

# Quincy Park District

## BOARD OF COMMISSIONERS MEETING



**QUINCY PARK DISTRICT  
1231 Bonansinga Drive  
Quincy, Illinois**

**Agenda  
January 17, 2024**

**Regular Meeting – Board Room**

**6:00 P.M**

**CALL TO ORDER (ROLL CALL)**

**PLEDGE OF ALLEGIANCE**

**CONSENT AGENDA: (UNANIMOUS CONSENT)**

1. Check Register – Full Monthly: Recommended Approval by the Finance Committee
2. Regular Meeting Minutes – December 13, 2023

**PUBLIC INPUT: Each speaker may have up to 3 minutes for comments**

**BOARD INFORMATION/EDUCATION:**

- FY2024 Executive Summary (under separate cover)
- Q-Island Bridge Inspection

**CORRESPONDENCE:**

**VOLUNTEERS:**

**EXECUTIVE DIRECTOR'S REPORT:**

- Rome Frericks

**DIRECTOR'S REPORTS:**

- Matt Higley, Director of Parks
- Brian Earnest, Director of Business Services
- Mike Bruns, Director of Program Services
- David Morgan, Director of Golf
- Marcelo Beroiza, Director of Marketing/Operations

**COMMITTEE REPORTS:**



**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

- Quincy Park District Board of Commissioners Executive Session Minutes Bi-Annual Review: Recommended Approval by Executive Director **(VOICE VOTE)**
- ORDINANCE NO. 24-01: An Ordinance providing for the issue of \$1,300,000 Taxable General Obligation Park Bonds, Series 2024, for park improvements and for the payment of expenses incident thereto, providing for the levy of a direct annual tax sufficient to pay the principal and interest on said bonds, and authorizing the sale of said bonds to the District's Corporate Fund:  
Recommended Approval by Director of Business Services **(ROLL CALL VOTE)**
- ORDINANCE NO. 24-02: An Ordinance providing for the issue of \$1,100,000 Taxable General Obligation Park Bonds, Series 2024A, for park improvements and for the payment of expenses incident thereto, providing for the levy of a direct annual tax sufficient to pay the principal and interest on said bonds, and authorizing the sale of said bonds to the District's Corporate Fund:  
Recommended Approval by Director of Business Services **(ROLL CALL VOTE)**
- RESOLUTION NO. 24-01: Quincy Park District Support of Creating City of Quincy's South Tax Increment Financing (TIF): by Executive Director **(ROLL CALL VOTE)**
- Quincy Park District Seasonal Union Employee Agreement: Recommended Approval by Executive Director **(VOICE VOTE)**
- Bid for South Park Ceiling Repair Change Order Number 1: Recommended Approval by Director of Parks **(VOICE VOTE)**
- Westview Semi-Annual Financial Data: Discussion Only

**PUBLIC INPUT: Each speaker may have up to 3 minutes for comments**

**EXECUTIVE SESSION: In accordance with 5 ILCS, Par. 120/2c, I move that the Board convenes into Executive Session to discuss: (please read item(s) from list) **(ROLL CALL VOTE)****

**CALL TO ORDER ( OPEN SESSION)**

**ACTIONS AFTER EXECUTIVE SESSION:**

**ADJOURN **(ROLL CALL VOTE)****

# ***CONSENT AGENDA***

## ***(Unanimous Consent)***

QUINCY PARK DISTRICT  
1231 Bonansinga Drive  
Quincy, Illinois

Regular Meeting  
Board Room

December 13, 2023  
6:00 P.M.

**ROLL CALL**

President Jones called the meeting to order and upon the roll being called the following members were physically present at said location: President Jarid Jones, Vice-President Mark C. Philpot, Commissioner Barb Holthaus, Commissioner Patty McGlothlin, Commissioner Alan Hickman, Commissioner John Frankenhoff and Commissioner Trent Lyons. No Park Commissioner was permitted to attend the meeting by video or audio conference.

Also in Attendance: Executive Director–Rome Frericks, Director of Parks–Matt Higley, Director of Business Services–Brian Earnest, Director of Program Services–Mike Bruns, Director of Golf–David Morgan, and Board Attorney–David Penn.

Members Absent: None.

President Jones led the room in the Pledge of Allegiance.

**PUBLIC HEARING**

**FY 2024 BUDGET & APPROPRIATION, ORDINANCE NO. 23-05**

**THE FOLLOWING ROLL CALL VOTES WERE CAST AND RECORDED:**

|                                 |            |
|---------------------------------|------------|
| <b>COMMISSIONER HOLTHAUS</b>    | <b>YES</b> |
| <b>COMMISSIONER FRANKENHOFF</b> | <b>YES</b> |
| <b>COMMISSIONER MCGLOTHLIN</b>  | <b>YES</b> |
| <b>COMMISSIONER HICKMAN</b>     | <b>YES</b> |
| <b>COMMISSIONER LYONS</b>       | <b>YES</b> |
| <b>VICE PRESIDENT PHILPOT</b>   | <b>YES</b> |
| <b>PRESIDENT JONES</b>          | <b>YES</b> |

President Jones declared that the Quincy Park District was conducting a public hearing to receive public comments on the proposed 2024 Budget and Appropriation Ordinance. He explained that this is the legal instrument that permits the District to authorize expenditures and receive revenue. This Ordinance is an inflated version of the proposed fiscal year 2024 Operating Budget that provides for additional flexibility beyond what would normally be expected during the budget year and to account for all unanticipated expenditures and revenue contingencies, storms, floods, grants, etcetera. The proposed 2024 Budget and Appropriation Ordinance has been available for public inspection since November 8, 2023. President Jones reported that no public comments had been received. Final adoption of the proposed fiscal year 2024 Budget and Appropriation Ordinance and the FY 2024 operating budget is scheduled for later in this meeting. He noted that the hearing was now open for public comment and asked if there was anyone that would like to comment on the proposed FY 2024 Budget and Appropriation Ordinance. There being no comments, he asked for a motion to adjourn the public hearing. COMMISSIONER HOLTHAUS MADE A MOTION, SECONDED BY VICE PRESIDENT MCGLOTHLIN TO ADJOURN THE PUBLIC MEETING. UNANIMOUS PRESIDENT JONES DECLARED THE MOTION CARRIED.

**CONSENT AGENDA**

President Jones asked if there were any objections or changes to the November 8, 2023 Regular Board and Executive Session meeting minutes or to the check register. President Jones announced they were approved by unanimous consent.

**PUBLIC INPUT**

Mr. John Gebhardt, Friends of the Log Cabin reported the highlights of their annual report.

**BOARD INFORMATION/EDUCATION**–None



**CORRESPONDENCE**-None

**VOLUNTEERS**-None

**EXECUTIVE DIRECTOR'S REPORT**

Executive Director Frericks added that staff planted 91 trees within the park district this year and over the last ten years planted 1,143 trees in the various parks.

**DIRECTORS' REPORTS**

Director Higley did not have anything to add to his report.

Director Earnest said that he had nothing to add to his report.

Director Bruns reported that the Special Populations Dinner Dance and Breakfast with Santa events were well attended.

Director Morgan added that the concession floor repairs are completed.

Director Beroiza reported that Vice President Philpot organized a visit with the Great Plain Action Society and Standing Bear Council. Vice President Philpot added that this was a collaboration between Quincy Park District and Quincy Human Rights Commission to share Native American history and culture.

**COMMISSIONER COMMITTEE REPORTS**

Finance Committee- Vice President Philpot said that the finance meeting that was held earlier and he has submitted those finance reports. Commissioner Frankenhoff added that the current condition of the Park District is that it has zero debt.

Quincy Park Foundation- Commissioner Holthaus reported a discussion about the possibility for a collaboration that would advance the needs and the mission of the Park District. Next meeting is in March.

Quincy City Planning- President Jones stated there was nothing specific that pertained to the Park District.

Lorenzo Bull House- Commissioner Lyons stated a \$5,000 grant from Tracy Foundation has come through to create promotional videos. Looking for a new board member. The stove hood has been ordered. June 6<sup>th</sup> fundraiser for next year.

Personnel- Commissioner Holthaus stated that she and Vice President Philpot met with Rome on November 16<sup>th</sup> to follow up on the Commissioner evaluation survey. A summary was provided of the November 8<sup>th</sup> meeting and discussed how to improve the annual evaluation process.

Quincy Riverfront Development- President Jones reported there were discussions about a stage area down at the riverfront.

**UNFINISHED BUSINESS**- None.

**NEW BUSINESS**

Fiscal Year 2024 Operating Budget:

Director Earnest reported the FY 2024 operating budget was presented at last month's board meeting. COMMISSIONER FRANKENHOFF MADE A MOTION, SECONDED BY VICE PRESIDENT PHILPOT TO APPROVE THE FISCAL YEAR 2024 OPERATING BUDGET AS PRESENTED BY STAFF. UNANIMOUS. PRESIDENT PHILPOT DECLARED THE MOTION CARRIED.

ORDINANCE NO. 23-05:Combined FY 2024 Budget and Appropriation:

Director Earnest reported this was presented earlier tonight for public comment. And was presented to the Board at last month's meeting. COMMISSIONER FRANKENHOFF MADE A MOTION, SECONDED BY VICE PRESIDENT PHILPOT TO APPROVE THE RESOLUTION.

**THE FOLLOWING ROLL CALL VOTES WERE CAST AND RECORDED:**

|                                 |            |
|---------------------------------|------------|
| <b>COMMISSIONER FRANKENHOFF</b> | <b>YES</b> |
| <b>COMMISSIONER MCGLOTHLIN</b>  | <b>YES</b> |
| <b>COMMISSIONER HICKMAN</b>     | <b>YES</b> |
| <b>COMMISSIONER LYONS</b>       | <b>YES</b> |
| <b>COMMISSIONER HOLTHAUS</b>    | <b>YES</b> |

**VICE PRESIDENT PHILPOT** **YES**  
**PRESIDENT JONES** **YES**  
**PRESIDENT PHILPOT DECLARED THE MOTION CARRIED.**

Bid for Wavering Park Turf Field Fencing:

Director Higley reported that due to the fields being turfed the fencing is going to be updated to accommodate more age groups. Bid opening December 6<sup>th</sup> and Staff received one bid from Consolidated Fencing, Inc. for \$26,141.98. COMMISSIONER FRANKENHOFF MADE A MOTION, SECONDED BY VICE PRESIDENT PHILPOT TO APPROVE STAFF RECOMMENDATION. UNANIMOUS. PRESIDENT JONES DECLARED THE MOTION CARRIED.

ORDINANCE NO. 23-06: An Ordinance Annexing Certain Territory to the Quincy Park District:

Director Earnest Reported this will annex property at 5100 Chestnut into the Quincy Park District. The property has been approved for annexation by the City of Quincy. COMMISSIONER FRANKENHOFF MADE A MOTION, SECONDED BY COMMISSIONER HICKMAN TO ACCEPT ORDINANCE AS PRESENTED.

**THE FOLLOWING ROLL CALL VOTES WERE CAST AND RECORDED:**

|                                 |            |
|---------------------------------|------------|
| <b>COMMISSIONER MCGLOTHLIN</b>  | <b>YES</b> |
| <b>COMMISSIONER HICKMAN</b>     | <b>YES</b> |
| <b>COMMISSIONER LYONS</b>       | <b>YES</b> |
| <b>COMMISSIONER HOLTHAUS</b>    | <b>YES</b> |
| <b>COMMISSIONER FRANKENHOFF</b> | <b>YES</b> |
| <b>VICE PRESIDENT PHILPOT</b>   | <b>YES</b> |
| <b>PRESIDENT JONES</b>          | <b>YES</b> |

**PRESIDENT PHILPOT DECLARED THE MOTION CARRIED.**

Quincy Park District 2023-2024 Goals and Objectives 4<sup>th</sup> Quarter Status Update:

Executive Director Frericks reported this is provided quarterly to the Board.

Transfer and Close Inactive Bond Debt Retirement Funds:

Director Earnest stated that the 2023 GO Bond and the 2019A Trail Bond have both been paid off. Final distribution is estimated at \$24,655 for both bonds. VICE PRESIDENT PHILPOT MADE A MOTION, SECONDED BY COMMISSIONER FRANKENHOFF TO APPROVE OF TRANSFER AND CLOSE INACTIVE BOND DEBT RETIREMENT FUNDS AS PRESENTED BY STAFF. UNANIMOUS. PRESIDENT JONES DECLARED THE MOTION CARRIED.

EXCLUSIVE BEVERAGE AND SNACKS AGREEMENT FOR WESTVIEW GOLF COURSE:

Director Morgan reviewed the staff recommendation. VICE PRESIDENT PHILPOT MADE A MOTION, SECONDED BY COMMISSIONER HICKMAN TO APPROVE THE AGREEMENT. UNANIMOUS. PRESIDENT JONES DECLARED THE MOTION CARRIED.

EXECUTIVE DIRECTOR SALARY INCREASE:

VICE PRESIDENT PHILPOT MADE A MOTION, SECONDED BY COMMISSIONER HICKMAN TO INCREASE THE EXECUTIVE DIRECTOR'S SALARY TO \$99,275. UNANIMOUS. PRESIDENT JONES DECLARED THE MOTION CARRIED.

**PUBLIC INPUT:** Mr. John Gebhardt, Friends of the Log Cabin concluded his annual report.

**ADJOURNMENT:**

With no other business to discuss at 6:30 p.m., VICE PRESIDENT PHILPOT MADE A MOTION, SECONDED BY COMMISSIONER MCGLOTHLIN TO ADJOURN THE MEETING. UNANIMOUS. PRESIDENT JONES DECLARED THE MOTION CARRIED. Meeting adjourned.

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

# ***PUBLIC INPUT***



***BOARD  
INFORMATION/  
EDUCATION***

# QUINCY PARK DISTRICT

Board of Commissioners

**Date of Board Meeting: January 17, 2024**

**BOARD INFORMATION/EDUCATION:** Quinsippi Island Bridge: Discussion  
Only

## **INFORMATION PROVIDED:**

- Q-Island Fact Sheet
- Q-Island Bridge Undermining Pictures 2016 (Pier #22) Page B-5
- Q-Island Bridge Below Water Inspection 2020
- Q-Island Bridge Above Water Inspection 2023
- Q-Island Bridge Estimated Costs
  - 2024 Estimated Deck Replacement Cost
  - 2024 Estimated Total Bridge Replacement Cost

### **Quinsippi Island Bridge**

- 2009 Illinois state law required all bridges to become registered and inspected during regular intervals.
- Underwater bridge inspection due every 5 years.
- Above water bridge inspection due every 2 years.
- Next above water bridge inspection is due to start in August of 2025.
- Next below water bridge inspection is due August 2025.
- During 2023 top inspection, the main superstructure is in fair condition, the concrete deck was in fair to poor condition.
- Parks Department corrected all minor maintenance repairs in the 2/2/2010 report from Klingner & Associates.
- Costs estimates for repairs and building a new bridge follow this report.
- Last underwater inspection in 2020 had no major concerns from the divers.
- Staff replaced three sections of concrete in 2023.



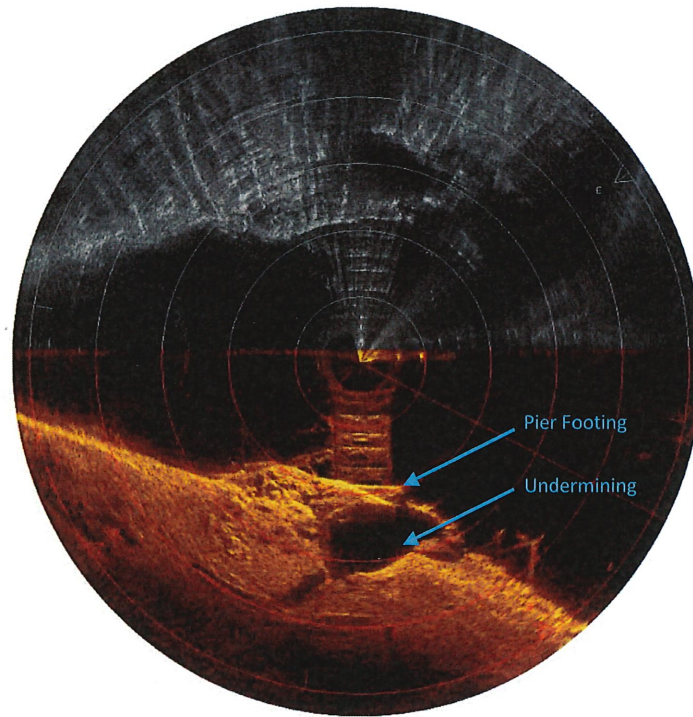


Photo 7 – Pier 22 – Southwest bullnose face  
Note: Exposed footing and subsequent undermining void beneath

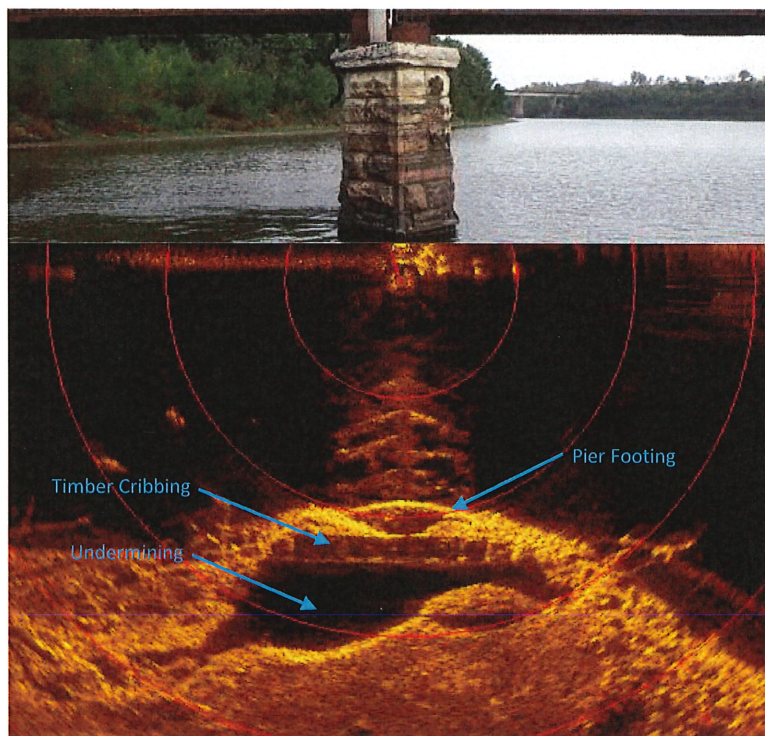


Photo 8 – Pier 22 – South face  
Note: Exposed footing, timber cribbing, and subsequent undermining

# Underwater Inspection Report

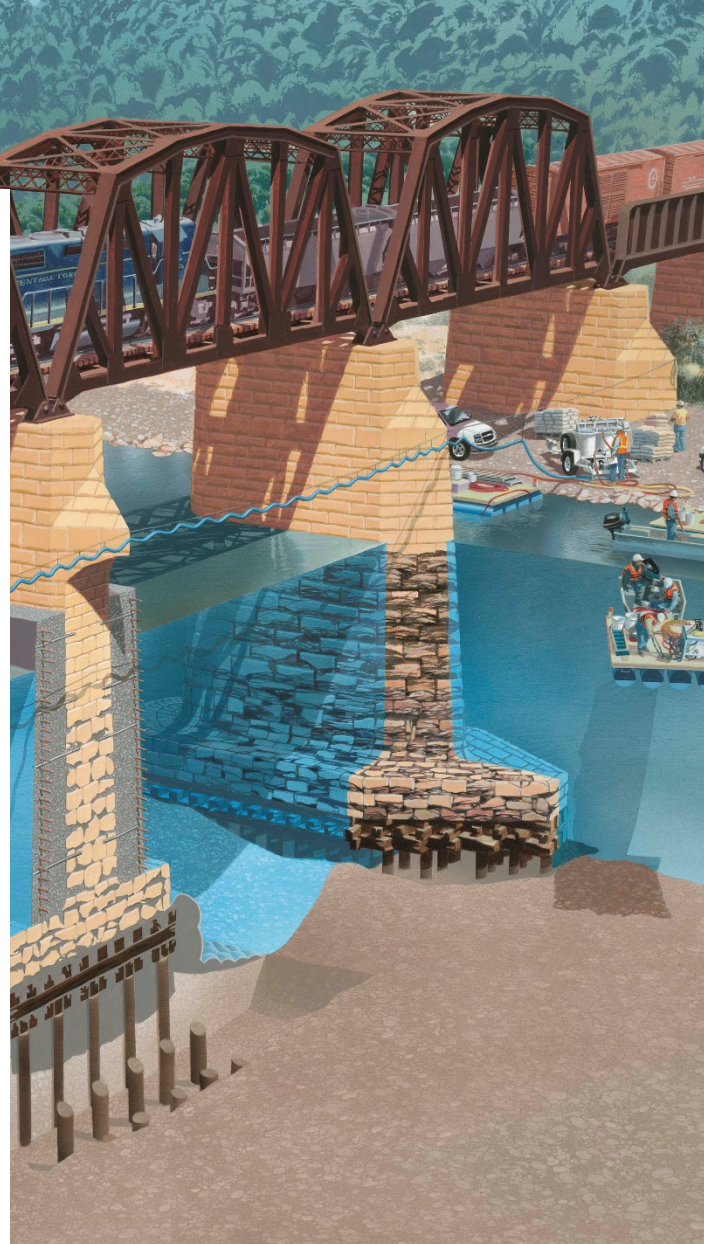
Inspection Performed for:



Prepared by:



**Owner:** Quincy Park Authority  
**Structure:** Quinsippi Island Bridge  
**Location:** Quincy, Illinois  
**Body of Water:** Mississippi River  
**Inspection Date:** June 18, 2020





## Table of Contents

|  |    |
|--|----|
| 1. Introduction/Background .....             | 1  |
| 2. Method of Investigation .....             | 1  |
| 3. Inspection Findings .....                 | 2  |
| 4. Channel Bottom and Scour Assessment ..... | 7  |
| 5. Evaluation and Recommendations .....      | 7  |
| Appendix A – CAD Drawings .....              | A1 |
| Appendix B – Images and Photographs .....    | B1 |

**Disclaimer:** The information provided herein is for the limited administrative and operational use of Quincy Park Authority and their contractors. Other requests for this document shall be referred to J.F. Brennan Company, Inc. The accuracy of the information provided is limited by the conditions of the site during the day of the inspection.





## 1. Introduction/Background

J.F. Brennan Company, Inc. (Brennan) performed an inspection on the exterior surfaces of the underwater portions of the bridge substructures. The inspection was performed for its 60-month rotational inspection. Environmental conditions, such as channel bed material, biological growth, and drift/debris, were generally noted. The structures were also inspected to determine if foundational elements were exposed and/or if scour or undermining was present.

### Structure Data

|                     |                         |
|---------------------|-------------------------|
| Owner:              | Quincy Park Authority   |
| Structure:          | Quinsippi Island Bridge |
| Location:           | Quincy, Illinois        |
| Waterway Crossing:  | Mississippi River       |
| Bridge Orientation: | East to West            |
| River Orientation:  | Flows North to South    |

No inspection was performed on the following: any substructure elements out of the channel, any superstructure elements, or any other bridge or approach/surrounding elements. All referenced locations listed below are either cardinal directions, upstream/downstream, or right/left looking at the structure from the downstream looking upstream.

## 2. Method of Investigation

A FHWA Level I visual and tactile inspection of the structure and surrounding channel bed was used to observe signs of distress and deterioration including, but not limited to: movement, cracks, honeycombing, scaling, spalling, exposed reinforcing steel, collision damage, scour, undermining, and piping.

Date of Inspection: June 18, 2020

|                    |                  |                        |
|--------------------|------------------|------------------------|
| Brennan Dive Team: | Sean McMullen    | Inspection Team Leader |
|                    | Mike Converso    | Inspection Diver       |
|                    | Hector Hernandez | Tender                 |

The inspection was conducted using surface-supplied air equipment including a Kirby Morgan dive helmet with full diver-to-surface communications; and a helmet-mounted Outland Video Camera / Light combo with a video recorder providing live streaming at the dive platform.

All dives were conducted in accordance with Brennan's Safe Diving Practices Manual as well as all pertinent ADCI, OSHA, and USCG regulations. Additionally, all dives adhered to the dive schedules and decompression tables outlined in the U.S. Navy Dive Manual, Rev. 6.

Depth soundings were taken using a metal measuring staff and/or the boat mounted Hummingbird depth finder. The soundings were taken perpendicular to each in-water structure face starting at the structure and proceeding out at an interval of every five (5) feet out to 20 feet. Cross-channel soundings were taken 50 feet upstream and downstream, parallel to the bridge (See 'Appendix A, Figure A2').

All measurements referenced hereinafter were approximate and reflect the conditions on-site at the time of the inspection.

The three (3) levels of underwater inspections are described as:



**Level I** - A simple visual or tactile (by feel) inspection, without the extensive use of tools or measuring devices. It is usually employed to gain an overview of the structure and will precede or verify the need for a more detailed Level II or Level III inspection.

**Level II** - A detailed inspection which involves physically cleaning or removing growth from portions of the structure. In this way, hidden damage may be detected and assessed for severity. This level is usually performed on at least a portion of a structure, supplementing a Level I.

**Level III** - A highly detailed inspection of a structure which is warranted if extensive repair or replacement is being considered. This level requires extensive cleaning, detailed measurements, and testing techniques that may be either destructive or non-destructive in nature.

### 3. Inspection Findings

The Quinsippi Island Bridge was orientated in an East/West direction (See 'Appendix B, Figures 1 & 2'). For this report, Brennan labeled all substructures in descending order starting from the East and working West.

- The overall length of the bridge was approximately 525-feet and had six masonry stone support piers that were inspected.
- The bridge was a steel deck girder design with twin superstructures supporting vehicular traffic.

Water Elevation: 15-feet, 5½-inches from the bottom of the railroad bridge timber to the waterline.

Gage Height: 15.25 feet at the USCE 395556091245801 Mississippi River at Quincy, IL @ 12pm 06/18/20.

Water Discharge: N/A at site location. Moderate.

Underwater Visibility: Satisfactory, approximately 6-inches to 24-inches.

#### **Pier 26 (East Abutment)**

The East Abutment was constructed from Masonry Stone with mortar fill (See 'Appendix B, Figures 3 - 6').

- Overall, there was minor mortar loss in sporadic areas with minor deterioration along the freeze/thaw zone.
- Upstream Face:
  - Overall, the masonry stone and mortar were in satisfactory condition above and below the waterline.
- Right Face:
  - Overall, the masonry stone and mortar were in satisfactory condition above and below the waterline.
  - This side of the Abutment was in very shallow water.
- Downstream Face:
  - Overall, the masonry stone and mortar were in satisfactory condition above and below the waterline.
- Left Face:
  - Overall, the masonry stone and mortar were in satisfactory condition above and below the waterline.
  - There was a minor amount of debris stacked up (See 'Appendix B, Figure 27').
- The bottom substrate consisted of small riprap and mud.

| Upstream |        | Depths | Right Face |        | Depths |
|----------|--------|--------|------------|--------|--------|
|          | 0 Feet | 3'     |            | 0 Feet | N/A    |



|                   |         |               |                  |         |               |
|-------------------|---------|---------------|------------------|---------|---------------|
| <i>Feet From</i>  | 5 Feet  | 3'            | <i>Feet From</i> | 5 Feet  | N/A           |
| <i>Pier</i>       | 10 Feet | 3'            | <i>Pier</i>      | 10 Feet | N/A           |
|                   | 15 Feet | 3'            |                  | 15 Feet | N/A           |
|                   | 20 Feet | 3'            |                  | 20 Feet | N/A           |
|                   |         |               |                  |         |               |
| <b>Downstream</b> |         | <i>Depths</i> | <b>Left Face</b> |         | <i>Depths</i> |
|                   | 0 Feet  | 4'            |                  | 0 Feet  | 7'            |
| <i>Feet From</i>  | 5 Feet  | 4'            | <i>Feet From</i> | 5 Feet  | 7'            |
| <i>Pier</i>       | 10 Feet | 6'            | <i>Pier</i>      | 10 Feet | 7'            |
|                   | 15 Feet | 6'            |                  | 15 Feet | 7'            |
|                   | 20 Feet | 7'            |                  | 20 Feet | 7'            |

**Pier 25**

Pier 25 was constructed from masonry stone with mortar fill (See 'Appendix A, A3' and 'Appendix B, Figures 7 - 10').

- Overall, there was minor mortar loss in sporadic areas with minor deterioration along the freeze/thaw zone.
- Upstream Bullnose:
  - Overall, the masonry stone and mortar were in satisfactory condition above and below the waterline.
  - There was a moderate amount of debris stacked up.
- Right Face:
  - Overall, the masonry stone and mortar were in satisfactory condition above and below the waterline.
  - There was a moderate amount of debris stacked up (See 'Appendix B, Figure 28').
- Downstream Bullnose:
  - Overall, the masonry stone and mortar were in satisfactory condition above and below the waterline (See 'Appendix B, Figure 29').
- Left Face:
  - Overall, the masonry stone and mortar were in satisfactory condition above and below the waterline.
- The bottom substrate consisted of riprap and mud.

|                   |         |               |                   |         |               |
|-------------------|---------|---------------|-------------------|---------|---------------|
| <b>Upstream</b>   |         | <i>Depths</i> | <b>Right Face</b> |         | <i>Depths</i> |
|                   | 0 Feet  | 8'            |                   | 0 Feet  | 2'            |
| <i>Feet From</i>  | 5 Feet  | 10'           | <i>Feet From</i>  | 5 Feet  | 9'            |
| <i>Pier</i>       | 10 Feet | 9'            | <i>Pier</i>       | 10 Feet | 12'           |
|                   | 15 Feet | 10'           |                   | 15 Feet | 10'           |
|                   | 20 Feet | 10'           |                   | 20 Feet | 9'            |
|                   |         |               |                   |         |               |
| <b>Downstream</b> |         | <i>Depths</i> | <b>Left Face</b>  |         | <i>Depths</i> |
|                   | 0 Feet  | 13'           |                   | 0 Feet  | 10'           |
| <i>Feet From</i>  | 5 Feet  | 13'           | <i>Feet From</i>  | 5 Feet  | 10'           |
| <i>Pier</i>       | 10 Feet | 13'           | <i>Pier</i>       | 10 Feet | 12'           |
|                   | 15 Feet | 13'           |                   | 15 Feet | 14'           |
|                   | 20 Feet | 13'           |                   | 20 Feet | 14'           |

**Pier 24**

Pier 24 was constructed from masonry stone with mortar fill (See 'Appendix A, A4' and 'Appendix B, Figures 11 - 14').

- Overall, there was minor mortar loss in sporadic areas with minor deterioration along the freeze/thaw zone.
- Upstream Bullnose:
  - Overall, the masonry stone and mortar were in satisfactory condition above and below the waterline.
- Right Face:
  - Overall, the masonry stone and mortar were in satisfactory condition above and below the waterline.
  - The top of the footing was exposed and had a 1½-foot horizontal face. The vertical face was not exposed as it was flush with the riprap mud bottom (See 'Appendix B, Figure 30').
- Downstream Face:
  - Overall, the masonry stone and mortar were in satisfactory condition above and below the waterline.
  - The footing was exposed and had a 2½-foot horizontal face with a vertical face of 1½-feet.
    - Undermining was found under the exposed footing and measured 1-foot wide by 10-inches high and had up to 1-foot of loss (See 'Appendix B, Figure 31').
- Left Face:
  - Overall, the masonry stone and mortar were in satisfactory condition above and below the waterline.
- The bottom substrate consisted of riprap and mud.

| <b>Upstream</b>   |         | <i>Depths</i> | <b>Right Face</b> |         | <i>Depths</i> |
|-------------------|---------|---------------|-------------------|---------|---------------|
|                   | 0 Feet  | 6'            |                   | 0 Feet  | 5'            |
| <i>Feet From</i>  | 5 Feet  | 14'           | <i>Feet From</i>  | 5 Feet  | 14'           |
| <i>Pier</i>       | 10 Feet | 14'           | <i>Pier</i>       | 10 Feet | 16'           |
|                   | 15 Feet | 12'           |                   | 15 Feet | 16'           |
|                   | 20 Feet | 12'           |                   | 20 Feet | 13'           |
|                   |         |               |                   |         |               |
| <b>Downstream</b> |         | <i>Depths</i> | <b>Left Face</b>  |         | <i>Depths</i> |
|                   | 0 Feet  | 15'           |                   | 0 Feet  | 14'           |
| <i>Feet From</i>  | 5 Feet  | 15'           | <i>Feet From</i>  | 5 Feet  | 14'           |
| <i>Pier</i>       | 10 Feet | 20'           | <i>Pier</i>       | 10 Feet | 16'           |
|                   | 15 Feet | 25'           |                   | 15 Feet | 19'           |
|                   | 20 Feet | 24'           |                   | 20 Feet | 24'           |

**Pier 23**

Pier 23 was constructed from masonry stone with mortar fill (See 'Appendix A, A5' and 'Appendix B, Figures 15 - 18').

- Overall, there was minor mortar loss in sporadic areas with minor deterioration along the freeze/thaw zone.
- Upstream Bullnose:
  - Overall, the masonry stone and mortar were in satisfactory condition above and below the waterline.
- Right Face:



- Overall, the masonry stone and mortar were in satisfactory condition above and below the waterline.
- There was a minor amount of debris stacked up (See 'Appendix B, Figure 32').
- Downstream Bullnose:
  - Overall, the masonry stone and mortar were in satisfactory condition above and below the waterline.
- Left Face:
  - Overall, the masonry stone and mortar were in satisfactory condition above and below the waterline.
- The bottom substrate consisted of riprap and mud.

| Upstream         |         | Depths | Right Face       |         | Depths |
|------------------|---------|--------|------------------|---------|--------|
|                  | 0 Feet  | 8'     |                  | 0 Feet  | 4'     |
| <i>Feet From</i> | 5 Feet  | 8'     | <i>Feet From</i> | 5 Feet  | 10'    |
| <i>Pier</i>      | 10 Feet | 9'     | <i>Pier</i>      | 10 Feet | 14'    |
|                  | 15 Feet | 10'    |                  | 15 Feet | 15'    |
|                  | 20 Feet | 10'    |                  | 20 Feet | 15'    |
|                  |         |        |                  |         |        |
| Downstream       |         | Depths | Left Face        |         | Depths |
|                  | 0 Feet  | 5'     |                  | 0 Feet  | 14'    |
| <i>Feet From</i> | 5 Feet  | 5'     | <i>Feet From</i> | 5 Feet  | 16'    |
| <i>Pier</i>      | 10 Feet | 5'     | <i>Pier</i>      | 10 Feet | 18'    |
|                  | 15 Feet | 7'     |                  | 15 Feet | 19'    |
|                  | 20 Feet | 11'    |                  | 20 Feet | 19'    |

## Pier 22

Pier 22 was constructed from masonry stone with mortar fill (See 'Appendix A, A6' and 'Appendix B, Figures 19 - 22'). Pier 22 also had AB mats, Grout Bags, and Grout Backfill installed along the Right Face, Downstream Bullnose, and the Left Face. These AB Mats were installed to help protect the Pier as Timber Cribbing was exposed on the Downstream Bullnose.

- Overall, there was minor mortar loss in sporadic areas with minor deterioration along the freeze/thaw zone.
- Upstream Bullnose:
  - Overall, the masonry stone and mortar were in satisfactory condition above and below the waterline.
  - There was a minor amount of debris stacked up (See 'Appendix B, Figures 33 & 34').
- Right Face:
  - Overall, the masonry stone and mortar were in satisfactory condition above and below the waterline.
  - The footing was exposed and had a vertical face of 10-inches down to the AB Mat.
    - The AB Mat appeared to be secured in place and in good overall condition (See 'Appendix B, Figure 35').
- Downstream Bullnose:
  - Overall, the masonry stone and mortar were in satisfactory condition above and below the waterline.
  - The footing was exposed and had a 1½-foot horizontal face with a vertical face of 2-feet. Under the vertical face of the footing approximately 2-feet of the timber cribbing was exposed (See 'Appendix B, Figure 36').
    - The timber cribbing was found to be undermined. This area measured 10-feet wide at center by 3-inches high and had up to 1½-feet of loss.



- Left Face:
  - Overall, the masonry stone and mortar were in satisfactory condition above and below the waterline.
  - The AB Mat appeared to be secured in place and in good overall condition. There was no exposed footing (See 'Appendix B, Figure 37').
  - There was a minor amount of debris stacked up.
- The bottom substrate consisted of riprap and the installed AB Mats.
  - There was an area of heavy scour along Downstream Bullnose. Directly at the Pier was approximately 19-feet and 20-feet downstream of the pier the depth was 34-feet.

| Upstream         |         | Depths | Right Face       |         | Depths |
|------------------|---------|--------|------------------|---------|--------|
|                  | 0 Feet  | 6'     |                  | 0 Feet  | 2'     |
| <i>Feet From</i> | 5 Feet  | 14'    | <i>Feet From</i> | 5 Feet  | 5'     |
| <i>Pier</i>      | 10 Feet | 14'    | <i>Pier</i>      | 10 Feet | 19'    |
|                  | 15 Feet | 11'    |                  | 15 Feet | 20'    |
|                  | 20 Feet | 10'    |                  | 20 Feet | 20'    |
|                  |         |        |                  |         |        |
| Downstream       |         | Depths | Left Face        |         | Depths |
|                  | 0 Feet  | 19'    |                  | 0 Feet  | 12'    |
| <i>Feet From</i> | 5 Feet  | 19'    | <i>Feet From</i> | 5 Feet  | 12'    |
| <i>Pier</i>      | 10 Feet | 22'    | <i>Pier</i>      | 10 Feet | 11'    |
|                  | 15 Feet | 30'    |                  | 15 Feet | 11'    |
|                  | 20 Feet | 34'    |                  | 20 Feet | 11'    |

### Pier 21

Pier 21 was constructed from masonry stone with mortar fill (See 'Appendix A, A7' and 'Appendix B, Figures 23 - 26').

- Overall, there was minor mortar loss in sporadic areas with minor deterioration along the freeze/thaw zone.
- Upstream Bullnose:
  - Overall, the masonry stone and mortar were in satisfactory condition above and below the waterline.
- Right Face:
  - Overall, the masonry stone and mortar were in satisfactory condition above and below the waterline.
- Downstream Bullnose:
  - Overall, the masonry stone and mortar were in satisfactory condition above and below the waterline.
- Left Face:
  - Overall, the masonry stone and mortar were in satisfactory condition above and below the waterline.
- The bottom substrate consisted of soft mud.

| Upstream         |         | Depths | Right Face       |         | Depths |
|------------------|---------|--------|------------------|---------|--------|
|                  | 0 Feet  | 1'     |                  | 0 Feet  | 2'     |
| <i>Feet From</i> | 5 Feet  | 1'     | <i>Feet From</i> | 5 Feet  | 3'     |
| <i>Pier</i>      | 10 Feet | 1'     | <i>Pier</i>      | 10 Feet | 3'     |
|                  | 15 Feet | 1'     |                  | 15 Feet | 4'     |
|                  | 20 Feet | 2'     |                  | 20 Feet | 4'     |



| Downstream |         | Depths | Left Face |         | Depths     |
|------------|---------|--------|-----------|---------|------------|
|            | 0 Feet  | 5'     |           | 0 Feet  | 1'         |
| Feet From  | 5 Feet  | 5'     | Feet From | 5 Feet  | 1'         |
| Pier       | 10 Feet | 4'     | Pier      | 10 Feet | +6" (Land) |
|            | 15 Feet | 4'     |           | 15 Feet | +6" (Land) |
|            | 20 Feet | 6'     |           | 20 Feet | +6" (Land) |

#### 4. Channel Bottom and Scour Assessment

At the time of inspection, the Mississippi River was experiencing slightly higher than normal flow conditions. The river bottom mainly consisted of soft mud with riprap mixed in. Pier 22 also had mat and bags installed as a counter scour and undermining measure.

Scour was observed throughout the channel. Please see the tables above to see the difference in depths as you move away from the structure.

#### 5. Evaluation and Recommendations

Based on the underwater inspection findings at the time of inspection, Quincy Park Authority's Quinsippi Island Bridge was considered to be in fair/satisfactory condition. In order to preserve adequate structural integrity and stability of the bridge it is our recommendation that this bridge be repaired with a low sense of urgency.

Pier 25 had moderate amounts of debris stacked up along the Upstream Bullnose and Left Face. It is our recommendation that these debris piles be removed from the structures.

Pier 24 had parts of its footing exposed. The horizontal face of the footing was exposed measuring 1½-feet. On the Downstream Bullnose the footing was exposed with a horizontal face of 2½-feet and a vertical face of 1½-feet. There was a portion of the footing that was undermined, this area measured 1-foot wide by 10-inches high and 1-foot deep. It is our recommendation to keep monitoring this Pier for furthering of the exposed footing and undermining.

Pier 23 had minor amounts of debris stacked up along the Right Face. It is our recommendation that this debris pile be removed.

Pier 22 had minor amounts debris stacked up along the Upstream Bullnose and the Left Face. Along the Downstream Bullnose there was a minor area of undermining under the Cribbing that measured 10-feet wide by 3-inches high and 1 ½-feet deep. We believe that once the mats settled it left a small area that could still be reached by the rushing waters. It is our recommendation that the debris be removed, along with continuously monitoring the undermined section.

In accordance with the National Bridge Inspection Standards (NBIS) and accepted standard practice, Brennan recommends the entire bridge structure should be inspected underwater within a 60-month maximum interval. Brennan also recommends flow and depths to be monitored periodically and when superstructure inspections are conducted. In the interim, if significant high water or other adverse conditions are experienced, substructure monitoring with water depth soundings and/or underwater inspections may be warranted.



An immediate post-event inspection should be conducted on the structure after any significant or unusual event, including but not limited to: flood, earthquake, storm, vessel impact, or other event that has potential to cause damage to the structure. Drift and debris material should be cleared to prevent scour and undermining of the substructure and further damage the structure.

Refer to "Routine Underwater Condition Assessment Rating Descriptions" below for explanations of above noted condition ratings.





### **Routine Underwater Condition Assessment Rating Descriptions**

**Good:** No visible or only minor damage was noted. Structural elements may show very minor deterioration, but no overstressing was observed. No repairs are required.

**Satisfactory:** Limited minor to moderate defects or deterioration are observed, but no overstressing was observed. No repairs are required.

**Fair:** All primary structural elements are sound, but minor to moderate defects or deterioration was observed. Localized areas of moderate to advanced deterioration may be present but do not significantly reduce the load-bearing capacity of the structure. Repairs recommended, but the priority of the recommended repairs was low.

**Poor:** Advanced deterioration or overstressing was observed on the widespread portions of the structure but does not significantly reduce the load-bearing capacity of the structure. Repairs may need to be carried out with moderate urgency.

**Serious:** Advanced deterioration overstressing, or breakage may have significantly affected the load-bearing capacity of primary structural components. Local failures are possible and loading restriction may be necessary. Repairs may be carried out on a high-priority basis with urgency.

**Critical:** Very advanced deterioration, overstressing or breakage has resulted in localized failure(s) of primary structure components. More widespread failures are possible or likely to occur, and load restriction should be implemented as necessary. Repairs may need to be carried out on a very high priority basis with strong urgency.

We appreciate the opportunity to work with Quincy Park Authority on this project. If you have any questions or concerns regarding the information within this report or if Brennan can be of any further assistance, please do not hesitate to contact me directly.

Respectfully submitted,

**Joe Baldoni**

Dive Division

cell 608.799.5952

jbbaldoni@jfbrennan.com

J.F. Brennan Company, Inc.

818 Bainbridge St., La Crosse, WI 54603

www.jfbrennan.com



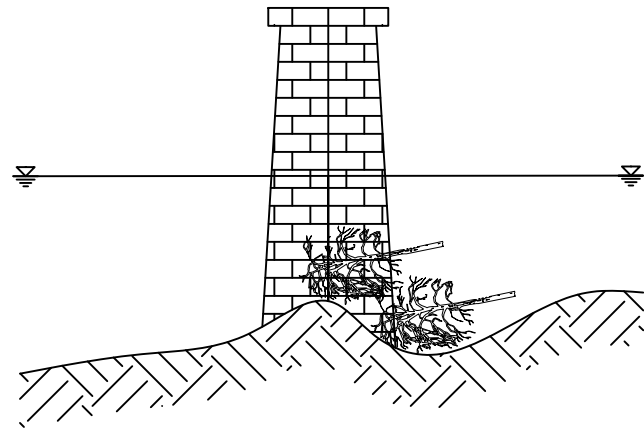


## Appendix A – CAD Drawings

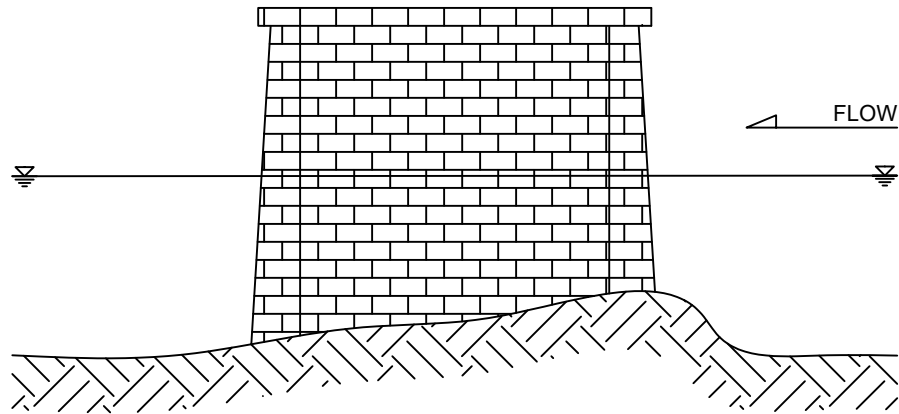
### List of Drawings

- |               |           |
|---------------|-----------|
| • Drawing A-2 | PLAN VIEW |
| • Drawing A-3 | PIER 25   |
| • Drawing A-4 | PIER 24   |
| • Drawing A-5 | PIER 23   |
| • Drawing A-6 | PIER 22   |
| • Drawing A-7 | PIER 21   |

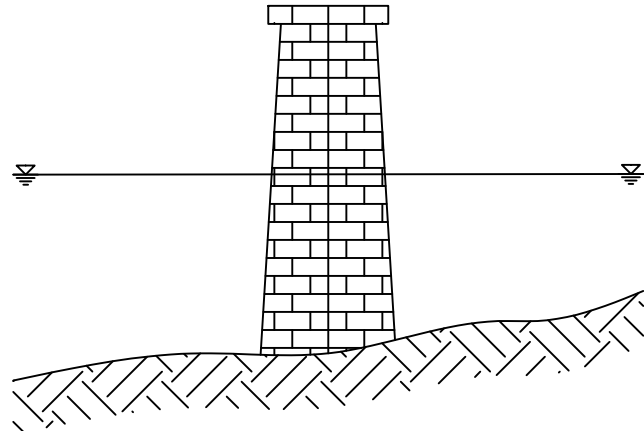




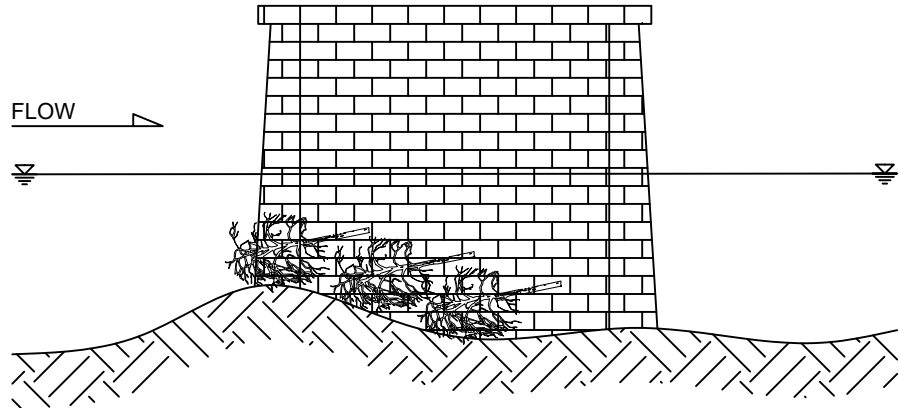
PIER 25 UPSTREAM BULLNOSE



PIER 25 RIGHT FACE



PIER 25 DOWNSTREAM BULLNOSE

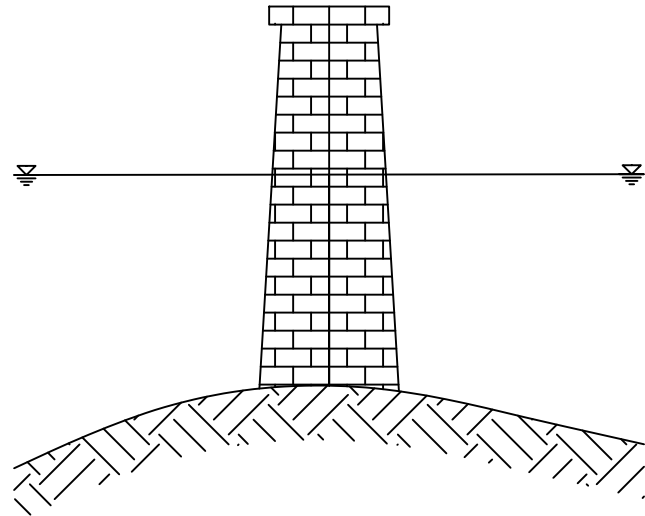


PIER 25 LEFT FACE

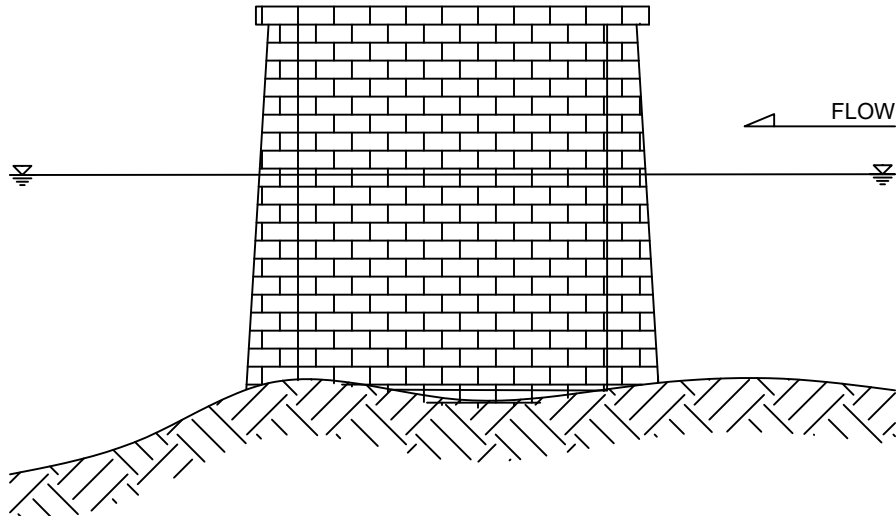
GENERAL NOTES:

- OVERALL, THERE WAS MINOR MORTAR LOSS IN SPORADIC AREAS WITH MINOR DETERIORATION ALONG THE FREEZE/THAW ZONE.
- MODERATE AMOUNTS OF TIMBER DEBRIS WERE STACKED UP ALONG THE UPSTREAM BULLNOSE AND THE LEFT FACE.
- SOFT MUD / RIPRAP MADE UP THE MAJORITY OF THE RIVER BOTTOM SUBSTRATE.

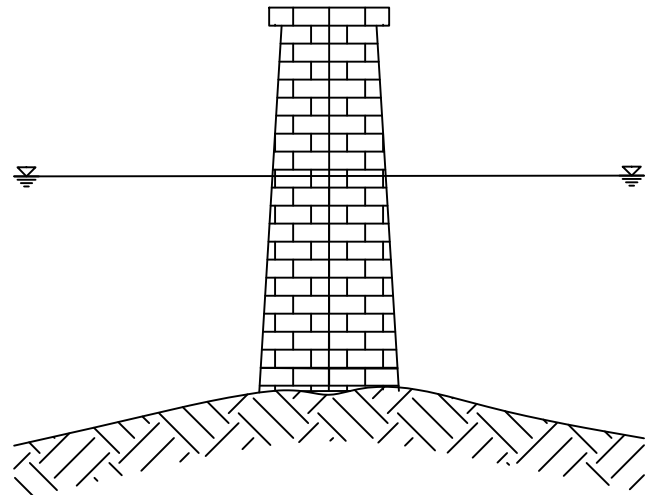
|   |  |   |  |   |   |   |
|---|--|---|--|---|---|---|
| PROJECT:<br>UNDERWATER INSPECTION REPORT<br>QUINSHIPPI ISLAND BRIDGE<br>QUINCY, ILLINOIS<br>PIER 25 |  | <br>J.F. BRENNAN CO., INC.<br>818 BAINBRIDGE STREET<br>LA CROSSE, WISCONSIN 54603<br>PHONE: (608)784-7773 www.jfbrennan.com |  | PREPARED FOR:<br><br>KLINGER & ASSOCIATES<br>616 N. 24TH STREET<br>QUINCY, ILLINOIS 62301 | OWNER:<br>QUINCY PARK AUTHORITY<br>QUINCY, ILLINOIS<br>BRIDGE TYPE: VEHICULAR<br>WATERWAY: MISSISSIPPI RIVER<br>SUBSTRUCTURES: 6 (IN-WATER)<br>LENGTH, FEET: ~ 525 OVER WATER | INSPECTION DATE: JUNE 18, 2020<br>DRAWN BY: SPENCER COSSALTER<br>REVISED DATE:<br>REVISED BY: JOE BALDONI |
| FIGURE NUMBER<br>A-3  |  |   |  |   |   |   |



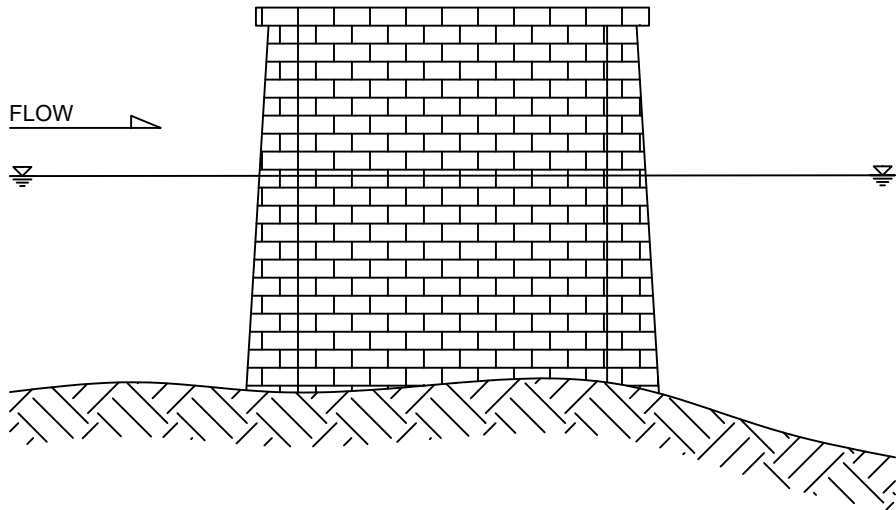
PIER 24 UPSTREAM BULLNOSE



PIER 24 RIGHT FACE



PIER 24 DOWNSTREAM BULLNOSE

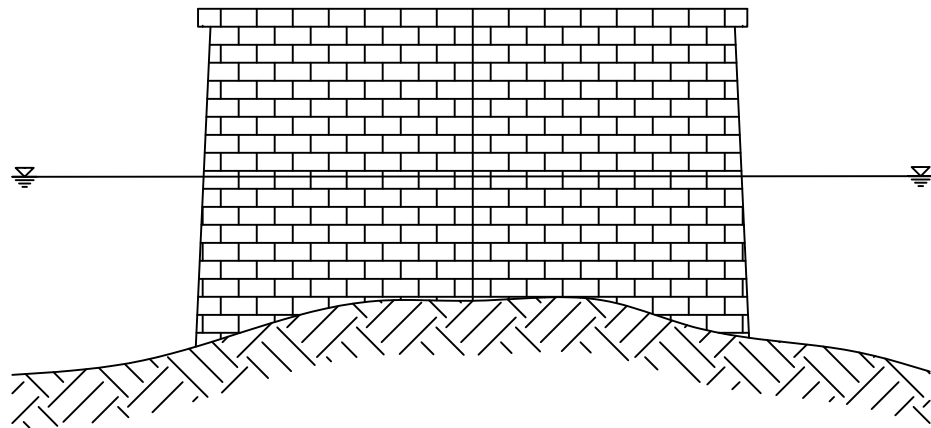


PIER 24 LEFT FACE

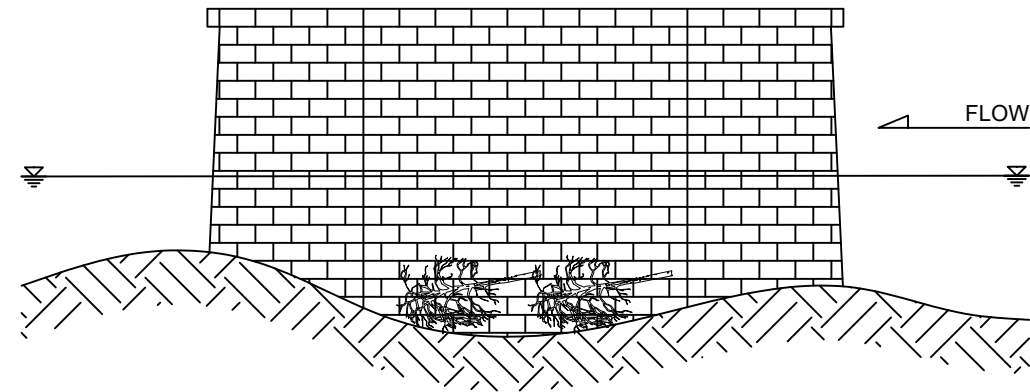
**GENERAL NOTES:**

- OVERALL, THERE WAS MINOR MORTAR LOSS IN SPORADIC AREAS WITH MINOR DETERIORATION ALONG THE FREEZE/THAW ZONE.
- RIGHT FACE: THE TOP PORTION OF THE FOOTING WAS EXPOSED. THE FOOTING HAD AN EXPOSED HORIZONTAL FACE OF 1 1/2-FEET.
- DOWNSTREAM BULLNOSE: THE FOOTING WAS EXPOSED WITH A HORIZONTAL FACE OF 2 1/2-FEET AND A VERTICAL FACE OF 1 1/1-FEET. THE FOOTING WAS UNDERMINED MEASURING 1-FOOT WIDE BY 10-INCHES HIGH AND 12-INCHES DEEP.
- SOFT MUD / RIPRAP MADE UP THE MAJORITY OF THE RIVER BOTTOM SUBSTRATE.

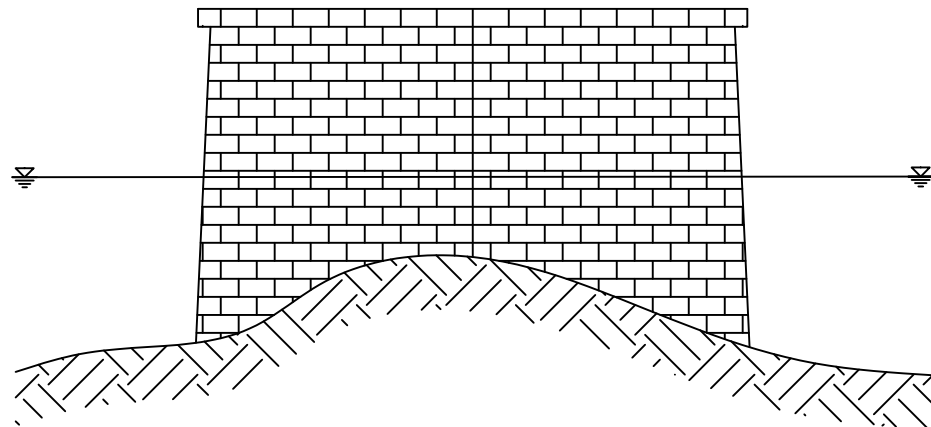
|  |  |  |   |   |
|--|--|--|---|---|
| PROJECT:<br><b>UNDERWATER INSPECTION REPORT</b><br><b>QUINSHIPPI ISLAND BRIDGE</b><br><br>QUINCY, ILLINOIS<br><br><b>PIER 24</b> | PREPARED FOR:<br><b>KLINGER &amp; ASSOCIATES</b><br><b>616 N. 24TH STREET</b><br><b>QUINCY, ILLINOIS 62301</b> |  | OWNER:<br>QUINCY PARK AUTHORITY<br>LOCATION: QUINCY, ILLINOIS<br>BRIDGE TYPE: VEHICULAR<br>WATERWAY: MISSISSIPPI RIVER<br>SUBSTRUCTURES: 6 (IN-WATER)<br>LENGTH, FEET: ~ 525 OVER WATER | INSPECTION DATE: JUNE 18, 2020<br>DRAWN BY: SPENCER COSSALTER<br>REVISED DATE:<br>REVISED BY: JOE BALDONI |
|  |  |  |   |   |
|  |  |  |   |   |
|  |  |  |   |   |
|  |  |  |   |   |
| FIGURE NUMBER<br><b>A-4</b>  |  |  |   |   |



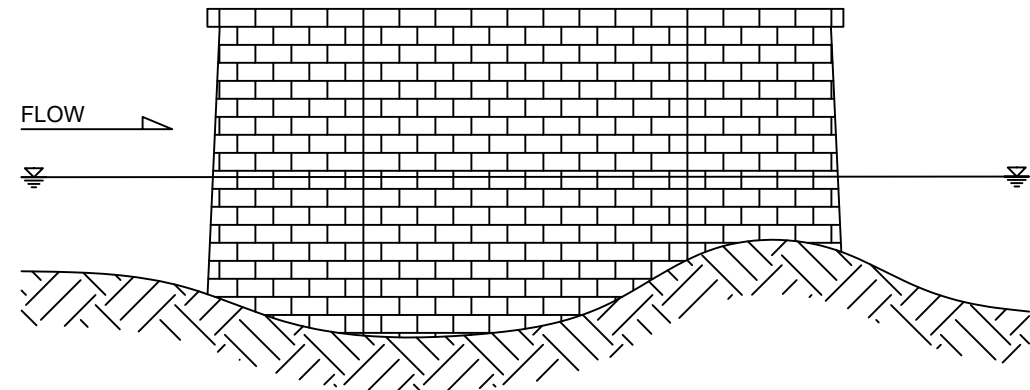
PIER 23 UPSTREAM BULLNOSE



PIER 23 RIGHT FACE



PIER 23 DOWNSTREAM BULLNOSE



PIER 23 LEFT FACE

GENERAL NOTES:

- OVERALL, THERE WAS MINOR MORTAR LOSS IN SPORADIC AREAS WITH MINOR DETERIORATION ALONG THE FREEZE/THAW ZONE.
- MINOR AMOUNTS OF TIMBER DEBRIS WERE STACKED UP ALONG THE UPSTREAM BULLNOSE AND THE LEFT FACE.
- SOFT MUD / RIPRAP MADE UP THE MAJORITY OF THE RIVER BOTTOM SUBSTRATE.

|                |                       |                  |                   |
|----------------|-----------------------|------------------|-------------------|
| OWNER:         | QUINCY PARK AUTHORITY | INSPECTION DATE: | JUNE 18, 2020     |
| LOCATION:      | QUINCY, ILLINOIS      | DRAWN BY:        | SPENCER COSSALTER |
| BRIDGE TYPE:   | VEHICULAR             | REVISED DATE:    |                   |
| WATERWAY:      | MISSISSIPPI RIVER     | REVISED BY:      | JOE BALDONI       |
| SUBSTRUCTURES: | 6 (IN-WATER)          |                  |                   |
| LENGTH, FEET:  | ~ 525 OVER WATER      |                  |                   |

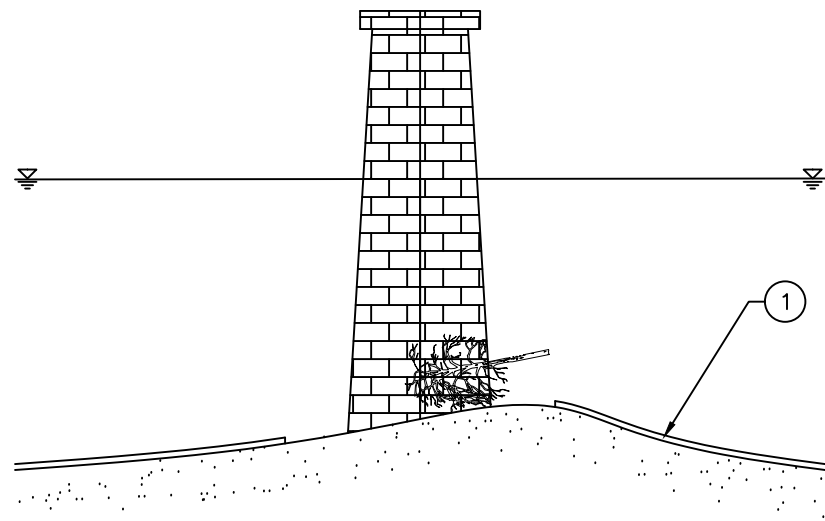
PREPARED FOR:  
KLINGER & ASSOCIATES  
616 N. 24TH STREET  
QUINCY, ILLINOIS 62301



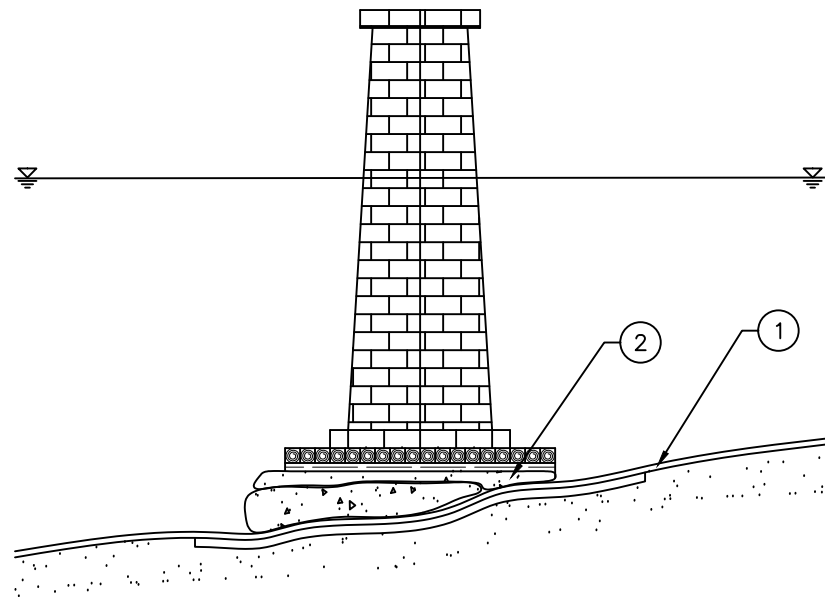
**BRENNAN**  
J.F. BRENNAN CO., INC.  
818 BAINBRIDGE STREET  
LA CROSSE, WISCONSIN 54603  
PHONE: (608)784-7173 www.jfbrennan.com

PROJECT:  
UNDERWATER INSPECTION REPORT  
QUINCY ISLAND BRIDGE  
QUINCY, ILLINOIS

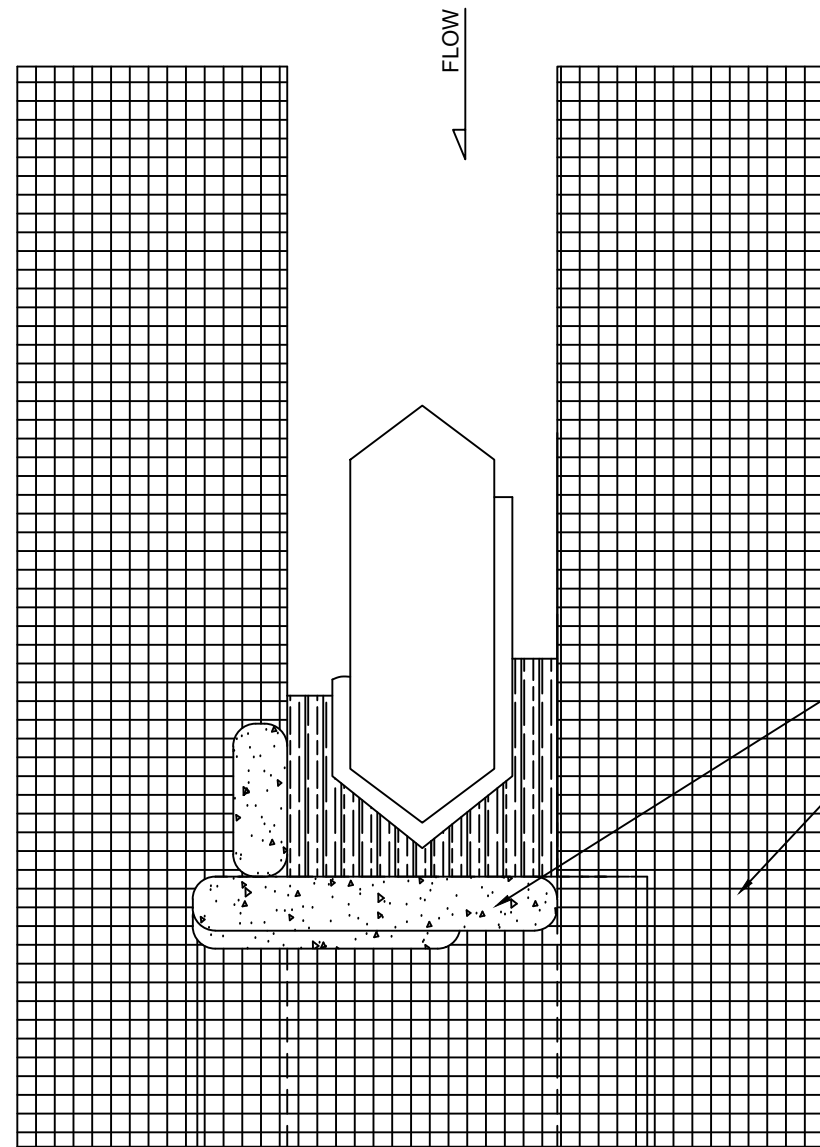
PIER 23



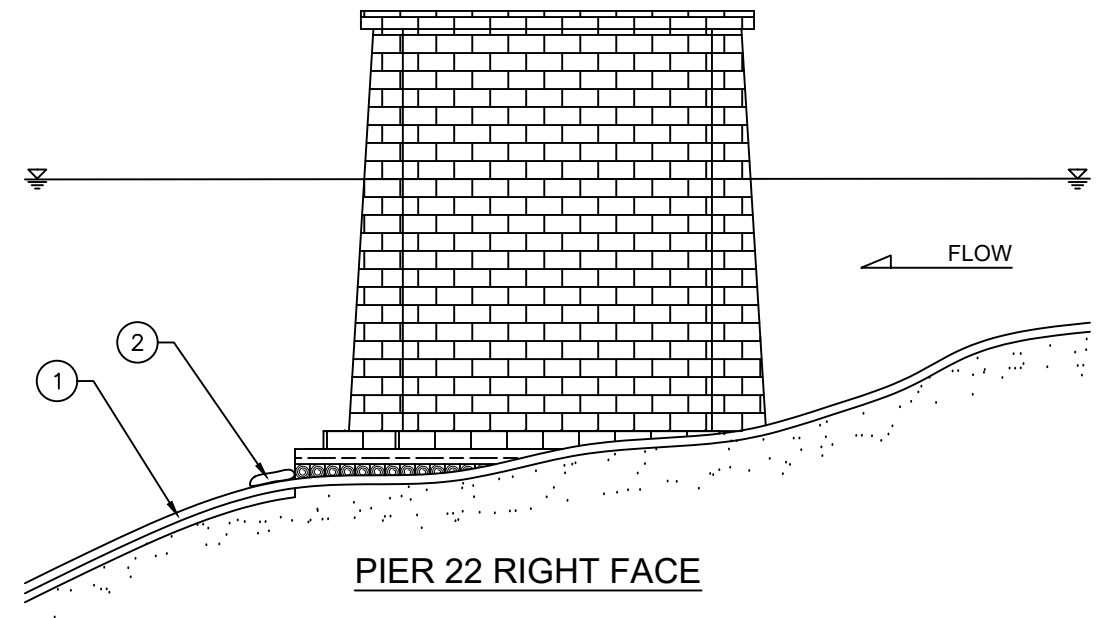
PIER 22 UPSTREAM BULLNOSE



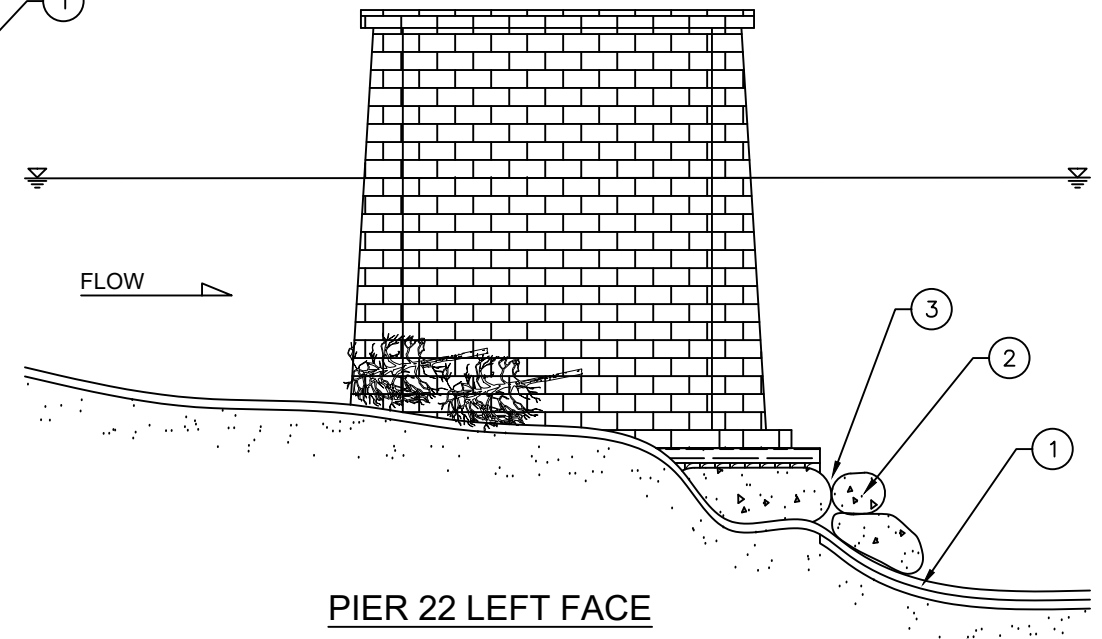
PIER 22 DOWNSTREAM BULLNOSE



PIER 22 TOP VIEW



PIER 22 RIGHT FACE



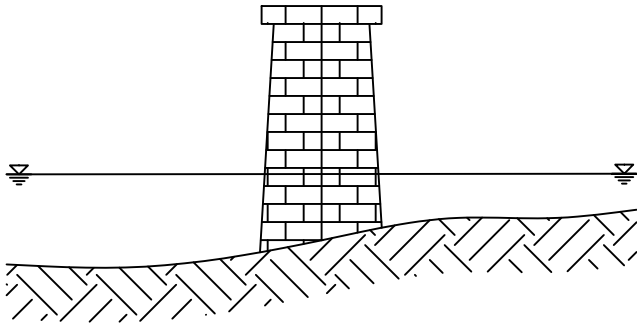
PIER 22 LEFT FACE

**GENERAL NOTES:**

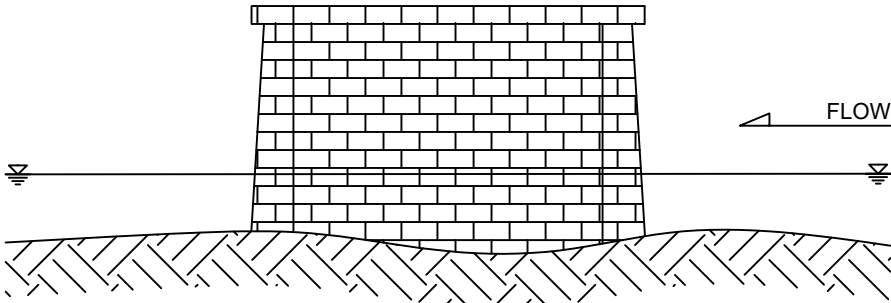
- OVERALL, THERE WAS MINOR MORTAR LOSS IN SPORADIC AREAS WITH MINOR DETERIORATION ALONG THE FREEZE/THAW ZONE.
- OVERALL, THE AB MAT APPEARED TO BE SECURED AROUND THE ENTIRE STRUCTURE.
- ON THE DOWNSTREAM BULLNOSE THERE WAS AN AREA OF MINOR UNDERMINING UNDER THE EXPOSED TIMBER CRIBBING. THIS AREA MEASURED 10-FEET WIDE BY 3-INCHES HIGH AND 1 1/2-FEET DEEP.
- MINOR AMOUNTS OF TIMBER DEBRIS WERE STACKED UP ALONG THE UPSTREAM BULLNOSE AND THE LEFT FACE.
- AB MAT / RIPRAP MADE UP THE MAJORITY OF THE RIVER BOTTOM SUBSTRATE.

- 1. AB MAT
- 2. GROUT BAGS
- 3. BACKFILL GROUT

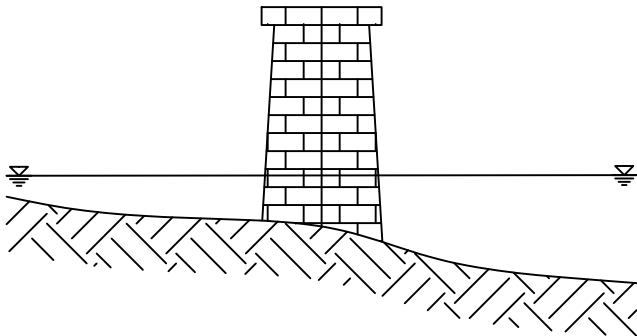
|   |                                |
|---|--------------------------------|
| OWNER: QUINCY PARK AUTHORITY  | INSPECTION DATE: JUNE 18, 2020 |
|   | DRAWN BY: Adam Thronson        |
|   | REVISOR DATE:                  |
|   | REVISOR BY: JOE BALDONI        |
| LOCATION: QUINCY, ILLINOIS  | BRIDGE TYPE: VEHICULAR         |
| WATERWAY: MISSISSIPPI RIVER   | SUBSTRUCTURES: 6 (IN-WATER)    |
| LENGTH, FEET: ~ 525 OVER WATER  |                                |
| PREPARED FOR:   |                                |
| KLINGER & ASSOCIATES<br>616 N. 24TH STREET<br>QUINCY, ILLINOIS 62301  |                                |
|  <b>BRENNAN</b><br>J.F. BRENNAN CO., INC.<br>818 BAINBRIDGE STREET<br>LA CROSSE, WISCONSIN 54603<br>PHONE: (608)784-7173 www.jfbrennan.com |                                |
| PROJECT: UNDERWATER INSPECTION REPORT<br>QUINCY ISLAND BRIDGE<br>QUINCY, ILLINOIS   |                                |
| PIER 22   |                                |
| FIGURE NUMBER<br>A-6  |                                |



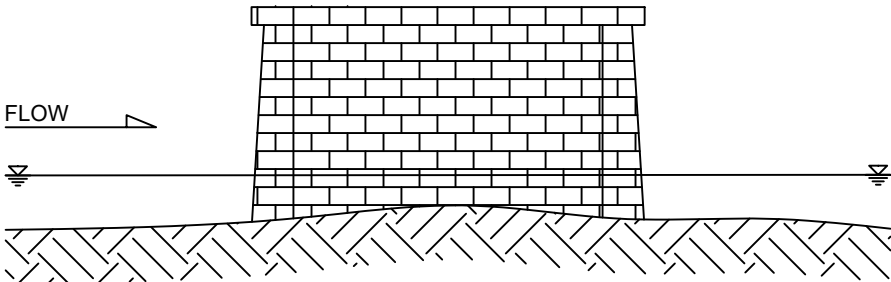
PIER 21 UPSTREAM BULLNOSE



PIER 21 RIGHT FACE



PIER 21 DOWNSTREAM BULLNOSE



PIER 21 LEFT FACE

GENERAL NOTES:

- OVERALL, THERE WAS MINOR MORTAR LOSS IN SPORADIC AREAS WITH MINOR DETERIORATION ALONG THE FREEZE/THAW ZONE.
- SOFT MUD / RIPRAP MADE UP THE MAJORITY OF THE RIVER BOTTOM SUBSTRATE.

|  |                              |                                |                                |
|--|------------------------------|--------------------------------|--------------------------------|
| PROJECT:   | UNDERWATER INSPECTION REPORT |                                | INSPECTION DATE: JUNE 18, 2020 |
|  | QUINSHIPPI ISLAND BRIDGE     |                                |                                |
| FIGURE NUMBER  | QUINCY, ILLINOIS             |                                | DRAWN BY: SPENCER COSSALTER    |
|  | PIER 21                      |                                |                                |
| PREPARED FOR:  |                              | QUINCY PARK AUTHORITY          | REVISD DATE:                   |
| KLINGER & ASSOCIATES<br>616 N. 24TH STREET<br>QUINCY, ILLINOIS 62301 |                              | QUINCY, ILLINOIS               | REVISD BY: JOE BALDONI         |
|  |                              | BRIDGE TYPE: VEHICULAR         |                                |
|  |                              | WATERWAY: MISSISSIPPI RIVER    |                                |
|  |                              | SUBSTRUCTURES: 6 (IN-WATER)    |                                |
|  |                              | LENGTH, FEET: ~ 525 OVER WATER |                                |

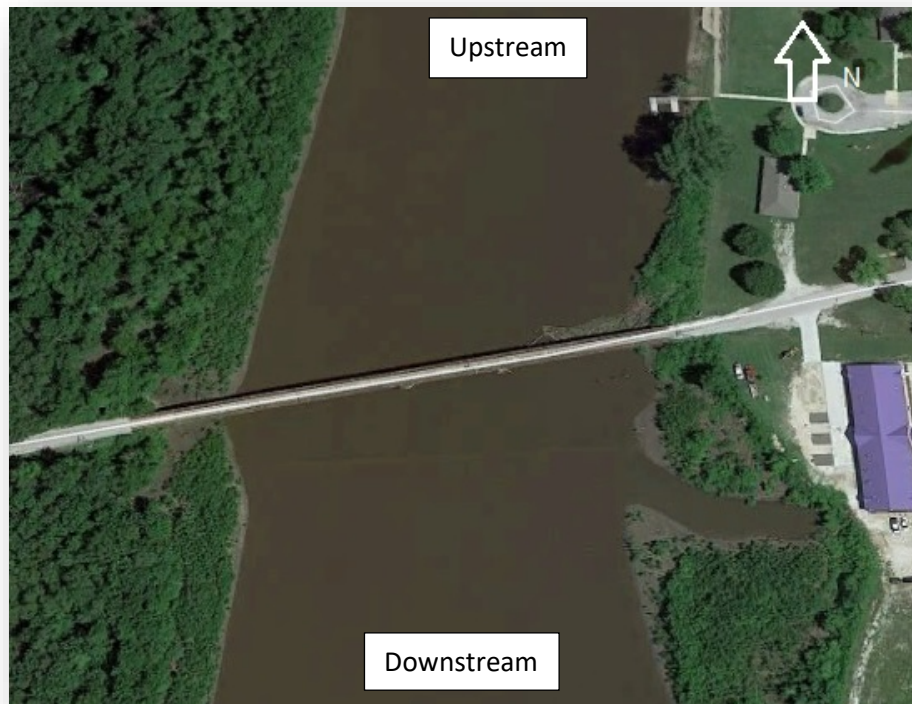




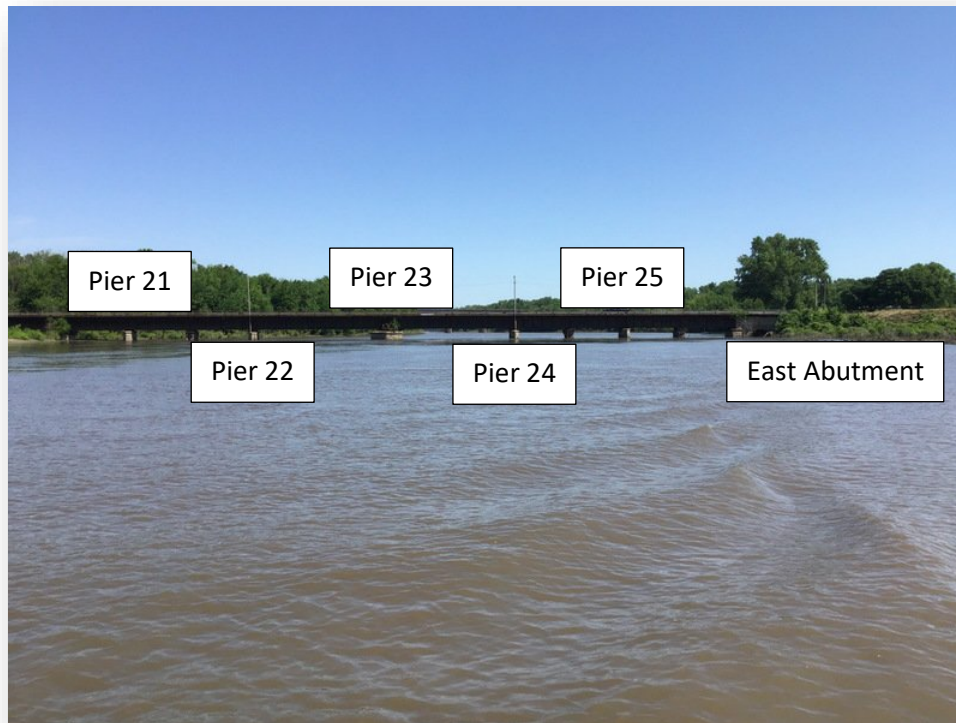
## Appendix B – Images and Photographs

### List of Figures

|  |     |
|--|-----|
| Figure 1 - Quinsippi Island Bridge, Overview .....     | B2  |
| Figure 2 - Downstream Looking Upstream, Overall.....   | B2  |
| Figure 3 - East Abutment, Upstream Face.....           | B3  |
| Figure 4 - East Abutment, Right Face.....              | B3  |
| Figure 5 - East Abutment, Downstream Face.....         | B4  |
| Figure 6 – East Abutment, Left Face .....              | B4  |
| Figure 7 - Pier 25, Upstream Bullnose.....             | B5  |
| Figure 8 - Pier 25, Right Face .....                   | B5  |
| Figure 9 - Pier 25, Downstream Bullnose.....           | B6  |
| Figure 10 - Pier 25, Left Face.....                    | B6  |
| Figure 11 - Pier 24, Upstream Bullnose.....            | B7  |
| Figure 12 – Pier 24, Right Face .....                  | B7  |
| Figure 13 – Pier 24, Downstream Bullnose.....          | B8  |
| Figure 14 – Pier 24, Left Face.....                    | B8  |
| Figure 15 – Pier 23, Upstream Face .....               | B9  |
| Figure 16 – Pier 23, Right Face .....                  | B9  |
| Figure 17 - Pier 23, Downstream Face .....             | B10 |
| Figure 18 - Pier 23, Left Face.....                    | B10 |
| Figure 19 - Pier 22, Upstream Bullnose.....            | B11 |
| Figure 20 - Pier 22, Right Face .....                  | B11 |
| Figure 21 - Pier 22, Downstream Bullnose .....         | B12 |
| Figure 22 - Pier 22, Left Face.....                    | B12 |
| Figure 23 - Pier 21, Upstream Bullnose.....            | B13 |
| Figure 24 - Pier 21, Right Face .....                  | B13 |
| Figure 25 - Pier 21, Downstream Bullnose .....         | B14 |
| Figure 26 - Pier 21, Left Face.....                    | B14 |
| Figure 27 - East Abutment, Left Face Sector Scan ..... | B15 |
| Figure 28 - Pier 25, Right Face Sector Scan .....      | B15 |
| Figure 29 - Pier 25, Downstream Face Sector Scan ..... | B16 |
| Figure 30 - Pier 24, Right Face Sector Scan .....      | B16 |
| Figure 31 - Pier 24, Downstream Face Sector Scan ..... | B17 |
| Figure 32 - Pier 23, Right Face Sector Scan .....      | B17 |
| Figure 33 - Pier 22, Upstream Face Sector Scan .....   | B18 |
| Figure 34 - Pier 22, Profile Sector Scan .....         | B18 |
| Figure 35 - Pier 22, Right Face Sector Scan .....      | B19 |
| Figure 36 - Pier 22, Downstream Face Sector Scan ..... | B19 |
| Figure 37 - Pier 22, Left Face Sector Scan.....        | B20 |



*Figure 1 - Quinsippi Island Bridge, Overview*



*Figure 2 - Downstream Looking Upstream, Overall*



*Figure 3 - East Abutment, Upstream Face*



*Figure 4 - East Abutment, Right Face*





*Figure 5 - East Abutment, Downstream Face*



*Figure 6 – East Abutment, Left Face*



*Figure 7 - Pier 25, Upstream Bullnose*



*Figure 8 - Pier 25, Right Face*





*Figure 9 - Pier 25, Downstream Bullnose*



*Figure 10 - Pier 25, Left Face*



*Figure 11 - Pier 24, Upstream Bullnose*



*Figure 12 – Pier 24, Right Face*





*Figure 13 – Pier 24, Downstream Bullnose*



*Figure 14 – Pier 24, Left Face*





*Figure 15 – Pier 23, Upstream Face*



*Figure 16 – Pier 23, Right Face*



*Figure 17 - Pier 23, Downstream Face*



*Figure 18 - Pier 23, Left Face*





*Figure 19 - Pier 22, Upstream Bullnose*



*Figure 20 - Pier 22, Right Face*



*Figure 21 - Pier 22, Downstream Bullnose*



*Figure 22 - Pier 22, Left Face*





*Figure 23 - Pier 21, Upstream Bullnose*



*Figure 24 - Pier 21, Right Face*

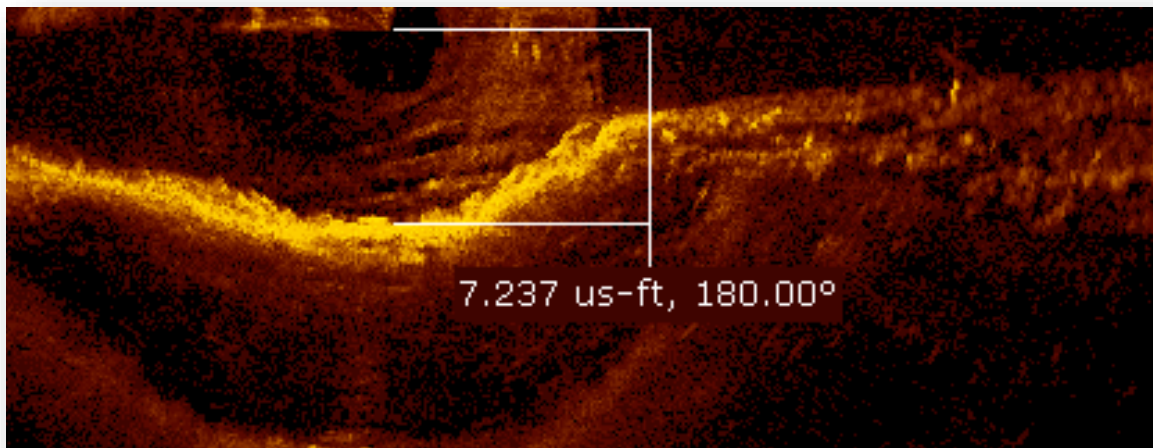


*Figure 25 - Pier 21, Downstream Bullnose*

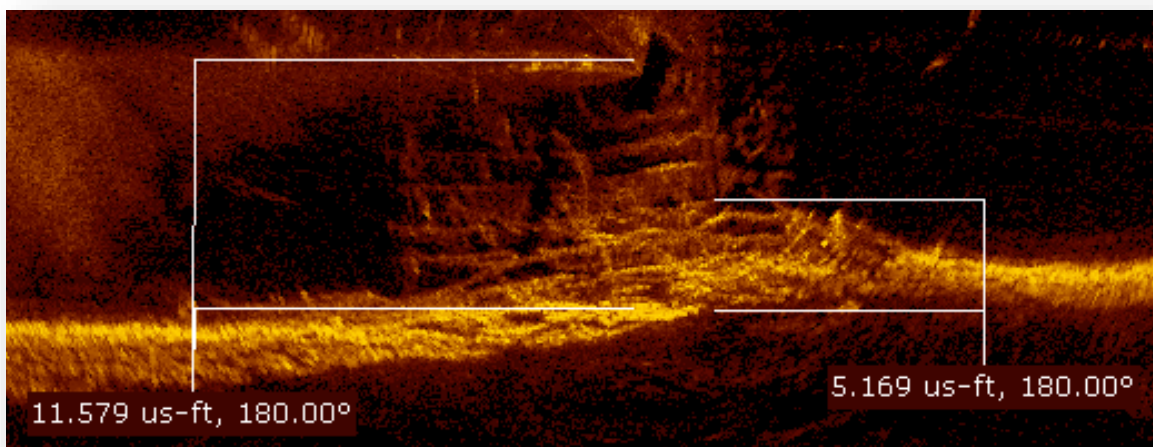


*Figure 26 - Pier 21, Left Face*



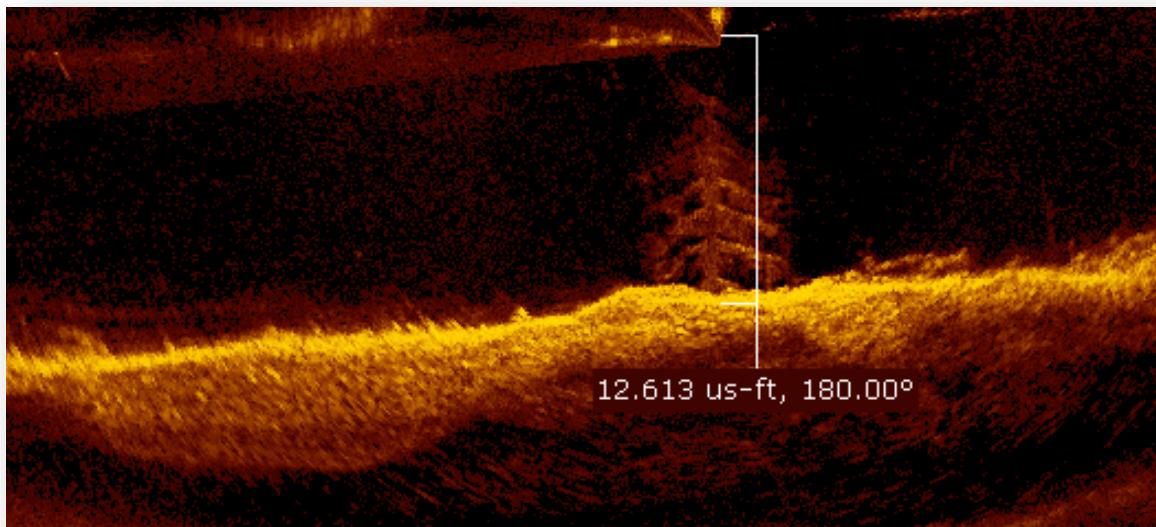


*Figure 27 - East Abutment, Left Face Minor Scour Sector Scan*

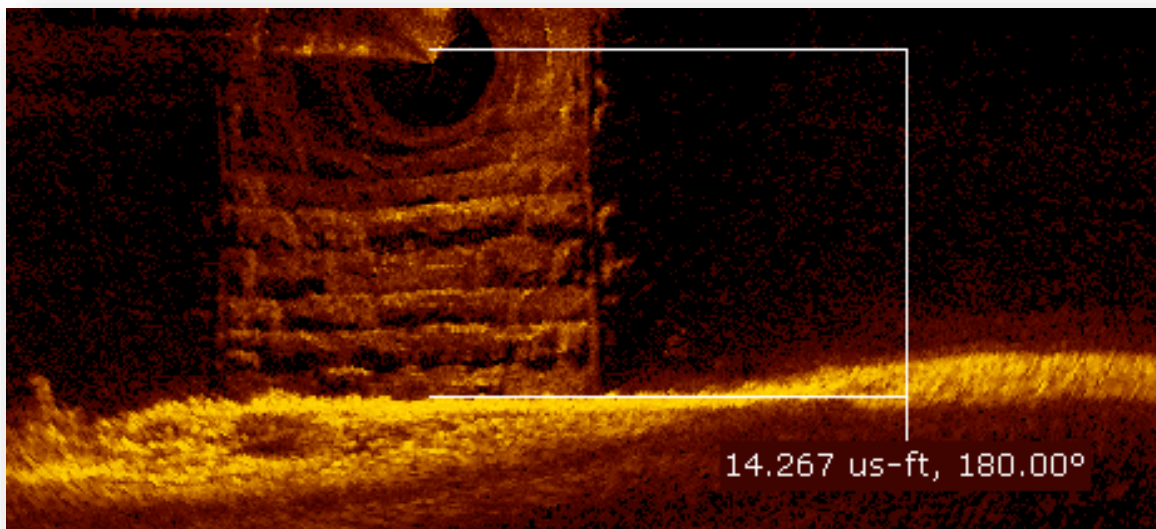


*Figure 28 - Pier 25, Right Face Debris Pile Sector Scan*

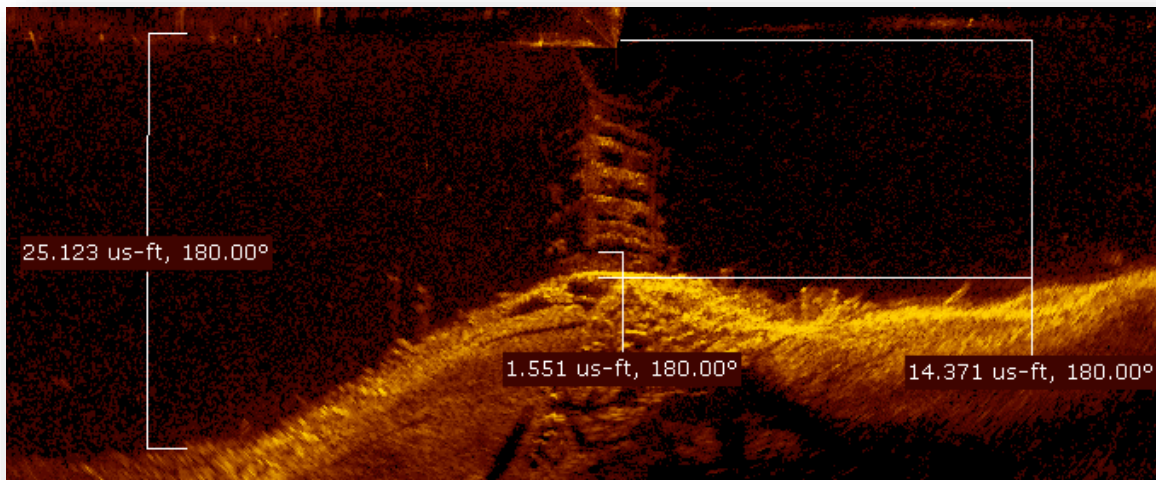




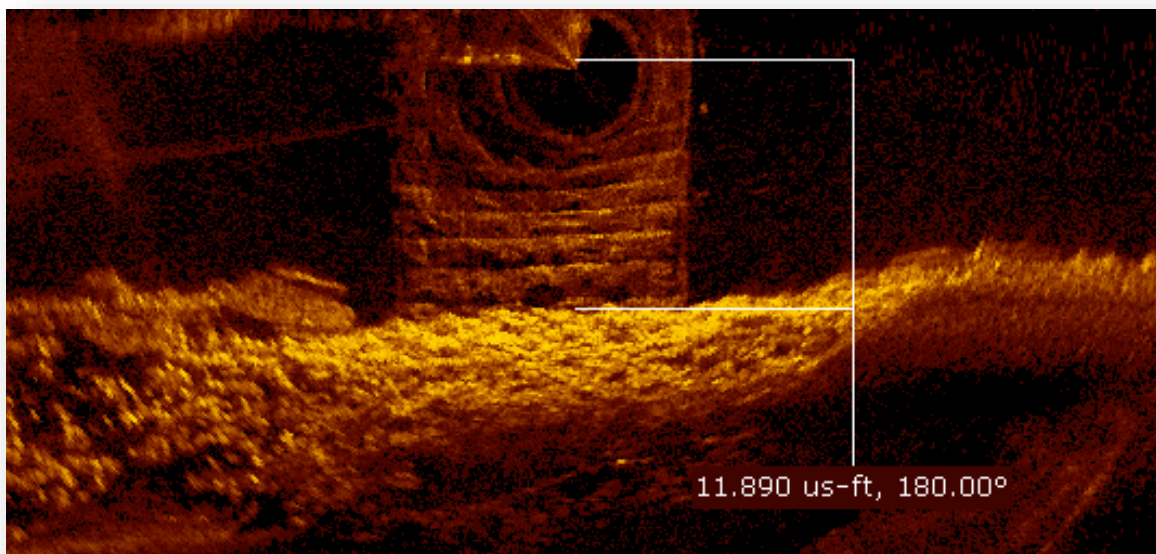
*Figure 29 - Pier 25, Downstream Face Sector Scan*



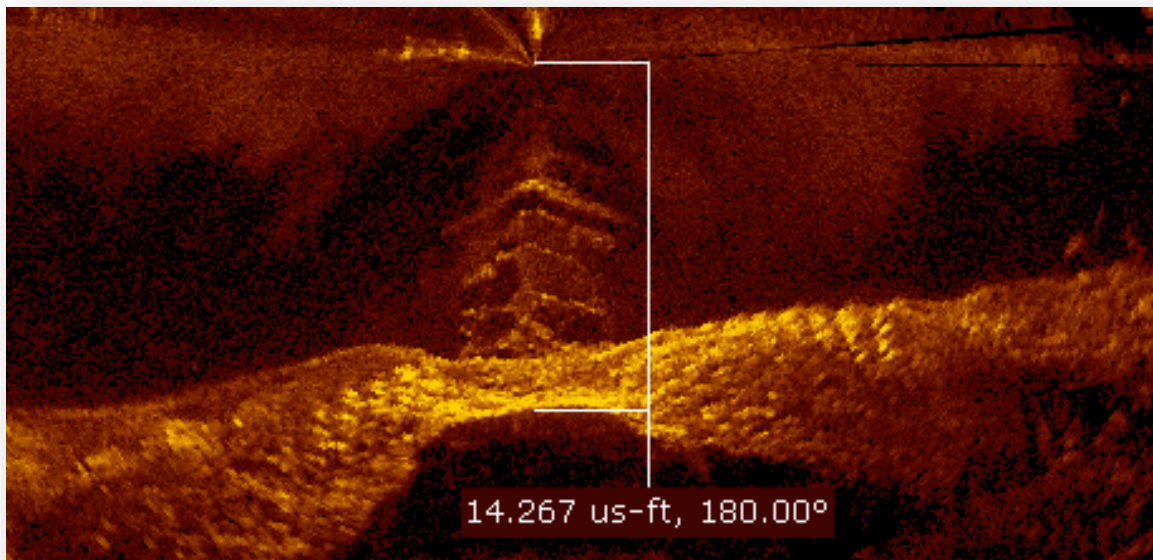
*Figure 30 - Pier 24, Right Face Minor Debris Sector Scan*



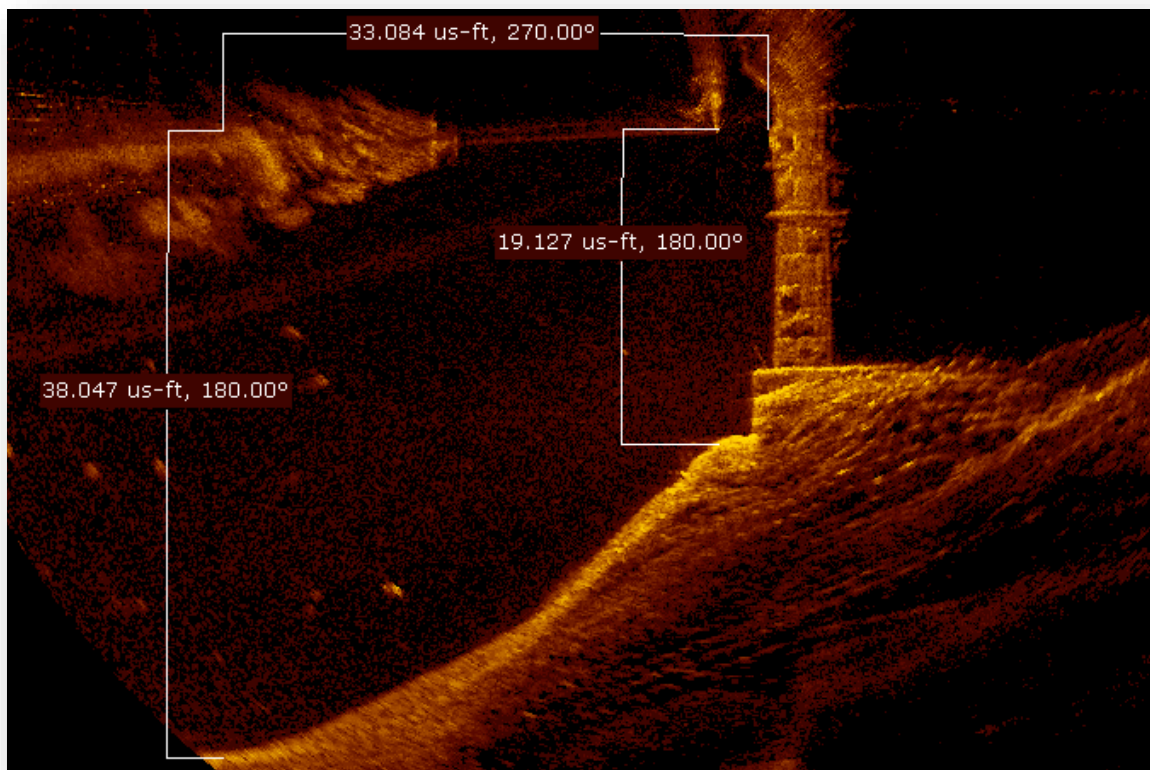
*Figure 31 - Pier 24, Downstream Bullnose Debris Pile & Scour Sector Scan*



*Figure 32 - Pier 23, Right Face Riprap Sector Scan*

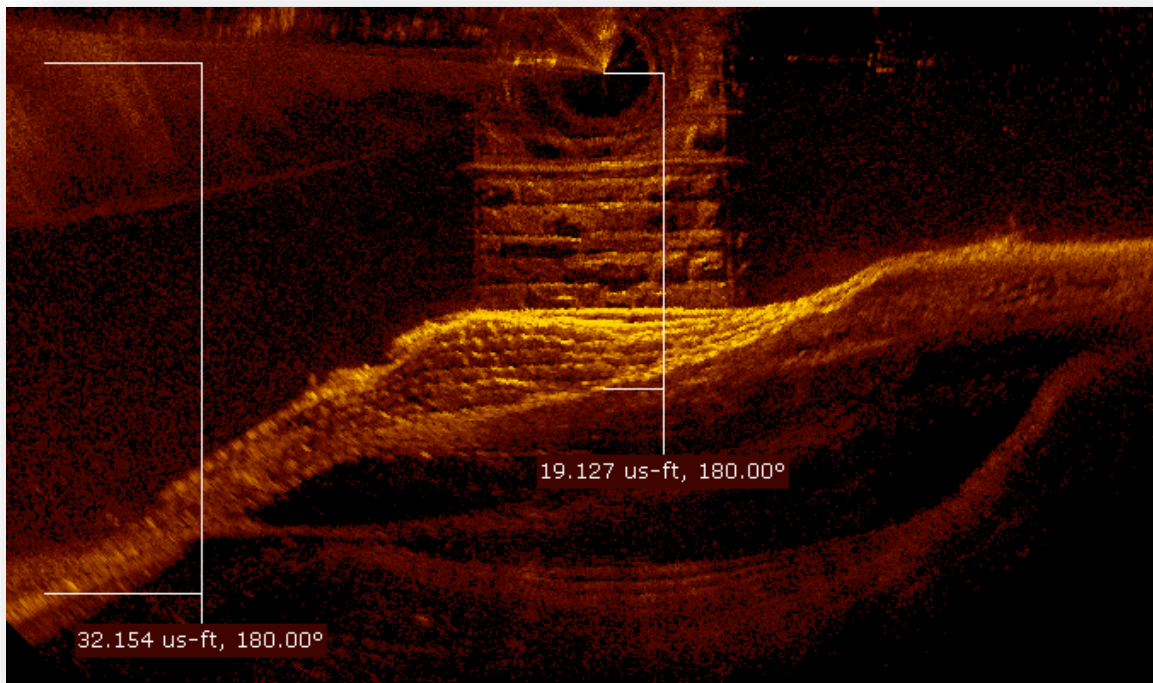


*Figure 33 - Pier 22, Upstream Bullnose AB Mat Sector Scan*

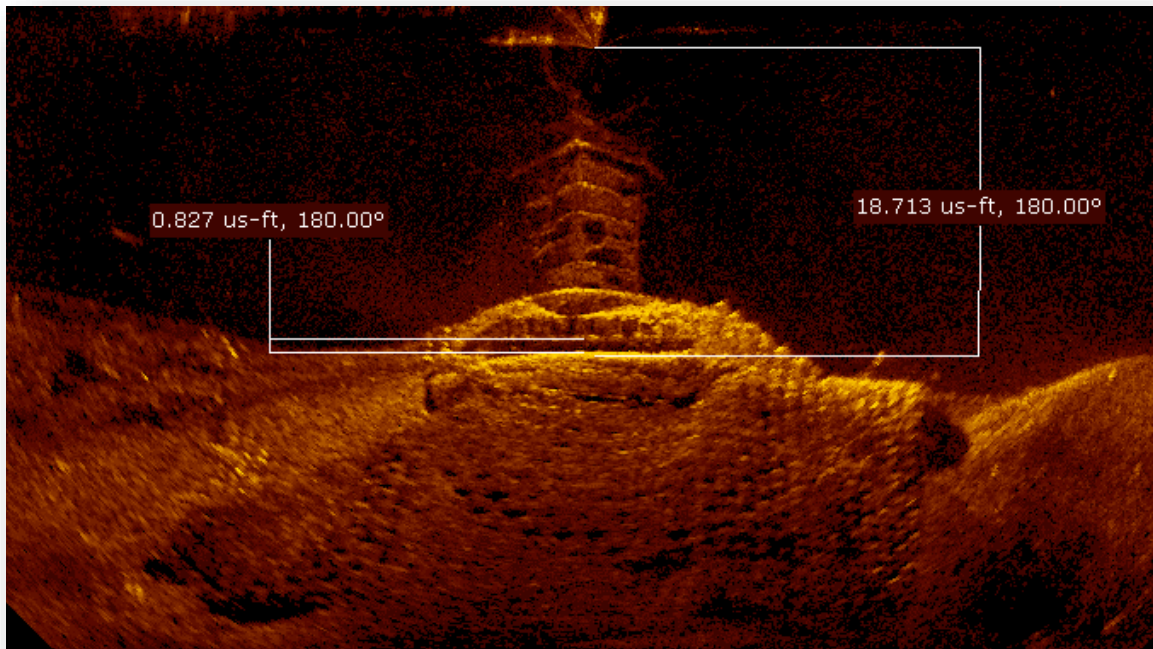


*Figure 34 - Pier 22, Upstream Bullnose AB Mat & Exposed Footing/Cribbing Profile Sector Scan*

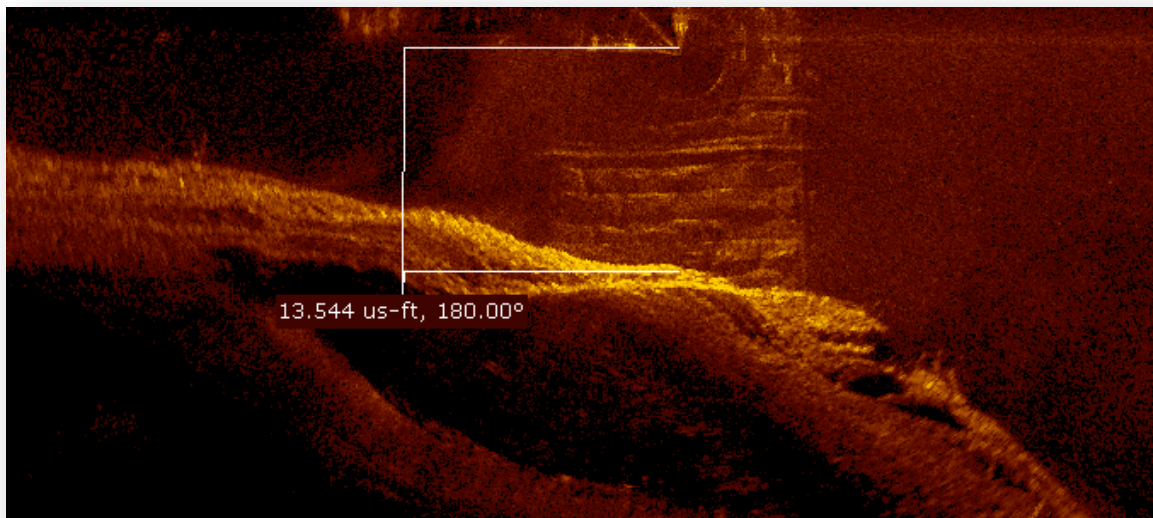




*Figure 35 - Pier 22, Right Face AB Mat & Scour Sector Scan*



*Figure 36 - Pier 22, Downstream Bullnose AB Mat Sector Scan*



*Figure 37 - Pier 22, Left Face AB Mat & Scour Sector Scan*



|   |                 |                           |   |  |         |             |
|---|-----------------|---------------------------|---|--|---------|-------------|
| SN:001-6013                                     | District:6      | Spans:6                   | Appr. Spans:2                                   | Skew:0   | ADT:600 | Truck Pct:1 |
| ADT Un:N/A                                      | Maint. Co:Adams | Twsp:Quincy Park District |   | Status:Open, no restrictions                         |         |             |
| Facility Carried:Quinsippi Island Road          |                 |                           | Feature Crossed:Quincy Bay                      |  |         |             |
| Location:SE SEC34 T15 R9W                       |                 | Municipality:Quincy       |   | Team/Sub Section:                                    |         | Insp/Rte:   |
| Bridge Name:Quinsippi Island Bridge             |                 |                           | Material & Type:Steel/Girder & Floorbeam System |  |         |             |
| Insp. Intervals Routine:24                      |                 | Fracture Critical:24      |   | Underwater:60  |         | Special:N   |
| 90 - Inspection Date: 8/31/2023                 |                 | 90C - Temp (°F): 78       |   | 90B1 - In Depth: <input checked="" type="checkbox"/> |         |             |
| Is Delinquent: <input type="checkbox"/> Reason: |                 |                           |   |  |         |             |
| 90A - Agency Program Manager: J. Frankenhoff    |                 |                           |   |  |         |             |
| 90A1 - Team Leader: R. Phelps                   |                 |                           | 90A2 - Inspector: R. Phelps & A. Schafer        |  |         |             |

90B - Previous Inspection Remarks

Resources

|                              |                    |                 |           |            |
|------------------------------|--------------------|-----------------|-----------|------------|
| Time to Inspect (H:M): 08:00 | Traffic Control: N | Boat: Y         | Waders: N | Snooper: N |
| Ladder: Y                    | Manlift: _         | Bucket Truck: N | Other: _  |            |

Inspector's Appraisals

|                                | Prev | New | Comments   |     |      |             |   |   |
|--------------------------------|------|-----|--|-----|------|-------------|---|---|
| 58 - Deck Condition:           | 5    | 5   | Many areas of cracking in concrete deck and holes through center asphalt area                          |     |      |             |   |   |
| 59 - Superstructure Condition: | 5    | 5   | Moderate pack rusting at diaphragm connections. Holes in web in spans 3 & 4. Rivet heads deteriorated. |     |      |             |   |   |
| 60 - Substructure Condition:   | 5    | 5   | Mortar loss, spalling, and stone delamination typical at piers and abutment caps                       |     |      |             |   |   |
| 62 - Culvert Condition:        | N    | N   |  |     |      |             |   |   |
| 61 - Channel Condition:        | 5    | 5   | Sediment build-up and heavy vegetation at west end   |     |      |             |   |   |
| 71 - Waterway Adequacy:        | 7    | 7   |  |     |      |             |   |   |
| 72 - Approach Rdwy Align:      | 6    | 6   |  |     |      |             |   |   |
| 111 - Pier Navig Protection:   | N    | N   |  |     |      |             |   |   |
| 36A - Bridge Railing Adequacy: | 2    | 2   |  |     |      |             |   |   |
| Approach Guardrail Adequacy:   | Prev | New | Prev   | New | Prev | New         |   |   |
| 36B - Transitions:             | 1    | 1   | 36C - Guardrail:   | 1   | 1    | 36D - Ends: | 1 | 1 |

Additional Inventory Data - To Be Verified During Routine Inspection


|   |                                |                             |
|---|--------------------------------|-----------------------------|
| 108A - Wearing Surface Type: A            | 108B - Type of Membrane: F     | 108C - Deck Protection: G   |
| 108D - Total Deck Thickness (In.): 18.0   |                                |                             |
| 59A - Paint Date (Mo/Yr):                 | 59B - Paint Type:              |                             |
| 59C - Utilities Attached: 3 9             |                                |                             |
| 113A - Scour Critical Analysis Date: 5/16 | 113 - Scour Critical Rating: 7 | 113B - Evaluation Method: B |



|                       |   |  |
|-----------------------|---|--|
| Weight Limit Posting: | 70A2 - Single Unit Vehicles:                    |  |
|                       | 70B2 - Combination Type 3S-1 (3 or 4 axles):    |  |
|                       | 70C2 - Combination Type 3S-2 (5 or more axles): |  |
|                       | 70D2 - One Truck at a Time:                     |  |

90B - Inspection Remarks

2023: The deck is in fair condition with areas that have had concrete placed to repair holes, but there are still many areas of spalling and holes through the concrete and asphalted areas. The steel girders are in fair condition with Spans 3 and 4 showing the most deterioration. The rivet heads in Spans 3 and 4 are in poor condition as noted in previous inspections due to the poor detailing of the upside down steel channel catching water. Pack rusting at the diaphragm connections and deterioration at the web connection to the bottom flange has worsened very slightly, no additional measurable loss from previous inspection. The abutment and pier caps have areas of delamination and spalling, no change from previous inspection.

|                         | Signature   | Date     |
|-------------------------|---|----------|
| Inspection Team Leader: |  | 9-5-2023 |
| Agency Program Manager: |   |          |

Use Additional Forms as Needed





|  |                          |                            |  |            |                  |              |
|--|--------------------------|----------------------------|--|------------|------------------|--------------|
| SN: 001-6013                                 | District: 6              | Spans: 6                   | Appr. Spans: 2                                   | Skew: 0    | ADT: 600         | Truck Pct: 1 |
| ADT Un: N/A                                  | Maint. Co: Adams         | Twsp: Quincy Park District | Status: Open, no restrictions                    |            |                  |              |
| Facility Carried: Quinsippi Island Road      |                          |                            | Feature Crossed: Quincy Bay                      |            |                  |              |
| Location: SE SEC34 T15 R9W                   |                          | Municipality: Quincy       | Team/Sub Section: /                              |            | Insp/Rte:        |              |
| Bridge Name: Quinsippi Island Bridge         |                          |                            | Material & Type: Steel/Girder & Floorbeam System |            |                  |              |
| Insp. Intervals Routine: 24                  |                          | Fracture Critical: 24      | Underwater: 60                                   | Special: N | Element Level: N |              |
| 93A- Inspection Date: 08 / 31 / 2023         |                          |                            | 93A4- Temp. (°F): 78                             |            |                  |              |
| Is Delinquent:                               | <input type="checkbox"/> | Reason:                    |  |            |                  |              |
| 90A - Agency Program Manager: J. Frankenhoff |                          |                            | 90A3 - Consultant Program Manager: R. Phelps     |            |                  |              |
| 93A3 - Team Leader: R. Phelps                |                          |                            | 93A5 - Inspector: R. Phelps & A. Schafer         |            |                  |              |

**Resources**

|                        |      |      |                  |   |   |               |   |   |         |   |   |          |   |   |
|------------------------|------|------|------------------|---|---|---------------|---|---|---------|---|---|----------|---|---|
| Time to Inspect (H:M): | 8:00 | 8:00 | Traffic Control: | N | N | Boat:         | Y | Y | Waders: | N | N | Snooper: | N | N |
| Ladder:                | Y    | Y    | Manlift:         | N | N | Bucket Truck: | N | N | Other:  |   |   |          |   |   |

**Inspector's Appraisals**

92A1-Type: A3 If "X4-Other" Description: Span 1 - 2 Girder, Built-Up Plate Girder  
 93A1-Rating: Prev. 5 New 5 FC Method: Prev. V New: MP ☐ DP ☐ UT ☐ V ☒  
 93A2-Remarks: Span 1 has no visible changes from previous inspection. There is minor surface rusting on tension flanges and rivets of both girders. There are no cracks in the plate girders, and there is no measurable section loss, but pack rusting still exists at the connected areas.

92A1-Type: A3 If "X4-Other" Description: Span 2 - 2 Girder, Built-Up Plate Girder  
 93A1-Rating: Prev. 5 New 5 FC Method: Prev. V New: MP ☐ DP ☐ UT ☐ V ☒  
 93A2-Remarks: Span 2 has no visible changes from previous inspection. There is minor surface rusting on tension flanges and rivets of both girders. There are no cracks in the plate girders, and there is no measurable section loss, but pack rusting still exists at the connected areas.

92A1-Type: A3 If "X4-Other" Description: Span 3 - 2 Girder, Built-Up Plate Girder  
 93A1-Rating: Prev. 5 New 5 FC Method: Prev. V New: MP ☐ DP ☐ UT ☐ V ☒  
 93A2-Remarks: The rivets are in poor condition. No cracks, tears, or significant section loss of tension flange. Small holes in web at connection to bottom angles at the south girder. South girder holes: 1" diameter hole in Bay 2, 6" long by 1" hole in Bay 4. No holes in north girder. Web connection at bottom angles showing rusting and pitting along both girders, most noticeable in Bay 2.

92A1-Type: A3 If "X4-Other" Description: Span 4 - 2 Girder, Built-Up Plate Girder  
 93A1-Rating: Prev. 5 New 5 FC Method: Prev. V New: MP ☐ DP ☐ UT ☐ V ☒  
 93A2-Remarks: The rivets are in poor condition. No cracks, tears, or significant section loss of tension flange. The minor holes in the web near the bottom flange have not increased since last inspection. South girder holes: 8" long by 2", 8" long by 1.5" (2 locations), 6" long by 1.5". North girder holes: 5" long by 1" and 14" long by 1.5". Web connection at bottom angles showing pack rusting and pitting along both girders, continues to worsen.




92A1-Type: A3 If "X4-Other" Description: Span 5 – 2 Girder, Built-Up Plate Girder  
 93A1-Rating: Prev.  New  FC Method: Prev.  New: MP ☐ DP ☐ UT ☐ V ☒  
 93A2-Remarks: Span 5 has no visible changes from previous inspection. There is minor surface rusting on tension flanges and rivets of both girders. There are no cracks in the plate girders, and there is no measurable section loss, but pack rusting still exists at the connected areas.

92A1-Type: A3 If "X4-Other" Description: Span 6 – 2 Girder, Built-Up Plate Girder  
 93A1-Rating: Prev.  New  FC Method: Prev.  New: MP ☐ DP ☐ UT ☐ V ☒  
 93A2-Remarks: Span 6 has no visible changes from previous inspection. There is minor surface rusting on tension flanges and rivets of both girders. There are no cracks in the plate girders, and there is no measurable section loss, but pack rusting still exists at the connected areas.

92A1-Type: If "X4-Other" Description:  
 93A1-Rating: Prev.  New  FC Method: Prev.  New: MP ☐ DP ☐ UT ☐ V ☐  
 93A2-Remarks:

92A1-Type: If "X4-Other" Description:  
 93A1-Rating: Prev.  New  FC Method: Prev.  New: MP ☐ DP ☐ UT ☐ V ☐  
 93A2-Remarks:

92A1-Type: If "X4-Other" Description:  
 93A1-Rating: Prev.  New  FC Method: Prev.  New: MP ☐ DP ☐ UT ☐ V ☐  
 93A2-Remarks:

|                             | Signature   | Date         |
|-----------------------------|---|--------------|
| Inspection Team Leader:     |  | 9 / 5 / 2023 |
| Consultant Program Manager: |   | / /          |
| Agency Program Manager:     |   | / /          |

#### Two Girder

- A1- Suspension Link & Pin
- A2- Suspension Single Pin
- A3- Tension Flanges Riveted/  
Bolted Plate Girders
- A4- Bearing Seat of Suspended  
Spans
- A5- Tension Flange of Rolled  
Beam
- A6- Tension Flange of Welded  
Plate Girders
- A7- Tension Flanges of Lattice  
Truss Web Girders

#### Truss System

- B1- Eyebars & Pin Tension Members
- B2- Simple Span Welded Truss  
Tension Members
- B3- Hanger Link & Pin of Suspended  
Trusses
- B4- Single Element Tension Members
- B5- Simple Span Riveted/Bolted  
Tension Members
- B6- Continuous Truss System- Welded,  
Riveted or Bolted Tension Members

#### Cable Stayed & Suspension

- C1- Suspension Bridge- Cables
- C2- Cable Stayed- Cables
- Tied Arches**
- D1- Welded Box Ties
- D2- Riveted/Bolted Box Ties
- D3- Stiffened Girders
- Framed Steel Substructure**
- E1- Welded or Rolled Pier Cap
- E2- Riveted or Bolted Pier Cap
- E3- Welded or Rolled Pier Column
- E4- Riveted or Bolted Pier Column

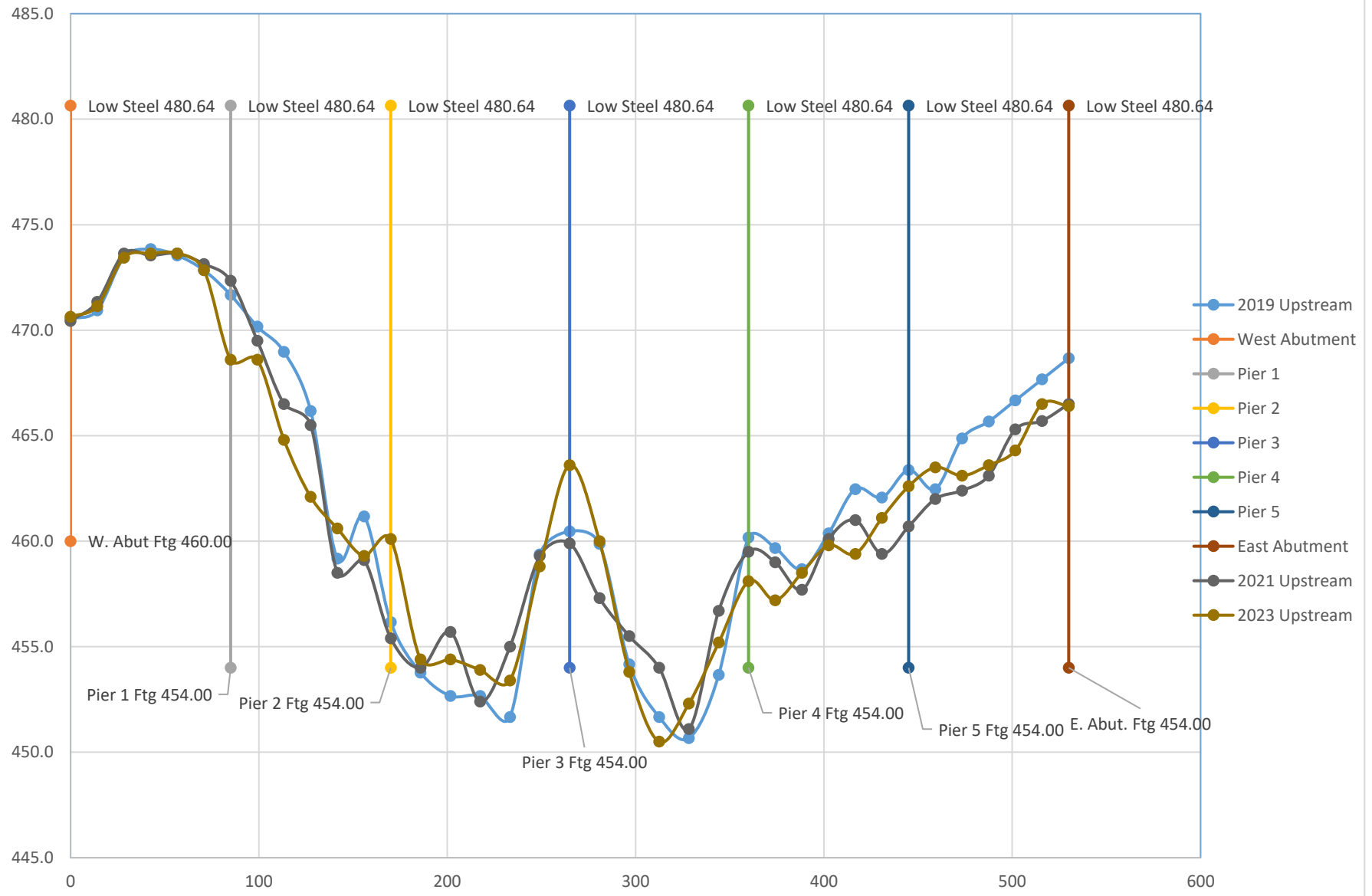
#### Box Beams

- F1- Single Welded Box
- F2- Single Riveted/Bolted Box
- F3- Double Box Beam- Welded,  
Riveted or Bolted

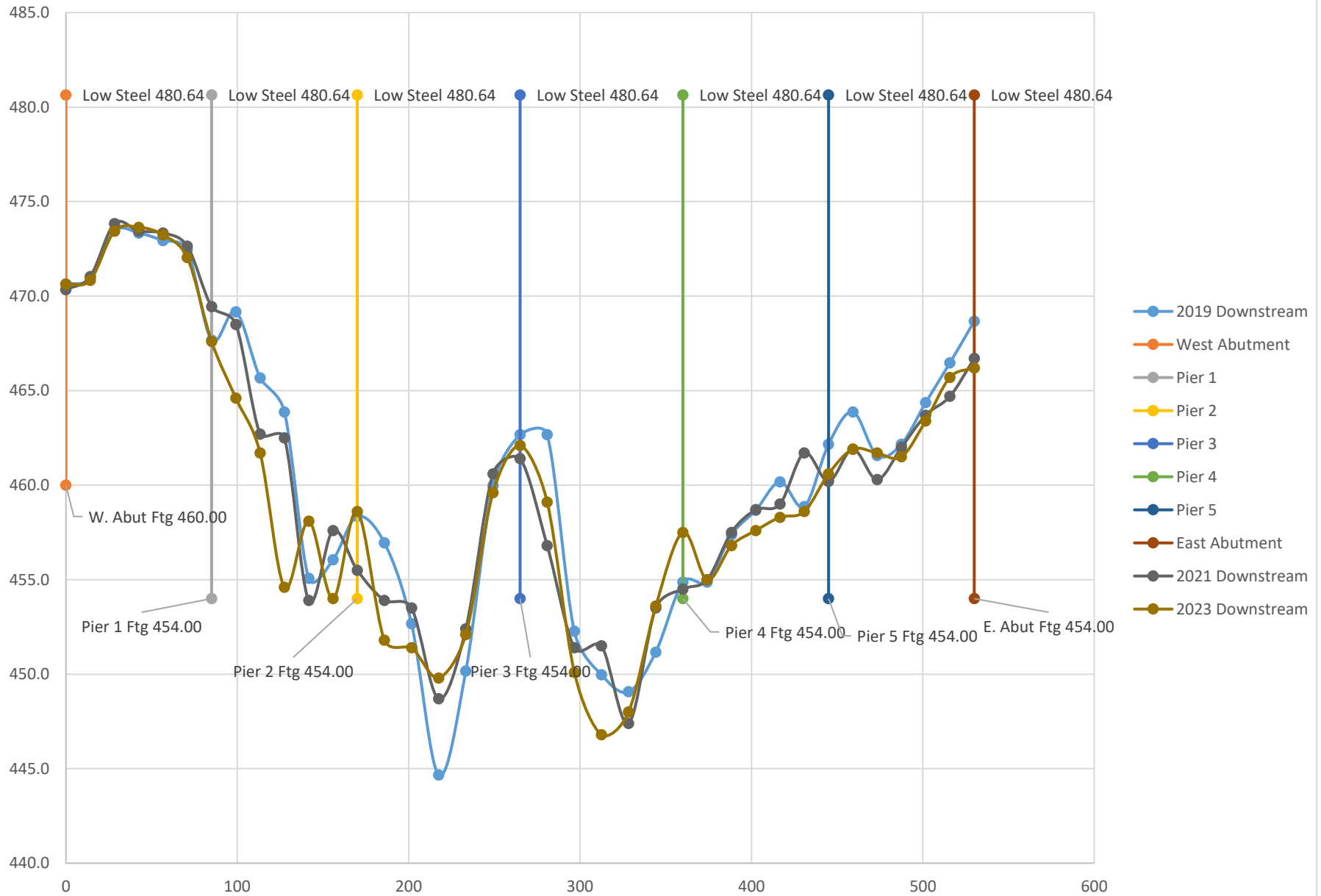
#### Other Types

- X1- Bascule
- X2- Floorbeams supporting other  
steel members or spacing > 15 ft.
- X3- Cross Frames or Transfer  
Beams
- X4- Other

# UPSTREAM BRIDGE OPENING SN 001-6013



# DOWNSTREAM BRIDGE OPENING SN 001-6013



*Opinion of*  
**Project/Construction Costs**

Date 1/3/24  
Eng Proj # Preproject

Estimate by DCD  
Checked by RJP

**Client**

**Project**

Quincy Park District

Quinsippi Island Bridge Deck Replacement (8" R.C. Deck)

| NO           | ITEM DESCRIPTION                                 | QUANTITY | UNIT    | UNIT PRICE               | TOTAL COST             |
|--------------|--|----------|---------|--------------------------|------------------------|
| 50300225     | Concrete Superstructure                          | 400      | Cu. Yd. | \$ 1,500.00              | \$ 600,000.00          |
| 50800105     | Reinforcement Bars                               | 70,000   | Pound   | \$ 3.00                  | \$ 210,000.00          |
| 50501140     | Structural Steel Repair                          | 1        | L. Sum  | \$ 112,000.00            | \$ 112,000.00          |
| 50300300     | Protective Coat                                  | 2,000    | Sq. Yd. | \$ 10.00                 | \$ 20,000.00           |
| 50500105     | Furnishing & Erecting Structural Steel           | 1        | L. Sum  | \$ 225,000.00            | \$ 225,000.00          |
| 50901720     | Bicycle Railing                                  | 610      | Foot    | \$ 300.00                | \$ 183,000.00          |
| 50901750     | Parapet Railing                                  | 1,220    | Foot    | \$ 200.00                | \$ 244,000.00          |
| 50101500     | Removal of Existing Superstructures              | 1        | Each    | \$ 150,000.00            | \$ 150,000.00          |
| 67100100     | Mobilization                                     | 1        | L. Sum  | \$ 270,000.00            | \$ 270,000.00          |
| 50300260     | Bridge Deck Grooving                             | 1,150    | Sq. Yd. | \$ 10.00                 | \$ 11,500.00           |
| X0322559     | Bolt Replacment                                  | 10,000   | Each    | \$ 10.00                 | \$ 100,000.00          |
| X0325153     | Masonry Cleaning and Tuckpointing                | 100      | Sq. Yd. | \$ 300.00                | \$ 30,000.00           |
| X0325303     | Structural Repair of Concrete (Depth > 5 inches) | 50       | Sq. Ft. | \$ 500.00                | \$ 25,000.00           |
| Z0032300     | Jacking Existing Superstructure                  | 1        | L. Sum  | \$ 90,000.00             | \$ 90,000.00           |
| XX000303     | Bridge Lighting                                  | 7        | Each    | \$ 30,000.00             | \$ 210,000.00          |
| XX005434     | Water Main Relocation/Replacement                | 650      | Foot    | \$ 60.00                 | \$ 39,000.00           |
| 42001400     | Bridge Approach Pavement                         | 330      | Sq. Yds | \$ 150.00                | \$ 49,500.00           |
| 20200100     | Approach Earthwork and Erosion Control           | 1        | L. Sum  | \$ 40,000.00             | \$ 40,000.00           |
|              |  |          |         |                          |                        |
|              |  |          |         | CONSTRUCTION SUBTOTAL    | \$ 2,609,000.00        |
|              |  |          |         | DESIGN ENGINEERING       | \$ 75,000.00           |
|              |  |          |         | CONSTRUCTION ENGINEERING | \$ 40,000.00           |
|              |  |          |         |                          |                        |
| <b>TOTAL</b> |  |          |         |                          | <b>\$ 2,724,000.00</b> |

*Opinion of*  
**Project/Construction Costs**

Date 1/3/24  
Eng Proj # Preproject

Estimate by DCD  
Checked by RJP

| Client | Project |
|--------|---------|
|--------|---------|

Quincy Park District

Quinsippi Island Bridge Deck Replacement (8.5" Composite Deck -  
3" PPC Plank +5.5" R.C. Slab)

| NO           | ITEM DESCRIPTION                                 | QUANTITY | UNIT    | UNIT PRICE               | TOTAL COST             |
|--------------|--|----------|---------|--------------------------|------------------------|
| 50300225     | Concrete Superstructure                          | 310      | Cu. Yd. | \$ 1,500.00              | \$ 465,000.00          |
| 50800105     | Reinforcement Bars                               | 50,000   | Pound   | \$ 3.00                  | \$ 150,000.00          |
| 50501140     | Structural Steel Repair                          | 1        | L. Sum  | \$ 112,000.00            | \$ 112,000.00          |
| 50300300     | Protective Coat                                  | 2,000    | Sq. Yd. | \$ 10.00                 | \$ 20,000.00           |
| 50500105     | Furnishing & Erecting Structural Steel           | 1        | L. Sum  | \$ 225,000.00            | \$ 225,000.00          |
| 50901720     | Bicycle Railing                                  | 610      | Foot    | \$ 300.00                | \$ 183,000.00          |
| 50901750     | Parapet Railing                                  | 1,220    | Foot    | \$ 200.00                | \$ 244,000.00          |
| 50101500     | Removal of Existing Superstructures              | 1        | Each    | \$ 150,000.00            | \$ 150,000.00          |
| 67100100     | Mobilization                                     | 1        | L. Sum  | \$ 270,000.00            | \$ 270,000.00          |
| 50401405     | Precast Concrete Plank                           | 12,000   | Sq. Ft. | \$ 40.00                 | \$ 480,000.00          |
| 50300260     | Bridge Deck Grooving                             | 1,150    | Sq. Yd. | \$ 10.00                 | \$ 11,500.00           |
| X0322559     | Bolt Replacment                                  | 10,000   | Each    | \$ 10.00                 | \$ 100,000.00          |
| X0325153     | Masonry Cleaning and Tuckpointing                | 100      | Sq. Yd. | \$ 300.00                | \$ 30,000.00           |
| X0325303     | Structural Repair of Concrete (Depth > 5 inches) | 50       | Sq. Ft. | \$ 500.00                | \$ 25,000.00           |
| Z0032300     | Jacking Existing Superstructure                  | 1        | L. Sum  | \$ 90,000.00             | \$ 90,000.00           |
| XX000303     | Bridge Lighting                                  | 7        | Each    | \$ 30,000.00             | \$ 210,000.00          |
| XX005434     | Water Main Relocation/Replacement                | 650      | Foot    | \$ 60.00                 | \$ 39,000.00           |
| 42001400     | Bridge Approach Pavement                         | 330      | Sq. Yds | \$ 150.00                | \$ 49,500.00           |
| 20200100     | Approach Earthwork and Erosion Control           | 1        | L. Sum  | \$ 40,000.00             | \$ 40,000.00           |
|              |  |          |         |                          |                        |
|              |  |          |         | CONSTRUCTION SUBTOTAL    | \$ 2,894,000.00        |
|              |  |          |         | DESIGN ENGINEERING       | \$ 75,000.00           |
|              |  |          |         | CONSTRUCTION ENGINEERING | \$ 40,000.00           |
|              |  |          |         |                          |                        |
|              |  |          |         |                          |                        |
| <b>TOTAL</b> |  |          |         |                          | <b>\$ 3,009,000.00</b> |

*Opinion of*  
**Project/Construction Costs**

Date 1/3/24 Estimate by DCD  
 Eng Proj # Preproject Checked by RJP

| Client               | Project  |
|----------------------|--|
| Quincy Park District | Quinsippi Island Bridge Replacement (2 - 12 foot driving lanes and an 8 foot bike path - 34' out to out) |

| NO    | ITEM DESCRIPTION            | QUANTITY | UNIT    | UNIT PRICE | TOTAL COST       |
|-------|-----------------------------|----------|---------|------------|------------------|
| 1     | Complete Bridge Replacement | 21,000   | Sq. Ft. | \$ 700.00  | \$ 14,700,000.00 |
|       |                             |          |         |            |                  |
|       |                             |          |         |            |                  |
|       |                             |          |         |            |                  |
|       |                             |          |         |            |                  |
| TOTAL |                             |          |         |            | \$ 14,700,000.00 |

# ***CORRESPONDENCE***

***VOLUNTEERS***



***EXECUTIVE  
DIRECTOR'S  
REPORTS***

**To:** Board of Commissioners  
**From:** Rome Frericks  
**Subject:** Monthly Report  
**Date:** December 22, 2023

**Administrative Initiatives** (12/01/23 – 12/31/23)

Attended:

- Friends of the Trails meeting
  - Directors' meeting
  - Board meeting
  - Safety meeting
  - Quincy/Adams County Economic Development/Tourism meeting
  - UMRR meeting (2)
  - Park Foundation meeting
  - Wavering Turf Fields Fence Bid Opening
  - Politics & Pancakes meeting with Senator Tracy
  - Arbor Day Tree Planting with Tree Commission on the Bill Klingner Trail
- 
- Met with Board members several times on current events concerning the Park District.
  - Met with attorneys several times on current events concerning the Park District.
  - Held two operation meetings with the Directors.
  - Met with staff and contractors on several occasions for current Park District improvements and 2023 Bond Projects.
  - Worked with staff and See Quincy on the Tourism Grant for the new Wavering Turf Fields
  - Staff hosted Standing Bear Council and toured the burial mounds at Parker Heights and Indian Mounds.
  - Finalized Seasonal Union Three Year Contract.
  - Met with Directors for guidance on the 2024 Executive Summary.

### **Administrative Initiatives** (1/1/24 – 1/31/24)

- Continue to work with UMRP to develop the beginning scope of work and specifications.
- Work with BNSF on the lone piece of right-of-way for the next section of the Bill Klingner Trail.
- Meet with contractors for the ongoing capital projects.
- Complete annual staff evaluations.

## **Timeline for Paul Dennis Soccer Complex**

### **January:**

Wright's Tree Service removing volunteer trees along entire ditch

### **January – March:**

Ameren review all documents completed by Klingner & Associates

Survey

Title work

Easements (2) 1920's and 1940's

Property legal transfer to the Quincy Park District

Obtain easements from Ameren (2)

March 1<sup>st</sup> deadline for Spring soccer

### **April**

Spring soccer begins April 8<sup>th</sup> (6 weeks if no rainouts)

Staff begins the fertilization/over seeding and spraying of the new fields

Staff finishes the seeding and strawing of the ditch that Wright's removed volunteers from

### **May – June:**

Culvert replacement

### **June – July:**

Replacement of entire parking lot by milling and resurfacing

Park District Fall Soccer deadline July 5<sup>th</sup>

### **August:**

Staff will paint/repair shelter

Staff will paint/repair restrooms

August 19<sup>th</sup> soccer starts (6 weeks if no rainouts)

### **October:**

Over seeding and fertilization

### **November:**

Winterizing fields

### **Misc. Items:**

- All soccer played at Boots Bush for the 2024 season
- 7<sup>th</sup> & 8<sup>th</sup> Grade league possibly start Fall 24 at Paul Dennis Complex
- Soccer meeting with interested parties Fall 24
- Gate locked from November through March
- Reservations same structure as baseball/softball
- Reservations for fields begin Spring 25



# ***DIRECTORS'***

# ***REPORTS***

**To:** Board of Commissioners  
**From:** Matt Higley  
**Subject:** Monthly Report  
**Date:** December 31, 2023

**Administrative Initiatives** (12/1/23 – 12/31/23)

Attended:

- Directors' meeting
- Safety meeting
- Kiwanis meetings
- Park Foundation meeting
- Monitored leaf mulching throughout the District
- Monitored work on the winter tree list
- Monitored District wide tree planting
- Monitored Berrian Park restroom installation
- Monitored progress Wavering Park turf fields

**Administrative Initiatives** (1/1/24 – 1/31/24)

- Continue planning for 2024 projects, goals and objectives
- Work on 2024 projects for Parks Department
- Work on 2024 fuel bid
- Work on equipment purchases
- Work on bids for upcoming projects
- Monitor work on winter tree list
- Monitor Berrian Park restroom installation
- Monitor progress Wavering Park turf fields

**To:** Board of Commissioners  
**From:** Brian Earnest  
**Subject:** Monthly Report  
**Date:** December 26, 2023

**Administrative Initiatives** (12/01/23 – 12/31/23)

- Attended Safety Committee meeting.
- Met with union officials to negotiate the renewal of the District's season union contract.
- Filed FY2024 Budget & Appropriations Ordinance.
- Prepared financial reports for the 2024 Executive Summary.
- Completed End of Year procedures.
- Met with Danielle Fleer, CPA, P.C. to discuss upcoming 2023 audit.
- Published the Budget & Appropriations Public Hearing Notice.
- Prepared annual 2024 G.O. Bond Ordinance.
- Prepared 2024A G.O. Bond Ordinance.
- Transferred and closed Inactive Bond funds.

**Administrative Initiatives** (1/01/24 – 1/31/24)

- File Annual 2024 GO Bond Ordinance.
- File Annual 2024A GO Bond Ordinance.
- Present Executive Summary to the Board.
- Finish End of Year procedures.

**To:** Board of Commissioners  
**From:** Mike Bruns  
**Subject:** Monthly Report  
**Date:** January 4, 2024

**Administrative Initiatives** (12/01/23 – 12/31/23)

- Held monthly staff recreation meeting.
- Staff worked with the Director of Operations/Marketing on promoting our programs.
- Attended the monthly safety committee meeting.
- Staff finished the 2024 program and event schedule.
- Staff finished updating the website and civic rec for programs and events for 2024.
- Staff finished updating the information for the 2024 brochure.
- Staff held the Special Pops Holiday Dinner and Dance and Breakfast with Santa events.
- Staff submitted a grant for the Wavering turf fields.
- Staff finished information for the 2024 executive summary.
- Staff worked on recruiting seasonal staff for 2024.
- Staff finished the 2024 recreation calendar.

**Administrative Initiatives** (01/01/24 – 01/31/24)

- Work with the Director of Operations/Marketing on promoting our programs.
- Staff will work on ordering supplies needed for 2024.
- Staff will work on athletic field schedules for 2024.
- Staff will update our training program for seasonal staff.
- Staff will work on plans for the Mommy and Daddy date nights in February.

- Staff will work on plans for the youth soccer, baseball and softball programs.
- Staff will work on supervisory and seasonal staff positions for 2024.
- Conduct staff evaluations.
- Staff will update the 2024 Batting Cage and Indian Mounds manuals.
- Staff will meet with the office staff to go over the 2024 recreation calendar and registration.



**To:** Board of Commissioners  
**From:** David Morgan  
**Subject:** Monthly Report  
**Date:** January 1, 2024

**Administrative Initiatives** (12/01/23 – 12/31/23)

- Attended safety meetings and board meetings.
- Staff continue to disinfect and clean Westview.
- Westview was open for play until Christmas Day.
- Continue to meet with merchandise reps. for the 2024 season.
- Update the website and calendar of events for the 2024 season.
- Staff finished the end of year audit.
- Planted 11 new trees on the course.
- Fall leaf clean-up is 95% completed, consisting of blowing and Mulching.
- Winterized the irrigation pump station.
- Staff installed a new gas furnace in the break room.
- Staff monitored the golf course for playability through December.

**Administrative Initiatives** (1/01/24 - 1/31/24)

- Attend safety meetings and board meetings.
- Staff will continue to disinfect and clean Westview for the 2024 season.
- Staff have updated the point of sale system with the new fees for the 2024 season.

- Staff are continuing to working on the calendar for the 2024 season.
- Staff will continue with the annual equipment maintenance program.
- Staff will monitor the course on a daily basis for playability.
- Dead tree removal begins on the course.
- Tree trimming of low branches continues on the property.
- Prepare the 2024 Chemical Bid packet.
- Plant an additional 11 new trees donated from Frese Ornamental Nursery on the third nine holes.
- Monitor course playability on a daily basis.

## Westview Golf Course Rounds of Golf-2023

| ROUND TYPE                                   | Dec<br>TOTALS | 2023<br>YTD |    | 22-Dec | 2022-YTD |
|--|---------------|-------------|----|--------|----------|
| 18 Hole Green Fee                            | 0             | 4,651       |    | 48     | 3,505    |
| 9 Hole Green Fee                             | 0             | 2,583       |    | 8      | 2,389    |
| Twilight Walking Green Fee                   | 1             | 204         |    | 2      | 239      |
| Winter Walking Green Fee                     | 77            | 423         |    | 6      | 671      |
| TUE-THU Special                              | 0             | 798         |    | 0      | 516      |
| Winter Special W/Car                         | 173           | 1,031       |    | 14     | 376      |
| Third Nine (19-27) Green Fee                 | 59            | 5,231       |    | 15     | 4,642    |
| Family Night Adult (19-27)                   | 0             | 78          |    | 0      | 28       |
| Family Night Child (19-27)                   | 0             | 63          |    | 0      | 31       |
| Junior Green Fee                             | 1             | 164         |    | 0      | 173      |
| Junior Green Fee (19-27)                     | 0             | 131         |    | 0      | 0        |
| Promotional Round                            | 0             | 43          |    | 0      | 92       |
| Twilight (Cart & Green Fee)                  | 0             | 3,648       |    | 7      | 3,379    |
| Early Bird 9                                 | 0             | 297         |    | 0      | 216      |
| Early Bird 9 (19-27)                         | 0             | 0           |    | 0      | 0        |
| Early Bird 18                                | 0             | 656         |    | 0      | 590      |
| Early Bird 18 (19-27)                        | 0             | 1           |    | 0      | 0        |
| Adult Pass Visit                             | 61            | 2,380       |    | 21     | 2,596    |
| Adult Pass Visit (19-27)                     | 5             | 274         |    | 0      | 0        |
| Senior Non-Restricted Pass Visit             | 179           | 5,212       |    | 67     | 4,607    |
| Senior Non-Restricted Pass Visit (19-27)     | 8             | 610         |    | 0      | 0        |
| Senior Restricted Pass Visit                 | 22            | 500         |    | 2      | 392      |
| Senior Restricted Pass Visiit (19-27)        | 3             | 47          |    | 0      | 0        |
| Super Senior Restricted Pass Visit           | 32            | 2,088       |    | 10     | 2,443    |
| Super Senior Restricted Pass Visit (19-27)   | 0             | 191         |    | 0      | 0        |
| Employee Pass Visit                          | 12            | 346         |    | 0      | 79       |
| Emloyee Pass Visit (19-27)                   | 2             | 110         |    | 0      | 0        |
| JR. Pass Visit (18 & Under)                  | 16            | 856         |    | 6      | 984      |
| JR. Pass Visit (18 & Under) (19-27)          | 7             | 431         |    | 0      | 0        |
| Junior Summer Pass Visit (April-Aug) (19-27) | 26            | 1,518       | ** | 0      | 559      |
| College Pass Visit                           | 0             | 0           |    | 0      | 0        |
| Young Adult Pass Visit                       | 34            | 1,828       |    | 15     | 1,261    |
| Young Adult Pass Visit (19-27)               | 5             | 348         |    | 0      | 0        |
| School Team Pass Visit                       | 1             | 120         |    | 4      | 308      |
| School Team Pass Visit (19-27)               | 2             | 90          |    | 0      | 0        |
| Green Fee Punch card Visit                   | 0             | 0           |    | 0      | 435      |
| Tournament Round                             | 0             | 550         | ** | 0      | 1,288    |
| Outing Green Fee                             | 0             | 1,098       |    | 1      | 1,045    |
| Tri-State Promotional Round                  | 0             | 0           |    | 0      | 41       |
| Loyalty GF Round                             | 0             | 146         | ** | 0      | 0        |
| Disc Golf                                    | 0             | 225         |    | 0      | 0        |
| TOTAL  | 726           | 38,970      |    | 226    | 32,885   |

**\*\*Rounds not charged Per Visit Fee**

**To:** Board of Commissioners

**From:** Marcelo Beroiza

**Subject:** Monthly Report

**Date:** January 1, 2024

**Administrative Initiatives** (12/1/23 – 12/31/23)

- Attended the Rec. Department staff, Park District Board, Safety and Friends of The Trails meeting
- Attended IPRA Webinar. The Stewardship Approach
- Met with the Executive Dir. Of Operations for the monthly meeting (Facilities, Maintenance, Rec, Business office, Westview, and projects)
- Marketing
  - 2024 Brochure
  - Sponsorship programs
  - Continuous improvement projects updates
  - Tree planting event
  - Mis. Signs throughout the parks
  - Email marketing updates
  - Foundation Website update
  - Website calendar update layout
  - See Quincy brochure proof
  - Friends of The Trails brochure/Trail count proof
  - Westview monthly updates
  - Networks support
- Projects
  - Yearly programs event guide
  - Volunteers throughout the parks and trails
  - BNSF Lease. Preliminary Bill extension project to Lincoln park

**Administrative Initiatives** (01/1/23 – 1/31/23)

- Operations and Project list, follow-ups, and collaborations through the Park District facilities and parks
- Marketing
- Community collaborations
- Projects list
- Coordinate media network communications, and community PR

# ***COMMITTEE***

# ***REPORTS***



# ***UNFINISHED BUSINESS***

***NEW BUSINESS***

# QUINCY PARK DISTRICT

Board of Commissioners

**Date of Board Meeting: January 17, 2024**

## **STAFF RECOMMENDATION**

### **AGENDA ITEM: QUINCY PARK DISTRICT BOARD OF COMMISSIONERS EXECUTIVE SESSION MINUTES BI-ANNUAL REVIEW: RECOMMENDED APPROVAL**

**BACKGROUND INFORMATION:** The Board is required to review Executive Session meeting minutes at least twice each year. The purpose of the review is to determine if a need for confidentiality continues to exist with respect to all or part of the meeting minutes. Minutes of “Closed Meetings” should only be released to the public after the Board has determined with certainty that it is no longer necessary to protect the public interest or the privacy of an individual by keeping them confidential.

The Executive Session minutes have been made available for review by Board members. Please treat them as strictly confidential. Specific discussion of material contained in Executive Session minutes should only take place in Executive Session. Board action to release closed session minutes must be in open session.

**FISCAL IMPACT:** None.

**STAFF RECOMMENDATION:** I have reviewed the Executive Session minutes provided to you which cover the period from January 1995 to the present. In reading those minutes using the frame of reference outlined in the “Background Information” above, I recommend releasing the following Executive Session minutes-

|                   |                   |                    |                   |
|-------------------|-------------------|--------------------|-------------------|
| July 28, 1998     | January 14, 2004  | September 8, 2004  | December 8, 2004  |
| October 10, 2007  | December 12, 2007 | June 25, 2009      | July 8, 2009      |
| December 8, 2010  | January 19, 2011  | March 11, 2015     | April 8, 2015     |
| August 12, 2015   | December 9, 2015  | September 14, 2016 | November 14, 2018 |
| February 13, 2019 | December 11, 2019 | March 11, 2020     | June 10, 2020     |
| November 18, 2020 | December 9, 2020  | June 8, 2022       |                   |

Furthermore, I recommend that staff be authorized to dispose of all closed session audio recordings more than 18 months old.

**PREPARED BY:** Rome Frericks, Executive Director

**BOARD ACTION:**

# QUINCY PARK DISTRICT

Board of Commissioners

**Date of Board Meeting: January 17, 2024**

## **STAFF RECOMMENDATION**

**SUBJECT: ORDINANCE NO. 24-01, AN ORDINANCE PROVIDING FOR THE ISSUE OF \$1,300,000 TAXABLE GENERAL OBLIGATION PARK BONDS, SERIES 2024, OF THE QUINCY PARK DISTRICT, ADAMS COUNTY, ILLINOIS, AND FOR THE LEVY OF A DIRECT ANNUAL TAX SUFFICIENT TO PAY THE PRINCIPAL AND INTEREST ON SAID BONDS AND AUTHORIZING THE SALE OF THE SAID BONDS TO THE DISTRICT'S CORPORATE FUND: RECOMMENDED APPROVAL**

**BACKGROUND INFORMATION:** The Quincy Park District Board of Commissioners demonstrated their intent to issue \$1,300,000 in Non-Referendum General Obligation Bonds for the purpose of funding certain park improvements. The required Public Notice has been published in the local newspaper per the schedule of activity. The required Public Hearing was conducted November 8, 2023, with no public objection to the proposed bond issue.

The Board, at its regular meeting on November 8, 2023, approved a recommendation for the District to purchase this taxable bond as an investment, as per the District's investment policy, and to set the rate at 4.50%.

The purpose of Ordinance No. 24-01 is to authorize the issuance of General Obligation Park Bonds to fund park improvement projects and equipment purchases and to levy a direct annual tax to retire said bond principal and interest which is scheduled to be paid in full on October 15, 2024. Funds for this payment will come through the 2023 property tax levy, collected in 2024. The bond closing is scheduled for February 1, 2024. Ordinance No. 24-01 was developed by bond council Chapman and Cutler, LLP.

**FISCAL IMPACT:** The 2024 GO Bond interest rate of 4.50% is down from last year's bond rate of 5.50%. Based on the estimated 2023 EAV of \$788,307,400, the 2024 and 2024A Bond issues will result in an estimated 2023 property tax rate of .24305, as compared to .19871 for 2022.

**STAFF RECOMMENDATION:** Staff recommends approval of Ordinance No. 24-01, as presented.

**PREPARED BY:** Brian Earnest, Director of Business Services

**BOARD ACTION:**

**ORDINANCE NO. 24-01**

AN ORDINANCE providing for the issue of \$1,300,000 Taxable General Obligation Park Bonds, Series 2024, of the Quincy Park District, Adams County, Illinois, for the purpose of providing for the payment of land for parks, for the building, maintaining, improving and protecting of the same and the existing land and facilities of said Park District and for the payment of the expenses incident thereto, providing for the levy of a direct annual tax sufficient to pay the principal and interest on said bonds, and authorizing the sale of said bonds to the Corporate Fund of the District.

\* \* \*

WHEREAS, the Quincy Park District, Adams County, Illinois (the “*District*”), is a duly organized and existing Park District created under the provisions of the laws of the State of Illinois, and is now operating under the provisions of the Park District Code of the State of Illinois (the “*Act*”), and all laws amendatory thereof and supplementary thereto; and

WHEREAS, the needs of the District require the expenditure of not less than the sum of \$1,300,000 for the payment of land condemned or purchased for parks, for the building, maintaining, improving and protecting of the same and the existing land and facilities of the District and for the payment of the expenses incident thereto (the “*Project*”), all in accordance with the preliminary plans and estimate of cost heretofore approved by the Board of Park Commissioners of the District (the “*Board*”) and now on file in the office of the Secretary of the Board; and

WHEREAS, the Board finds that it does not have sufficient funds on hand for the purpose aforesaid, and that the cost thereof will be not less than \$1,300,000, and that it is necessary and for the best interests of the District that it borrow the sum of \$1,300,000 and issue bonds of the District to evidence the borrowing; and

WHEREAS, pursuant to and in accordance with the provisions of the Bond Issue Notification Act of the State of Illinois, as amended, the President of the Board, on the 11th day



of October, 2023, executed an Order calling a public hearing (the “*Hearing*”) for the 8th day of November, 2023, concerning the intent of the Board to sell bonds in the amount of \$2,500,000 for the Project; and

WHEREAS, notice of the Hearing was given (i) by publication at least once not less than seven (7) nor more than thirty (30) days before the date of the Hearing in the *Quincy Herald-Whig*, the same being a newspaper of general circulation in the District, and (ii) by posting at least 48 hours before the Hearing a copy of said notice at the principal office of the Board, which notice was continuously available for public review during the entire 48-hour period preceding the Hearing; and

WHEREAS, the Hearing was held on the 8th day of November, 2023, and at the Hearing, the Board explained the reasons for the proposed bond issue and permitted persons desiring to be heard an opportunity to present written or oral testimony within reasonable time limits; and

WHEREAS, the Hearing was finally adjourned on the 8th day of November, 2023; and

WHEREAS, the Board does hereby find and determine that it is authorized at this time to issue bonds in the amount of \$2,500,000 for the Project; and

WHEREAS, the Board deems it advisable, necessary and for the best interests of the District that \$1,300,000 of the bonds so authorized be issued at this time; and

WHEREAS, the Board does hereby find and determine that upon the issuance of the \$1,300,000 Taxable General Obligation Park Bonds, Series 2024, now proposed to be issued, the aggregate outstanding unpaid bonded indebtedness of the District, including said bonds, will not exceed .575% of the total assessed valuation of all taxable property in the District as last equalized and determined, and pursuant to the provisions of Section 6-4 of the Act, it is not necessary to submit the proposition of issuing said bonds to the voters of the District for approval:

NOW, THEREFORE, Be It Ordained by the Board of Park Commissioners of the Quincy Park District, Adams County, Illinois, as follows:

*Section 1. Incorporation of Preambles.* The Board hereby finds that all of the recitals contained in the preambles to this Ordinance are full, true and correct and does incorporate them into this Ordinance by this reference.

*Section 2. Authorization.* It is hereby found and determined that the District has been authorized by law to borrow the sum of \$2,500,000 upon the credit of the District and as evidence of such indebtedness to issue bonds of the District to said amount, the proceeds of said bonds to be used for the purpose of paying the cost of the Project, and it is necessary and for the best interests of the District that there be issued at this time \$1,300,000 of the bonds so authorized.

*Section 3. Bond Details.* There be borrowed on the credit of and for and on behalf of the District the sum of \$1,300,000 for the purpose aforesaid; and that bonds of the District (the “Bonds”) shall be issued in said amount and shall be designated “Taxable General Obligation Park Bonds, Series 2024.” The Bonds shall be dated February 1, 2024, and shall also bear the date of authentication, shall be in fully registered form, shall be in minimum denominations of \$100,000 and integral multiples of \$1,000 in excess thereof, shall be numbered 1 and upward, and the Bonds shall become due and payable on October 15, 2024, and bear interest at the rate of 4.50% per annum.

The Bonds shall bear interest from their date until the principal amount of the Bonds is paid, such interest (computed upon the basis of a 360-day year of twelve 30-day months) being payable on October 15, 2024. Interest on each Bond shall be paid by check or draft of the Treasurer of the Board (the “Bond Registrar”), payable upon presentation in lawful money of the United States of America, to the person in whose name such Bond is registered at the close of

business on October 1, 2024. The principal of the Bonds shall be payable in lawful money of the United States of America at the office of the Bond Registrar.

The Bonds shall be signed by the President and Secretary of the Board, and shall be countersigned by the Treasurer of the Board, and the seal of the District shall be affixed thereto or printed thereon, and in case any officer whose signature shall appear on any Bond shall cease to be such officer before the delivery of such Bond, such signature shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until delivery. If the Secretary or the Treasurer of the Board is unable to perform the duties of his or her respective office, then their duties under this Ordinance shall be performed by the Assistant Secretary or the Assistant Treasurer of the Board, respectively.

All Bonds shall have thereon a certificate of authentication substantially in the form hereinafter set forth duly executed by the Bond Registrar as authenticating agent of the District and showing the date of authentication. No Bond shall be valid or obligatory for any purpose or be entitled to any security or benefit under this Ordinance unless and until such certificate of authentication shall have been duly executed by the Bond Registrar by manual signature, and such certificate of authentication upon any such Bond shall be conclusive evidence that such Bond has been authenticated and delivered under this Ordinance.

*Section 4. Registration of Bonds; Persons Treated as Owners.* The District shall cause books (the “*Bond Register*”) for the registration and for the transfer of the Bonds as provided in this Ordinance to be kept at the office of the Bond Registrar, which is hereby constituted and appointed the registrar of the District for the Bonds. The District is authorized to prepare, and the Bond Registrar shall keep custody of, multiple Bond blanks executed by the District for use in the transfer and exchange of Bonds.

Upon surrender for transfer of any Bond at the office of the Bond Registrar, duly endorsed by, or accompanied by a written instrument or instruments of transfer in form

satisfactory to the Bond Registrar and duly executed by, the registered owner or his or her attorney duly authorized in writing, the District shall execute and the Bond Registrar shall authenticate, date and deliver in the name of the transferee or transferees a new fully registered Bond or Bonds of the same maturity of authorized denominations, for a like aggregate principal amount. Any fully registered Bond or Bonds may be exchanged at the office of the Bond Registrar for a like aggregate principal amount of Bond or Bonds of the same maturity of other authorized denominations. The execution by the District of any fully registered Bond shall constitute full and due authorization of such Bond and the Bond Registrar shall thereby be authorized to authenticate, date and deliver such Bond, *provided, however*, the principal amount of outstanding Bonds of each maturity authenticated by the Bond Registrar shall not exceed the authorized principal amount of Bonds for such maturity less previous retirements.

The Bond Registrar shall not be required to transfer or exchange any Bond during the period beginning at the close of business on October 1, 2024, and ending at the opening of business on October 15, 2024.

The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of the principal of or interest on any Bond shall be made only to or upon the order of the registered owner thereof or his or her legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid.

No service charge shall be made for any transfer or exchange of Bonds, but the District or the Bond Registrar may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with any transfer or exchange of Bonds.

*Section 5. Form of Bond.* The Bonds shall be in substantially the following form; *provided, however,* that if the text of the Bond is to be printed in its entirety on the front side of the Bond, then paragraph [2] and the legend, “See Reverse Side for Additional Provisions”, shall be omitted and paragraphs [6] through [9] shall be inserted immediately after paragraph [1]:

[Form of Bond - Front Side]

REGISTERED  
NO. 1

REGISTERED  
\$1,300,000

**UNITED STATES OF AMERICA**

**STATE OF ILLINOIS**

**COUNTY OF ADAMS**

**QUINCY PARK DISTRICT**

**TAXABLE GENERAL OBLIGATION PARK BOND, SERIES 2024**

|   |
|---|
| See Reverse Side for<br>Additional Provisions |
|---|

Interest  
Rate: 4.50%

Maturity  
Date: October 15, 2024

Dated  
Date: February 1, 2024

Registered Owner: CORPORATE FUND, QUINCY PARK DISTRICT, ADAMS COUNTY, ILLINOIS

Principal Amount:

[1] KNOW ALL PERSONS BY THESE PRESENTS, that the Quincy Park District, Adams County, Illinois (the “*District*”), hereby acknowledges itself to owe and for value received promises to pay to the Registered Owner identified above, or registered assigns as hereinafter provided, on the Maturity Date identified above, the Principal Amount identified above and to pay interest (computed on the basis of a 360-day year of twelve 30-day months) on such Principal Amount from the date of this Bond at the Interest Rate per annum set forth above on October 15, 2024. Principal of this Bond is payable in lawful money of the United States of America upon presentation and surrender hereof at the office of the Treasurer of the Board of Park Commissioners of the District, as bond registrar and paying agent (the “*Bond Registrar*”). Payment of the interest shall be made to the Registered Owner hereof as shown on the registration books of the District maintained by the Bond Registrar at the close of business on October 1, 2024, and shall be paid by check or draft of the Bond Registrar, payable upon



presentation in lawful money of the United States of America, mailed to the address of such Registered Owner as it appears on such registration books or at such other address furnished in writing by such Registered Owner to the Bond Registrar. For the prompt payment of this Bond, both principal and interest at maturity, the full faith, credit and resources of the District are hereby irrevocably pledged.

[2] Reference is hereby made to the further provisions of this Bond set forth on the reverse hereof and such further provisions shall for all purposes have the same effect as if set forth at this place.

[3] It is hereby certified and recited that all conditions, acts and things required by law to exist or to be done precedent to and in the issuance of this Bond did exist, have happened, been done and performed in regular and due form and time as required by law; that the indebtedness of the District, including the issue of bonds of which this is one, does not exceed any limitation imposed by law; and that provision has been made for the collection of a direct annual tax sufficient to pay the interest hereon as it falls due and also to pay and discharge the principal hereof at maturity.

[4] This Bond shall not be valid or become obligatory for any purpose until the certificate of authentication hereon shall have been signed by the Bond Registrar.

[5] IN WITNESS WHEREOF, said Quincy Park District, Adams County, Illinois, by its Board of Park Commissioners, has caused this Bond to be signed by the President and Secretary of said Board of Park Commissioners, and to be countersigned by the Treasurer thereof, and has caused the seal of the District to be affixed hereto or printed hereon, all as of the Dated Date identified above.

(SEAL)

Countersigned:

SPECIMEN  
Treasurer, Board of Park Commissioners

Date of Authentication: February 1, 2024

CERTIFICATE  
OF  
AUTHENTICATION

This Bond is one of the Bonds described in the within mentioned ordinance and is one of the Taxable General Obligation Park Bonds, Series 2024, of the Quincy Park District, Adams County, Illinois.

SPECIMEN  
Treasurer, Board of Park Commissioners,  
as Bond Registrar

SPECIMEN  
President, Board of Park Commissioners

SPECIMEN  
Secretary, Board of Park Commissioners

Bond Registrar and Paying Agent:  
Treasurer, Board of Park Commissioners,  
Quincy Park District,  
Adams County, Illinois

[Form of Bond - Reverse Side]

**QUINCY PARK DISTRICT**

**ADAMS COUNTY, ILLINOIS**

**TAXABLE GENERAL OBLIGATION PARK BOND, SERIES 2024**

[6] This Bond is one of a series of bonds issued by the District for the payment of land condemned or purchased for parks, for the building, maintaining, improving and protecting of the same and the existing land and facilities of the District and for the payment of the expenses incident thereto, pursuant to and in all respects in full compliance with the provisions of the Park District Code of the State of Illinois, and the Local Government Debt Reform Act of the State of Illinois, and all laws amendatory thereof and supplementary thereto, and is authorized by the Board of Park Commissioners of the District by an ordinance duly and properly adopted for that purpose, in all respects as provided by law.

[7] This Bond is transferable by the Registered Owner hereof in person or by his or her attorney duly authorized in writing at the office of the Bond Registrar in Quincy, Illinois, but only in the manner, subject to the limitations and upon payment of the charges provided in the authorizing ordinance, and upon surrender and cancellation of this Bond. Upon such transfer a new Bond or Bonds of authorized denominations of the same maturity and for the same aggregate principal amount will be issued to the transferee in exchange therefor.

[8] The Bonds are issued in fully registered form in minimum denominations of \$100,000 and integral multiples of \$1,000 in excess thereof. This Bond may be exchanged at the office of the Bond Registrar for a like aggregate principal amount of Bonds of the same maturity of other authorized denominations, upon the terms set forth in the authorizing ordinance. The Bond Registrar shall not be required to transfer or exchange any Bond during the period

beginning at the close of business on October 1, 2024, and ending at the opening of business on October 15, 2024.

[9] The District and the Bond Registrar may deem and treat the Registered Owner hereof as the absolute owner hereof for the purpose of receiving payment of or on account of principal hereof and interest due hereon and for all other purposes and neither the District nor the Bond Registrar shall be affected by any notice to the contrary.

**(ASSIGNMENT)**

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto \_\_\_\_\_

\_\_\_\_\_  
(Name and Address of Assignee)

the within Bond and does hereby irrevocably constitute and appoint \_\_\_\_\_

\_\_\_\_\_  
attorney to transfer the said Bond on the books kept for registration thereof with full power of substitution in the premises.

Dated: \_\_\_\_\_

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

NOTICE: The signature to this assignment must correspond with the name of the registered owner as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

*Section 6. Sale of Bonds.* Pursuant to the Investment of Municipal Funds Act, the District is authorized to use the money in its funds to purchase bonds issued by the District. In view of the balance in the District's Corporate Fund, there is no need for current funds in said Fund in the aggregate amount of the purchase price of the Bonds, the same being equal to the par amount of the Bonds. The Corporate Fund may be prudently invested for the term of the Bonds, and, as such, the Corporate Fund is the Purchaser of the Bonds.

*Section 7. Tax Levy.* In order to provide for the collection of a direct annual tax sufficient to pay the interest on the Bonds as it falls due, and also to pay and discharge the principal thereof at maturity, there be and there is hereby levied upon all the taxable property within the District a direct annual tax for each of the years while the Bonds or any of them are outstanding, in amounts sufficient for that purpose, and that there be and there is hereby levied upon all of the taxable property in the District, the following direct annual tax, to-wit:

| FOR THE YEAR | A TAX SUFFICIENT TO PRODUCE THE SUM OF:  |
|--------------|--|
| 2023         | \$1,341,275.00 for interest and principal up to and including October 15, 2024 |

Principal or interest maturing at any time when there are not sufficient funds on hand from the foregoing tax levy to pay the same shall be paid from the general funds of the District, and the fund from which such payment was made shall be reimbursed out of the taxes hereby levied when the same shall be collected.

The District covenants and agrees with the purchasers and the holders of the Bonds that so long as any of the Bonds remain outstanding, the District will take no action or fail to take any action which in any way would adversely affect the ability of the District to levy and collect the foregoing tax levy and the District and its officers will comply with all present and future applicable laws in order to assure that the foregoing taxes will be levied, extended and collected as provided herein and deposited in the fund established to pay the principal of and interest on the Bonds.

*Section 8. Filing of Ordinance.* Forthwith upon the passage of this Ordinance, the Secretary of the Board is hereby directed to file a certified copy of this Ordinance with the County Clerk of the County of Adams, Illinois (the “*County Clerk*”), and it shall be the duty of the County Clerk in and for the year 2023 to ascertain the rate necessary to produce the tax herein levied, and extend the same for collection on the tax books against all of the taxable

property within the District in connection with other taxes levied in said year for general park purposes, in order to raise the amount aforesaid and in said year such annual tax shall be computed, extended and collected in the same manner as now or hereafter provided by law for the computation, extension and collection of taxes for general park purposes of the District, and when collected, the taxes hereby levied shall be placed to the credit of a special fund to be designated “Park Bond and Interest Fund of 2024” (the “*Bond Fund*”), which taxes are hereby irrevocably pledged to and shall be used only for the purpose of paying the principal of and interest on the Bonds.

*Section 9. Use of Bond Proceeds.* The principal proceeds of the Bonds are hereby appropriated to pay the costs of issuance of the Bonds and for the purpose of paying the cost of the Project, and that portion thereof not needed to pay such costs of issuance is hereby ordered deposited into the Capital Improvement Account of the District (the “*Project Fund*”).

*Section 10. List of Bondholders.* The Bond Registrar shall maintain a list of the names and addresses of the holders of all Bonds and upon any transfer shall add the name and address of the new Bondholder and eliminate the name and address of the transferor Bondholder.

*Section 11. Duties of Bond Registrar.* The obligations and duties of the Bond Registrar may include the following:

- (a) to act as bond registrar, authenticating agent, paying agent and transfer agent as provided herein;
- (b) to maintain a list of Bondholders as set forth herein and to furnish such list to the District upon request, but otherwise to keep such list confidential;
- (c) to cancel and/or destroy Bonds which have been paid at maturity or submitted for exchange or transfer;
- (d) to furnish the District at least annually a certificate with respect to Bonds cancelled and/or destroyed; and



(e) to furnish the District at least annually an audit confirmation of Bonds paid, Bonds outstanding and payments made with respect to interest on the Bonds.

*Section 12. Severability.* If any section, paragraph, clause or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

*Section 13. Repeal.* All ordinances, resolutions or parts thereof in conflict herewith be and the same are hereby repealed and this Ordinance shall be in full force and effect forthwith upon its adoption.

Adopted January 17, 2024.

---

President, Board of Park Commissioners

Attest:

---

Secretary, Board of Park Commissioners

# QUINCY PARK DISTRICT

Board of Commissioners

**Date of Board Meeting: January 17, 2024**

## **STAFF RECOMMENDATION**

**SUBJECT: ORDINANCE NO. 24-02, AN ORDINANCE PROVIDING FOR THE ISSUE OF \$1,100,000 TAXABLE GENERAL OBLIGATION PARK BONDS, SERIES 2024A, OF THE QUINCY PARK DISTRICT, ADAMS COUNTY, ILLINOIS, AND FOR THE LEVY OF A DIRECT ANNUAL TAX SUFFICIENT TO PAY THE PRINCIPAL AND INTEREST ON SAID BONDS AND AUTHORIZING THE SALE OF THE SAID BONDS TO THE DISTRICT'S CORPORATE FUND: RECOMMENDED APPROVAL**

**BACKGROUND INFORMATION:** The Quincy Park District Board of Commissioners demonstrated their intent to issue \$1,100,000 in Non-Referendum General Obligation Bonds for the purpose of funding certain park improvements. The required Public Notice has been published in the local newspaper per the schedule of activity. The required Public Hearing was conducted November 8, 2023, with no public objection to the proposed bond issue.

The Board, at its regular meeting on November 8, 2023, approved a recommendation for the District to purchase this taxable bond as an investment, as per the District's investment policy, and to set the rate at 4.50%.

The purpose of Ordinance No. 24-02 is to authorize the issuance of General Obligation Park Bonds to fund park improvement projects, specifically the Westview Irrigation project and to levy a direct annual tax to retire said bond principal and interest which is scheduled to be paid in two (2) annual payments of \$581,524.68 (see attached amortization schedule). Funds for this payment will come through the 2023 and 2024 property tax levies. The bond closing is scheduled for February 1, 2024. Ordinance No. 24-02 was developed by bond council Chapman and Cutler, LLP.

**FISCAL IMPACT:** Based on an estimated 2023 EAV of \$788,307,400, the 2024A Bond payment will result in an estimated additional cost to the taxpayers of \$20.64 per \$100,000 assessed valuation.

**STAFF RECOMMENDATION:** Staff recommends approval of Ordinance No. 24-02, as presented.

**PREPARED BY:** Brian Earnest, Director of Business Services

**BOARD ACTION:**

**ORDINANCE NO. 24-02**

AN ORDINANCE providing for the issue of \$1,100,000 Taxable General Obligation Park Bonds, Series 2024A, of the Quincy Park District, Adams County, Illinois, for the purpose of providing for the payment of land for parks, for the building, maintaining, improving and protecting of the same and the existing land and facilities of said Park District and for the payment of the expenses incident thereto, providing for the levy of a direct annual tax sufficient to pay the principal and interest on said bonds, and authorizing the sale of said bonds to the Corporate Fund of the District.

\* \* \*

WHEREAS, the Quincy Park District, Adams County, Illinois (the “*District*”), is a duly organized and existing Park District created under the provisions of the laws of the State of Illinois, and is now operating under the provisions of the Park District Code of the State of Illinois (the “*Act*”), and all laws amendatory thereof and supplementary thereto; and

WHEREAS, the needs of the District require the expenditure of not less than the sum of \$1,100,000 for the payment of land condemned or purchased for parks, for the building, maintaining, improving and protecting of the same and the existing land and facilities of the District and for the payment of the expenses incident thereto (the “*Project*”), all in accordance with the preliminary plans and estimate of cost heretofore approved by the Board of Park Commissioners of the District (the “*Board*”) and now on file in the office of the Secretary of the Board; and

WHEREAS, the Board finds that it does not have sufficient funds on hand for the purpose aforesaid, and that the cost thereof will be not less than \$1,100,000, and that it is necessary and for the best interests of the District that it borrow the sum of \$1,100,000 and issue bonds of the District to evidence the borrowing; and

WHEREAS, pursuant to and in accordance with the provisions of the Bond Issue Notification Act of the State of Illinois, as amended, the President of the Board, on the 11th day

of October, 2023, executed an Order calling a public hearing (the “*Hearing*”) for the 8th day of November, 2023, concerning the intent of the Board to sell bonds in the amount of \$2,500,000 for the Project; and

WHEREAS, notice of the Hearing was given (i) by publication at least once not less than seven (7) nor more than thirty (30) days before the date of the Hearing in the *Quincy Herald-Whig*, the same being a newspaper of general circulation in the District, and (ii) by posting at least 48 hours before the Hearing a copy of said notice at the principal office of the Board, which notice was continuously available for public review during the entire 48-hour period preceding the Hearing; and

WHEREAS, the Hearing was held on the 8th day of November, 2023, and at the Hearing, the Board explained the reasons for the proposed bond issue and permitted persons desiring to be heard an opportunity to present written or oral testimony within reasonable time limits; and

WHEREAS, the Hearing was finally adjourned on the 8th day of November, 2023; and

WHEREAS, the Board does hereby find and determine that it is authorized at this time to issue bonds in the amount of \$2,500,000 for the Project; and

WHEREAS, the Board deems it advisable, necessary and for the best interests of the District that \$1,100,000 of the bonds so authorized be issued at this time; and

WHEREAS, the Board does hereby find and determine that upon the issuance of the \$1,100,000 Taxable General Obligation Park Bonds, Series 2024A, now proposed to be issued, the aggregate outstanding unpaid bonded indebtedness of the District, including said bonds, will not exceed .575% of the total assessed valuation of all taxable property in the District as last equalized and determined, and pursuant to the provisions of Section 6-4 of the Act, it is not necessary to submit the proposition of issuing said bonds to the voters of the District for approval:

NOW, THEREFORE, Be It Ordained by the Board of Park Commissioners of the Quincy Park District, Adams County, Illinois, as follows:

*Section 1. Incorporation of Preambles.* The Board hereby finds that all of the recitals contained in the preambles to this Ordinance are full, true and correct and does incorporate them into this Ordinance by this reference.

*Section 2. Authorization.* It is hereby found and determined that the District has been authorized by law to borrow the sum of \$2,500,000 upon the credit of the District and as evidence of such indebtedness to issue bonds of the District to said amount, the proceeds of said bonds to be used for the purpose of paying the cost of the Project, and it is necessary and for the best interests of the District that there be issued at this time \$1,100,000 of the bonds so authorized.

*Section 3. Bond Details.* There be borrowed on the credit of and for and on behalf of the District the sum of \$1,100,000 for the purpose aforesaid; and that bonds of the District (the “Bonds”) shall be issued in said amount and shall be designated “Taxable General Obligation Park Bonds, Series 2024A.” The Bonds shall be dated February 1, 2024, and shall also bear the date of authentication, shall be in fully registered form, shall be in minimum denominations of \$100,000 and integral multiples of \$1,000 in excess thereof, shall be numbered 1 and upward, and the Bonds shall become due and payable serially (without option of prior redemption) on November 1 of the years and in the amounts and bearing interest at the rates per annum as follows:

| YEAR OF<br>MATURITY | PRINCIPAL<br>AMOUNT | INTEREST<br>RATE |
|---------------------|---------------------|------------------|
| 2024                | \$550,000           | 4.50%            |
| 2025                | 550,000             | 4.50%            |

The Bonds shall bear interest from their date until the principal amount of the Bonds is paid, such interest (computed upon the basis of a 360-day year of twelve 30-day months) being payable annually on each November 1, commencing on November 1, 2024. Interest on each Bond shall be paid by check or draft of the Treasurer of the Board (the “*Bond Registrar*”), payable upon presentation in lawful money of the United States of America, to the person in whose name such Bond is registered at the close of business on the 15th day of the month next preceding the interest payment date. The principal of the Bonds shall be payable in lawful money of the United States of America at the office of the Bond Registrar.

The Bonds shall be signed by the President and Secretary of the Board, and shall be countersigned by the Treasurer of the Board, and the seal of the District shall be affixed thereto or printed thereon, and in case any officer whose signature shall appear on any Bond shall cease to be such officer before the delivery of such Bond, such signature shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until delivery. If the Secretary or the Treasurer of the Board is unable to perform the duties of his or her respective office, then their duties under this Ordinance shall be performed by the Assistant Secretary or the Assistant Treasurer of the Board, respectively.

All Bonds shall have thereon a certificate of authentication substantially in the form hereinafter set forth duly executed by the Bond Registrar as authenticating agent of the District and showing the date of authentication. No Bond shall be valid or obligatory for any purpose or be entitled to any security or benefit under this Ordinance unless and until such certificate of authentication shall have been duly executed by the Bond Registrar by manual signature, and

such certificate of authentication upon any such Bond shall be conclusive evidence that such Bond has been authenticated and delivered under this Ordinance.

*Section 4. Registration of Bonds; Persons Treated as Owners.* The District shall cause books (the “*Bond Register*”) for the registration and for the transfer of the Bonds as provided in this Ordinance to be kept at the office of the Bond Registrar, which is hereby constituted and appointed the registrar of the District for the Bonds. The District is authorized to prepare, and the Bond Registrar shall keep custody of, multiple Bond blanks executed by the District for use in the transfer and exchange of Bonds.

Upon surrender for transfer of any Bond at the office of the Bond Registrar, duly endorsed by, or accompanied by a written instrument or instruments of transfer in form satisfactory to the Bond Registrar and duly executed by, the registered owner or his or her attorney duly authorized in writing, the District shall execute and the Bond Registrar shall authenticate, date and deliver in the name of the transferee or transferees a new fully registered Bond or Bonds of the same maturity of authorized denominations, for a like aggregate principal amount. Any fully registered Bond or Bonds may be exchanged at the office of the Bond Registrar for a like aggregate principal amount of Bond or Bonds of the same maturity of other authorized denominations. The execution by the District of any fully registered Bond shall constitute full and due authorization of such Bond and the Bond Registrar shall thereby be authorized to authenticate, date and deliver such Bond, *provided, however*, the principal amount of outstanding Bonds of each maturity authenticated by the Bond Registrar shall not exceed the authorized principal amount of Bonds for such maturity less previous retirements.

The Bond Registrar shall not be required to transfer or exchange any Bond during the period beginning at the close of business on the 15th day of the month next preceding any interest payment date on such Bond and ending at the opening of business on such interest payment date.



The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of the principal of or interest on any Bond shall be made only to or upon the order of the registered owner thereof or his or her legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid.

No service charge shall be made for any transfer or exchange of Bonds, but the District or the Bond Registrar may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with any transfer or exchange of Bonds.

*Section 5. Form of Bond.* The Bonds shall be in substantially the following form; *provided, however,* that if the text of the Bond is to be printed in its entirety on the front side of the Bond, then paragraph [2] and the legend, “See Reverse Side for Additional Provisions”, shall be omitted and paragraphs [6] through [9] shall be inserted immediately after paragraph [1]:

[Form of Bond - Front Side]

REGISTERED  
NO. \_\_\_\_\_

REGISTERED  
\$ \_\_\_\_\_

**UNITED STATES OF AMERICA**

**STATE OF ILLINOIS**

**COUNTY OF ADAMS**

**QUINCY PARK DISTRICT**

**TAXABLE GENERAL OBLIGATION PARK BOND, SERIES 2024A**

|   |
|---|
| See Reverse Side for<br>Additional Provisions |
|---|

Interest  
Rate: 4.50%

Maturity  
Date: November 1, 20\_\_\_\_

Dated  
Date: February 1, 2024

Registered Owner: CORPORATE FUND, QUINCY PARK DISTRICT, ADAMS COUNTY, ILLINOIS

Principal Amount:

[1] KNOW ALL PERSONS BY THESE PRESENTS, that the Quincy Park District, Adams County, Illinois (the “*District*”), hereby acknowledges itself to owe and for value received promises to pay to the Registered Owner identified above, or registered assigns as hereinafter provided, on the Maturity Date identified above, the Principal Amount identified above and to pay interest (computed on the basis of a 360-day year of twelve 30-day months) on such Principal Amount from the date of this Bond or from the most recent interest payment date to which interest has been paid at the Interest Rate per annum set forth above on November 1 of each year, commencing November 1, 2024, until said Principal Amount is paid. Principal of this Bond is payable in lawful money of the United States of America upon presentation and surrender hereof at the office of the Treasurer of the Board of Park Commissioners of the District, as bond registrar and paying agent (the “*Bond Registrar*”). Payment of the installments of interest shall be made to the Registered Owner hereof as shown on the registration books of

the District maintained by the Bond Registrar at the close of business on the 15th day of the month next preceding each interest payment date and shall be paid by check or draft of the Bond Registrar, payable upon presentation in lawful money of the United States of America, mailed to the address of such Registered Owner as it appears on such registration books or at such other address furnished in writing by such Registered Owner to the Bond Registrar. For the prompt payment of this Bond, both principal and interest at maturity, the full faith, credit and resources of the District are hereby irrevocably pledged.

[2] Reference is hereby made to the further provisions of this Bond set forth on the reverse hereof and such further provisions shall for all purposes have the same effect as if set forth at this place.

[3] It is hereby certified and recited that all conditions, acts and things required by law to exist or to be done precedent to and in the issuance of this Bond did exist, have happened, been done and performed in regular and due form and time as required by law; that the indebtedness of the District, including the issue of bonds of which this is one, does not exceed any limitation imposed by law; and that provision has been made for the collection of a direct annual tax sufficient to pay the interest hereon as it falls due and also to pay and discharge the principal hereof at maturity.

[4] This Bond shall not be valid or become obligatory for any purpose until the certificate of authentication hereon shall have been signed by the Bond Registrar.

[5] IN WITNESS WHEREOF, said Quincy Park District, Adams County, Illinois, by its Board of Park Commissioners, has caused this Bond to be signed by the President and Secretary of said Board of Park Commissioners, and to be countersigned by the Treasurer thereof, and has caused the seal of the District to be affixed hereto or printed hereon, all as of the Dated Date identified above.

(SEAL)

Countersigned:

SPECIMEN  
Treasurer, Board of Park Commissioners

Date of Authentication: February 1, 2024

CERTIFICATE  
OF  
AUTHENTICATION

This Bond is one of the Bonds described in the within mentioned ordinance and is one of the Taxable General Obligation Park Bonds, Series 2024A, of the Quincy Park District, Adams County, Illinois.

SPECIMEN  
Treasurer, Board of Park Commissioners,  
as Bond Registrar

SPECIMEN  
President, Board of Park Commissioners

SPECIMEN  
Secretary, Board of Park Commissioners

Bond Registrar and Paying Agent:  
Treasurer, Board of Park Commissioners,  
Quincy Park District,  
Adams County, Illinois

[Form of Bond - Reverse Side]

**QUINCY PARK DISTRICT**

**ADAMS COUNTY, ILLINOIS**

**TAXABLE GENERAL OBLIGATION PARK BOND, SERIES 2024A**

[6] This Bond is one of a series of bonds issued by the District for the payment of land condemned or purchased for parks, for the building, maintaining, improving and protecting of the same and the existing land and facilities of the District and for the payment of the expenses incident thereto, pursuant to and in all respects in full compliance with the provisions of the Park District Code of the State of Illinois, and the Local Government Debt Reform Act of the State of Illinois, and all laws amendatory thereof and supplementary thereto, and is authorized by the Board of Park Commissioners of the District by an ordinance duly and properly adopted for that purpose, in all respects as provided by law.

[7] This Bond is transferable by the Registered Owner hereof in person or by his or her attorney duly authorized in writing at the office of the Bond Registrar in Quincy, Illinois, but only in the manner, subject to the limitations and upon payment of the charges provided in the authorizing ordinance, and upon surrender and cancellation of this Bond. Upon such transfer a new Bond or Bonds of authorized denominations of the same maturity and for the same aggregate principal amount will be issued to the transferee in exchange therefor.

[8] The Bonds are issued in fully registered form in minimum denominations of \$100,000 and integral multiples of \$1,000 in excess thereof. This Bond may be exchanged at the office of the Bond Registrar for a like aggregate principal amount of Bonds of the same maturity of other authorized denominations, upon the terms set forth in the authorizing ordinance. The Bond Registrar shall not be required to transfer or exchange any Bond during the period

beginning at the close of business on the 15th day of the month next preceding any interest payment date on such Bond and ending at the opening of business on such interest payment date.

[9] The District and the Bond Registrar may deem and treat the Registered Owner hereof as the absolute owner hereof for the purpose of receiving payment of or on account of principal hereof and interest due hereon and for all other purposes and neither the District nor the Bond Registrar shall be affected by any notice to the contrary.

**(ASSIGNMENT)**

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto \_\_\_\_\_

\_\_\_\_\_  
(Name and Address of Assignee)

the within Bond and does hereby irrevocably constitute and appoint \_\_\_\_\_

\_\_\_\_\_  
attorney to transfer the said Bond on the books kept for registration thereof with full power of substitution in the premises.

Dated: \_\_\_\_\_

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

NOTICE: The signature to this assignment must correspond with the name of the registered owner as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

*Section 6. Sale of Bonds.* Pursuant to the Investment of Municipal Funds Act, the District is authorized to use the money in its funds to purchase bonds issued by the District. In view of the balance in the District's Corporate Fund, there is no need for current funds in said Fund in the aggregate amount of the purchase price of the Bonds, the same being equal to the par amount of the Bonds. The Corporate Fund may be prudently invested for the term of the Bonds, and, as such, the Corporate Fund is the Purchaser of the Bonds.

*Section 7. Tax Levy.* In order to provide for the collection of a direct annual tax sufficient to pay the interest on the Bonds as it falls due, and also to pay and discharge the principal thereof at maturity, there be and there is hereby levied upon all the taxable property within the District a direct annual tax for each of the years while the Bonds or any of them are outstanding, in amounts sufficient for that purpose, and that there be and there is hereby levied upon all of the taxable property in the District, the following direct annual tax, to-wit:

| FOR THE YEAR | A TAX SUFFICIENT TO PRODUCE THE SUM OF: |   |
|--------------|---|---|
| 2023         | \$587,125.00                            | for interest and principal up to and including November 1, 2024 |
| 2024         | \$574,750.00                            | for interest and principal                                      |

Principal or interest maturing at any time when there are not sufficient funds on hand from the foregoing tax levy to pay the same shall be paid from the general funds of the District, and the fund from which such payment was made shall be reimbursed out of the taxes hereby levied when the same shall be collected.

The District covenants and agrees with the purchasers and the holders of the Bonds that so long as any of the Bonds remain outstanding, the District will take no action or fail to take any action which in any way would adversely affect the ability of the District to levy and collect the foregoing tax levy and the District and its officers will comply with all present and future applicable laws in order to assure that the foregoing taxes will be levied, extended and collected as provided herein and deposited in the fund established to pay the principal of and interest on the Bonds.

*Section 8. Filing of Ordinance.* Forthwith upon the passage of this Ordinance, the Secretary of the Board is hereby directed to file a certified copy of this Ordinance with the County Clerk of The County of Adams, Illinois (the “*County Clerk*”), and it shall be the duty of the County Clerk in and for each of the years 2023 to 2024, inclusive, to ascertain the rate



necessary to produce the tax herein levied, and extend the same for collection on the tax books against all of the taxable property within the District in connection with other taxes levied in said year for general park purposes, in order to raise the amount aforesaid and in said year such annual tax shall be computed, extended and collected in the same manner as now or hereafter provided by law for the computation, extension and collection of taxes for general park purposes of the District, and when collected, the taxes hereby levied shall be placed to the credit of a special fund to be designated “Park Bond and Interest Fund of 2024A” (the “*Bond Fund*”), which taxes are hereby irrevocably pledged to and shall be used only for the purpose of paying the principal of and interest on the Bonds.

*Section 9. Use of Bond Proceeds.* The principal proceeds of the Bonds are hereby appropriated to pay the costs of issuance of the Bonds and for the purpose of paying the cost of the Project, and that portion thereof not needed to pay such costs of issuance is hereby ordered deposited into the Capital Improvement Account of the District (the “*Project Fund*”).

*Section 10. List of Bondholders.* The Bond Registrar shall maintain a list of the names and addresses of the holders of all Bonds and upon any transfer shall add the name and address of the new Bondholder and eliminate the name and address of the transferor Bondholder.

*Section 11. Duties of Bond Registrar.* The obligations and duties of the Bond Registrar may include the following:

- (a) to act as bond registrar, authenticating agent, paying agent and transfer agent as provided herein;
- (b) to maintain a list of Bondholders as set forth herein and to furnish such list to the District upon request, but otherwise to keep such list confidential;
- (c) to cancel and/or destroy Bonds which have been paid at maturity or submitted for exchange or transfer;
- (d) to furnish the District at least annually a certificate with respect to Bonds cancelled and/or destroyed; and

(e) to furnish the District at least annually an audit confirmation of Bonds paid, Bonds outstanding and payments made with respect to interest on the Bonds.

*Section 12. Severability.* If any section, paragraph, clause or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

*Section 13. Repeal.* All ordinances, resolutions or parts thereof in conflict herewith be and the same are hereby repealed and this Ordinance shall be in full force and effect forthwith upon its adoption.

Adopted January 17, 2024.

---

President, Board of Park Commissioners

Attest:

---

Secretary, Board of Park Commissioners

# QUINCY PARK DISTRICT

Board of Commissioners

Date of Board Meeting: January 17, 2023

## **STAFF RECOMMENDATION**

### **AGENDA ITEM: RESOLUTION NO. 24-01, QUINCY PARK DISTRICT SUPPORT OF CITY OF QUINCY CREATING SOUTH TAX INCREMENT FINANCING (TIF) DISTRICT**

**BACKGROUND INFORMATION:** Quincy's TIF West District was established in December 1998 and its twenty-three (23) year term expired in 2021. The City of Quincy requested an extension of an additional twelve (12) years and the Park District approved the extension in September of 2019. TIF West expires in 2033. TIF East was established back in 2010 and it also expires in 2033.

The proposed South TIF contains approximately 47 acres, including right-of-way and 132 parcels of real property. The boundaries consist from Jersey Street to Ohio Street and from 6<sup>th</sup> Street to 11<sup>th</sup> Street.

The attached resolution, proposed TIF South information and Redevelopment Plan follow this report.

**FISCAL IMPACT:** To be determined.

**STAFF RECOMMENDATION:**

**PREPARED BY:** Rome Frericks, Executive Director

**BOARD ACTION:**

## **RESOLUTION NO. 24-01**

### **RESOLUTION REGARDING QUINCY PARK DISTRICT SUPPORT OF CITY OF QUINCY CREATING SOUTH TAX INCREMENT FINANCING (TIF) DISTRICT**

**WHEREAS**, the city of Quincy (the “City”) is authorized under the provision of the Tax Increment Allocation Redevelopment Act, to finance redevelopment project costs in connection with redevelopment project areas in accordance with conditions and requirements set forth in the Act; and

**WHEREAS**, the City's TIF West District was established in December 1998 and its twenty-three (23) year term expired in 2021. The City of Quincy requested an extension of an additional twelve (12) years. The Park District supported the extension in September of 2019.

**WHEREAS**, the City's TIF East District was established back in 2010 and it expires in 2033.

**WHEREAS**, the City is now proposing to create a new TIF district. The proposed TIF South District contains approximately 47 acres, including right-of-way and 132 parcels of real property. The boundaries consist from Jersey Street to Ohio Street and from 6th Street to 11th Street ("Proposed TIF South District").

**WHEREAS**, the Quincy Park District supports the City’s economic development efforts to attract new and diverse business, commercial, retail enterprises and upper story residential developments in order to increase the total equalized assessed valuation of properties by encouraging private sector investment; and

**WHEREAS**, the Quincy Park District specifically supports the City’s efforts to revitalize the downtown area including the use of Proposed TIF South District incentives to induce new private investment in Quincy; and

**WHEREAS**, the Quincy Park District finds that the Proposed TIF South District is desirable and necessary to attract additional new private investment furthering the revitalization of the City of Quincy.

**NOW, THEREFORE, BE IT RESOLVED** by the Quincy Park District, Adams County, Illinois as follows:

1. All the recitals contained in the Preambles to this Resolution are true and correct, and said recitals are hereby incorporated into the Resolution.
2. By adopting this Resolution, the Quincy Park District commits its support for the Illinois General Assembly to pass the Proposed TIF South District pursuant to the TIF Act authorizing the creation of the Proposed TIF South District.

3. This Resolution may be made a part of the City's request to the Illinois General Assembly to create the Proposed TIF South District. The Quincy Park District further agrees to support the City's effort to create, revise, and implement the Redevelopment Plan for the Proposed South TIF District.

This Resolution shall be in full force and effect from and after its passage, as provided by law.

PASSED and APPROVED this 17th day of January, 2024.

SIGNED:

---

Jarid Jones, President

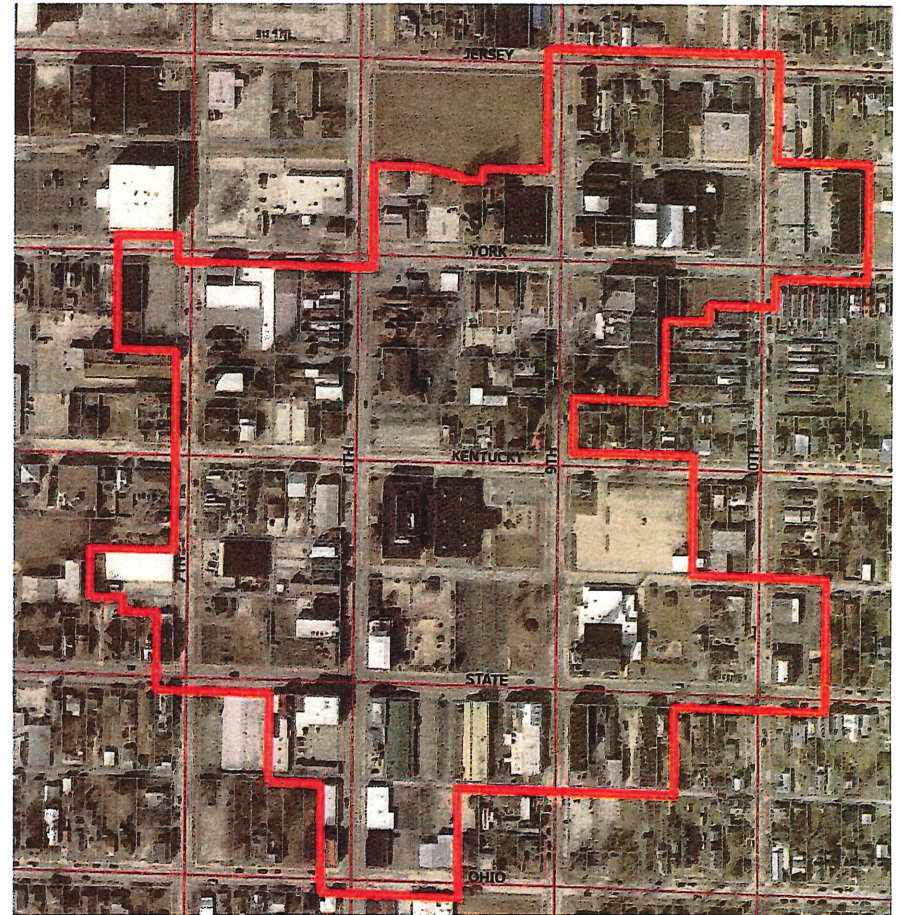
ATTEST:

---

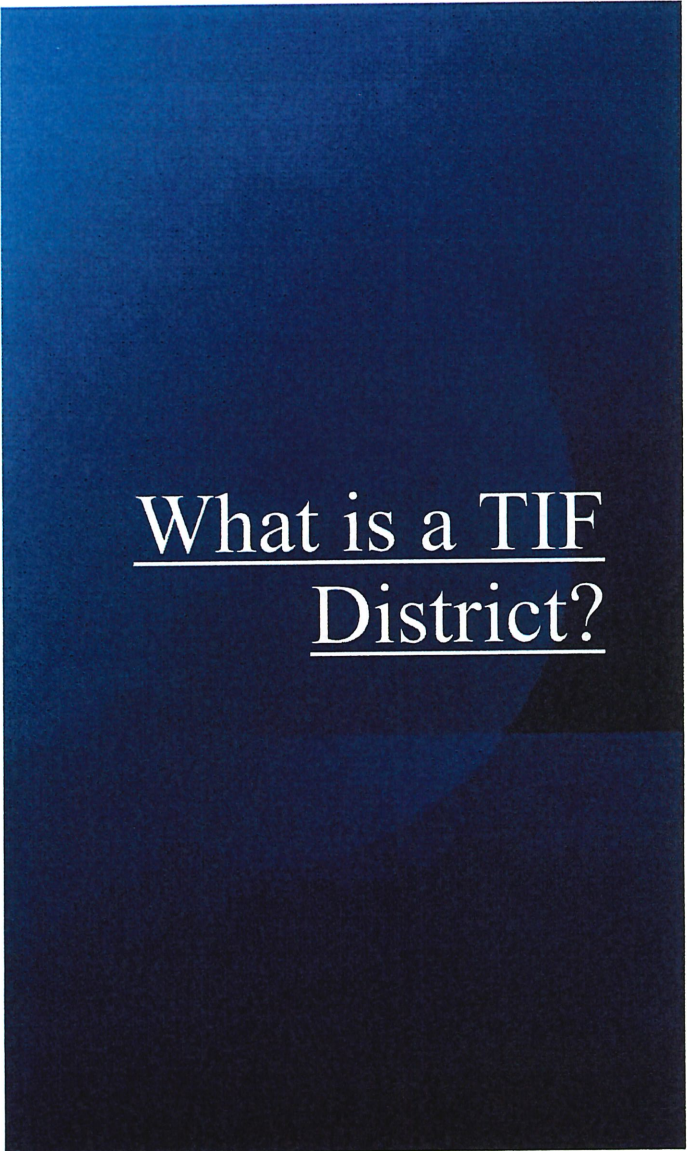
Rome Frericks, Secretary

# Proposed TIF South

- The City of Quincy seeks to create TIF South.
- The proposed boundaries are:
  - North – Jersey Street
  - East – South 11<sup>th</sup> Street
  - South – Ohio Street
  - West – South 6<sup>th</sup> Street
- There are 131 parcels within the proposed TIF South







## What is a TIF District?

- TIF stands for Tax Increment Financing.
- The State of Illinois first authorized the use of TIF Districts nearly 50 years ago.
- A TIF District has a clearly-defined boundary.
- It can include a mix of residential, commercial, industrial, or vacant parcels.
- A TIF District allows local taxing bodies to make a shared investment in the development/redevelopment of a specific area within their community.
- The lifespan of a TIF District is 23 years with an opportunity for two additional 12-year extensions.



# What is Required to Establish a TIF District?

- Per the Illinois Municipal League
  - A TIF District can be established if a local government determines the development/redevelopment of an area would not occur “but for” the creation and use of a TIF District.
  - State law requires the proposed TIF District meet one of the following:
    - Blighted Conditions
    - Conservation Area
    - Industrial Park Conservation Conditions
- We will examine how TIF South meets this requirement later in this presentation.

## TIF Approval Process

- City Hires Consultant to Review Proposed TIF South Area
- Consultant Prepares TIF South Redevelopment Plan
- City Presents Results to Local Governing Boards (*Now*)
- City Holds Public Meeting to Share TIF South Plan
- Joint Review Board (JRB) Reviews TIF South Plan
  - The City Council, County Board, School District, Park District, JWCC, & Quincy Township will each have one representative on the JRB.
  - There will also be one public representative.
- Joint Review Board Recommends Approval or Denial
- City Council Holds Public Hearing
- City Council Votes on Ordinance to Adopt TIF South
  - If JRB recommends approval, simple majority needed
  - If JRB recommends denial, supermajority needed



## How Does a TIF District Function?

- Seven local taxing bodies are now proportionately splitting the property tax revenue generated by a parcel located within the proposed TIF District.
  - City, County, School District, Park District, JWCC, The District, & Quincy Township.
- If TIF South is created, the EAV for each of the 131 parcels at the time of establishment would be the “Baseline” EAV.
- Throughout the life of the TIF District, the taxing bodies listed above will collect their share of the property tax revenue based on the “Baseline” EAV for each parcel.
- The TIF District will collect all of the property tax revenue generated by any increase in EAV beyond the “Baseline” EAV for each parcel in the TIF District.
- This is not a new tax on property owners.
- Instead, it is a redirection of a small % of the overall property tax revenue generated by a TIF District parcel.

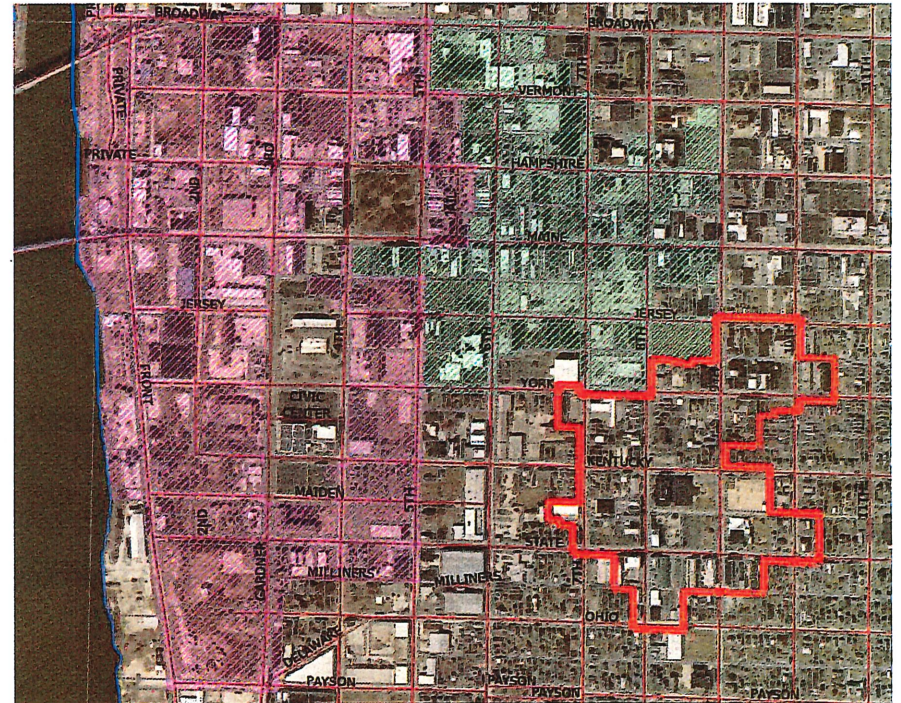
## Example

- Building “A” has an EAV of \$500,000 when a new TIF District is established.
- The owner’s next property tax bill will be based on the \$500,000 EAV with the local taxing bodies receiving their portions of the owner’s property tax payment.
- The following year, the building’s EAV increases by \$10,000 to \$510,000.
- The owner’s next property tax bill will be based on the current EAV of \$510,000.
- The difference is how the property tax revenue is dispersed:
  - The local taxing bodies will receive their portions generated by the \$500,000 “Baseline” EAV.
  - The TIF District will receive all property tax revenue generated by the \$10,000 EAV increase.
- As the TIF District’s EAV increases, the TIF revenue increases.



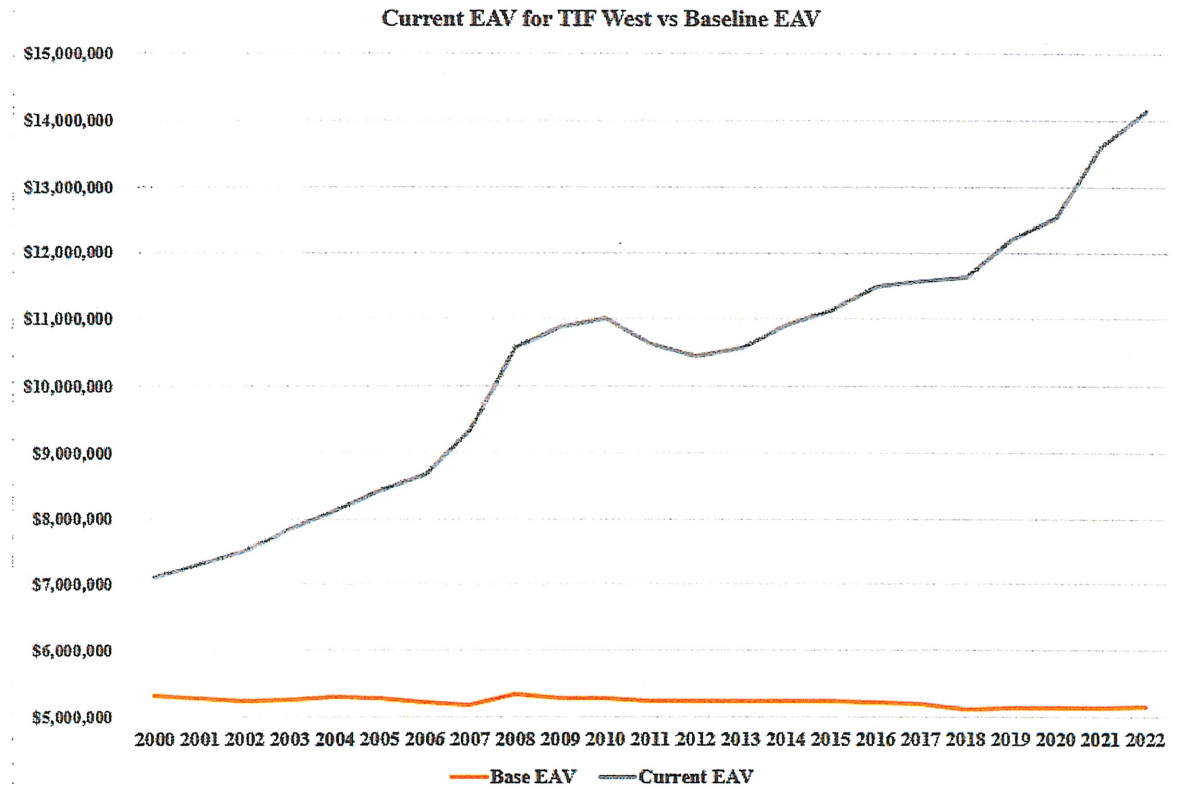
# Current Use of TIF

- Quincy has two active TIF's
  - TIF West (shaded in purple)
    - Established – 1998
    - Extended – 2020
    - Expires – 2033
    - 255 parcels
  - TIF East (shaded in green)
    - Established – 2010
    - Expires – 2033
    - 165 parcels



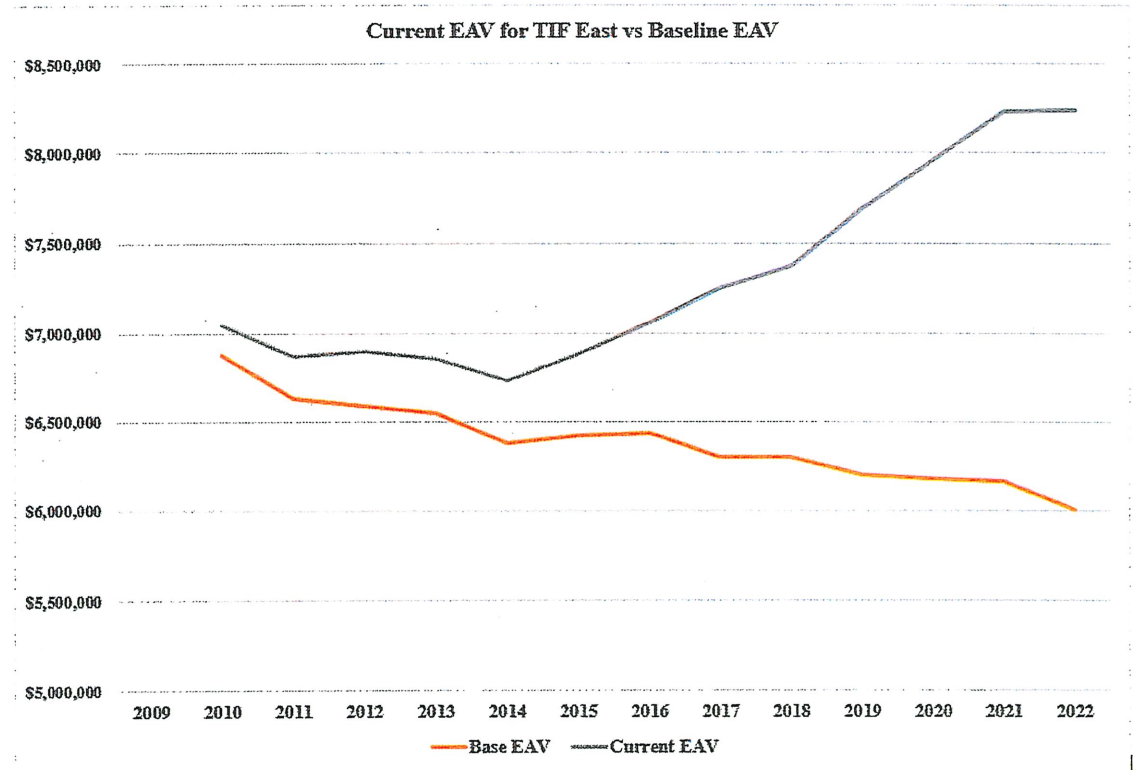
## TIF West

- Starting Base EAV - \$5,308,613
- Current Base EAV - \$5,149,292
  - Decrease of \$169,321 (3.0%) since the start of TIF West
- Current EAV - \$14,140,356
  - Increase of \$8,831,743 (166.4%) since the start of TIF West
- Current TIF Increment: \$8,991,064
  - The TIF Increment exceeds the overall EAV increase due to Base EAV decline.
- \$620,000 in TIF revenue generated during Tax Year 2022.



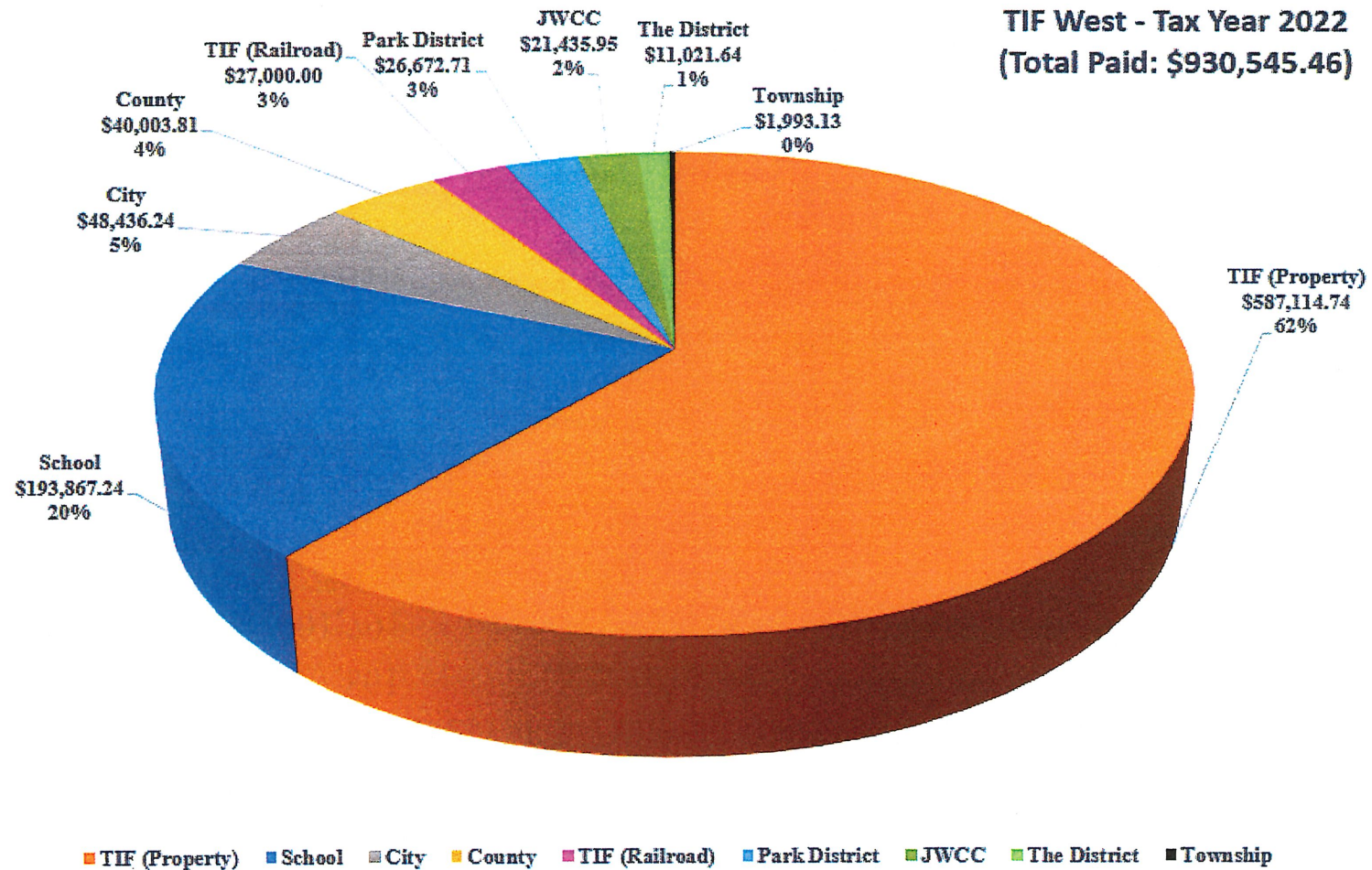
# TIF East

- Starting Base EAV - \$6,877,861
- Current Base EAV – \$6,001,791
  - Decrease of \$876,070 (12.7%) since the start of TIF East
- Current EAV - \$8,245,071
  - Increase of 1,367,210 (19.9%) since the start of TIF East
- Current TIF Increment: \$2,243,280
  - The TIF Increment exceeds the overall EAV increase due to Base EAV decline.
- \$155,000 in TIF revenue generated during Tax Year 2022.



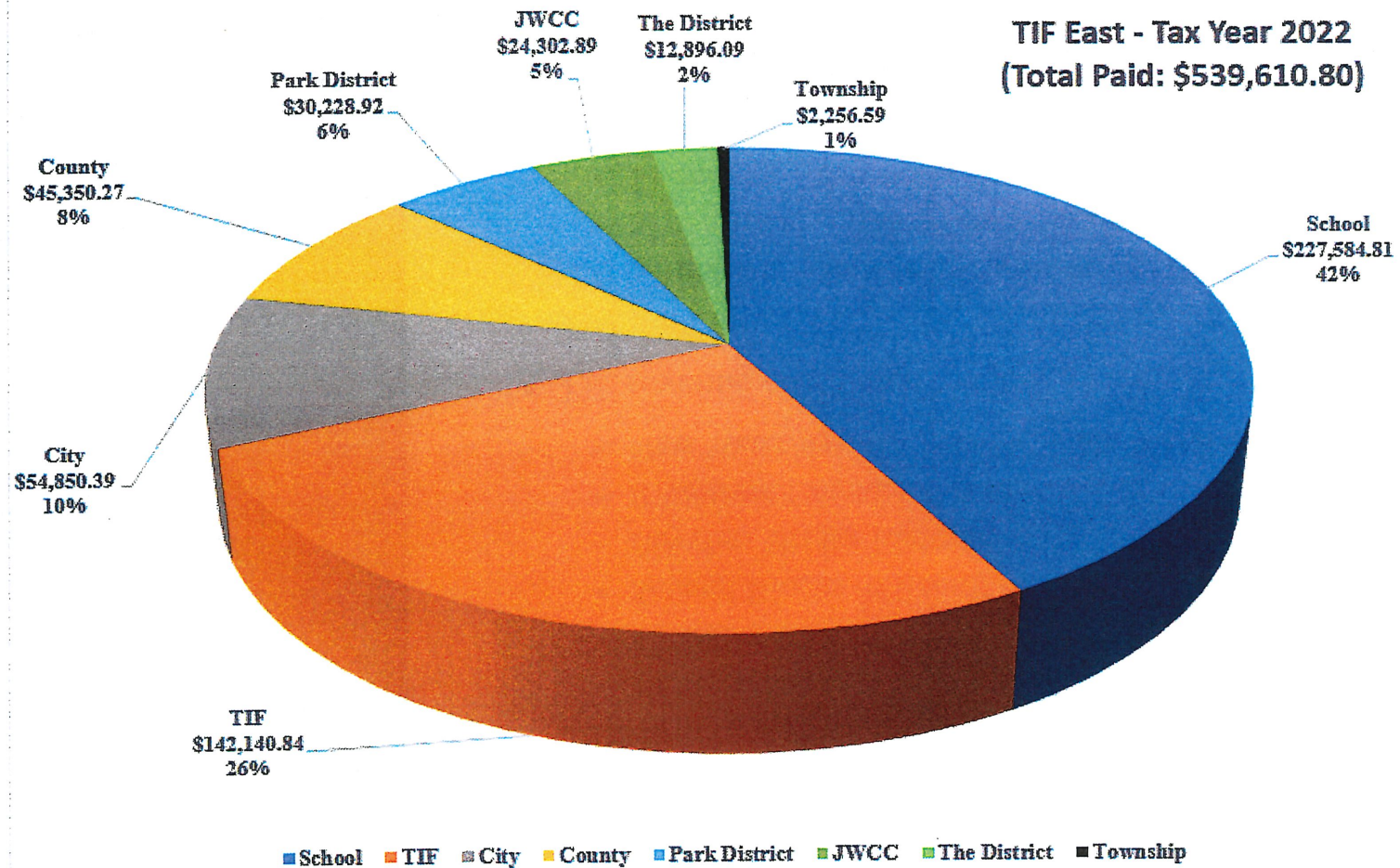


**TIF West - Tax Year 2022**  
**(Total Paid: \$930,545.46)**





**TIF East - Tax Year 2022**  
**(Total Paid: \$539,610.80)**





# How TIF Revenue is being spent – Public Infrastructure

- The City has invested \$17-million in downtown public infrastructure since the establishment of TIF West in 1998.
  - 13 Streetscapes
  - 4 Parking Lots
  - Several Blocks of Rebuilt Streets
  - Bayview Bridge Lighting
  - Riverfront Connector Trail
  - New Water/Sewer Lines for South 8<sup>th</sup>/Jersey Townhomes
- TIF revenue accounted for just 35.8% (\$6.1-million).
- The remaining 64.2% (\$10.9-million) from multiple sources
  - \$7-million – State of Illinois (DCEO/IDOT Grants)
  - \$1.5-million – Water/Sewer Funds
  - \$1-million – Private Sources
  - \$700,000 – Capital Outlay
  - \$650,000 – Motor Fuel Tax Revenue.

# How TIF Revenue is being spent – Private Investment

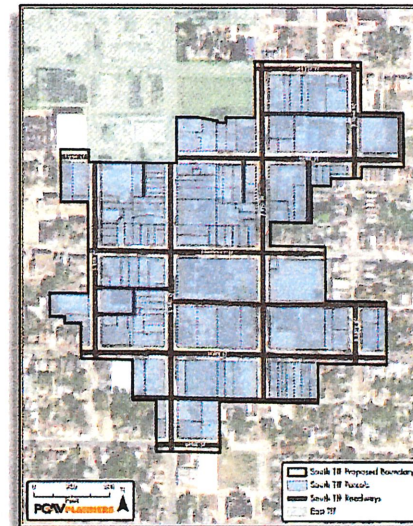
- The idea behind the TIF District is to increase the EAV.
- Quincy was not seeing significant EAV growth for its TIFs in the mid-2010's by just investing in public infrastructure.
- In 2015, the Quincy City Council adopted a new strategy that emphasized leveraging TIF in private investment to boost the EAVs.
  - Downtown Rental Rehab.
    - 36 upper-story apartments have been or will be renovated
    - \$900,000 in TIF revenue leveraged \$1.7-million in private investment.
    - The combined market values of the participating properties have tripled.
  - Redevelopment Agreements
    - Three agreements to date using TIF as an incentive
    - \$204,000 in TIF revenue leveraged \$1.8-million in private investment
    - The combined market values of the participating properties have doubled.
- The total private to public investment in these initiatives is nearly 3.5-1.



# Why TIF South?

- The City of Quincy hired PGAV Planners (St. Louis) to prepare the TIF South Redevelopment Plan.
- If you recall from an earlier slide, a TIF District must meet one of three criteria to qualify:
  - Blighted Area
  - Conservation Area
  - Industrial Park Conservation Condition
- PGAV says TIF South qualifies as a “Conservation Area” as more than 50% of the structures were built more than 35 years ago.

## South TIF Redevelopment Project Area



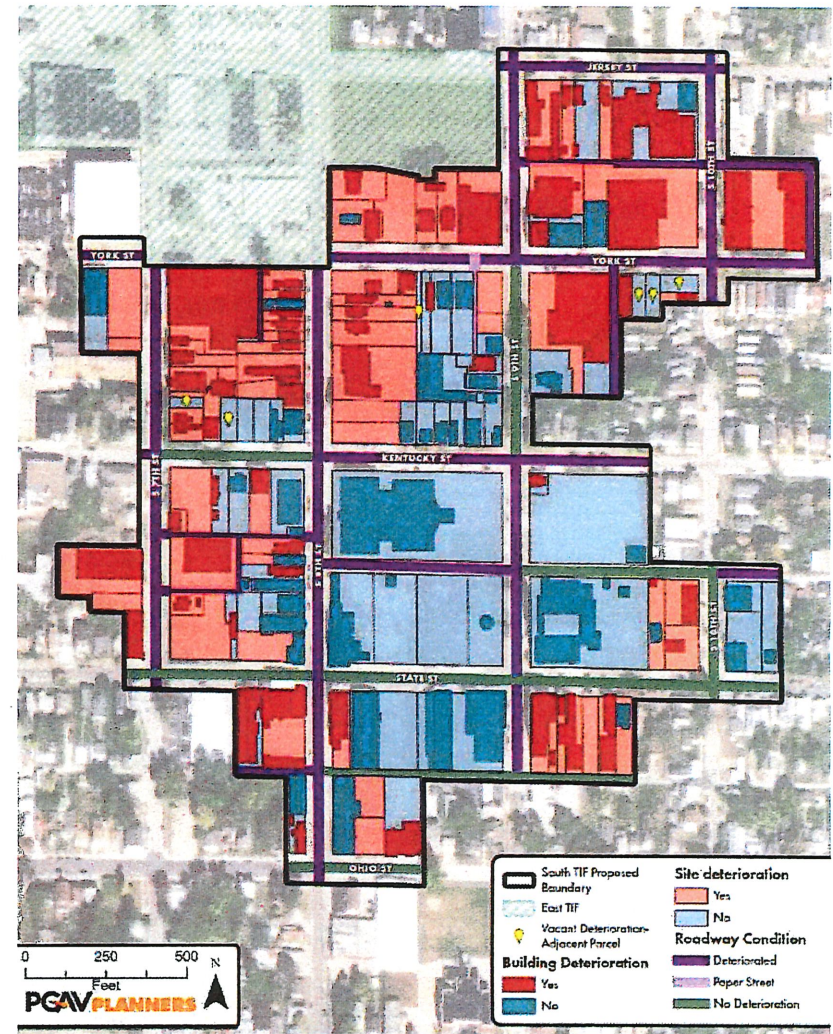
Prepared for the  
City of Quincy, Illinois

Prepared by  
**PGAV**PLANNERS

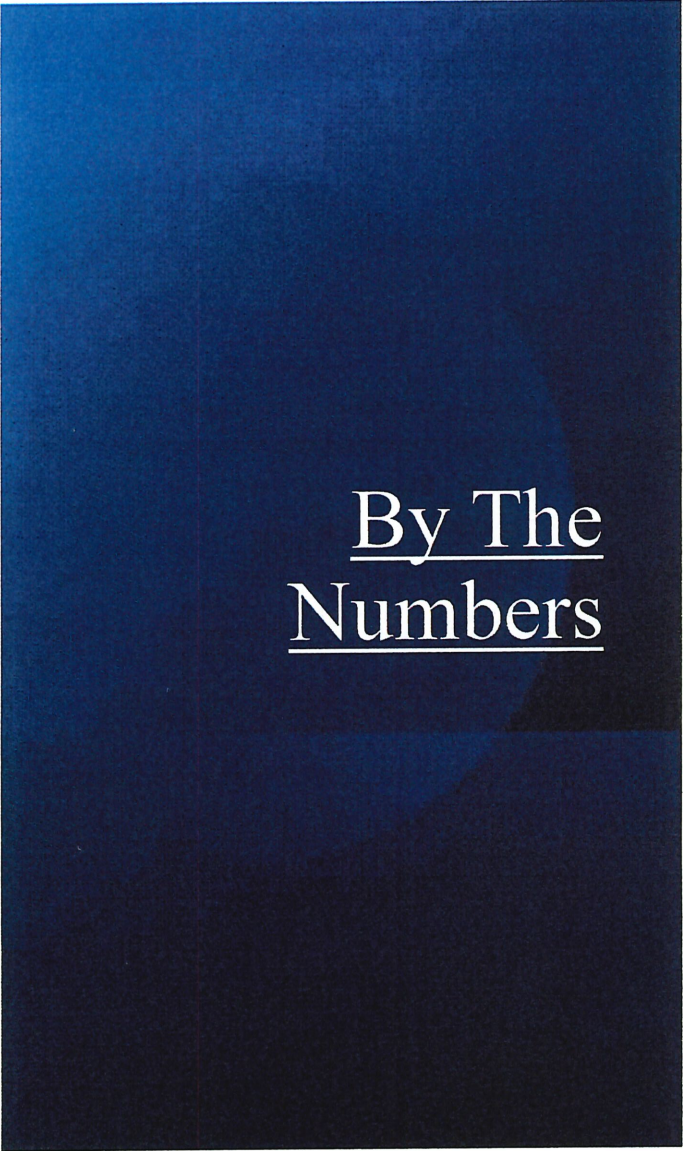
October 3, 2023

# TIF South Qualifications

- TIF South qualifies as a Conservation Area TIF District for the following reasons:
  - Age of Structures – PGAV identified 85% of the structures were built more than 35 years ago.
  - Deterioration - PGAV identified 69% of the developed parcels have either deteriorated site improvements or buildings
  - Vacancy - PGAV identified nearly 26% of the buildings are either partially or fully vacant
  - Inadequate Utilities - City Engineering Manager Steve Bange provided a detailed report on the condition of the streets, sidewalks, and sewer/water lines.
    - The water lines are all 115+ years old.
    - Most of the streets/sidewalks are rated poor to adequate.







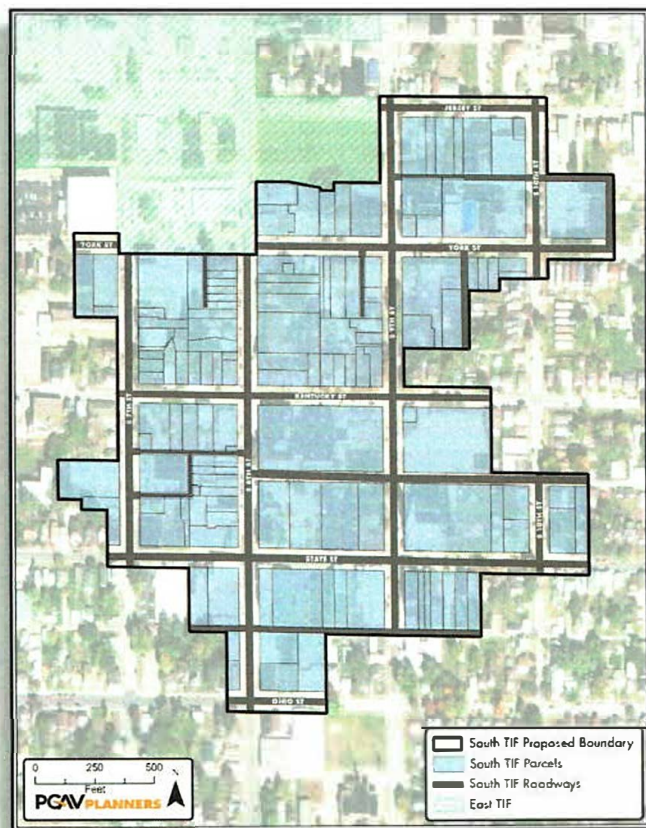
## By The Numbers

- **Total Parcels**
  - City of Quincy – 17,064
  - TIF South – 131 (0.77%)
  - TIF West – 255 (1.49%)
  - TIF East – 165 (0.97%)
  - All TIF (South included) – 551 (3.23%)
  
- **Net Taxable Value (Tax Year '22)**
  - City of Quincy - \$746,090,284
  - TIF South - \$4,112,730 (0.55%)
  - TIF West (Base) - \$5,149,292 (0.69%)
  - TIF East (Base) - \$6,001,791 (0.80%)
  
- **Net Taxable Value (Tax Year '22)**
  - TIF West (Increment) - \$8,991,064 (1.21%)
  - TIF East (Increment) - \$2,243,280 (0.30%)
  - Total TIF Increment - \$11,234,344 (1.51%)
  
- The Total TIF Increment (\$11,234,344) is the only amount of the city's total Net Taxable Value (\$746,090,284) that generates TIF revenue.
  
- The remaining \$734,855,940 (98.49%) of the city's total Net Taxable Value continues to generate property tax revenue for the local taxing bodies.



# Tax Increment Financing Redevelopment Plan & Project

## South TIF Redevelopment Project Area



Prepared for the  
**City of Quincy, Illinois**

Prepared by

**PCAV PLANNERS**

October 5, 2023

## **ACKNOWLEDGMENTS**

### **MAYOR**

Mike Troup

### **CITY CLERK**

Laura Oakman

### **PLANNING & DEVELOPMENT DIRECTOR**

Chuck Bevelheimer

### **CITY COUNCIL**

Greg Fletcher - Ward 1

Eric Entrup - Ward 1

Dave Bauer - Ward 2

Jeff Bergman - Ward 2

Brianna Rivera - Ward 3

Kelly Mays - Ward 3

Michael Farha - Ward 4

Glen Ebbing - Ward 5

Mike Rein - Ward 5

Richie Reis - Ward 6

Jack Holtschlag - Ward 7

Ben Uzelac - Ward 7

| <b>TABLE OF CONTENTS</b>   |           |
|--|-----------|
| <b>SECTION I - INTRODUCTION</b>                                      | <b>1</b>  |
| <i>Exhibit A: Proposed Redevelopment Project Area Boundary</i>       | 2         |
| <b>SECTION II - BASIS FOR ELIGIBILITY OF THE AREA</b>                | <b>3</b>  |
| Definition of a Blighted Area  | 3         |
| Definition of a Conservation Area                                    | 7         |
| Findings   | 9         |
| <i>Exhibit B: Current Land Uses</i>                                  | 10        |
| <i>Exhibit C: Existing Conditions</i>                                | 11        |
| <i>Table A: Summary of Blighting and Conservation Area Factors</i>   | 12        |
| Eligibility of Improved Parcels                                      | 12        |
| Eligibility of Vacant Parcels  | 13        |
| <i>Exhibit D: Condition of Utility Infrastructure</i>                | 14        |
| <b>SECTION III - REDEVELOPMENT PLAN AND PROJECT</b>                  | <b>15</b> |
| General Land Uses to Apply   | 15        |
| Conformance with the Neighborhood Land Use Plan and Zoning Ordinance | 15        |
| Objectives   | 15        |
| <i>Exhibit E: General Land Use Plan</i>                              | 16        |
| Program to be Undertaken to Accomplish Objectives                    | 17        |
| Redevelopment Project  | 17        |
| <i>Table B: Estimated Redevelopment Project Costs</i>                | 18        |
| Description of Redevelopment Project Costs                           | 19        |
| <b>SECTION IV - OTHER FINDINGS AND REQUIREMENTS</b>                  | <b>23</b> |
| Area Overall not Subject to Growth and Development                   | 23        |
| Would not be Developed "but for" TIF                                 | 23        |
| Assessment of Financial Impact                                       | 23        |
| Estimated Date for Completion of the Redevelopment Project           | 23        |
| Sources of Funds   | 24        |
| Nature and Term of Obligations                                       | 24        |
| Most Recent EAV of Properties in the Project Area                    | 24        |
| Estimate of Valuation After Redevelopment                            | 24        |
| Fair Employment Practices and Affirmative Action                     | 25        |
| Reviewing and Amending the TIF Plan                                  | 25        |
| <b>APPENDIX</b>  | <b>26</b> |

---

## SECTION I - INTRODUCTION

The area being considered for designation as a Tax Increment Financing (TIF) District generally includes a mix of residential, including single-family, two-family, and multi-family, and commercial properties, as well as some light industrial land uses. The area is located in the downtown area of Quincy, Illinois (the “City”), and is generally bounded by Jersey Street to the north, Ohio Street to the south, a few parcels to the east of South 10<sup>th</sup> Street to the east, and a few parcels to the west of South 7<sup>th</sup> Street to the west. The area is referred to herein as the South TIF Redevelopment Project Area (the “Area”) and the South TIF District (the “District”). The boundaries of the Area are as shown in **Exhibit A: Redevelopment Project Area Boundary**. Refer also to the Boundary Description contained in the **Appendix as Attachment A**.

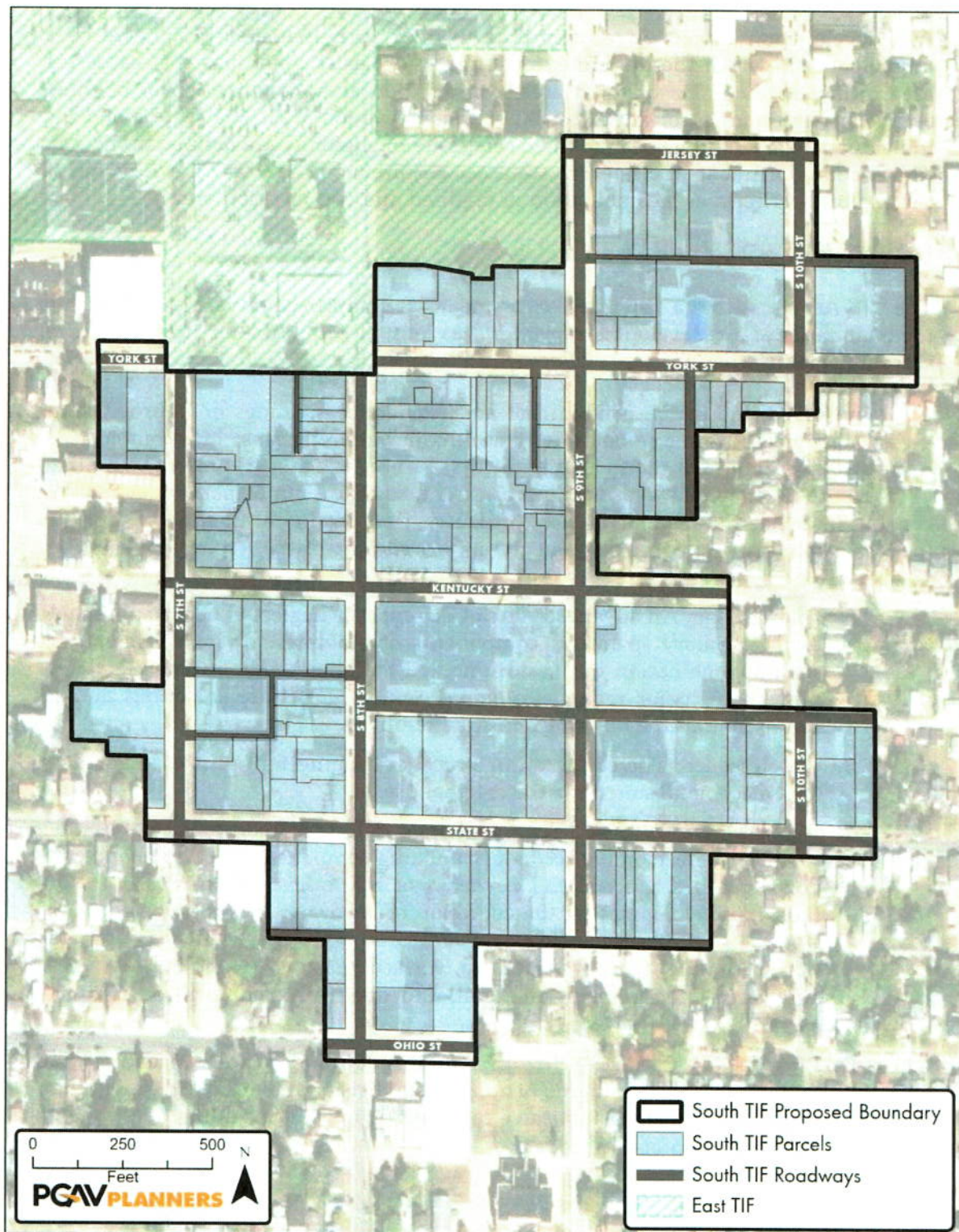
The proposed TIF District contains approximately 47 acres, including street right-of-way, and 132 parcels of real property. The Area is mostly built-out, and there are very few vacant lots. Many of the buildings and public infrastructure located within the proposed TIF District are aging, and the Area suffers from the presence of deteriorated buildings, site improvements, and infrastructure.

The City may consider the use of tax increment financing, as well as other economic development resources as available, to facilitate private investment within the Area. It is the intent of the City to induce the investment of significant private capital in the Area, which will serve to redevelop aging properties and infrastructure that will likely enhance the tax base of the community. Furthermore, in accordance with Section 11-74.43(n)(5) of the Tax Increment Allocation Redevelopment Act (generally referred to as the “TIF Act” or the “Act”), a housing impact study need not be performed since the redevelopment plan will not result in the displacement of more than 9 inhabited residential units.

The Act sets forth the requirements and procedures for establishing a Redevelopment Project Area and a Redevelopment Plan. The following sections of this report present the findings of eligibility and the Redevelopment Plan for the Project Area, as well as other findings, evidence, and documentation required by the Act.



**Exhibit A: Proposed Redevelopment Project Area Boundary**





## SECTION II - BASIS FOR ELIGIBILITY OF THE AREA

A Redevelopment Project Area, according to the Act, is that area designated by a municipality in which the finding is made that there exist conditions that cause the area to be classified as a blighted area, conservation area, combination of blighted and conservation areas, or an industrial park conservation area. The criteria and the individual factors defining each of these categories of eligibility are defined in the Act. This section documents the relevant statutory requirements and how the Area meets the eligibility criteria as a combination of blighted and conservation areas.

### Definition of a Blighted Area

The TIF Act states that a “**blighted area**” means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:

1. **If improved**, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of five (5) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the improved part of the Redevelopment Project Area:
  - A. Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.
  - B. Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.
  - C. Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.
  - D. Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

- 
- E. Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.
  - F. Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.
  - G. Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.
  - H. Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.
  - I. Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.
  - J. Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.
  - K. Environmental clean-up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or



federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

- L. Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.
  - M. The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.
1. **If vacant**, the sound growth of the Redevelopment Project Area is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:
- A. Obsolete platting of vacant land that results in parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys, or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.
  - B. Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.
  - C. Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.
  - D. Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.
  - E. The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study

conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the Redevelopment Project Area.

- F. The total equalized assessed value of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.
2. **If vacant**, the sound growth of the redevelopment project area is impaired by one of the following factors that: (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act; and, (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:
- A. The area consists of one or more unused quarries, mines, or strip mine ponds.
  - B. The area consists of unused rail yards, rail tracks, or railroad rights-of-way.
  - C. The area, prior to its designation, is subject to
    - a. chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency; or
    - b. surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.
  - D. The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.
  - E. Prior to November 1, 1999, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or City center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.



- F. The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

## Definition of a Conservation Area

1. **“Conservation area”** means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of three or more of the following factors, the area is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area:
  - A. Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.
  - B. Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.
  - C. Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.
  - D. Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.
  - E. Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.
  - F. Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.
  - G. Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios.

Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

- H. Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.
- I. Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.
- J. Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.
- K. Environmental clean-up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
- L. Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.



M. The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the redevelopment project area is designated.

## Findings

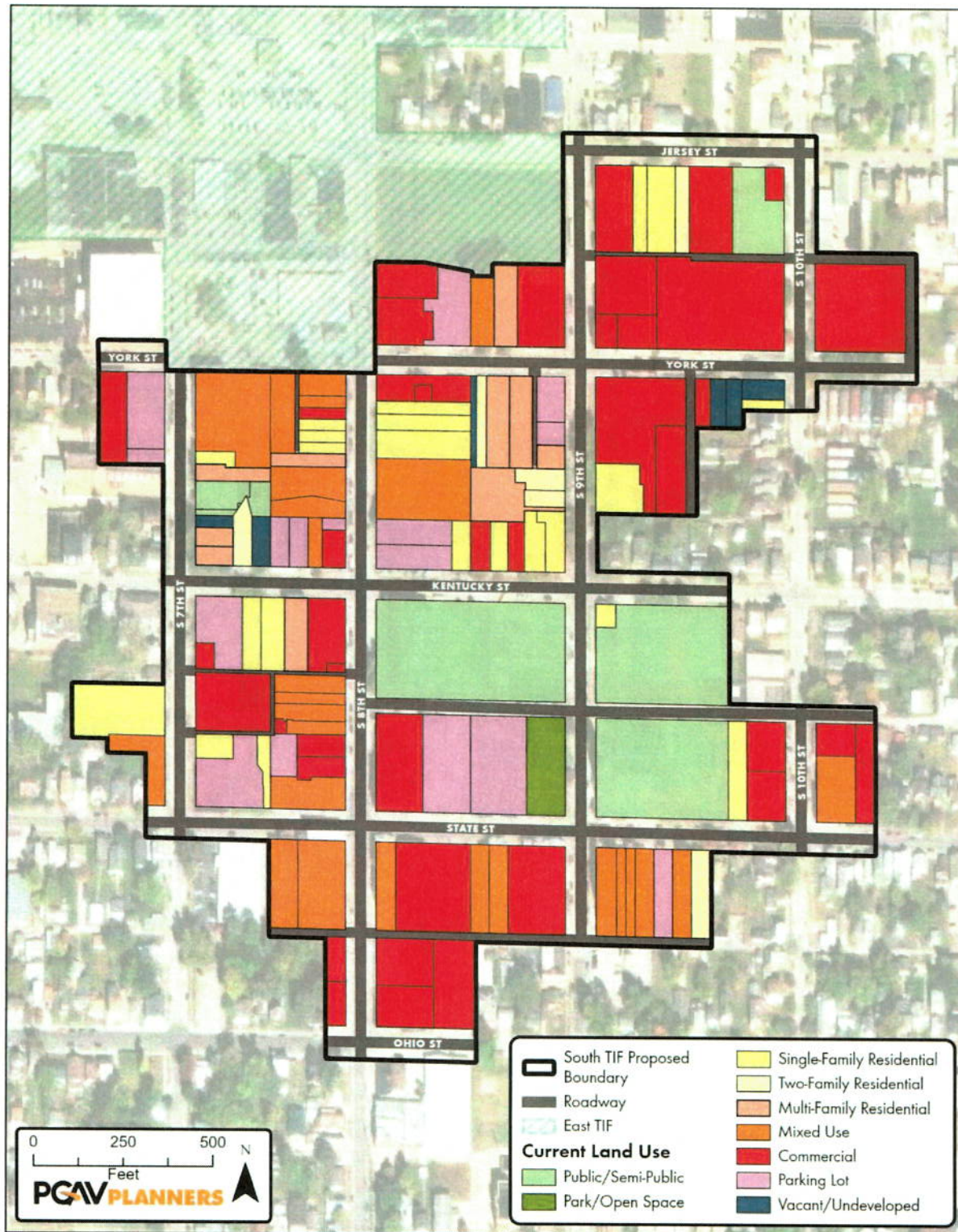
In determining if the Area meets the eligibility requirements of the Act, research and field surveys were conducted. These included:

- Discourse with City officials knowledgeable about area conditions overall as well as history and age of buildings and site improvements.
- On-site field examination of conditions within the Area on July 25, 2023 by experienced staff of PGAV. These personnel are trained in techniques and procedures of documenting conditions of real property, streets, etc., and determination of eligibility of designated areas for tax increment financing.
- Use of definitions contained in the Act.
- Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing which became effective on January 10, 1977.
- Examination of Adams County real property tax assessment records.

On July 25, 2023, PGAV staff conducted field investigations to document existing conditions of the properties proposed for the Area. Parcels, buildings, and roadways were examined for deterioration, dilapidation, vacancy, approximate building age, current land use, etc. The following narrative summarizes the factors found to be present to a meaningful extent within the Area. **Exhibit B** on the following page displays current land uses, while **Exhibit C** shows the reasonable distribution of blighting and conservation factors throughout the Area. **Table A: Summary of Blighting and Conservation Area Factors** displays the summary of qualifying factors.

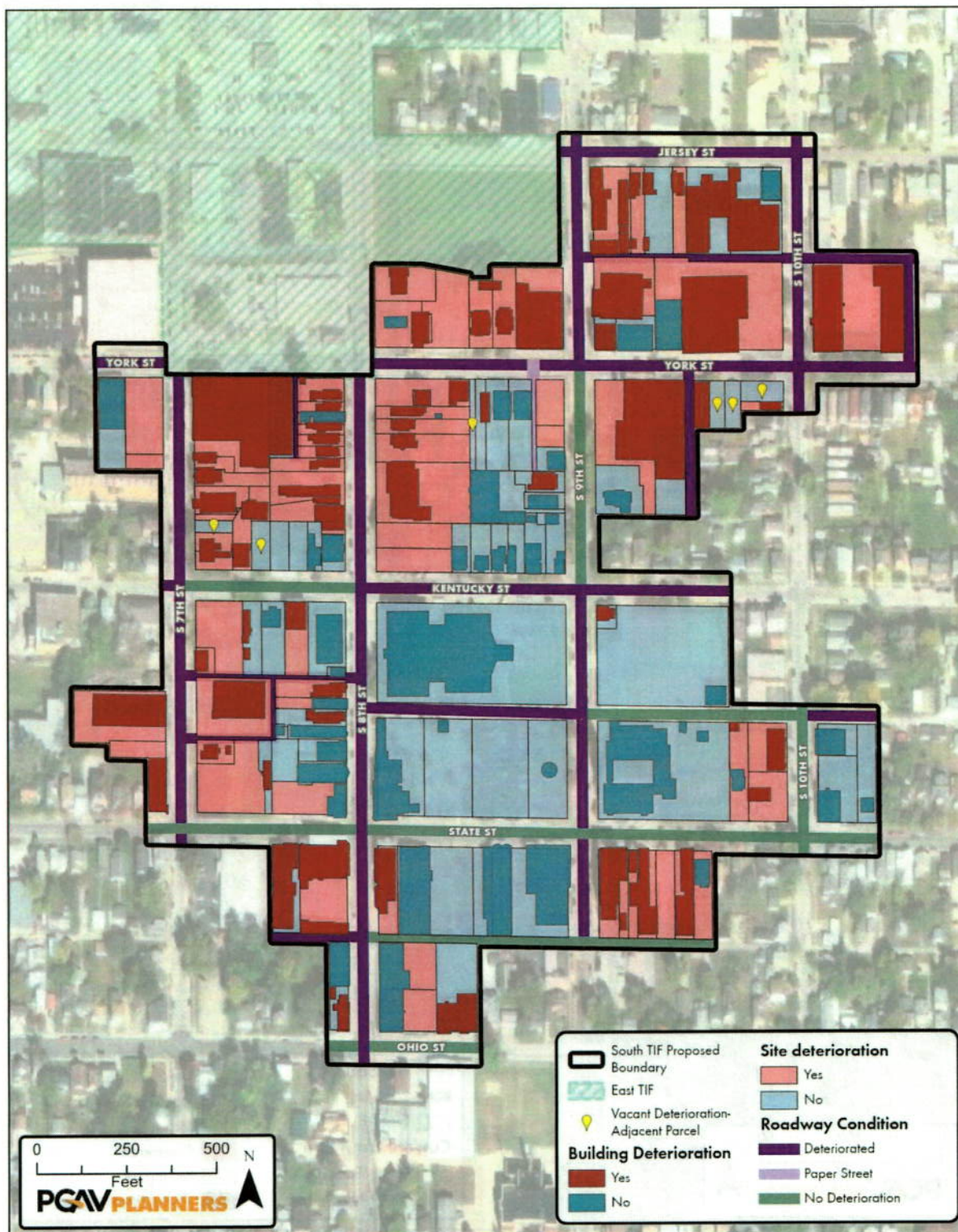


**Exhibit B: Current Land Uses**





**Exhibit C: Existing Conditions**



**Table A: Summary of Blighting and Conservation Area Factors**

| SUMMARY OF BLIGHTING AND<br>CONSERVATION AREA FACTORS<br>South TIF Redevelopment Project Area<br>Quincy, IL |       |        |
|---|-------|--------|
|   | Total | %      |
| Total parcels   | 132   |        |
| No. of improved parcels   | 126   | 95.5%  |
| No. of vacant parcels   | 6     | 4.5%   |
| No. of right-of-way and railroad parcels  | 0     | 0.0%   |
| Total No. of buildings  | 128   |        |
| No. of buildings 35 years of age or older   | 107   | 83.6%  |
| No. inhabited residential units   | 78    |        |
| <b>IMPROVED LAND FACTORS:</b>   |       |        |
| No. of buildings that are deteriorated  | 78    | 60.9%  |
| No. of parcels with site improvements that are deteriorated   | 69    | 54.8%  |
| No. of improved parcels with either deteriorated site improvements or buildings                             | 87    | 69.0%  |
| Buildings that are dilapidated  | 3     | 2%     |
| Buildings that are obsolete   | nd*   |        |
| No. of structures below minimum code  | nd*   |        |
| No. of buildings lacking ventilation, light or sanitation facilities  | nd*   |        |
| No. of building with illegal uses   | nd*   |        |
| Number of buildings that are wholly or partially vacant   | 33    | 25.8%  |
| No. of improved parcels with excessive land coverage or overcrowding of structures                          | nd*   |        |
| Inadequate utilities (Entire Project Area)  | Yes   |        |
| Deleterious land use or layout (by Sub-Area)  | nd*   |        |
| Lack of community planning  | nd*   |        |
| Environmental clean-up  | nd*   |        |
| Improved parcels that are taxable   | 121   | 96%    |
| Area has declining or sub-par EAV growth  | nd*   |        |
| <b>VACANT LAND FACTORS (2 or More):</b>   |       |        |
| Obsolete platting   | nd*   |        |
| Diversity of ownership  | nd*   |        |
| Tax delinquencies   | nd*   |        |
| Vacant parcels with deterioration of structures or site improvements in neighboring areas                   | 6     | 100.0% |
| Environmental clean-up  | nd*   |        |
| Vacant land that is taxable   | 6     | 100.0% |
| Area has declining or sub-par EAV growth  | nd*   |        |
| <b>VACANT LAND FACTORS (1 or More):</b>   |       |        |
| Unused quarry, mines, rail, etc.  | nd*   |        |
| Blighted before vacant  | nd*   |        |
| Chronic flooding  | nd*   |        |
| Unused or illegal disposal site   | nd*   |        |

\* Not determined.



---

## Eligibility of Improved Parcels

### 1. Summary of Findings on Age of Structures

Age is a prerequisite factor in determining an Area's qualification as a "conservation area". As is clearly set forth in the Act, 50% or more of the structures within the proposed District must have an age of 35 years or more to meet this criterion. The Area contains 128 buildings, of which 107 (83.6%) were determined by field surveys to be 35 years of age or older. More than 50% of the buildings exceed 35 years of age; therefore, the age threshold is met for qualifying the improved property within the Area as a conservation area.

### 2. Summary of Findings on Deterioration

Deteriorating conditions were recorded on 87 out of 126 (69.0%) improved parcels. The field survey of exterior building conditions found defects in the secondary structural components, including windows, doors, gutters, downspouts, walls, etc. Additionally, deteriorated site improvements such as sidewalks, driveways, and parking lots were distributed throughout the Area. Photographic evidence of deteriorating conditions can be found in **Attachment B** in the **Appendix**.

### 3. Summary of Findings on Inadequate Utilities

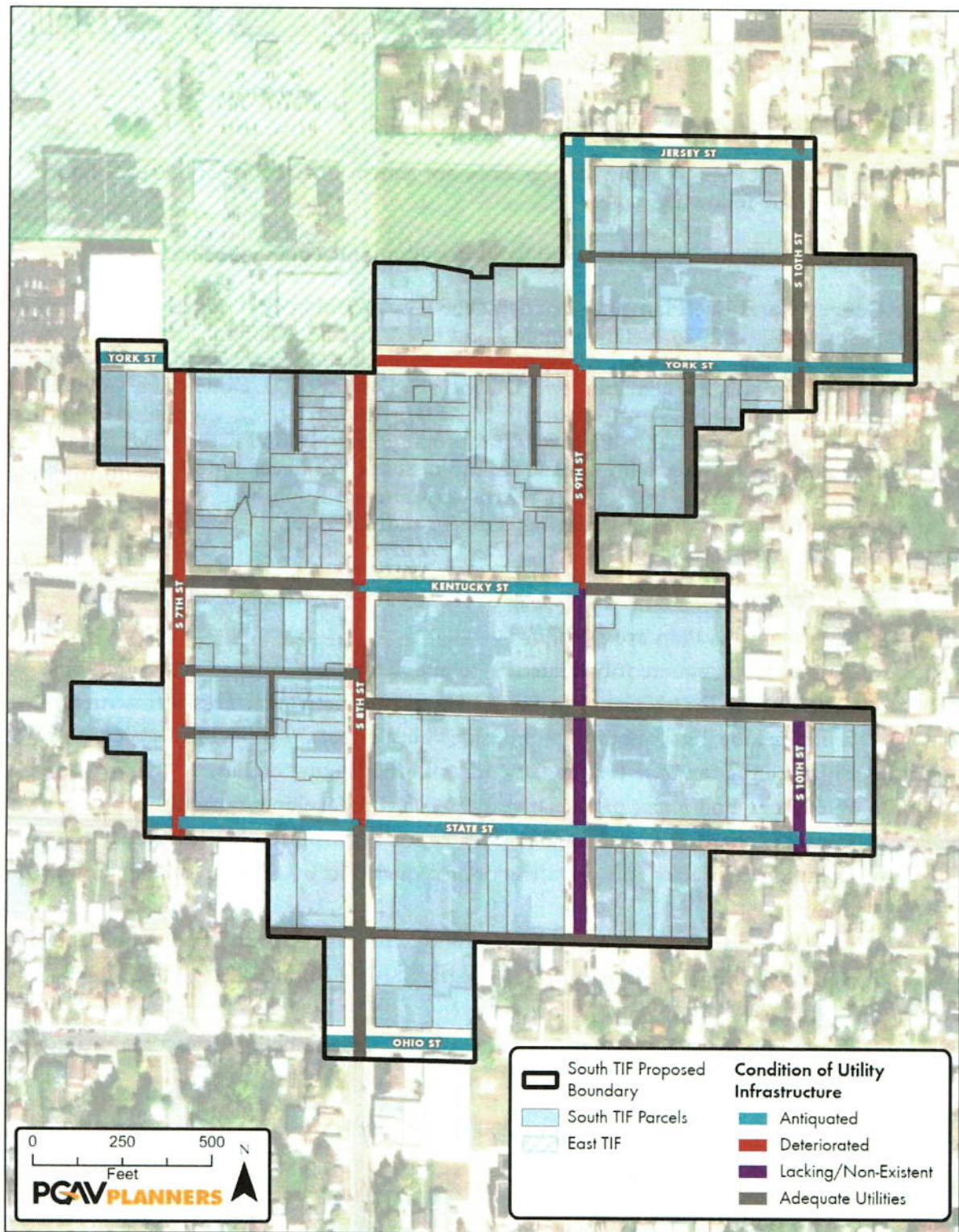
PGAV received a letter from the City's Engineering Manager summarizing the state of water and sewer utility infrastructure throughout the Area. Approximately half of the water or sewer lines within the proposed District show some "inadequacy" in the forms of deterioration/cracking, as well as antiquated or non-existent systems. For example, some infrastructure was constructed pre-1900, some lines are still made of brick material, and it was noted that there is no sewer line along sections of South 9<sup>th</sup> and South 10<sup>th</sup> Streets. See **Exhibit D: Condition of Utility Infrastructure** to view the distribution of inadequate utilities throughout the Area. A copy of the summary letter from the City's Engineering Manager can be found in the **Appendix** as **Attachment D**.

## Eligibility of Vacant Parcels

### 1. Summary of Findings on Deterioration in Neighboring Areas Adjacent to Vacant Land

Of the 6 properties which were determined to be vacant parcels, all 6 (100.0%) are adjacent to properties containing deteriorated structures and/or site improvements.

**Exhibit D: Condition of Utility Infrastructure**





## SECTION III - REDEVELOPMENT PLAN AND PROJECT

Section III and Section IV constitute the Redevelopment Plan and Project for the South TIF Redevelopment Project Area.

### General Land Uses to Apply

The general land uses to apply for the Area are shown in **Exhibit E: General Land Use Plan** on the following page.

### Conformance with the Neighborhood Land Use Plan and Zoning Ordinance

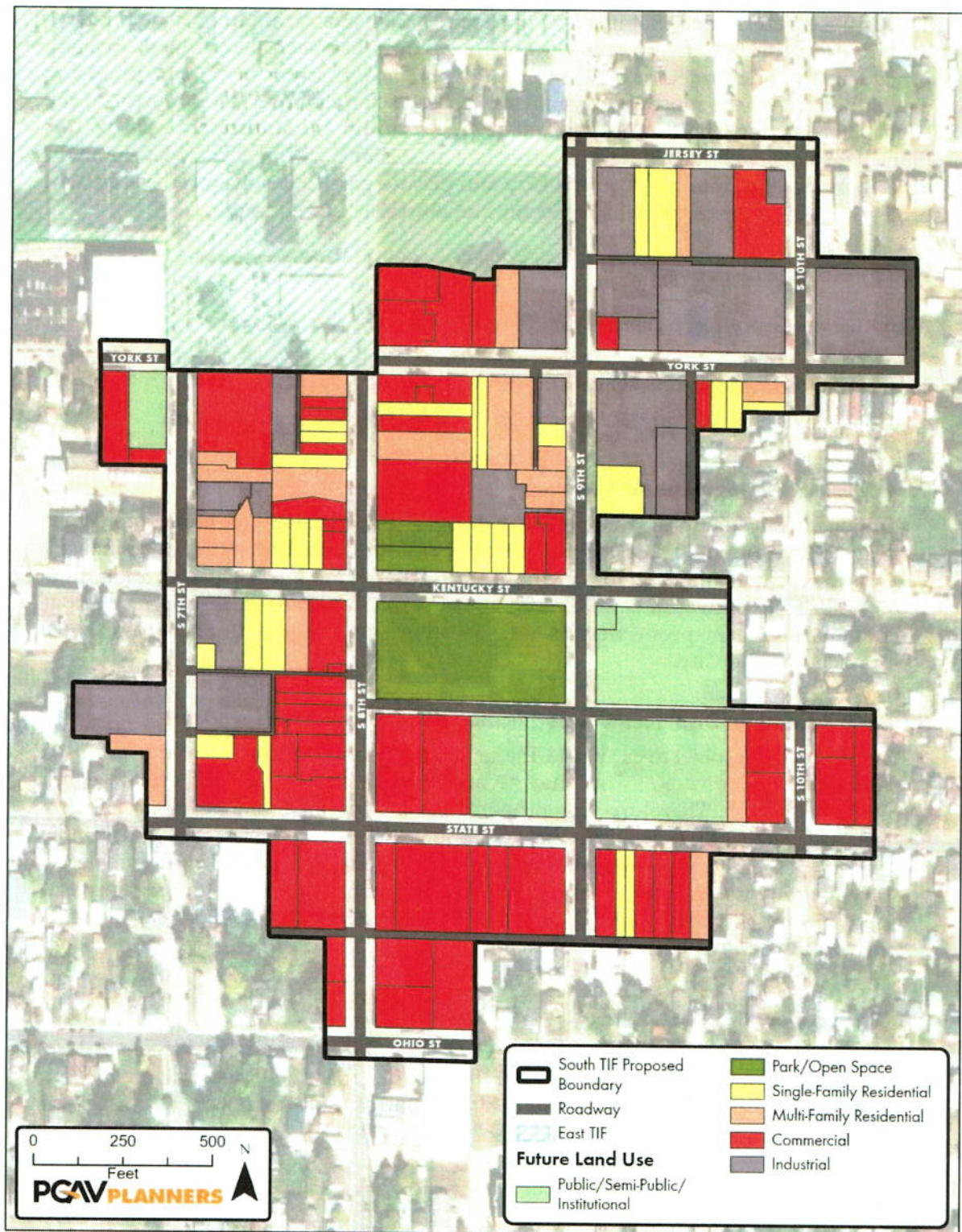
The General Land Use Plan conforms with the City's Zoning Ordinance and Zoning Map, as well as the 2013 Neighborhood Land Use Plan. The General Land Use Plan emulates the future land uses laid out in the Neighborhood Land Use Plan. The zoning districts for this area include two Downtown Districts (D2 Downtown General Business and D5 Downtown Industrial), M1 Light Industrial, C2 Commercial, and R2 Two-Family Residential. All current and proposed future land uses fall within the Permitted or Special Uses within these zoning districts. All development in the Redevelopment Project Area shall comply with any and all applicable codes and ordinances. See **Exhibit E** on the following page for more details.

### Objectives

The objectives of this Plan are as follow:

1. To provide adequate infrastructure to alleviate blight, ensure safe conditions, and enhance the efficiency of the infrastructure networks. This infrastructure could include, but is not limited to, sidewalks, streets, utilities, and streetlights.
2. Enhance the tax base for the City and all other taxing bodies.
3. Encourage and assist private investment and redevelopment within the Area through the provision of financial assistance as permitted by the Act.
4. Complete all public and private actions required in this Plan in an expeditious manner.
5. Maintain transparency and accountability with residents and taxing bodies by reporting annually on Area projects to the State of Illinois and the Joint Review Board.
6. Enter into agreements with private parties and public agencies that protect the long-term financial health and wellbeing of the City.

**Exhibit E: General Land Use Plan**





## **Program to be Undertaken to Accomplish Objectives**

The City has determined that it is appropriate to create a program to provide financial incentives for private investment within the Area. It has been determined, through private and public project implementation experience, that tax increment financing constitutes one of the most effective means available for enabling development in the Area. Local taxing bodies are expected to benefit from the implementation of this Plan. The City will incorporate appropriate provisions within any redevelopment agreement entered into between the City and private parties ensuring redevelopment projects make progress towards achieving the objectives stated herein.

## **Redevelopment Project**

Activities necessary to implement the Plan may include the following:

### **1. Private Redevelopment Activities:**

Construction of new private buildings at various locations in the Area.

### **2. Public Redevelopment Activities:**

Public improvements and support activities will be used to induce and complement private investment. These may include but are not limited to: street and sidewalk improvements, land assembly including site acquisition and site preparation, public utilities (e.g., water, sanitary and storm sewer facilities), traffic signalization, and marketing of properties, as well as other programs of financial assistance provided by the City.

### **3. Land Assembly, Displacement Certificate, and Relocation Assistance:**

To achieve the objectives of the Plan, land assembly by the City and eventual conveyance to private entities may be necessary in order to attract private development interest. Therefore, any property located within the Redevelopment Project Area may be acquired by developers or the City, as necessary, to assemble various parcels of land to achieve marketable tracts, or if such property is necessary for the implementation of a specific public or private redevelopment project. Activities of this type may include the displacement of inhabited housing units located in the Project Area (see below).

#### **Displacement Certificate:**

Under Sections 11-74.4-3 (n) (5) and 11-74.4-4.1 (b) of the Tax Increment Allocation Redevelopment Act, the City hereby certifies that this Redevelopment Plan, as amended, will not result in the displacement of more than nine (9) inhabited residential units.

**Relocation Assistance:**

If households of low-income or very low-income persons inhabit any residential housing units where relocation of the occupants is required, relocation assistance will be provided to such persons. Affordable housing and relocation assistance shall not be less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under that Act, including the eligibility criteria. Affordable housing may be either in existing or newly constructed buildings. For purposes of this requirement in the TIF Act, “low-income households”, “very low-income households” and “affordable housing” have the meanings set forth in the Illinois Affordable Housing Act.

**Table B: Estimated Redevelopment Project Costs**

| Description   | Estimated Cost <sup>1, 2, &amp; 3</sup> |             |
|---|---|-------------|
| A. Public Works or Improvements                                     | 20.0%                                   | \$1,475,000 |
| B. Property Assembly  | 10.0%                                   | \$737,000   |
| C. Building Rehabilitation/Retrofit                                 | 40.0%                                   | \$2,950,000 |
| D. Relocation costs   | 2.5%                                    | \$184,000   |
| E. Taxing District Capital Costs                                    | 2.5%                                    | \$184,000   |
| F. Job Training   | 2.0%                                    | \$147,000   |
| G. Interest Costs Incurred by Developers<br>(30% of interest costs) | 15.0%                                   | \$1,106,000 |
| H. Planning, Legal & Professional Services                          | 2.5%                                    | \$184,000   |
| I. General Administration   | 2.5%                                    | \$184,000   |
| J. Financing Costs  | 3.0%                                    | \$221,000   |
| K. Contingency  | 10.0%                                   | \$737,000   |
| Total Estimated Costs <sup>4</sup>                                  |   | \$8,109,000 |

**Notes:**

1. All costs shown are in 2023 dollars.

2. Adjustments may be made among line items within the budget to reflect program implementation experience.

3. Private redevelopment costs and investment are in addition to the above.

4. The total estimated redevelopment project costs shall not be increased by more than 5% after adjustment for inflation from the date of the Plan adoption, per subsection 11-74.4.5 (c) of the Act.



## Description of Redevelopment Project Costs

**Table B: Estimated Redevelopment Project Costs** on the previous page lays out estimated costs for the redevelopment project for the proposed TIF District. Costs that may be reimbursed are defined as “redevelopment project costs” in the Act and may be amended from time to time. Itemized below is the statutory listing of “redevelopment project costs” currently permitted by the Act:

1. **Costs of studies, surveys, development of plans, and specifications, implementation and administration** of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however that no charges for professional services may be based on a percentage of the tax increment collected; except that on and after November 1, 1999 (the effective date of Public Act 91-478), no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of 3 years.

In addition, redevelopment project costs shall not include lobbying expenses. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;

(i) After July 1, 1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan;

(ii) The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;

2. **Property assembly costs**, including but not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
3. **Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings**, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a



redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;

4. **Costs of the construction of public works or improvements**, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either
  - (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999 or
  - (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
5. **Costs of job training and retraining projects**, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;
6. **Financing costs**, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
7. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a **taxing district's capital costs** resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project.
8. **Relocation costs** to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n);
9. **Payment in lieu of taxes** [see Sec. 11-74.4-3 (m) of the Act];

**10. Costs of job training,** retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs

- (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and
- (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;

**11. Interest cost incurred by a redeveloper** related to the construction, renovation or rehabilitation of a redevelopment project provided that:

- (i) such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
- (ii) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
- (iii) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (11) then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
- (iv) the total of such interest payments paid pursuant to this Act may not exceed 30% of the total
  - (v) cost paid or incurred by the redeveloper for the redevelopment project plus
  - (vi) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act.



12. Unless explicitly stated herein the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.
13. After November 1, 1999 (the effective date of Public Act 91-478), none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality.

For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.

14. No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008 (the effective date of Public Act 95-934), unless no prudent and feasible alternative exists. "Historic resource" for the purpose of this item (14) means

(i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or

(ii) a contributing structure in a district on the National Register of Historic Places.

This item (14) does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

---

## SECTION IV - OTHER FINDINGS AND REQUIREMENTS

### **Area Overall not Subject to Growth and Development**

The properties in the Area have not been subject to growth and development through investment of private enterprise. The evidence of the lack of investment is apparent in the severe deterioration of buildings and site improvements, inadequate utilities and infrastructure, and partial vacancies of buildings throughout the Area.

### **Would not be Developed "but for" TIF**

The properties in the Area are not reasonably anticipated to be improved without the direct participation of the City to provide funding in the form of financial incentives and infrastructure spending. Without the influence of public financing through tax increment financing, the City would not be able to make improvements to and attract new residents and businesses to the Area.

### **Assessment of Financial Impact**

The City and Joint Review Board will monitor the progress of the TIF program and its future impacts on all local taxing bodies. In the event significant adverse impacts are identified that increase demands for facilities or services in the future, the City will consider utilizing tax increment proceeds or other appropriate actions to the extent possible to assist in addressing the needs.

All overlapping taxing bodies will continue to receive property tax revenues on the base values of properties to be added to the Area during the duration of the life of the TIF program. In addition, it is reasonable to assume that the economic and financial benefits resulting from redevelopment efforts in the Area will spill into other sections of the community and generate additional revenues for the above listed government entities. In addition, after the expiration of the TIF program, the taxing districts will receive the benefits of an increased property tax base. It is also reasonable to assume that the benefits of the increased property tax base would not occur without the implementation of the Plan and the use of TIF.

### **Estimated Date for Completion of the Redevelopment Project**

The estimated date for the completion of the Redevelopment Project or retirement of obligations issued may not be later than December 31<sup>st</sup> of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the 23<sup>rd</sup> calendar year after the year in which the ordinance approving the redevelopment project area was adopted.



---

## Sources of Funds

The sources of funds to pay for redevelopment project costs associated with implementing the Plan will come from the increment generated by increasing property values due to new construction and renovated structures. If available, revenues from other economic development funding sources, public or private, may be utilized. These may include State and Federal programs, local retail sales tax, revenues from any adjoining tax increment redevelopment project areas, and land disposition proceeds from the sale of land in the Area, as well as other revenues. The final decision concerning redistribution of yearly tax increment revenues may be made as part of a bond ordinance.

## Nature and Term of Obligations

Without excluding other methods of City or private financing, the principal source of funding will be those deposits made into the Special Allocation Fund of monies received from the taxes on the increased value (above the initial equalized assessed value) of real property in the Area. These monies may be used to repay private or public sources for the expenditure of funds made as Redevelopment Project Costs for applicable public or private redevelopment activities noted above or may be used to amortize Tax Increment Revenue obligations, issued pursuant to this Redevelopment Plan, for a term not to exceed the expiration date of this TIF Program, bearing an annual interest rate as permitted by law.

Revenues received in excess of 100% of funds necessary for the payment of principal and interest on the bonds and not needed for other redevelopment project costs or early bond retirements shall be declared as surplus and become available for distribution annually to the taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the project. One or more bond issues may be sold at any time in order to implement this Redevelopment Plan. The City may utilize revenues from any other source, including City, State, or Federal funds, or tax increment revenues from this Project or adjoining TIF areas to pay for the costs of completing this Project.

## Most Recent EAV of Properties in the Project Area

The most recent total equalized assessed valuation (EAV) for the properties in the Area is estimated to be \$4,112,730. A list of the parcel identification numbers (PIN's) and 2022 tax year EAV for the parcels in the Area are included in the **Appendix as Attachment C**. After the approval of the Plan by the City, the City will make a request to the County Clerk of Adams County to certify the base EAV for each parcel of real estate in the Area.

## Estimate of Valuation After Redevelopment

Contingent on the adoption of this Plan and commitment by the City to the Redevelopment Program, it is anticipated that the private redevelopment investment in the

---

Area, as amended, will cause the equalized assessed valuation of said Area to increase to approximately \$12,885,361. This projected value is based on a gradual increase in EAV over time as needed improvements are completed and property value growth approaches that of the rest of the City.

**Fair Employment Practices and Affirmative Action**

Fair employment practices and affirmative action are the same as the City's current policies.

**Reviewing and Amending the TIF Plan**

This Redevelopment Plan may be amended in accordance with the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq. Also, the City shall adhere to all reporting requirements and other statutory provisions.

# APPENDIX

**ATTACHMENT A**  
**LEGAL DESCRIPTION**

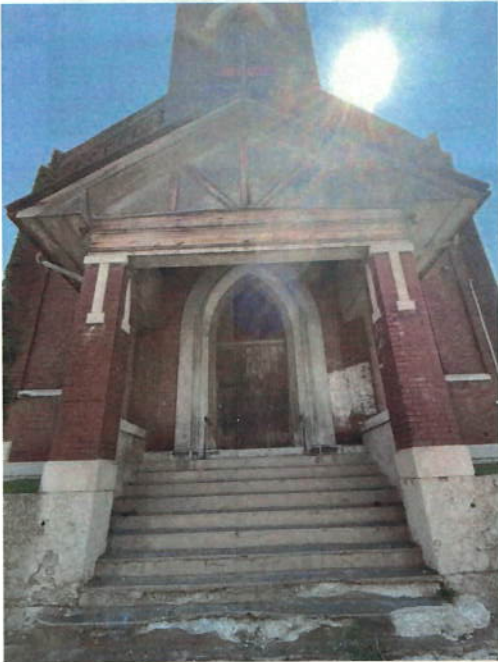
2024/12



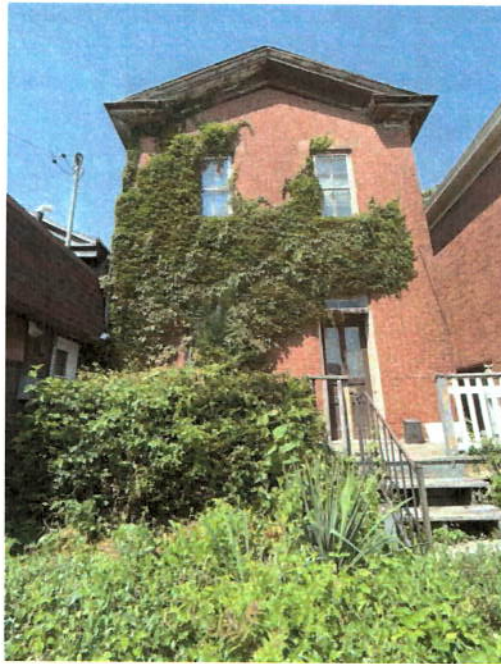
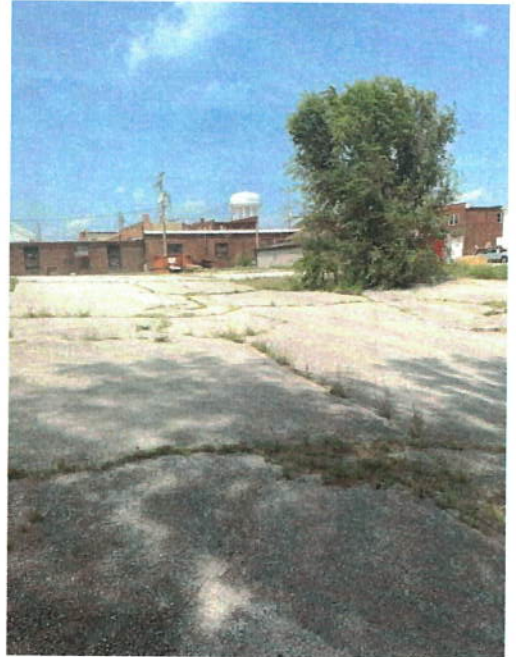
**ATTACHMENT B**  
**PHOTOGRAPHIC EVIDENCE**





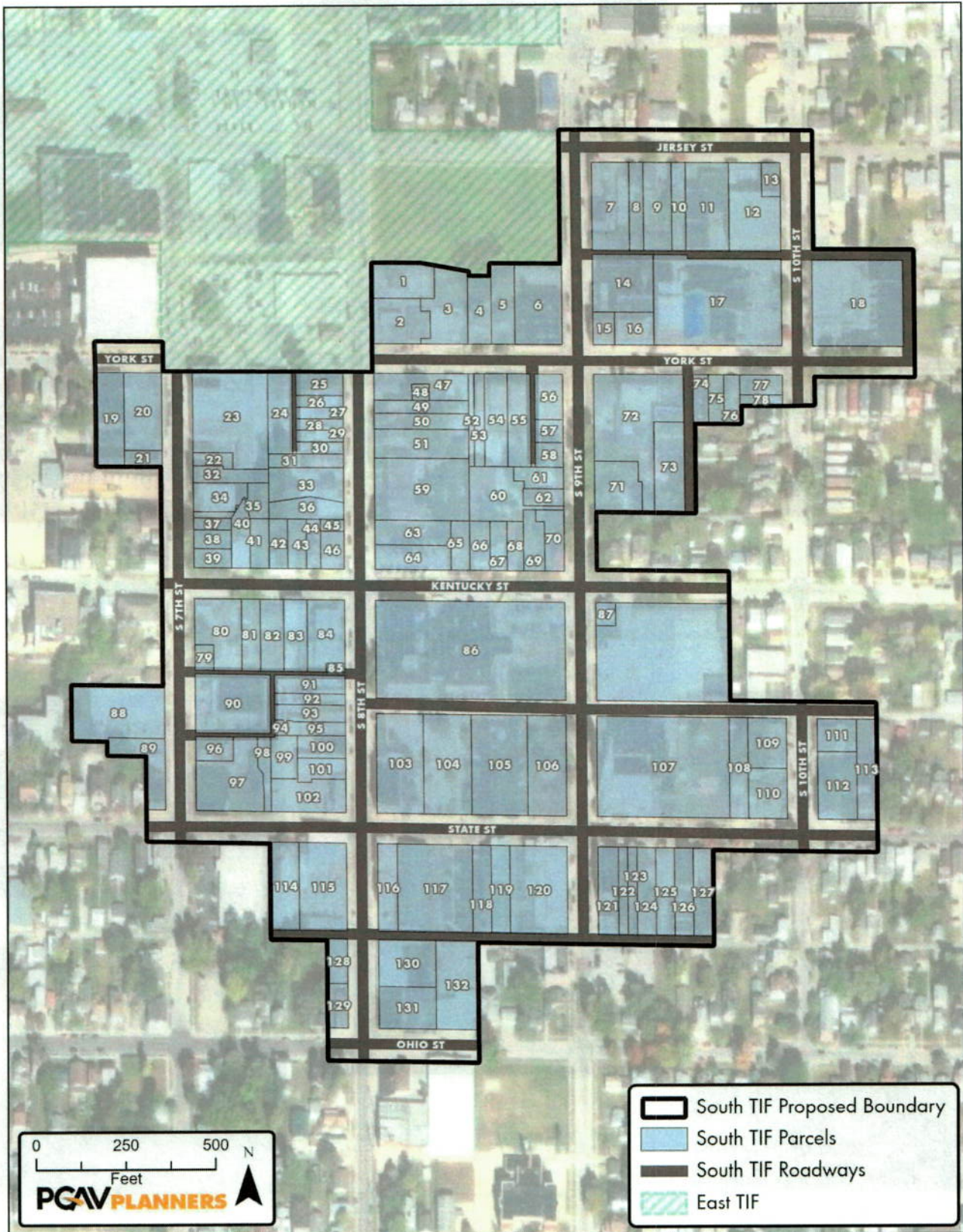








**ATTACHMENT C  
PIN LIST AND LOCATOR MAP**





| Locator ID | Parcel ID No. (PIN) | Taxpayer Name                         |
|------------|---------------------|---------------------------------------|
| 1          | 237029500100        | VEILE, BRIAN & DONNA                  |
| 2          | 237029500000        | NF PROPERTIES, LLC                    |
| 3          | 231078400000        | QTOWN PROPERTIES LLC                  |
| 4          | 231078600000        | QTOWN PROPERTIES LLC                  |
| 5          | 231078700000        | QTOWN PROPERTIES LLC                  |
| 6          | 231078800000        | VONDERHAAR, JUSTIN M, ET AL           |
| 7          | 231079500000        | E A WAND PLUMBING & HEATING CO        |
| 8          | 231079700000        | JENKINS, CRYSTAL R & XELAND L CAMILLO |
| 9          | 231079800000        | WINTERS, SHARON K                     |
| 10         | 231080000000        | WALDHAUS, FRANK M                     |
| 11         | 231080100000        | STAFF, JOHN H & CATHERINE M           |
| 12         | 231080300000        | MORGAN, KENT A & SHEILA R             |
| 13         | 231080200000        | MORGAN, KENT A & SHEILA R             |
| 14         | 231078900000        | A&B PROPERTIES 1 LLC SERIES 1         |
| 15         | 231079000000        | 901 YORK, INC.                        |
| 16         | 231079000100        | DICK BROTHERS, INC                    |
| 17         | 231079100000        | DICK BROTHERS, INC                    |
| 18         | 231116900000        | HORTON, CLYDE E & SUSAN D             |
| 19         | 231067600000        | TERSTEGGE, BRIAN C & ANGELA E         |
| 20         | 231067400000        | CENTRAL IL PUBLIC SERVICE CO          |
| 21         | 231067500000        | TERSTEGGE, BRIAN C & ANGELA E         |
| 22         | 231069600000        | EYLER, TODD R & KRISTIN M             |
| 23         | 231069300000        | SONSVIEW PROPERTIES, INC              |
| 24         | 231069100000        | SONSVIEW PROPERTIES, INC              |
| 25         | 231068400000        | BOHNSTEDT, STEVEN C                   |
| 26         | 231068500000        | HENDERSON, RICHARD L                  |
| 27         | 231068600000        | NGUYEN, THUY                          |
| 28         | 231068700000        | DYER, SAMUEL R & KATHY J              |
| 29         | 231068800000        | SRONCE, ROBERT E                      |
| 30         | 231068900000        | CRISPIN, ROGER L & DIANE J            |
| 31         | 231069000000        | QTOWN PROPERTIES LLC                  |
| 32         | 231069700000        | EYLER, TODD R & KRISTIN M             |
| 33         | 231070000000        | QTOWN PROPERTIES LLC                  |
| 34         | 231069800000        | HARRIS, GARY K, JR                    |
| 35         | 231069800100        | HARRIS, GARY K, JR                    |
| 36         | 231070100000        | QTOWN PROPERTIES LLC                  |
| 37         | 232037200100        | HARRIS, GARY K, JR                    |

|    |              |                                  |
|----|--------------|----------------------------------|
| 38 | 232037200000 | ROOT, KEVIN AND MICHAEELEA STAPP |
| 39 | 232037100000 | CANTER, TERESA A                 |
| 40 | 232037000000 | KELLEY, RONALD L & MARY ANN      |
| 41 | 232036900000 | US PROPERTY HOLDINGS LLC         |
| 42 | 232036800000 | MOON REAL ESTATE LLC             |
| 43 | 232036700000 | MOON REAL ESTATE LLC             |
| 44 | 232036600000 | MOON REAL ESTATE LLC             |
| 45 | 232037300000 | BOGUE, THOMAS E & THERESA        |
| 46 | 232036500000 | MOON REAL ESTATE LLC             |
| 47 | 231082900000 | NIEDERS, BARBARA A               |
| 48 | 231082900100 | NIEDERS, BARBARA A               |
| 49 | 231083000000 | GROTZ, DONALD R                  |
| 50 | 231083100000 | A&B PROPERTIES 1, LLC SERIES 30  |
| 51 | 231083200000 | A&B PROPERTIES 1, LLC SERIES 30  |
| 52 | 231082800000 | A&B PROPERTIES 1, LLC SERIES 30  |
| 53 | 231082700000 | A&B PROPERTIES 1, LLC SERIES 30  |
| 54 | 231082600000 | A&B PROPERTIES 1, LLC SERIES 30  |
| 55 | 231082400000 | A&B PROPERTIES 1, LLC SERIES 30  |
| 56 | 231082000000 | A&B PROPERTIES 1, LLC SERIES 30  |
| 57 | 231082100000 | A&B PROPERTIES 1, LLC SERIES 30  |
| 58 | 231082200000 | A&B PROPERTIES 1, LLC SERIES 30  |
| 59 | 231083400000 | A&B PROPERTIES 1, LLC SERIES 30  |
| 60 | 231081900000 | A&B PROPERTIES 1, LLC SERIES 30  |
| 61 | 231081900200 | MENDENHALL, MARY G, ET AL        |
| 62 | 231081900100 | A&B PROPERTIES 1, LLC SERIES 30  |
| 63 | 232038000100 | A&B PROPERTIES 1, LLC SERIES 30  |
| 64 | 232038000000 | SCHOOL DISTRICT NO 172           |
| 65 | 232037900000 | BARNES, ISAAC & DANIKA TAYLOR    |
| 66 | 232037800000 | BAKER, JOSEPH & JEREMY JENKINS   |
| 67 | 232037700000 | CAIN, ROBERT E                   |
| 68 | 232037600000 | PETERS, PATRICK N                |
| 69 | 232037500000 | BARTLEY, SONDRAL                 |
| 70 | 232037400000 | SELSOR, HILARY                   |
| 71 | 231081700000 | LEWIS, ANDREW & CAROLYN          |
| 72 | 231081600100 | DICK BROTHERS, INC               |
| 73 | 231081600200 | THUMPER & BONES LLC              |
| 74 | 231080900000 | DB2 EVENTS, LLC                  |
| 75 | 231080800000 | DICK BROTHERS, INC               |
| 76 | 231080700000 | DICK BROTHERS, INC               |
| 77 | 231080500000 | DICK BROTHERS, INC               |

|     |              |  |
|-----|--------------|--|
| 78  | 231080400000 | DICK BROTHERS, INC                                   |
| 79  | 232031900000 | BROTHERTON, MIKE S & KATHY T                         |
| 80  | 232031400000 | HANLIN, CHRISTOPHER T & CANDICE S                    |
| 81  | 232031300000 | THOMAS, SCOTTY W                                     |
| 82  | 232031200000 | REYNOLDS, SARAH K                                    |
| 83  | 232031100000 | ISAACKS WELLS LLC                                    |
| 84  | 232030800000 | COLEMAN, RAYMOND H                                   |
| 85  | 232030900000 | VANDELAY, LLC  |
| 86  | 232039000000 | SCHOOL DISTRICT NO 172                               |
| 87  | 232042000000 | ALTGILBERS, MARK A                                   |
| 88  | 232033600100 | BOCKHOLD, ROSS A                                     |
| 89  | 232033600000 | MICROPLEX PROPERTIES LLC                             |
| 90  | 232032000000 | HANLIN, CHRISTOPHER T & CANDICE S                    |
| 91  | 232032400000 | HIRSCHAUER, RONALD K                                 |
| 92  | 232032300000 | LOCKE, ELIZABETH A                                   |
| 93  | 232032200000 | JSWINTER, LLC  |
| 94  | 232032100100 | VAHLE, GENE G & KIM                                  |
| 95  | 232032100000 | CALEY, BRIAN A & DANA M                              |
| 96  | 232033400000 | CALEY, BRIAN A                                       |
| 97  | 232033100000 | CALEY, BRIAN A & DANA M                              |
| 98  | 232033000000 | CALEY, BRIAN A & DANA M                              |
| 99  | 232032500100 | CALEY, BRIAN A & DANA M                              |
| 100 | 232032700000 | 8TH STREET PROPERTY LLC, SERIES 1 % CAITLIN L MURRAY |
| 101 | 232032600000 | 8TH STREET PROPERTY LLC, SERIES I                    |
| 102 | 232032500000 | CALFTOWN CORNERS, LLC                                |
| 103 | 232039800000 | STATE STREET BANK                                    |
| 104 | 232040200000 | STATE STREET BANK & TRUST CO ATTN CASHIER            |
| 105 | 232040900200 | STATE STREET BANK & TRUST COMPANY                    |
| 106 | 232040900100 | SALEM EVANGELICAL UNITED CHURCH OF CHRIST            |
| 107 | 232042300000 | SALEM EVANGELICAL CHURCH                             |
| 108 | 232042900000 | QTOWN PROPERTIES LLC                                 |
| 109 | 232043100000 | HANLEY, BILL E, SR TRUST                             |
| 110 | 232043200000 | WATERS, DEBRA L                                      |
| 111 | 232046200000 | 419 SOUTH 10TH, INC                                  |
| 112 | 232046100000 | MMT OBRIEN, LLC                                      |
| 113 | 232046300000 | MMT OBRIEN, LLC                                      |
| 114 | 232029500000 | GEM CITY COLLEGE                                     |
| 115 | 232029300000 | MCDERMOTT ENTERPRISES LLC                            |
| 116 | 232057300000 | TRIPLE T PROPERTIES OF QUINCY LLC                    |
| 117 | 232057200000 | MMT O'BRIEN LLC                                      |

|     |              |                           |
|-----|--------------|---------------------------|
| 118 | 232056900000 | MMT OBRIEN LLC            |
| 119 | 232056800000 | MMT OBRIEN LLC            |
| 120 | 232056500000 | RUPP RENTALS, INC         |
| 121 | 232055200000 | ABBOTT, LUKE E            |
| 122 | 232055100000 | STUPAVSKY, JEFFREY L      |
| 123 | 232055000000 | STUPAVSKY, JEFFREY L      |
| 124 | 232054900000 | STUPAVSKY, JEFFREY L      |
| 125 | 232054800000 | STUPAVSKY, JEFFREY L      |
| 126 | 232054700000 | STUPAVSKY, JEFFREY L      |
| 127 | 232054600000 | SCHROEDER, ALISHA         |
| 128 | 232030600000 | STINNETT, ALEX M          |
| 129 | 232030700000 | HAXEL, CYNTHIA M, TRUSTEE |
| 130 | 232057500000 | RUPP RENTALS, INC         |
| 131 | 232057400000 | HAXEL, CYNTHIA M, TRUSTEE |
| 132 | 232058000000 | HAXEL, CYNTHIA M, TRUSTEE |



## ATTACHMENT D



### CITY OF QUINCY

Department of Utilities & Engineering

Steven E. Bange, P.E.  
Engineering Manager  
City Hall - 730 Maine Street  
Quincy, Illinois 62301-4048  
(217)228-7731

#### MEMORANDUM

**To: PGAV PLANNERS**

**Date: August 26, 2023**

**RE: City of Quincy proposed TIF District - Infrastructure Report**

Below is a summary of the current condition of the City's infrastructure in the proposed TIF district. The City grades streets as good, adequate, and poor. The last street rating took place in 2020. Water information is based on our available data. Sewer conditions are based on a video survey from 1990. Since then, sewer video inspections take place on an as-needed basis. Sewer construction date is assumed to be near the water main construction date. All sewers in this area are combined storm and sanitary.

#### *Ohio Street (South 8<sup>th</sup> to South 9<sup>th</sup>)*

|                   |   |
|-------------------|---|
| Street / Sidewalk | Street condition: good (resurfaced in 2021). Sidewalks: adequate with ADA upgrades. |
| Water             | 6 in. cast Iron water main constructed in 1890, 1-5 lead services.                  |
| Sewer             | 18" with no issues noted.   |

#### *State Street (South 7<sup>th</sup> to South 8<sup>th</sup>)*

|                   |   |
|-------------------|---|
| Street / Sidewalk | Street condition: adequate. Sidewalks: vary, and ADA upgrades needed. |
| Water             | 6 in. cast Iron water main constructed in 1893, 1-5 lead services.    |
| Sewer             | 24" with no issues noted.   |

#### *State Street (South 8<sup>th</sup> to South 9<sup>th</sup>)*

|                   |   |
|-------------------|---|
| Street / Sidewalk | Street condition: good. Sidewalks: vary, and ADA upgrades needed.   |
| Water             | 6 in. cast Iron water main constructed in 1875 & 8 in. cast iron water main constructed in 1919, 1-5 lead services. |
| Sewer             | 24" with no issues noted.   |

#### *State Street (South 9<sup>th</sup> to South 10<sup>th</sup>)*

|                   |  |
|-------------------|--|
| Street / Sidewalk | Street condition: good. Sidewalks: vary, and ADA upgrades needed.  |
| Water             | 8 in. cast Iron water main constructed in 1882, 1-5 lead services. (5-10 lead services on south side outside of proposed TIF.) |
| Sewer             | 18" with no issues noted.  |

**MEMORANDUM    City of Quincy proposed TIF District - Infrastructure Report**

*Kentucky Street (South 7<sup>th</sup> to South 8<sup>th</sup>)*

|                   |  |
|-------------------|--|
| Street / Sidewalk | Street condition: good. Sidewalks: vary, and ADA upgrades needed.  |
| Water             | 6 in. cast Iron water main constructed in 1901. 1-5 lead services. |
| Sewer             | 8" with some open joints. 36" with no issues noted.                |

*Kentucky Street (South 8<sup>th</sup> to South 9<sup>th</sup>)*

|                   |  |
|-------------------|--|
| Street / Sidewalk | Street condition: poor. Sidewalks: vary, and ADA upgrades needed.  |
| Water             | 6 in. cast Iron water main constructed in 1891. 1-5 lead services. |
| Sewer             | 8" with no issues noted. 36" with no issues noted.                 |

*Kentucky Street (South 9<sup>th</sup> to South 10<sup>th</sup>)*

|                   |   |
|-------------------|---|
| Street / Sidewalk | Street condition: poor. Sidewalks: vary, and ADA upgrades needed.   |
| Water             | 6 in. cast Iron water main constructed in 1901. 0 lead services. (1-5 lead services on north side outside of proposed TIF.) |
| Sewer             | 10" with some open joints. 36" with no issues noted.  |

*York Street (South 7<sup>th</sup> to South 8<sup>th</sup>)*

|                   |   |
|-------------------|---|
| Street / Sidewalk | Street condition: adequate. Sidewalks: vary, and ADA upgrades needed. |
| Water             | 6 in. cast Iron water main constructed in 1897. 1-5 lead services.    |
| Sewer             | 54" brick with no issues noted.                                       |

*York Street (South 8<sup>th</sup> to South 9<sup>th</sup>)*

|                   |   |
|-------------------|---|
| Street / Sidewalk | Street condition: adequate. Sidewalks: poor, and ADA upgrades needed. |
| Water             | 6 in. cast Iron water main constructed in 1887. 5-6 lead services.    |
| Sewer             | 18" with open joints & 30 ft of cracked pipe.                         |

*York Street (South 9<sup>th</sup> to east of South 10<sup>th</sup>)*

|                   |  |
|-------------------|--|
| Street / Sidewalk | Street condition: adequate. Sidewalks: vary, and ADA upgrades needed.  |
| Water             | 6 in. cast Iron water main constructed in 1890. 0 lead services. (5-10 lead services on south side outside of proposed TIF.) |
| Sewer             | 12" with no issues noted.  |

## **MEMORANDUM    City of Quincy proposed TIF District - Infrastructure Report**

### *Jersey Street (South 9<sup>th</sup> to South 10<sup>th</sup>)*

|                   |  |
|-------------------|--|
| Street / Sidewalk | Street condition: adequate. Sidewalks: vary, and ADA upgrades needed.  |
| Water             | 6 in. cast Iron water main constructed in 1887. 1-5 lead services. (5-10 lead services on north side outside of proposed TIF.) |
| Sewer             | 48" brick with no issues noted.  |

### *South 7<sup>th</sup> Street (State St. to Kentucky St.)*

|                   |  |
|-------------------|--|
| Street / Sidewalk | Street condition: poor. Sidewalks: poor, and ADA upgrades needed.  |
| Water             | 6 in. cast iron water main constructed in 1891 & 16 in. cast iron water main constructed in 1922. 1-5 lead services. |
| Sewer             | 12" with a few cracks and open joints.   |

### *South 7<sup>th</sup> Street (Kentucky St. to York St.)*

|                   |  |
|-------------------|--|
| Street / Sidewalk | Street condition: poor. Sidewalks: poor, and ADA upgrades needed.  |
| Water             | 6 in. cast iron water main constructed in 1891 & 16 in. cast iron water main constructed in 1922. 1-5 lead services. |
| Sewer             | 12" with a few cracks and open joints.   |

### *South 8<sup>th</sup> Street (Ohio St. to State St.)*

|                   |   |
|-------------------|---|
| Street / Sidewalk | Street condition: poor. Sidewalks: vary, and ADA upgrades needed. Traffic signals at 8 <sup>th</sup> & State need ADA upgrades. |
| Water             | 6 in. cast iron water main constructed in 1875. 1-5 lead services.  |
| Sewer             | 12" with no issues noted.   |

### *South 8<sup>th</sup> Street (State St. to Kentucky St.)*

|                   |  |
|-------------------|--|
| Street / Sidewalk | Street condition: poor. Sidewalks: vary, and ADA upgrades needed.  |
| Water             | 6 in. cast iron water main constructed in 1896. 1-5 lead services. |
| Sewer             | 12" with a cracks and open joints.                                 |

### *South 8<sup>th</sup> Street (Kentucky St. to north of York St.)*

|                   |  |
|-------------------|--|
| Street / Sidewalk | Street condition: poor. Sidewalks: vary, and ADA upgrades needed.    |
| Water             | 6 in. cast iron water main constructed in 1896. 10-15 lead services. |
| Sewer             | 8" with a few cracks and open joints.                                |



**MEMORANDUM City of Quincy proposed TIF District - Infrastructure Report**

*South 9<sup>th</sup> Street (South of State St. to Kentucky St.)*

|                   |   |
|-------------------|---|
| Street / Sidewalk | Street condition: poor. Sidewalks: vary, and ADA upgrades needed. |
| Water             | 6 in. cast iron water main constructed in 1874. 0 lead services.  |
| Sewer             | No sewer.   |

*South 9<sup>th</sup> Street (Kentucky St. to York St.)*

|                   |  |
|-------------------|--|
| Street / Sidewalk | Street condition: poor. Sidewalks: vary, and ADA upgrades needed.  |
| Water             | 6 in. cast iron water main constructed in 1874. 1-5 lead services. |
| Sewer             | 18" with a few cracks and open joints.                             |

*South 9<sup>th</sup> Street (York St. to Jersey)*

|                   |   |
|-------------------|---|
| Street / Sidewalk | Street condition: poor. Sidewalks: vary, and ADA upgrades needed. |
| Water             | 6 in. cast iron water main constructed in 1874. 0 lead services.  |
| Sewer             | 24" brick with some infiltration.                                 |

*South 10<sup>th</sup> Street (State St. to Kentucky St.)*

|                   |   |
|-------------------|---|
| Street / Sidewalk | Street condition: adequate. Sidewalks: vary, and ADA upgrades needed. |
| Water             | 6 in. cast iron water main constructed in 1907. 1-5 lead services.    |
| Sewer             | No sewer.   |

*South 10<sup>th</sup> Street (York St. to Jersey St.)*

|                   |   |
|-------------------|---|
| Street / Sidewalk | Street condition: poor. Sidewalks: vary, and ADA upgrades needed. |
| Water             | 6 in. cast iron water main constructed in 1907. 0 lead services.  |
| Sewer             | 10" with no issues noted.   |

*Steve Bange*



# QUINCY PARK DISTRICT

Board of Commissioners

**Date of Board Meeting: January 17, 2024**

## **STAFF RECOMMENDATION**

### **AGENDA ITEM: QUINCY PARK DISTRICT SEASONAL UNION EMPLOYEE AGREEMENT: RECOMMENDED APPROVAL**

**BACKGROUND INFORMATION:** Negotiations between the Quincy Park District and the International Association of Machinists and Aerospace Workers (I.A.M.A.W.) were conducted in December of 2023.

The Board received a summary of the current benefits and pay scales for the Seasonal Union Contract in executive session in December. At that time, parameters were discussed between the Board and Executive Director.

**FISCAL IMPACT:** The impact for FY 2024 would be approximately \$7,000. This amount is accounted for in the FY 2024 budget previously approved.

**STAFF RECOMMENDATION:** I recommend the Board approve the agreement with I.A.M.A.W. District 9 Seasonal Union Employees.

**PREPARED BY:** Rome Frericks, Executive Director

**BOARD ACTION:**

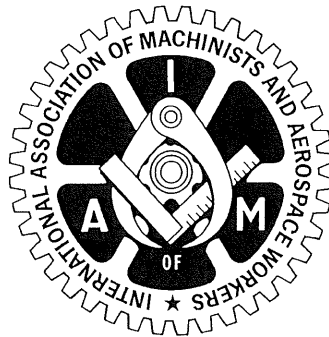
# **AGREEMENT**

**between**

**QUINCY PARK DISTRICT,  
(SEASONAL)**

**and**

**DISTRICT NO. 9, INTERNATIONAL  
ASSOCIATION OF MACHINISTS  
AND AEROSPACE WORKERS**



**JANUARY 1, 2024 - DECEMBER 31, 2026**

## **TABLE OF CONTENTS**

| <b><u>ARTICLE</u></b> |                                 | <b><u>PAGE</u></b> |
|-----------------------|---------------------------------|--------------------|
|                       | <b>Working Agreement</b>        | <b>1</b>           |
| <b>1</b>              | <b>Management Rights</b>        | <b>1</b>           |
| <b>2</b>              | <b>Recognition</b>              | <b>2</b>           |
| <b>3</b>              | <b>Seniority</b>                | <b>3</b>           |
| <b>4</b>              | <b>Grievance</b>                | <b>4</b>           |
| <b>5</b>              | <b>Union Security</b>           | <b>5</b>           |
| <b>6</b>              | <b>Leave of Absence</b>         | <b>5</b>           |
| <b>7</b>              | <b>Discontinuance – Lay-off</b> | <b>6</b>           |
| <b>8</b>              | <b>Hours of Work</b>            | <b>6</b>           |
| <b>9</b>              | <b>Funeral Leave</b>            | <b>7</b>           |
| <b>10</b>             | <b>Personal Time</b>            | <b>8</b>           |
| <b>11</b>             | <b>General</b>                  | <b>8</b>           |
| <b>12</b>             | <b>Pension</b>                  | <b>10</b>          |
| <b>13</b>             | <b>Wage Rates</b>               | <b>10</b>          |
| <b>14</b>             | <b>Termination</b>              | <b>10</b>          |

## **WORKING AGREEMENT**

THIS AGREEMENT, made and entered into this January 1, 2024, by and between the QUINCY PARK DISTRICT of Quincy, Illinois, hereinafter referred to as the DISTRICT, and the INTERNATIONAL ASSOCIATION OF MACHINISTS AND AEROSPACE WORKERS, DISTRICT NO. 9, hereinafter referred to as the UNION, is for the exclusive joint use and benefit of the contracting parties as defined and set forth herein.

The intent and purpose of this Agreement is to establish a harmonious relationship between the District and its employees covered by this Agreement and the Union.

### **ARTICLE 1**

#### **Management Rights**

**Section 1.** The District retains the sole right and authority to operate and manage the park operation and direct the working force; to maintain order and efficiency in its plans and operations; to hire, layoff, assign, transfer, promote and determine the qualifications of employees; to determine the locations, methods, means and personnel by which operations are to be conducted, including the right to determine whether goods or services are to be made, provided or purchased; to determine the starting and quitting time and the number of hours to be worked, subject only to such regulations governing the exercise of these rights as expressly provided in this Agreement.

**Section 2.** The District has the exclusive right to determine the organization and operations of the district; to increase, reduce or change, modify or alter the composition and size of the work force, including the right to relieve employees from duties because of lack of work or funds or other proper reasons; to add, delete or alter methods of operation, equipment or facilities; and, to add, delete or alter policies, procedures, rules and regulations.

**Section 3.** The District retains the sole right to discipline employees, including suspension, layoff and discharge for proper cause, including violation of any of the terms of this Agreement.

**Section 4.** The District retains the exclusive right to determine employee work schedules, employee work assignments, employee standards of work performance, employee position classifications, employee job descriptions and to fully determine qualifications for employment, as well as work rules and scope of work as deemed necessary to the District.

**Section 5.** Any of the rights, powers, and authority the District had prior to entering into this Agreement are retained by the District, except as expressly and specifically abridged, delegated, granted or modified by this Agreement.



**Section 6.** Subject to the grievance and arbitration procedure as set forth in Article IV of this Agreement, there shall be no work stoppage, strike, slowdown, or other interference with production, nor shall there be any lockout of any employee by the District during the term of this Agreement, by reason of any grievance or disagreements by the parties hereto.

The District retains the right to discipline or discharge any employee who violates this provision.

## **ARTICLE 2**

### **Recognition**

**Section 1.** The District recognizes the Union as the exclusive bargaining agent for all Seasonal Laborers covered by this Agreement, excluding office clerical and professional employees, supervisors, and all production, mechanics and maintenance employees.

**Section 2.** The Union agrees that it will make membership in the Union available to all employees covered by this Agreement on the same terms and conditions as are applicable to other members of the Union.

**Section 3.** No employee will be discriminated against because of race, sex, religion, age, disability or national origin.

**Section 4.** Upon receipt of a signed authorization form from an individual, the District will deduct from said employee's pay the initiation, reinstatement fee, M.N.P.L. donation and monthly dues payable by him/her to the Union during the period set forth in said authorization.

Deductions shall be made on account of such fees and/or dues bi-weekly from the employees' paychecks after District's receipt of such authorization and monthly thereafter bi-weekly from the employees' paychecks.

The deductions shall be remitted to the Secretary-Treasurer of District No. 9 of the Union no later than the fifteenth day of the month following the deductions made in the month. The District shall furnish the Secretary-Treasurer monthly with a written record of those for whom deductions have been made and the amount of the deductions.

The Union will from time to time notify the District in writing of the names of the Secretary-Treasurers, the amounts of initiation fees, reinstatement fees, and monthly dues, such amounts shall conform to the Constitution and By-laws of the Union, and the Law.

**Section 5.** In the event of under-deductions or over-deductions, adjustments will be made in subsequent deductions, and the Union will indemnify the District against any liability.

### **ARTICLE 3**

#### **Seniority**

**Section 1.** Seniority is an employee's length of service with the District in years, months and days from his/her last hire date.

**Section 2.** All new employees shall be subject to a probationary period of forty-five (45) working days, after which their seniority shall date from their original hiring date. During said period, the District has the sole right to determine their job abilities and performance and may terminate their service at the District's discretion.

**Section 3.** Seniority and the employment relationship shall be terminated when an employee:

1. Quits; or
2. Is discharged for proper cause; or
3. If absent for three (3) consecutive work days and does not report for work at the beginning of the fourth consecutive work day without notifying employee's supervisor; or
4. Has less than one (1) season of seniority and is laid-off for a period of one (1) season or length of service up to three (3) seasons whichever is greater; or
5. Is absent due to illness or other physical disability for a period of two (2) seasons; or
6. Is laid off and fails to report to work when recalled within a period of three (3) working days. If the employee requests, in writing, additional time to return to work, said time may be granted up to ten (10) additional work days; or if employee presents an acceptable reason for his/her failure to return at such time.

## **ARTICLE 4**

### **Grievance**

**Section 1.** A grievance is a dispute or difference of opinion between the District and the Union, or between the District and an employee(s) concerning the breach, violations, meaning or application of any of the terms or conditions of this Agreement.

**Step 1.** The aggrieved employee(s) shall present their grievance to their immediate Supervisor (within five (5) working days after he/she knew or should have known) following the occurrence of said grievance and if they wish, may be accompanied by a Steward. The aggrieved's immediate Supervisor shall answer said grievance within two (2) working days.

**Step 2.** If not settled in Step 1, the grievance shall be reduced to writing and signed by the aggrieved employee and the Union Steward, and shall be presented to the appropriate Director within three (3) working days from the immediate Supervisor's Step 1 response.

**Step 3.** The appropriate Director shall give his/her written reply within three (3) working days to the Union Steward.

**Step 4.** If not settled in Step 3, the Executive Director shall be notified, in writing, by the Union and the Executive Director shall schedule a meeting between the Representative of the Local Union, International Union, the Steward, associated representative of District management/supervision and the aggrieved employee if requested within ten (10) work days. The Executive Director shall give a written reply to the Steward and Union office within five (5) work days of said Step 4 meeting.

**Step 5.** Should a satisfactory settlement not be affected by the parties, the grievance shall be submitted to arbitration within ten (10) days. The parties shall jointly request from the Federal Mediation and Conciliation Service a list of nine (9) names of available arbitrators. The parties shall alternately strike names until only one remains who shall be the arbitrator to be appointed. The parties will alternate striking the first name.

The arbitrator shall have no power to add to, subtract from, or modify any of the provisions of this Agreement. The arbitrator may consider and decide only the particular issue or issues presented to him/her by the District and the Union, and his/her decision must be based solely upon an interpretation of the provisions of this Agreement. The arbitrator shall render a decision no later than thirty (30) days from the day of the arbitration hearing. The arbitrator's decision shall be final and binding on the parties. The expenses and salary, if any, of the arbitrator's shall be paid equally by the District and the Union.

**Section 2.** Should an answer not be given by either party within the specified time limits as spelled out, the grievance will be considered to have been settled.

**Section 3.** Unless otherwise noted, all time limits set forth in each of the steps shall be exclusive of Saturdays, Sundays, and holidays or any day observed as a holiday unless so noted to the contrary. Both parties may agree mutually to extend the time limits allotted to any step in the grievance arbitration procedure.

**Section 4.** Discharge cases shall be taken up in the 2<sup>nd</sup> step of the grievance procedure within three (3) working days from the date of discharge; otherwise, any grievance pertaining to said discharge will be deemed to have been waived.

**Section 5.** Warning letters over two (2) years old will be removed from the employee's file and will not be used for further disciplinary action, provided the employee receives no further discipline of the same nature during this period.

**Section 6.** Written letters and/or disciplinary action over two (2) years old will be kept in an employee's file, but after two (2) years will not be used for further disciplinary action, provided the employee receives no further discipline of the same nature during this period.

## **ARTICLE 5**

### **Union Security**

**Section 1.** The District will recognize two (2) Union Stewards selected by the Union. One (1) from the Golf Department and one (1) from the Parks Department. During their term in office, the Union Stewards shall be the last laid off and the first to be recalled.

**Section 2.** All Union business, with the exception of District authorized grievance hearings and/or collective bargaining shall not be conducted on District property or during District work hours of recognized employees.

**Section 3.** The authorized representative(s) of I.A.M.A.W. shall have reasonable access to the working facilities of the District after first notifying the Executive Director of the purpose of the visit.

## **ARTICLE 6**

### **Leave of Absence**

**Section 1.** The District will follow all applicable laws as they relate to leaves of absence. They will also give due consideration to employees needing unpaid leave time. The Union realizes that the employees do not work year round, and therefore, it is somewhat harder to grant leaves for anything more than an emergency.



## **ARTICLE 7**

### **Discontinuance - Lay-Off**

**Section 1.** In the event of job discontinuance or a lay-off, employees with the least hire date seniority in the affected area (i.e. golf course, parks) shall be removed from that area. If an opening exists in the other affected area, any employee laid off or discontinued would have a right to said job prior to the District hiring a new seasonal employee for that position, provided that individual can demonstrate the necessary skills to perform the work in question.

**Section 2.** Recall shall be by the most senior employee on lay-off in said area (i.e. golf course, parks). If the golf course needs help, they will recall from those working at the golf course. If the park maintenance needs help, they will recall from those working at the maintenance facility.

## **ARTICLE 8**

### **Hours of Work**

**Section 1.** The normal work week shall be Monday through Sunday, consisting of up to forty (40) hours of work during the season.

**Section 2.** Time and one-half shall be paid for all hours worked in excess of forty (40) hours per week. Time and one-half shall be paid for all hours worked on District's recognized holidays. Employees may be scheduled to work Sundays.

**Section 3.** Park Department weekend work scheduling shall be determined by seniority, starting with the most senior qualified employee and working down the eligibility list.

Westview Golf Course weekend work scheduling requires Saturday and Sunday work. Unless a seasonal employee agrees to do otherwise, they will not be scheduled consecutive Saturdays. Additionally, the same would be true of Sunday. If the employee agrees, in writing, they could be scheduled to work consecutively for the sake of this section.

**Section 4.** Each employee shall be entitled to a fifteen (15) minute break in the first half of their shift. Employees break time shall be determined by the employee's immediate Supervisor.

**Section 5.** Employees, if they choose, may credit overtime worked at one and one-half times the hourly rate to comp time to a maximum of forty (40) hours. Employees must designate comp time at the time they so schedule the overtime. Any comp time that is banked must be used by the end of each season.

**Section 6.** Overtime may be required by the District through shift extension, emergency call-in or if scheduled.

**Section 7.**

**Parks Department** – The work schedule for all Parks Department employees will be as follows:

- The normal work schedule will be 6:30 a.m. to 2:30 p.m.;
- All scheduled Saturday and Sunday work will begin at 6:00 a.m.;
- All employees will be granted a twenty (20) minute paid lunch period that must be taken on site.

**Westview Golf Course** – The work schedules and starting times shall be fully based on Golf Course operations, as determined by the Director of Golf. All employees will be granted a twenty (20) minute paid lunch period that must be taken on site.

The workweek, for the purpose of computing overtime, shall start at midnight on Sunday and end at 11:59 P.M. on the following Sunday. Additionally, if the Executive Director or his designee should declare an emergency situation, then the Parks Department and the Westview Golf Course work schedule will be waived by the Union.

**Section 8.** Employees who are called into work on Saturday and/or Sunday and are not scheduled to work, shall receive a minimum of two (2) hours call out pay regardless of the number of hours worked. This shall be paid at one and one half times the employee's rate of pay only if they exceed forty (40) hours in a work week.

**Section 9.** Employees who report to work on a regularly scheduled work day and are sent home shall be paid a minimum of two (2) hours of pay at their rate. However, if the employee is notified at least thirty (30) minutes (by District clocks) prior to their regular shift that they are not needed, then this section does not apply. Further, the District is not responsible for being unable to reach an employee to give them their notice.

## **ARTICLE 9**

### **Funeral Leave**

**Section 1.** All Seasonal Union employees will be granted up to three (3) days off, with pay, to tend to the needs of the family due to the death of an eligible family member. For the purpose of definition, an eligible family member shall include: spouse, son, daughter, mother, father, stepson, stepdaughter, brother, sister, grandmother, grandfather, grandchildren, stepmother, stepfather, father-in-law, mother-in-law, brother-in-law, sister-in-law, aunts and uncles. Time off shall be consecutively scheduled workdays and shall end the day of the funeral or the day after if travel is necessary.

## **ARTICLE 10**

### **Personal Time**

**Section 1.** Employees will be granted two (2) paid personal days the third (3<sup>rd</sup>) and fourth (4<sup>th</sup>) years of employment.

Employees will be granted three (3) paid personal days the fifth (5<sup>th</sup>) and sixth (6<sup>th</sup>) years of employment.

Employees will be granted four (4) paid personal days the seventh (7<sup>th</sup>) year of employment and every year thereafter.

The above schedule will be reduced by one (1) day in each category for new employees hired on January 1, 2012 and thereafter. All current employees will be grandfathered in on the above schedule.

Personal time must be taken in the year earned and will not carry over from one calendar year to the next. Employees will not be compensated for unused personal time. If an employee skips a season or more of employment, and returns, they will revert to the first year of consideration for the sake of this benefit. New employees (Training Wages) must work one hundred and sixty (160) hours before being able to use personal days. Tier I and Tier II employees may use personal days as soon as they return to work each year with no hours worked restriction. For those who have been granted two (2) or more personal days, no more than two (2) personal days may be taken consecutively, and no more than two (2) personal days may be taken in any one (1) pay period.

## **ARTICLE 11**

### **General**

**Section 1.** Bulletin Boards – The District will provide five (5) bulletin boards to be used by the Union for posting of Union related business at suitable District locations. No other location on District property shall be used for Union purposes.

**Section 2.** Safety Committee – During the term of this Agreement, one (1) employee from the bargaining unit shall be selected by the Union to be on the Safety Committee. Said committee shall meet with the District representatives when scheduled by the District, at least quarterly.

**Section 3.** Park Facility – Seasonal Union employees and their immediate family (spouse and minor children) living with them only will be issued a District-Wide Facility Pass for Park District sponsored programs and facilities. The following benefits apply to the employee during the term\* of his/her employment with the District:

- Free golf at Westview Golf Course;
- Free use of Batting Cage facility – miniature golf, batting cages, paddleboats;
- 10% discount on Art Keller Marina slip rental when the Park District operates;
- Free shelter house reservations/use;
- 50% discount on golf cart rental;
- Free golf handicap;
- Free storage locker at Westview Golf Course (upper lockers based on availability);
- 25% discount on Westview pro shop merchandise
- Free recreation program registration (non-contractual programs);
- Sweatshirts for all Tier II employees and the Union Stewards.

\*Term is defined as a period of time during which the Seasonal Union employee is employed by the District.

Tier I and Tier II Seasonal Union employees may continue to use the golf benefit (free golf and 50% discount on cart rental) during the time they are on lay-off.

**Section 4.** Clothing – The District will provide each employee who is expected to work forty (40) hours a week one (1) cap and four (4) t-shirts with pockets.

In all cases, the District will allow the employee to keep their issued clothing when they are terminated or on lay-off.

**Section 5.** Seasonal employees, who are applying for full-time Union positions, will be given early internal posting and first opportunity of an interview.

**Section 6.** Holiday Pay – Seasonal employees will be paid their regular rate of pay for the holidays listed below, if employed during the period immediately before and after the holiday. Employees will be required to work all scheduled hours including up to the holiday and after, unless they use vacation or personal time, to be paid for the holiday. Time and one-half shall be paid for all hours worked on District recognized holidays. When any regular holiday falls on a Saturday, it shall be observed on the preceding Friday. When any regular holiday falls on Sunday, it shall be observed on the following Monday. The following shall be considered paid holidays under this Agreement each calendar year: New Year's Day, Martin Luther King's Birthday, President's Day, Memorial Day, Independence Day, Labor Day, Columbus Day, Veteran's Day, Thanksgiving Day, Day After Thanksgiving Day, Christmas Eve (1/2 day p.m.), Christmas Day, and New Year's Eve (1/2 day p.m.).

**Section 7.** Sick Leave – Sick Leave, with pay, will be earned as follows: if you work 160 hours per calendar month, you will earn one (1) sick day (8 hours). If you work at least 80 hours per calendar month, you will earn a 1/2 sick day (4 hours). Employees will only be allowed to take sick leave, with pay, that they have previously



accumulated. Unused sick leave may be carried over to the next year with an annual maximum accumulation of 40 hours. Sick leave, with pay, may only be taken for employee illness or illness of an immediate family member. The employee is required to notify his/her immediate Supervisor prior to or within fifteen (15) minutes of his/her scheduled shift start time. The employee must be employed to qualify for paid sick leave.

**Section 8.** Jury Duty/Witness Service/Coroner Panel – Any employee who is called and thereby required to appear for Jury Duty, Witness Service or a Coroners Panel shall be excused for each day of service falling on his regular work days with pay. Employees will be paid the difference between the hours of pay missed from work and any payment received for said service.

## **ARTICLE 12**

### **Pension**

**Section 1.** The District will follow all applicable State and Federal Laws.

## **ARTICLE 13**

### **Wage Rates**

**Section 1.** Training Wages (First 960 Hours Worked):

| <b><u>Year</u></b> | <b><u>Training Wage<br/>(First 960 Hours)</u></b> | <b><u>Tier I<br/>(After 960 Hours)</u></b> | <b><u>Tier II<br/>(After 4 Years)</u></b> |
|--------------------|---|--|---|
| Current            | \$13.71   | \$14.93                                    | \$16.05                                   |
| 2024               | \$14.71(7.29%)                                    | \$15.93(6.69%)                             | \$17.05(6.23%)                            |
| 2025               | \$15.71(6.79%)                                    | \$16.93(6.27%)                             | \$18.05(5.86%)                            |
| 2026               | \$16.46(4.77%)                                    | \$17.68(4.43%)                             | \$18.80(4.15%)                            |

## **ARTICLE 14**

### **Termination**

**Section 1.** The Agreement shall be and remain in full force and effect from January 1, 2024 and shall continue in full force and effect including December 31, 2026, and thereafter for successive one-year periods on January 1 of each anniversary date, unless one of the parties hereto on or before the sixtieth (60th) day next preceding any anniversary date shall notify the other party hereto, in writing, of its desire to terminate or amend this Agreement.

**IN WITNESS WHEREOF**, the said Quincy Park District has caused its name to be hereunto subscribed by the President and Secretary of the Board of Commissioners pursuant to the approval and authority of the Board of Commissioners of the Quincy Park District and the said Union has caused its name to be hereunto subscribed by the Business Representative of District No. 9, International Association of Machinists and Aerospace Workers, pursuant to approval and authority of said Union said names being subscribed this 1st day of January, 2024.

**QUINCY PARK DISTRICT  
(SEASONAL)**

**DISTRICT NO. 9, INTERNATIONAL  
ASSOCIATION OF MACHINISTS  
AND AEROSPACE WORKERS**

**BY** \_\_\_\_\_

**BY** \_\_\_\_\_  
Kevin Broemmer  
Business Representative

**DATE** \_\_\_\_\_

**DATE** \_\_\_\_\_

**BY** \_\_\_\_\_

**BY** \_\_\_\_\_

**DATE** \_\_\_\_\_

**BY** \_\_\_\_\_

KB:lk/OPEIU#13  
12/20/2023

# QUINCY PARK DISTRICT

Board of Commissioners

**Date of Board Meeting: January 17, 2024**

## **STAFF RECOMMENDATION**

### **AGENDA ITEM: BID FOR SOUTH PARK CEILING REPAIR CHANGE ORDER NUMBER 1: RECOMMENDED APPROVAL**

**BACKGROUND INFORMATION:** Bond Funds were allocated to repair the cracks in the plaster and paint the ceiling of the South Park Shelter House. The contractor, Entrup Drywall and Painting, found an area of rot on the west side of the shelter.

Additional work that was done:

- Re attach stucco along west edge near the drip edge.
- Re enforce ceiling rafters and re attach 1x4.
- Patch in stucco around repaired area

The total for all changes is an increase of \$2,825 to the contract price. This makes the total contract price \$27,175.

**FISCAL IMPACT:** The contract price increased by \$2,825 to a total \$27,175. Funding for the increase will come from excess 2023 Bond funds.

**STAFF RECOMMENDATION:** Staff recommends the Board approve Change Order No. 1.

**PREPARED BY:** Matt Higley, Director of Parks

**BOARD ACTION:**

**Entrup Drywall & Painting, Inc**  
**P.O. Box 5156**  
**Quincy, IL 62305**

# Invoice

| Date     | Invoice # |
|----------|-----------|
| 1/5/2024 | 544678    |

|   |
|---|
| Bill To   |
| <b>Quincy Park District</b><br><b>Attn: Matt Higley</b><br><b>1231 Bonansigna Dr</b><br><b>Quincy, IL 62301</b> |

| P.O. No. | Terms | Project               |
|----------|-------|-----------------------|
|          |       | So Prk Shelter Hou... |

| Description  | Amount                  |
|--|-------------------------|
| <b>RE: South Park Shelter House Change Order</b><br><br>Re-attach stucco and 1 X 4 on West side<br>Patch in stucco as needed and Patch paint | <b>2,825.00</b>         |
| Thank you for your business.   | <b>Total \$2,825.00</b> |

| Phone #        | Fax #          |
|----------------|----------------|
| (217) 222-2220 | (217) 224-2220 |



# QUINCY PARK DISTRICT

Board of Commissioners

**Date of Board Meeting: January 17, 2024**

## **STAFF RECOMMENDATION**

### **AGENDA ITEM: WESTVIEW SEMI-ANNUAL FINANCIAL DATA: DISCUSSION ONLY**

**BACKGROUND INFORMATION:** Attached is a review of Westview's fiscal year-end financial data. The 10 years of data includes per round data and charts. One thing that will stand out is the number of rounds of golf played, supporting the increase of rounds last year.

Good weather played a role in a strong year for Westview. Rounds played in 2023 increased by 18.5% over 2022 and continues the strong numbers resulting from the post-COVID increase.

Average cost per round, at \$22.98 per round, resulted in a breakeven cost per round of \$19.65, which is down slightly from \$21.45 in 2022.

There is a lot of information in this analysis. To arrive at conclusions from this data, one must have or seek a thorough knowledge of operations. This analysis is being provided for discussion only.

**FISCAL IMPACT:** No impact due to no proposed changes.

**STAFF RECOMMENDATION:** Discussion only.

**PREPARED BY:** Brian Earnest, Director of Business Services

**BOARD ACTION:**

**Westview**  
**Historical Financial Data Per Round**  
(Prior to Yearend Adjustments)

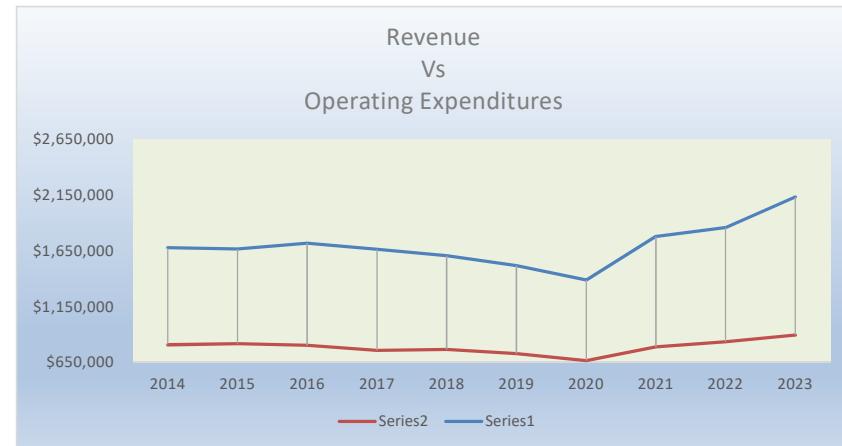
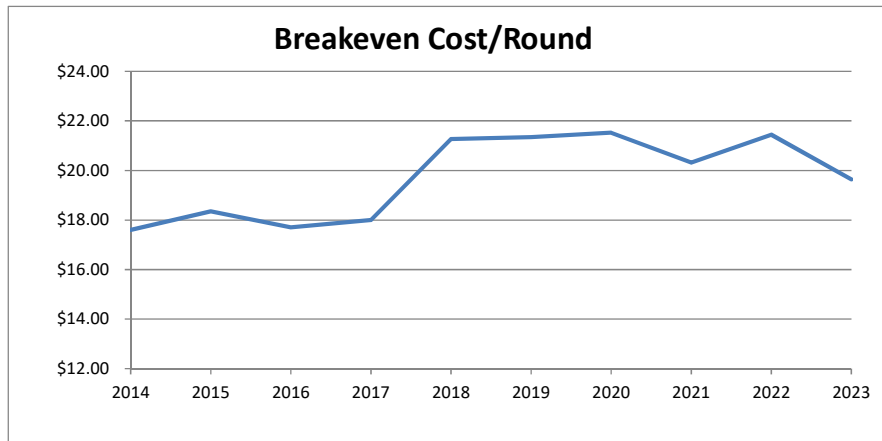
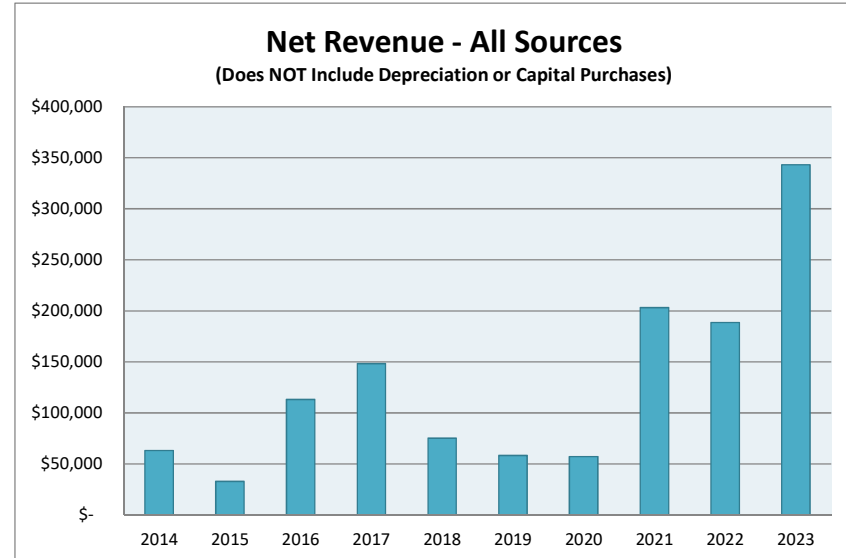
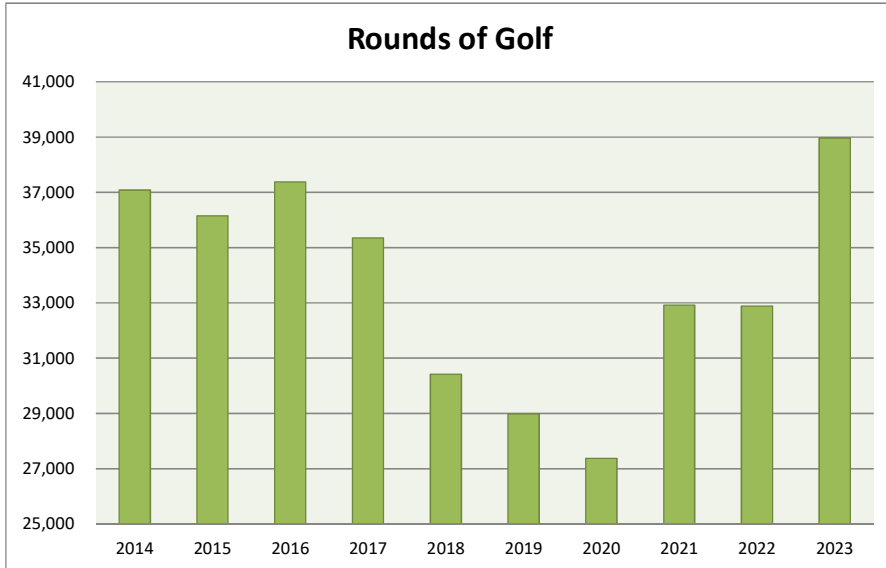
|  | 2014         | 2015         | 2016         | 2017         | 2018         | 2019         | 2020            | 2021         | 2022         | 2023         |
|--|--------------|--------------|--------------|--------------|--------------|--------------|-----------------|--------------|--------------|--------------|
| <b>Rounds of Golf:</b>                                 | 37,081       | 36,150       | 37,375       | 35,350       | 30,418       | 28,982       | 27,369          | 32,920       | 32,884       | 38,970       |
| # of Days Course Closed                                |              | 118          | 80           | 46           | 113          | 126          | 136             | 96           | 125          | 73           |
| Avg Rounds /day Open                                   |              | 146.4        | 131.1        | 110.8        | 120.7        | 121.3        | 119.5           | 122.4        | 137.0        | 133.5        |
| <b>Net Revenue:</b>                                    |              |              |              |              |              |              |                 |              |              |              |
| WV General   | \$ 234,499   | \$ 208,631   | \$ 259,679   | \$ 307,238   | \$ 256,650   | \$ 214,065   | \$ 208,895      | \$ 307,581   | \$ 283,331   | \$ 327,372   |
| The Scotty   | \$ 9,388     | \$ 6,494     | \$ 12,642    |              |              |              |                 |              |              |              |
| Pro Shop   | \$ 16,274    | \$ 12,112    | \$ 20,428    | \$ 10,854    | \$ 10,280    | \$ 9,446     | \$ 338          | \$ 9,028     | \$ 11,003    | \$ 10,035    |
| Maintenance  | \$ (417,314) | \$ (431,955) | \$ (438,101) | \$ (422,851) | \$ (426,631) | \$ (400,576) | \$ (376,791)    | \$ (421,169) | \$ (446,112) | \$ (483,354) |
| Carts  | \$ 187,888   | \$ 201,642   | \$ 222,163   | \$ 215,218   | \$ 199,782   | \$ 197,777   | \$ 194,033      | \$ 265,759   | \$ 296,104   | \$ 435,859   |
| Concessions  | \$ 32,436    | \$ 35,815    | \$ 36,285    | \$ 37,785    | \$ 35,125    | \$ 37,608    | \$ 30,605       | \$ 41,938    | \$ 44,054    | \$ 53,350    |
| Cap. Imp.  | \$ (228,911) | \$ (41,280)  | \$ (56,975)  | \$ (4,725)   | \$ (3,966)   | \$ (86,258)  | \$ (11,960)     | \$ (44,704)  | \$ (60,613)  | \$ (118,566) |
| Total Net Rev/Loss: (Does NOT include Deprec.)         | \$ (165,740) | \$ (8,541)   | \$ 56,120    | \$ 143,519   | \$ 71,240    | \$ (27,938)  | \$ 45,121       | \$ 158,433   | \$ 127,767   | \$ 224,696   |
| Total Net Rev/Loss: (Does NOT include Cap. or Deprec.) | \$ 63,171    | \$ 32,739    | \$ 113,095   | \$ 148,244   | \$ 75,206    | \$ 58,320    | \$ 57,081       | \$ 203,137   | \$ 188,380   | \$ 343,262   |
| 10 Yr. Avg.->  | \$ 55,855    | \$ 55,674    | \$ 60,978    | \$ 53,571    | \$ 44,894    | \$ 38,507    | \$ 51,730       | \$ 57,829    | \$ 128,263   |              |
| <b>Net Revenue/Round:</b>                              |              |              |              |              |              |              | 17 Yr. Avg. --> | \$ 74,973    |              |              |
| WV General (Includes Maint)                            | \$ 1.24      | \$ (5.04)    | \$ (3.25)    | \$ (3.14)    | \$ (5.46)    | \$ (3.46)    | \$ (5.70)       | \$ (2.09)    | \$ (3.11)    | \$ (0.96)    |
| Pro Shop   | \$ 0.44      | \$ 0.34      | \$ 0.55      | \$ 0.31      | \$ 0.34      | \$ 0.33      | \$ 0.01         | \$ 0.27      | \$ 0.33      | \$ 0.26      |
| Carts  | \$ 5.07      | \$ 5.58      | \$ 5.94      | \$ 6.09      | \$ 6.57      | \$ 6.82      | \$ 7.09         | \$ 8.07      | \$ 9.00      | \$ 11.18     |
| Concessions  | \$ 0.87      | \$ 0.99      | \$ 0.97      | \$ 1.07      | \$ 1.15      | \$ 1.30      | \$ 1.12         | \$ 1.27      | \$ 1.34      | \$ 1.37      |
| Total Net Rev/Round:                                   | \$ 7.62      | \$ 1.87      | \$ 4.21      | \$ 4.33      | \$ 2.60      | \$ 4.99      | \$ 2.52         | \$ 7.53      | \$ 7.57      | \$ 11.85     |
| 10 Yr. Avg.->  | \$ 4.17      | \$ 4.34      | \$ 4.52      | \$ 4.34      | \$ 4.42      | \$ 4.26      | \$ 4.58         | \$ 4.84      | \$ 5.51      |              |
| <b>Gross Revenue:</b>                                  |              |              |              |              |              |              |                 |              |              |              |
| WV General   | \$ 469,691   | \$ 439,933   | \$ 482,904   | \$ 520,526   | \$ 477,153   | \$ 432,203   | \$ 421,191      | \$ 555,255   | \$ 542,444   | \$ 609,617   |
| The Scotty   | \$ 20,340    | \$ 20,868    | \$ 21,482    |              |              |              |                 |              |              |              |
| Pro Shop   | \$ 57,495    | \$ 63,604    | \$ 55,188    | \$ 41,727    | \$ 41,808    | \$ 40,989    | \$ 23,880       | \$ 46,111    | \$ 44,935    | \$ 44,896    |
| Carts  | \$ 200,807   | \$ 209,275   | \$ 227,691   | \$ 221,098   | \$ 208,269   | \$ 206,335   | \$ 197,866      | \$ 274,399   | \$ 307,673   | \$ 446,124   |
| Concessions  | \$ 122,842   | \$ 117,269   | \$ 129,551   | \$ 123,022   | \$ 114,292   | \$ 109,045   | \$ 79,992       | \$ 115,883   | \$ 128,817   | \$ 138,113   |
| Total Gross Revenue:                                   | \$ 871,175   | \$ 850,949   | \$ 916,815   | \$ 906,373   | \$ 841,522   | \$ 788,572   | \$ 722,929      | \$ 991,647   | \$ 1,023,869 | \$ 1,238,750 |
| Budgeted Gross Revenue                                 | \$ 1,076,290 | \$ 1,045,675 | \$ 1,052,038 | \$ 935,675   | \$ 918,730   | \$ 929,930   | \$ 876,430      | \$ 811,390   | \$ 911,458   | \$ 969,110   |
| <b>Gross Revenue/Round:</b>                            |              |              |              |              |              |              |                 |              |              |              |
| WV General   | \$ 12.67     | \$ 12.17     | \$ 12.92     | \$ 14.72     | \$ 15.69     | \$ 14.91     | \$ 15.39        | \$ 16.87     | \$ 16.50     | \$ 15.64     |
| Pro Shop   | \$ 1.55      | \$ 1.76      | \$ 1.48      | \$ 1.18      | \$ 1.37      | \$ 1.41      | \$ 0.87         | \$ 1.40      | \$ 1.37      | \$ 1.15      |
| Carts  | \$ 5.42      | \$ 5.79      | \$ 6.09      | \$ 6.25      | \$ 6.85      | \$ 7.12      | \$ 7.23         | \$ 8.34      | \$ 9.36      | \$ 11.45     |
| Concessions  | \$ 3.31      | \$ 3.24      | \$ 3.47      | \$ 3.48      | \$ 3.76      | \$ 3.76      | \$ 2.92         | \$ 3.52      | \$ 3.92      | \$ 3.54      |
| Total Gross Revenue/Round:                             | \$ 22.95     | \$ 22.96     | \$ 23.96     | \$ 25.64     | \$ 27.67     | \$ 27.21     | \$ 26.41        | \$ 30.12     | \$ 31.14     | \$ 31.79     |

**Westview**  
**Historical Financial Data Per Round**  
(Prior to Yearend Adjustments)

|   | 2014         | 2015       | 2016       | 2017       | 2018       | 2019       | 2020       | 2021       | 2022       | 2023         |
|---|--------------|------------|------------|------------|------------|------------|------------|------------|------------|--------------|
| <b>Gross Expenses:</b>                        |              |            |            |            |            |            |            |            |            |              |
| WV General                                    | \$ 235,192   | \$ 231,302 | \$ 223,225 | \$ 213,288 | \$ 220,503 | \$ 218,138 | \$ 212,296 | \$ 247,674 | \$ 259,112 | \$ 282,245   |
| <i>Labor (Includes Carts)</i>                 | \$ 146,700   | \$ 144,393 | \$ 145,581 | \$ 136,251 | \$ 133,927 | \$ 132,489 | \$ 142,241 | \$ 159,569 | \$ 165,628 | \$ 186,887   |
| The Scotty                                    | \$ 10,952    | \$ 14,374  | \$ 8,840   |            |            |            |            |            |            |              |
| Pro Shop                                      | \$ 41,221    | \$ 51,492  | \$ 34,760  | \$ 30,873  | \$ 31,528  | \$ 31,543  | \$ 23,542  | \$ 37,083  | \$ 33,932  | \$ 34,861    |
| Maintenance                                   | \$ 417,314   | \$ 431,955 | \$ 438,101 | \$ 422,851 | \$ 426,631 | \$ 400,576 | \$ 376,791 | \$ 421,169 | \$ 446,112 | \$ 483,354   |
| <i>Labor</i>                                  | \$ 220,929   | \$ 230,649 | \$ 224,704 | \$ 209,737 | \$ 207,790 | \$ 205,405 | \$ 194,683 | \$ 219,805 | \$ 213,172 | \$ 228,911   |
| Carts   | \$ 12,919    | \$ 7,633   | \$ 5,528   | \$ 5,880   | \$ 8,487   | \$ 8,558   | \$ 3,833   | \$ 8,639   | \$ 11,569  | \$ 10,265    |
| Concessions                                   | \$ 90,406    | \$ 81,454  | \$ 93,266  | \$ 85,237  | \$ 79,167  | \$ 71,437  | \$ 49,387  | \$ 73,945  | \$ 84,763  | \$ 84,763    |
| <i>Labor</i>                                  | \$ 28,593    | \$ 22,119  | \$ 24,062  | \$ 20,847  | \$ 18,963  | \$ 16,335  | \$ 7,585   | \$ 15,092  | \$ 16,753  | \$ 16,672    |
| Capital Exp from Ops                          | \$ 228,911   | \$ 41,280  | \$ 56,975  | \$ 4,725   | \$ 3,966   | \$ 86,258  | \$ 11,960  | \$ 44,704  | \$ 60,613  | \$ 118,566   |
| Total Expense:                                | \$ 1,036,915 | \$ 859,490 | \$ 860,695 | \$ 762,854 | \$ 770,282 | \$ 816,510 | \$ 677,808 | \$ 833,214 | \$ 896,101 | \$ 1,014,054 |
| Total Expense (NOT Including Capital)         | \$ 808,004   | \$ 818,210 | \$ 803,720 | \$ 758,129 | \$ 766,316 | \$ 730,252 | \$ 665,848 | \$ 788,510 | \$ 835,488 | \$ 895,488   |
| Bugeted Expenses:                             | \$ 1,193,230 | \$ 987,823 | \$ 933,681 | \$ 871,463 | \$ 866,788 | \$ 917,874 | \$ 932,354 | \$ 915,910 | \$ 895,084 | \$ 1,132,803 |
| <b>Gross Expenses/Round:</b>                  |              |            |            |            |            |            |            |            |            |              |
| WV General                                    | \$ 6.34      | \$ 6.40    | \$ 5.97    | \$ 6.03    | \$ 7.25    | \$ 7.53    | \$ 7.76    | \$ 7.52    | \$ 7.88    | \$ 7.24      |
| Pro Shop                                      | \$ 1.11      | \$ 1.42    | \$ 0.93    | \$ 0.87    | \$ 1.04    | \$ 1.09    | \$ 0.86    | \$ 1.13    | \$ 1.03    | \$ 0.89      |
| Maintenance                                   | \$ 11.25     | \$ 11.95   | \$ 11.72   | \$ 11.96   | \$ 14.03   | \$ 13.82   | \$ 13.77   | \$ 12.79   | \$ 13.57   | \$ 12.40     |
| Carts   | \$ 0.35      | \$ 0.21    | \$ 0.15    | \$ 0.17    | \$ 0.28    | \$ 0.30    | \$ 0.14    | \$ 0.26    | \$ 0.35    | \$ 0.26      |
| Concessions                                   | \$ 2.44      | \$ 2.25    | \$ 2.50    | \$ 2.41    | \$ 2.60    | \$ 2.46    | \$ 1.80    | \$ 2.25    | \$ 2.58    | \$ 2.18      |
| Total Expenses/Round: (Not including Capital) | \$ 21.49     | \$ 22.24   | \$ 21.27   | \$ 21.45   | \$ 25.19   | \$ 25.20   | \$ 24.33   | \$ 23.95   | \$ 25.41   | \$ 22.98     |
| Breakeven Cost/Round:                         | \$ 17.60     | \$ 18.35   | \$ 17.69   | \$ 18.00   | \$ 21.27   | \$ 21.35   | \$ 21.52   | \$ 20.32   | \$ 21.45   | \$ 19.65     |

Note: Expenses do NOT include cost of payroll taxes, pension costs, or property insurance. WV paid property insurance in the approximate amount of \$18,700/yr. Beginning with 2014, figures are adjusted for accrual method of accounting for pass and purch-card liability. 2023 Figures are un-audited.

**Westview**  
**Historical Financial Data Per Round**  
(Prior to Yearend Adjustments)





# ***PUBLIC INPUT***