ongoing, and excitement for collaboration is growing.

KEY CONTRIBUTIONS AND TEAM SUPPORT

Our AI technology also highlighted critical contextual images for Greenville. A significant contribution to this project was made by Dr. Erik Johnson, our founder, who consistently delivers rapid responses in times of need.



Camera unit with velcro mount on a Chevrolet pickup truck

LEARN MORE AT **CITYDETECT.COM**



CITY DETECT



OBJECT DETECTION SAMPLES



Grant Funding Snapshot for Kewanee, IL

27 May 2025

Prepared for: City of Kewanee | Focus: Community Revitalization, Blight Reduction, and Infrastructure Modernization

Prepared by: Katherine Zobre | City Detect Grants Expert

Overview

City Detect technology can be funded through a diverse mix of public and private-sector grants currently open to rural municipalities like Kewanee. The funding landscape includes opportunities for infrastructure repair, blight remediation, smart community development, public safety, and beautification projects—many of which directly align with City Detect’s mission and capabilities.

Total Available Funding Potential (Estimated Range):

\$5.4 million – \$84.6 million

(Based on cumulative range across 28 high-fit opportunities that support community development, housing, beautification, data infrastructure, and public safety.)

- **Public Sector Grants:** ~\$5.4M – \$84.0M
- **Private/Foundation Grants & In-kind Support:** ~\$800K – \$2.6M
- **In-Kind Services/Tools:** Estimated ~\$100K – \$500K value (Delta Analytics, Gadfly Project, Sony, Kubota, etc.)

Top Strategic Fits for Kewanee

Category	Example Grants	Potential Use for City Detect
Public Safety & Housing	CDBG Disaster Response, OVW Transitional Housing, DCEO Rural Shelter	Identify vulnerable housing, target blight, direct services
Community Revitalization	T-Mobile Hometown Grant, Keep America Beautiful, Moline Regional Foundation	Beautification, vacant lot activation, MLK corridor enhancement
Infrastructure & Digital Equity	NSF Smart Communities, DOT Bridge Investment Program, Delta Analytics	Smart city planning, infrastructure mapping, civic tech enablement
Health & Social Impact	ACF Community Development, CPPS Mission Fund, Gupta Foundation	Neighborhood health targeting, resource alignment for LMI populations

Find additional grants & information [here](#).

Key Characteristics of Available Grants

- **Deadlines:** Rolling to Oct 2026 (most active: Jun–Sep 2025)
- **Typical Awards:** \$25,000 – \$800,000 (outliers up to \$80M for infrastructure)
- **Eligibility:** Local governments, 501(c)(3)s, and public-private partnerships
- **Application Types:** Many open to direct submission; some require Letters of Intent (LOI) or pre-proposals
- **Geographic Relevance:** Nearly all grants include or prioritize rural Illinois; several target Henry County specifically

Recommended Next Steps for Kewanee

1. **Prioritize Grants with Rolling or Near-Term Deadlines:** Begin with DCEO Disaster Response, T-Mobile Hometown Grant, and Gadfly Project.
2. **Engage Local Nonprofits:** For grants requiring 501(c)(3) status, partner with local organizations aligned with housing, beautification, or veteran services.
3. **Develop Multi-Grant Strategy:** Pair small beautification grants (e.g., Keep America Beautiful) with large-scale infrastructure or housing rehab funding for comprehensive City Detect implementation.
4. **Initiate Pre-Qualification Steps:** For IL DCEO programs and federal sources, ensure GATA and SAM.gov registrations are current.

Keith Edwards

From: Comer Jennings <comer@citydetect.com>
Sent: Wednesday, May 28, 2025 12:28 PM
To: Keith Edwards
Subject: Re: Kewanee, IL <> City Detect Meeting Follow-Up

Hey Keith,

Here's what the City Detect grants team can provide — and how we support municipalities like Kewanee as you explore opportunities to fund innovative technologies:

What the City Detect Grants Team Does

Strategic Grant Identification

We research and curate grant opportunities from federal, state, and philanthropic sources that align with Kewanee's goals — especially in areas like:

- Blight remediation
- Code enforcement modernization
- Public safety, housing, beautification, and smart infrastructure

Grant Fit Consultation

We analyze each grant for:

- How well it fits City Detect use cases
- Eligibility requirements and allowable costs
- Likelihood of success based on geography, priorities, and project scale

While we do not submit applications or write grants on behalf of cities, we do provide **advisory support** to help guide your internal team or external grant writers toward high-potential opportunities.

Post-Award Strategy Support

If your city is awarded a grant and chooses to implement City Detect, we can advise on how to use City Detect's data outputs to:

- Support progress reporting and compliance
- Demonstrate impact for future grant applications
- Inform budget decisions and resource allocation

Eligible Use of Grant Funds

The ability to apply grant funds toward a City Detect subscription **depends entirely on the specific grant guidelines**. Details about what is considered an eligible cost (e.g., software, equipment, professional services, or data tools) are typically found in the "Eligible Use of Funds" or "Project Scope" section on the grantor's official website.

Some grants may allow for technology procurement directly, while others may not. That's why we cast a wide net — to help the City identify funding opportunities that can either:

- **Directly support** the purchase or deployment of City Detect, or
- **Free up budget capacity** in other areas (e.g., housing rehab, infrastructure, beautification), allowing the City to fund technology through regular budget planning.

Summary

City Detect's grants team:

- Helps identify relevant funding opportunities
- Offers strategic guidance on fit and alignment
- Supports long-term planning to help integrate smart city tools like City Detect
- Does **not** provide direct grant writing services, in order to maintain transparency and avoid conflicts of interest

Grants are not a quick-turnaround funding solution, but rather a way to support sustainable planning that positions Kewanee for long-term innovation and resource growth. We're happy to hop on a quick call to clarify or provide additional details.

I hope this information is helpful. Let me know if you have any other questions.

Talk soon,



Comer Jennings IV
VP of Client Acquisitions
T: (404) 308-0728
E: comer@citydetect.com
www.citydetect.com



All-In-Pricing

Pricing includes:

- Lease of **1** Data Collection unit (DCU)
- DCU includes **dual** lens install
- Installation & Maintenance of DCU
 - We will fix or replace any issues with DCUs that arise during life of contract
- Up to 100 software seats
 - multi-departmental included
- Software training
 - Onboarding training session & additional ad-hoc trainings
- Early access to new features
 - Snipe sign detections
 - Storm damage detections
- Data server space and cloud computation

**3 year agreement: \$30,000 annually
(\$90,000 over three years)**

3 Year Option

\$30k per year

2 Year Option

\$34k per year

1 Year Option

\$38k per year

All-In-Pricing

Pricing includes:

- Lease of **1** Data Collection unit (DCU)
- DCU includes **triple** lens install
- Installation & Maintenance of DCU
 - We will fix or replace any issues with DCUs that arise during life of contract
- Up to 100 software seats
 - multi-departmental included
- Software training
 - Onboarding training session & additional ad-hoc trainings
- Early access to new features
 - Snipe sign detections
 - Storm damage detections
- Data server space and cloud computation

**3 year agreement: \$33,000 annually
(\$99,000 over three years)**

3 Year Option

\$33k per year

2 Year Option

\$37k per year

1 Year Option

\$42k per year

All-In-Pricing

Pricing includes:

- Lease of **2** Data Collection unit (DCU)
- Each DCU includes **dual** lens install
- Installation & Maintenance of DCU
 - We will fix or replace any issues with DCUs that arise during life of contract
- Up to 100 software seats
 - multi-departmental included
- Software training
 - Onboarding training session & additional ad-hoc trainings
- Early access to new features
 - Snipe sign detections
 - Storm damage detections
- Data server space and cloud computation

**3 year agreement: \$60,000 annually
(\$180,000 over three years)**

3 Year Option

\$60k per year

2 Year Option

\$68k per year

1 Year Option

\$75k per year