



**City of Bloomington
City Council
Regular Session
July 13, 2026**



Components of the City Council Agenda

Recognition and Proclamation

This portion of the meeting recognizes individuals, groups, or institutions publicly, as well as those receiving a proclamation, or declaring a day or event.

Public Hearing

Items that require receiving public testimony will be placed on the agenda and noticed as a Public Hearing. Individuals have an opportunity to provide public testimony on those items that impact the community and/or residents.

Public Comment

Each City Council meeting shall have a public comment period not to exceed 30 minutes. Every speaker is allotted up to 3 minutes to speak. Individuals wishing to email public comment or speak remotely must email comments and/or register online at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person must register up to 5 minutes before the start of the meeting. Speakers will be selected at random.

Public comment is a time to provide feedback. City Council does not respond to public comment. Speakers who engage in threatening or disorderly behavior will have their time ceased.

Consent Agenda

All items under the Consent Agenda are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion of these items unless a City Council Member, City Manager, or Corporation Counsel so requests; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.

The City's Boards and Commissions hold Public Hearings prior to some City Council agenda items appearing on the City Council's Meeting Agenda. Persons who wish to address the City Council should provide new information that is pertinent to the issue before them.

Regular Agenda

All items that provide the City Council an opportunity to receive a presentation, ask questions of City Staff, seek additional information, or deliberate prior to making a decision will be placed on the Regular Agenda.

Mayor and Council

Mayor - Dan Brady

City Council Members

Ward 1 - Jenna Kearns
Ward 2 - Micheal Mosley
Ward 3 - Sheila Montney
Ward 4 - John Danenberger
Ward 5 - Michael Straza
Ward 6 - Cody Hendricks
Ward 7 - Mollie Ward
Ward 8 - Kent Lee
Ward 9 - Abby Scott

City Manager - Jeff Jurgens
Sr. Deputy City Manager - Billy Tyus
Deputy City Manager - Sue McLaughlin

City Logo Design Rationale

The **CHEVRON** Represents:
Service, Rank, and Authority
Growth and Diversity, A Friendly and
Safe Community A Positive, Upward
Movement and Commitment to Excellence!

Mission, Vision and Value Statement

Mission

To Lead, Serve and Uplift the City of
Bloomington

Vision

A Jewel of the Midwest Cities

Values

Service-Centered, Results-Driven, Inclusive

Strategic Plan Goals

- Financially Sound City Providing Quality Basic Services
- Upgrade City Infrastructure and Facilities Grow the Local Economy
- Strong Neighborhoods
- Great Place - Livable, Sustainable City
- Prosperous Downtown Bloomington



**City Council - Regular Session Agenda
Government Center Boardroom, 4th Floor, Room #400
115 E. Washington Street, Bloomington, IL 61701
Monday, July 13, 2026 - 6:00 PM**

- 1. Call to Order**
- 2. Pledge of Allegiance to the Flag**
- 3. Remain Standing for a Moment of Silent Prayer and/or Reflection**
- 4. Roll Call**
- 5. Recognition/Appointments**
 - A. Proclamation Recognizing July 18, 2026, as Arts & Health Day, as requested by the Administration Department.** (Recommended Motion: None; Recognition only.)
- 6. Public Comment**

Individuals wishing to provide emailed public comment must email comments to publiccomment@cityblm.org at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person or remotely may register at www.cityblm.org/register at least 5 minutes before the start of the meeting for in-person public comment and at least 15 minutes before the start of the meeting for remote public comment.
- 7. Public Hearings**
 - A. Public Hearing for the Program Year 2025 Community Development Block Grant (CDBG) Consolidated Annual Performance Evaluation Report (CAPER), as requested by the Community Impact & Enhancement Department.** (Recommended Motion: None; Presentation and Public Hearing Only.)
- 8. Consent Agenda**

Items listed on the Consent Agenda are approved with one motion; Items pulled by City Council from the Consent Agenda for discussion are listed and voted on separately.

 - A. Consideration and Action to Approve the Minutes of the June 8, 2026, Regular City Council Meeting, as requested by the City Clerk Department.** (Recommended Motion: The proposed Minutes be approved.)
 - B. Consideration and Action to Approve the Minutes of the June 22, 2026, Regular City Council Meeting, as requested by the City Clerk Department.** (Recommended Motion: The proposed Minutes be approved.)
 - C. Consideration and Action on Approving Bills and Payroll in the Amount of \$15,430,129.01, as requested by the Finance Department.** (Recommended Motion: The proposed Bills and Payroll be approved.)
 - D. Consideration and Action on a Resolution Approving the Purchase of a Used**

Vactor Truck, from Coe Equipment, in the Amount of \$85,293.08, as requested by the Water Department. (Recommended Motion: The proposed Resolution be approved.)

- E. **Consideration and Action on a Resolution Approving the Purchase of the Upfitting of Four (4) Squad Cars, with Public Safety Direct, Inc., in the Amount of \$84,665.32, as requested by the Police Department.** (Recommended Motion: The proposed Resolution be approved.)
- F. **Consideration and Action on a Resolution Approving (1) the Purchase of One Toro Ground Master 4000D Mower (New Unit 782) and One Toro Z Master 7500D Mower (Unit 843), from MTI Distributing, in the Amount of \$129,687.26; and (2) Declaring the Replaced Unit as Surplus and Granting Authority to Dispose of the Replaced Unit at an Online Public Auction, as requested by the Parks & Recreation Department.** (Recommended Motion: The proposed Resolution be approved.)
- G. **Consideration and Action on a Resolution Approving a Construction Contract with Stark Excavating, Inc., for the South Main Booster Station (Bid #2026-34), in the Amount of \$2,182,950, as requested by the Water Department.** (Recommended Motion: The proposed Resolution be approved.)
- H. **Consideration and Action on a Resolution Approving a Bid Waiver with Donohue & Associates, Inc., for Architectural and Engineering Services for the Systemwide Improvement Project, in the Amount of \$5,216,280, as requested by the Water Department.** (Recommended Motion: The proposed Resolution be approved.)
- I. **Consideration and Action on a Resolution Approving an Agreement with George Gildner, Inc., for the Fiscal Year 2027 Concrete Subdivisions Program (Bid #2027-06), in the Amount of \$845,611, as requested by the Engineering Department.** (Recommended Motion: The proposed Resolution be approved.)
- J. **Consideration and Action on a Resolution Approving a Contract with Teska Associates, Inc., for the West Bloomington Quality of Life Road Map (RFP #2027-03), in the Amount of \$99,700, as requested by the Community Impact & Enhancement Department.** (Recommended Motion: The proposed Resolution be approved.)
- K. **Consideration and Action on an Ordinance Approving a Street Name Change from Kaybee Drive to Uma Drive, in Connection with the Anticipated Development of the Property Currently Addressed as 1320 Leslie Drive and 3908 Kaybee Drive (PIN: 15-31-227-026) in the Hawthorne Commercial Subdivision, 16th Addition, as requested by the Engineering Department.** (Recommended Motion: The proposed Ordinance be approved.)
- L. **Consideration and Action on an Ordinance Approving a Real Estate Purchase by the City, for the Property Commonly Known as 719 South Clayton Street, in Preparation for Phase 6 of the East Street Detention Basin and Sewer Project (Clayton Miller Basin), in the Amount of \$145,000 plus Closing Costs (PIN: 21-09-231-014), as requested by the Engineering Department.** (Recommended Motion: The proposed Ordinance be approved.)

9. Regular Agenda

- A. Update on Housing Rehabilitation and Consideration and Action on (1) An Ordinance Amending the Budget Ordinance for the Fiscal Year ending April 30, 2027, in the amount of \$200,000; and (2) A Resolution Approving an Amendment to the Agreement with the Illinois Housing Development Authority for the Home Repair and Accessibility Program - Round 2, in the Amount of \$200,000, as requested by the Community Impact & Enhancement Department.** (Recommended Motion: The proposed Ordinance and Resolution be approved.) (Presentation by Cordaryl Patrick, Community Impact & Enhancement Director, and William Bessler, Community Development Division Manager, 15 minutes; and City Council Discussion, 15 minutes.)

10. City Manager's Discussion

11. Council Member Discussion

12. Mayor's Discussion

13. Executive Session

- A. The City Council will enter into Executive Session per Section 2(c)(21) of 5 ILCS 120 for the Review of the Content of Executive Session Minutes and the Semi-Annual Review of Historical Executive Session Minutes. The City Council may also go into Executive Session as needed and allowed by law (5 ILCS 120/2) for additional reasons.**

14. Adjournment

Individuals with disabilities planning to attend the meeting who require reasonable accommodations to observe and/or participate, or who have questions about the accessibility of the meeting, should contact the City's ADA Coordinator at 309-434-2468 or mhurt@cityblm.org.



For City Council: July 13, 2026

Ward Impacted: City Wide

Subject: Proclamation Recognizing July 18, 2026, as Arts & Health Day

Recommended Motion: None; Recognition only.

Strategic Plan:

Core Government Function. This item fulfills a statutory, regulatory, fiduciary, or essential operational responsibility necessary to maintain continuity of municipal services and sound governance.

Background: The included Proclamation is a public statement that brings attention to factors that affect our community.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: N/A

Attachments:

1. Proclamation - Arts and Health Day 2026



Proclamation
Arts & Health Day (July 18, 2026)

WHEREAS, the National League of Cities recognizes that arts and culture have a tremendous impact on cities, towns, and villages across the county; and

WHEREAS, the National League of Cities recognizes that the impact of arts and culture spans economic development, community and individual health, housing and the built environment, workforce development, civic participation, education, activism, and social cohesion; and

WHEREAS, participation in arts experiences has been shown to reduce depression and anxiety, improve physical health outcomes, reduce social isolation, and build strong community networks; and

WHEREAS, through Arts for EveryBody, the National League of Cities has championed the work of cities of all sizes to increase community wellbeing through partnerships with the arts and artist employment; and

WHEREAS, City of Bloomington is a proud member of the National League of Cities and has benefited from the organization's research, technical expertise, federal advocacy and opportunities to learn from other local governments; and

WHEREAS TODAY, the national venture Arts for EveryBody is celebrating and amplifying the intrinsic health benefits of the arts and culture with more than 18 communities across the United States; and

WHEREAS, City of Bloomington values the contributions of the arts and culture sector to the City of Bloomington and how the arts make our community unique, engaging, and robust.

NOW, THEREFORE, I, Dan Brady, Mayor of the City of Bloomington hereby proclaims July 18th, 2026 as **Arts & Health Day** in celebration of all that the arts and culture contribute to the social cohesion and wellbeing of the City of Bloomington.

A handwritten signature in black ink, appearing to read 'Dan Brady'.

Dan Brady
Mayor



A handwritten signature in black ink, appearing to read 'Leslie Vocum'.

Leslie Vocum
City Clerk



For City Council: July 13, 2026

Ward Impacted: City Wide

Subject: Public Hearing for the Program Year 2025 Community Development Block Grant (CDBG) Consolidated Annual Performance Evaluation Report (CAPER)

Recommended Motion: None; Presentation and Public Hearing Only.

Strategic Plan:

Priority Area 1: Infrastructure. Improving and maintaining the City's infrastructure, including water, sewer, streets, sidewalks, and other physical assets. This priority includes identifying and prioritizing maintenance needs, defining service levels in line with City appropriations, understanding and communicating costs, reducing backlogged maintenance, and ensuring residents can rely on safe, functional infrastructure.

Priority Area 2: Housing. As a component of community revitalization, this includes addressing blight, preserving existing housing, supporting rehabilitation, advancing housing affordability, promoting proactive code enforcement, and improving residents' sense of safety and stability in their homes and neighborhoods. The need for additional housing within the community includes but is not limited to affordable housing, market-rate housing, and housing for seniors.

Background: On April 30, 2026, the City of Bloomington finished the 51st year of administering the Community Development Block Grant ("CDBG") program that is funded by the U.S. Department of Housing and Urban Development ("HUD"). Established through the Housing and Community Development Act of 1974, the CDBG program provides annual grants on a formula basis to states, cities, and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low-to-moderate income persons. CDBG funding must meet one of three national objectives: benefiting low-to-moderate income persons, preventing or eliminating slums or blight, and meeting urgent community needs.

The City is required to submit a Consolidated Annual Performance Evaluation Review ("CAPER") report to HUD at the end of each CDBG program year. The CAPER outlines the annual accomplishments in relation to the annual goals outlined in the Annual Action Plan for the program year. Program Year 2025 ("PY 2025") occurred from May 1, 2025, to April 30, 2026.

Program Year 2025 Financial Summary

During PY 2025, the City invested \$605,049.67 in the community to meet the goals outlined in the 2025-2029 Consolidated Plan and support the City's commitment to community development. The funding amount per consolidated plan goal is listed below.

- Preservation of Existing Affordable Housing Stock (\$299,794.72)
- Elimination of Slum and Blight Conditions (\$16,900)
- Support the Provision of Public Services (\$84,000)

- Public Facility and Infrastructure Improvements (\$129,741.47)
- Administer CDBG Effectively and Proficiently (\$74,613.48)

Housing Accomplishments

CDBG funds provide critical funding to ensure that existing affordable housing stays accessible, affordable, and healthy. With funding from this program year, the City was able to support rehabilitation projects on 13 housing units. These projects represented traditional rehabilitation work to correct multiple health, life, safety, and code compliance issues. Other projects resolved a specific emergency health or safety issue encountered by a qualifying resident. Of those assisted with housing rehabilitation funds, over 75% of households resided in a geographic target area outlined in the 2025-2029 Consolidated Plan. Funds were also used to demolish a vacant and abandoned housing unit during the year.

Public service funding from CDBG supported unhoused street outreach provided by Home Sweet Home Ministries ("HSHM"). Funding for HSHM is a joint effort between the City and the Town of Normal, which helped serve 177 Bloomington community members. Other funding supported the West Bloomington Revitalization Project in their community revitalization efforts. CDBG funding supported many of their programs, including the tool library, which is an important resource for community members to meet property maintenance needs. KTB Financial was able to serve 151 community members to help them avoid homelessness, improve financial stability, and gain access to important resources. The organization provides vital services to some of the most vulnerable community members in Bloomington.

Other Accomplishments

A sidewalk improvement project from Program Year 2024 was completed in PY 2025 serving 3,800 residents. Federal funding delays typically cause public infrastructure projects like sidewalk improvements to be held until funding becomes available. Therefore, the sidewalk improvement project allocated for PY 2025 was completed in the current program year (2026).

The City contracted with Prairie State Legal Services ("PSLS") to provide housing services to income-qualified community members. PSLS completed a variety of community engagement and direct services to prevent illegal discrimination in housing. For PY 2025, twenty (20) community members were directly served.

To provide career and self-sufficiency training for public housing residents and Housing Choice Voucher program participants in Bloomington, the City contracted with the Family Community Resource Center. The three-day program, provided in April 2026, fulfilled Federal requirements for the City and provided community members with critical training for them to improve their employment skills. This activity served 12 community members.

Mid-Central Community Action ("MCCA") completed a project using CDBG funds to eliminate an environmental hazard at their main facility that provides housing counseling, financial assistance, and other critical assistance in the community.

Community Groups/Interested Persons Contacted: The public comment period is from July 6, 2026, through July 24, 2026. A public hearing will be held during the regularly scheduled City Council meeting on July 13, 2026. Notice of the public hearing and public comment period

was published in *The Pantagraph* on June 26, 2026. Notices related to the public comment period and public hearing were also shared on City social media, the City's website, and email correspondence to key organizations in the community. The City's program objectives stayed consistent throughout the entire Consolidated Plan. These objectives were based on extensive outreach completed during the creation of the 2025-2029 Consolidated Plan.

Financial Impact: N/A

Attachments:

1. PY2025 CAPER Public Comment Draft

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Bloomington completed a variety of community development activities in Program Year 2025 (May 1, 2025, to April 30, 2026) to meet the goals outlined in the 2025-2029 Consolidated Plan. Activities completed include the following:

1. Rehabilitation of Owner-Occupied Housing Units (13)
2. Demolition of Vacant and Abandoned Housing Unit (1)
3. Public Service Projects (3)
4. Public Facility Improvements (3)
5. Public Infrastructure Improvements (1)
6. Section 3 Workforce Development Activity (1)
7. Housing Services Project (1)
8. Community Planning Activity (1)

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administer CDBG Effectively and Proficiently	Non-Housing Community Development Housing Services, Section 3 Training, and Community Planning	CDBG: \$	Other	Other	0	0				
Elimination of Slum and Blight Conditions	Affordable Housing	CDBG: \$	Buildings Demolished	Buildings	5	1	20.00%	1	1	100.00%
Preservation of Existing Affordable Housing Stock	Affordable Housing Public Housing	CDBG: \$	Homeowner Housing Added	Household Housing Unit	5	0	0.00%	1	0	0.00%
Preservation of Existing Affordable Housing Stock	Affordable Housing Public Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	32	13	40.63%	7	13	185.71%
Public Facility and Infrastructure Improvements	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4200	3800	90.48%	840	3800	452.38%

Support the Provision of Public Services	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2600	975	37.50%	620	975	157.26%
Support the Provision of Public Services	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
Support the Provision of Public Services	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	

Support the Provision of Public Services	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homelessness Prevention	Persons Assisted	325	177	54.46%	75	177	236.00%
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Preservation of Existing Affordable Housing Stock

The City used CDBG funding to support housing rehabilitation work and accessibility improvements on thirteen (13) residential owner-occupied housing units (6 units above goal). Seven (7) of those projects were traditional rehabilitation projects that supported the correction of health, life, safety, and code compliance issues on the property. One (1) activity supported the installation of an accessibility ramp for a community member in partnership with Cornbelt AMBUCS. Another activity supported lead-based paint hazard reduction work on one (1) housing unit as match for the City's Lead-Based Paint Hazard Reduction and Healthy Homes Program from HUD. Four (4) housing units were assisted with emergency rehabilitation efforts during the program year.

Of the households assisted with CDBG housing rehabilitation funds, the following was the breakdown by Area Median Income (AMI) band:

- 50-80%: 7
- 30-50%: 3
- ≤30%: 3

Over 75% of the households assisted with CDBG housing rehabilitation funds were in a geographic target area identified within the 2025-2029

Consolidated Plan. This demonstrates that the City has been effectively distributing funds where there is the most need organically without policy and program changes. Policy and program changes have been made for new applications beginning in Program Year 2026, which will limit funds (outside of emergencies) to the Regeneration and Preservation Areas of the City as defined by the 2015 Comprehensive Plan.

In total, \$299,794.72 was spent during the program year on housing rehabilitation activities.

Elimination of Slum and Blight Conditions

Within the Annual Action Plan for the program year was the intention to demolish one (1) vacant and abandoned property. The City did accomplish the demolition of one (1) vacant and abandoned housing unit. CDBG funding complimented the City's efforts to eliminate vacant and abandoned housing units to improve neighborhood conditions and arrange for the development of new affordable housing unit(s). A total of \$16,900.00 was spent during the program year to complete the CDBG funded demolition project.

Support the Provision of Public Services

Funding for public services supported critical work in the community addressing homelessness, investing in community revitalization efforts, and support for vulnerable community members. Home Sweet Home Ministries (HSHM) received funds in the program year from the City and the Town of Normal to support street outreach efforts for unhoused community members across the twin cities. Street outreach provides an opportunity to reach community members where they are and connect them with vital services--including access to shelter. HSHM served 177 Bloomington community members during PY2025. The West Bloomington Revitalization Project (WBRP) received CDBG funds for personnel costs to operate the tool library, bicycle co-op, veggie oasis, and other neighborhood revitalization efforts in West Bloomington. These efforts from WBRP allow community members to access important resources in a target area. During the program year, WBRP served 824 community members within the service area. KTB Financial Services, Inc. (KTB) served 177 community members to help them avoid homelessness, improve financial stability, and gain access to important resources. The organization provides vital services to some of the most vulnerable community members in Bloomington. In total, the City used \$84,000 in CDBG funds to support public services.

Public Facility and Infrastructure Improvements

The City allocated funding in the Annual Action Plan to a public facility improvement and a public infrastructure improvement. The Mid-Central Community Action was awarded funding to eliminate an environmental hazard at their main facility that provides housing counseling, financial assistance, and other critical assistance in the community. This activity was completed in the program year. The PY2025 allocated public

infrastructure improvement (sidewalk) project did not occur in PY2025 but was completed in early PY2026. Therefore, the accomplishments and spending will be reflected in the next CAPER. The PY2024 allocated public infrastructure improvement (sidewalk) was completed in PY2025 and served two thousand seven-hundred and eighty (2,780) low and moderate income residents (3,800 residents overall in the area of service). That is reflected in this CAPER. Other PY2024 projects were completed in PY2025 and are included in this CAPER. The Lifelong Access affordable housing improvements activity was completed and assisted eight (8) households. The Housing Authority of the City of Bloomington also completed the Holton Homes Tot Lot improvement project in PY2025. In total, \$129,741.47 was spent during Program Year 2025 to support this goal in the Consolidated Plan.

Administer CDBG Effectively and Proficiently

The City contracted to complete housing services with Prairie State Legal Services (PSLS) for income qualified community members. PSLS completed a variety of community engagement and direct services to prevent illegal housing practices. For PY2025, twenty (20) community members were directly served. Additionally, the City contracted with the Family Community Resource Center to provide a career and self-sufficiency training for public housing residents and Housing Choice Voucher program participants in Bloomington. This three-day program provided in April fulfilled Section 3 requirements for the City and provided community members critical training for them to improve their employment skills. This activity served 12 community members. The City continued the regional partnership with the Town of Normal to fund community planning work with the McLean County Regional Planning Commission (MCRPC). MCRPC continued to staff meetings of the Regional Housing Initiative, provide white papers, maintain the housing data dashboard, and complete assignments as needed to support CDBG and other community planning needs, especially related to housing. General administration included staff time reimbursement to manage the CDBG program, publication costs for required notices, office supplies, professional development, and other administration items to effectively manage the CDBG program. Total administration expenses during the program year were \$74,613.48.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	234
Black or African American	91
Asian	2
American Indian or American Native	7
Native Hawaiian or Other Pacific Islander	0
Total	334
Hispanic	2
Not Hispanic	334

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Data populated into this table has been adjusted to reflect the information found in the PR-23 Report. The total served should be 336 community members based on that report. IN addition to the race categories above, the multi-racial category was reflected in the PR-23 Report.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	667,000	605,050

Table 3 - Resources Made Available

Narrative

The City spent 90.71% of the planned expenses within the PY2025 Annual Action Plan. Of the planned activities, one public infrastructure improvement project was not completed within the program year, but the contract was awarded. Accomplishments from that activity will be reported in the PY2026 CAPER. One public infrastructure and two public facility improvement projects originally allocated in PY2024 were completed in PY2025.

Overall, the funding expensed percentage per consolidated plan goal allocated in the PY2025 Annual Action Plan is as follows.

- Preservation of Existing Affordable Housing Stock (90.01%)
- Elimination of Slum and Blight Conditions (48.29%)
- Support the Provision of Public Services (100%)
- Public Facility and Infrastructure Improvements (103.79%)
- Administer CDBG Effectively and Proficiently (82.90%)

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
LMA Preservation Area	30	23.08	
LMA Regeneration Area - Outside WBRP	30	23.08	
South Central Bloomington	10	0	
WBRP Service Area	30	30.77	

Table 4 – Identify the geographic distribution and location of investments

Narrative

Eligibility for all CDBG programs is based on income, national objective criteria, other applicable Federal regulations, and other program requirements. The City did not restrict PY2025 funds based on geography within the City's corporate boundaries, so estimating percentage of the allocation is difficult. The above target area information is based on owner-occupied housing rehabilitation activities. Three housing rehabilitation activities were outside of the target areas identified in the 2025-2029 CDBG

Consolidated Plan. Therefore, 76.93% of housing rehabilitation activities were within a consolidated plan geographic target area, which is largely consistent with previous program years.

With the City restricting new applications for CDBG housing rehabilitation assistance (minus emergencies) to geographic target areas, this number is likely to climb slightly. However, emergency housing rehabilitation activities outside of the target areas will likely keep the percentage of housing rehabilitation activities below one-hundred percent.

Other non-housing rehabilitation activities, listed below, were completed within a geographic target area. This demonstrates that the City continues to target the use of CDBG funds in the areas of most need given limited resources.

- Housing Authority of the City of Bloomington Holton Home Tot Lot Improvement
- Mid-Central Community Action Non-Profit Building Rehabilitation
- Program Year 2024 Sidewalk Improvement Project

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City of Bloomington Community Impact and Enhancement Department continues to seek ways to leverage resources to increase or enhance the level of services it provides to low-to-moderate income community members. Primary constraints are related to financial, contractor, and staff resources. Staff will continue to seek partnerships and opportunities that allow for additional service or better services for the community. In Program Year 2024, the City leveraged funding from Illinois Housing Development Authority (IHDA) Home Repair and Accessibility Program (HRAP), American Rescue Plan Act (ARPA) Housing Rehabilitation Program, and the Lead-Based Paint Hazard Reduction and Healthy Homes Program.

IHDA funds provide critical leverage for housing rehabilitation and demolition activities. HRAP funding has complimented the CDBG housing rehabilitation program and provided additional funding for projects that need work beyond the limits of the CDBG program. The City's ability to capture IHDA funds for housing rehabilitation is greatly enhanced by the success of the CDBG program. Outside of housing rehabilitation, SCP funds provide additional assistance to the City for the demolition of vacant and abandoned housing structures. SCP funds can be used to complete demolition activities while CDBG funds are used to install water and sewer service for the construction of new affordable housing units.

The City also is the Trustee of the John M. Scott Health Care Trust, which provides grants to health care and social service organizations to meet the health care needs of residents in McLean County. This trust is administered by an eleven (11) member commission and the Community Enhancement Division's Grants Coordinator. During this program year the Trust provided nearly \$800,000 in grants to organizations. This program in addition to CDBG public service spending continue to be important aspects of the community's social service infrastructure. Experience with the John M. Scott Health Care Trust can assist CDBG funded subrecipients unlock additional funding to serve community members.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	8	13
Number of Special-Needs households to be provided affordable housing units	0	0
Total	8	13

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	1	0
Number of households supported through Rehab of Existing Units	7	13
Number of households supported through Acquisition of Existing Units	0	0
Total	8	13

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City overperformed the goal listed in the Program Year 2025 Annual Action Plan for the rehabilitation of existing affordable housing units. The City did not meet the goal listed for the production of a new affordable housing unit. While funding was available, additional infrastructure work in the area made delaying the installation of water and sewer service an efficient move.

While the goal performance was good for the program year, largely external and (or) macroeconomic factors are driving challenges. Shifting HUD guidance regarding regulatory interpretations and policies, general contractor availability, and returning above target inflation place significant challenges on meeting program goals.

Discuss how these outcomes will impact future annual action plans.

The City considered the factors listed above when drafting the Program Year 2026 Annual Action Plan and the 2025-2029 Consolidated Plan. Goals are continually evaluated to reflect the issues discussed in the previous section. New challenges are likely to occur, and the City actively reviews the risk to program performance that certain challenges present.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	3	0
Low-income	3	0
Moderate-income	7	0
Total	13	0

Table 7 – Number of Households Served

Narrative Information

The City utilizes CDBG funding to support the construction of new affordable housing units in partnership with Habitat for Humanity of McLean County. When vacant and abandoned properties are demolished with CDBG or other funds controlled by the City, buildable parcels are donated to Habitat for the construction of new units. Many times this also includes CDBG funds being used for the installation of water and (or) sewer service. In addition to the partnership with Habitat, affordable housing developers can apply for CDBG public infrastructure funding for new affordable housing developments. This application is a part of the annual competitive process the City uses to select recipients of public service, administration programs, public facility, and public infrastructure funding.

Additionally, the City devotes a significant portion of annual CDBG funding to the preservation of affordable housing through housing rehabilitation projects. The City continues to address worst case needs through the single-family housing rehabilitation program funded by CDBG. The rehabilitation program addresses many structures with serious code violations that present health, life, and safety issues for our community members. Disabled or elderly community members have been served through the City's partnership with AMBUCS, which builds accessibility ramps for these community members in owner-occupied single-family housing units. CDBG funds pay for the materials and AMBUCS volunteers provide the labor to build the ramps. The AMBUCS program is slated to be funded primarily by City

allocations for community revitalization, but CDBG remains an alternative funding source for those accessibility projects.

Of the housing rehabilitation projects completed in this program year, seven (7) were at or below 80% AMI, three (3) were at or below 50% AMI, and three (3) were at or below 30% AMI. This included traditional rehabilitation work, accessibility improvements, and match funding for lead-based paint hazard control projects.

DRAFT

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

During Program Year 2025, CDBG public service funds were provided to Home Sweet Home Ministries (HSHM) for unhoused street outreach activities. The street outreach program was critical to the community's ability to get unhoused folks into the new shelter village, The Bridge. Through the street outreach program, community members that are unhoused are engaged with HSHM staff offering essential resources such as food, warm clothing, and other necessary items. Folks served by the program are more likely to seek further services and are in a better position to find affordable, accessible, and safe housing. The Bridge has helped around fifty (50) community members find a place to call home and receive supportive services. This development has been transformative for the community and a model that has attracted regional and national attention.

Additionally, CDBG public service dollars were provided to KTB Financial, Inc. for vulnerable community members for financial and housing services. KTB serves many seniors and community members with different abilities with services that keep community members housed.

Addressing the emergency shelter and transitional housing needs of homeless persons

Home Sweet Home Ministries and the Salvation Army are the local congregate emergency shelters connected with the Central Illinois Continuum of Care – McLean County HUB. The Salvation Army's Safe Harbor provides shelter for adult women and men. Home Sweet Home Ministries is the only family shelter in the county and serves adult men, women, and families with dependent children. However, the number of family units is very limited.

Brightpoint's Crisis Nursery provides emergency shelter for children from birth to six years of age but is not able to provide shelter for their parents/caregivers. The Regional Office of Education, Unit 5, and District 87 have funding to support families at-risk of homelessness or currently experiencing homelessness. Additionally, McKinney Vento Homeless Liaisons ensure children experiencing homelessness have transportation to school, supplies, and additional supports as needed.

Project Oz provides 24-hour crisis intervention services to run away, locked out, and precariously housed youth between the ages of 10-23 in McLean and Livingston Counties. Project Oz offers mediation, family reunification, emergency placement, and follow up counseling and case management services. In addition, outreach services are offered to precariously housed youth. Project Oz manages a transitional living program through which they provide 30 beds - nine of which are specifically available to pregnant and parenting individuals. Project Oz is supported in part by the City of Bloomington's John

M. Scott Health Care Trust grant program.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Through the 2-1-1 system and the Mid Central Community Action (MCCA) Housing Navigator, community members seeking these services are connected or referred to other social services that will be able to assist them.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The systems and infrastructure in place to help people experiencing homelessness have been described above. In terms of moving people to housing in the shortest amount of time, rapid rehousing programs have been the avenue to success for particular clients experiencing homelessness. Those clients who need the least amount of support are able to get quickly rehoused. Outside of the rapid rehousing program, townships and community action agencies may have funds for first month's rent and deposit. The outreach worker maintains a listing of available housing, including the requirements of each landlord. This list is updated every other week and made available to those seeking rental housing.

The Bloomington Housing Authority (BHA) has a prioritization policy for people experiencing homelessness. For those experiencing homelessness, BHA has more flexibility with entrance requirements such as to prior evictions and poor landlord references. Other affordable housing complexes, understanding the great importance of housing people quickly, have been receptive to receiving referrals for homeless individuals and families.

Home Sweet Home Ministries and others found success in housing individuals through a master lease program. It secures ongoing housing opportunities for participants that have particularly difficult housing barriers to work through (poor credit, mental health issues, eviction histories, etc.) by the agency holding the lease and subletting it to individuals.

The Coordinated Entry system for the Central Illinois Continuum of Care keeps track of all the individuals on the Prioritization List on at least a monthly basis. Referrals are made to local transitional housing and

permanent supportive housing projects. Recycling Furniture for Families assists with free household items that help make the new housing a home.

DRAFT

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

CDBG funds were allocated in Program Year 2024 for tot lot replacement at Holton Homes, which is a public housing site owned by the Housing Authority of the City of Bloomington (BHA). Due to organizational changes, the activity was not started in that program year. The City agreed to keep the activity open into Program Year 2025 to allow the housing authority to begin work on the project, which occurred. The project was completed in Program Year 2025.

In addition to the public facility project, the City funds Section 3 job training and workforce development efforts. Within this program year, the City contracted with the Family Community Resource Center to provide a Career and Self-Sufficiency Training Program, which is designed to assist participants with little to no work experience in developing the skills and knowledge necessary to secure employment. The three-day training went from April 21, 2026, through April 23, 2026, at the office of Family Community Resource Center in Bloomington, IL.

The City also hosted a Housing and Resource Fair on April 29, 2026, at Eastland Mall in partnership with the Town of Normal and the Mid-Illinois Realtors Association. This event was open to the entire community, but special outreach efforts were made to reach public housing residents and housing choice voucher recipients.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The BHA's resident services department facilitates Section 3 funded events related to job training and job fairs. The department also provides support and enrichment opportunities (i.e., Family Self-Sufficiency (FSS), Resident Opportunities for Self-Sufficiency (ROSS), CDBG-funded job training, holiday gift baskets distribution, gardening and other recreation opportunities, etc.). These activities are opportunities for engagement in the Bloomington-Normal community, building ties among neighbors, and promoting self-advocacy. Bloomington Housing Authority has 2 computer labs for the convenience of residents. They are located at Wood Hill Towers and the Robert Bowen Center in Holton Homes. The computer labs offer computer classes, after-school programs, nutrition programs, income tax assistance, assistance with resume development, employment search and much more. The labs also host special events such as Health Fairs, Back to School parties and Family Fun Nights. Youth ages 5 and up are invited to participate in an after-school tutoring program. After tutoring, the students participate in the "Best of All" 4H Club. Every spring, Holton Homes hosts the Junior Master Gardener program where families are encouraged to come out and learn about gardening and how to grow a vegetable garden. To ensure that residents receive the assistance they need, BHA partners with the Regional Office of Education, Career Link, VITA (Volunteer Income Tax Assistance), University of Illinois Cooperative Extension and many others.

Actions taken to provide assistance to troubled PHAs

The Housing Authority of the City of Bloomington is not designated as troubled.

DRAFT

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City operates homeowner housing rehabilitation programs for low-to-moderate income residents, including one program funded with CDBG dollars. These programs help homeowners complete critical repairs to their homes. Many homeowners can afford their regular monthly expenses but are unable to pay for large ticket items. By offering 0% interest terms under five-year forgivable loans, homeowners can maintain the affordability of their current housing.

The City waives all building permit and inspection fees for any non-profit organization building or rehabilitating affordable housing for low- and moderate-income residents. This policy extends to all private contractors performing rehabilitation work under CDBG, IHDA, or ARPA funded projects.

The Regional Housing Initiative Staff Committee also monitors and encourages the Low Income Housing Tax Credit (LIHTC) tool as an option for developers. This committee provides continual updates on the number of units supported through this program to City staff as well.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City attempts to maximize its funding to public services so that as many agencies serving vulnerable populations as possible are supported. Staff continue to look for funding resources outside of CDBG to further address the needs of special populations such as disabled and elderly homeowners. The 2025-2029 Consolidated Plan and this Annual Action Plan make resources for West Bloomington (and other geographic priority areas) residents a priority. Having said that, there is clearly a need for public services that is beyond the capacity of our CDBG program or the City as a whole. Additional investments from sources outside of the Bloomington-Normal community would be required to eliminate obstacles to meet the needs of the underserved. Staff will continue to serve on committees and work groups that address the housing needs of low-to-moderate income families.

The John M. Scott Health Care Trust, managed by the City, provides funding to local service providers to ensure individuals without adequate, affordable healthcare have access to quality health services. Serving as Staff Administrator for the Commission is a part of the Grant Specialist's job duties. The Staff Administrator serves as a liaison between the John M. Scott Health Care Commission and the City in addition to operating the grants program offered by the Trust. The Bloomington City Council serves as the Trustee of the Trust. In the City's Fiscal Year 2027, which runs parallel to the 2026 CDBG Program Year, the Trust will invest nearly \$1,000,000 into the community through grants to local organizations that provide health care services to underserved community members within McLean County.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City follows HUD's regulations to identify and control lead hazards for all housing rehabilitation projects. The City maintains a list of contractors approved to perform housing rehabilitation through the Community Impact and Enhancement Department. Each contractor is required to maintain certification in the Environmental Protection Agency's (EPA) Lead Safety for Renovation, Repair and Painting program (RRP). Only contractors on the approved list and with a current RRP certification are allowed to bid on housing rehabilitation projects. When abatement is required, only subcontractors certified in lead abatement are allowed to perform the abatement.

In 2020, the City was awarded a grant from HUD for lead-based paint hazard reduction and healthy homes. This grant supports lead-based paint abatement for income qualified households. Preference is given to children with elevated lead blood levels, children under the age of six, and pregnant women. Unfortunately, the program did not become operational until 2023 and has struggled to gather qualified applicants despite robust marketing and outreach efforts. Statutory, regulatory, and program design issues seriously hamper the ability of grantees to execute the program to its potential. HUD and Congress should consider changes that better align the program with community needs across the country. The CDBG program has supported this program when lead abatement expenses are higher than that program allows under normal costs. In Program Year 2025, one (1) activity was in support of the Lead-Based Paint Hazard Reduction Program. CDBG funds are used as match funds for that program.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The first strategic goal in the 2025-2029 Consolidated Plan is the preservation of existing affordable housing. For many community members owning a home is the only or primary manner to build wealth, so ensuring the low-to-moderate income residents have access to housing rehabilitation funding is critical to building wealth for these families. When homeowners have the opportunity to refinance their mortgage for a lower interest rate or a lower payment, the City's policy is to honor loan subordination requests. Each request is reviewed by City staff to minimize risk, but with the CDBG housing rehabilitation program using a five-year forgivable loan there should be a significant reduction to risk on housing rehabilitation loans. Without subordination, lenders are less likely to approve the loan request. Additionally, the City has a loan forgiveness policy for CDBG housing rehabilitation loans that includes opportunities for loan holders to show enumerated hardships that could lead to the loan being forgiven. This can help residents alleviate a financial burden when they have faced some financial headwinds. The CDBG housing rehabilitation program also assists older residents avoid losing financial gains with homeownership by allowing them to age in place instead of moving to a nursing home or assisted living facility.

The City also funds unhoused street outreach activities with public service dollars from the program. Most community members experiencing homelessness are also experiencing extreme poverty, so the

funding provided to prevent and end homelessness is critical to helping community members get housing and gain financial stability. Funding for other non-profits with public service dollars also helps low-to-moderate income residents with financial and other needs.

Job training and workforce development are a key to getting community members out of poverty and preventing folks from entering into poverty. The City provides Section 3 job training opportunities to public housing residents and housing choice voucher recipients with CDBG funding. This includes training opportunities and job fairs to help community members gain and retain employment.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City continues to evaluate how to best manage grant programs currently held by the Community Impact and Enhancement Department. Work has continued within the department to update, upgrade, and create policies and procedures to better operate all of the grant programs, including CDBG. These improvements will continue into Program Year 2026. The City will continue to seek partnerships with other community stakeholders to better grant programs and the services provided. Much of this work will occur within a new community revitalization framework currently under discussion and design.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City utilized past CDBG funding to support a regional housing study which was completed in 2017. As a result of the study, the McLean County Regional Planning Commission (MCRPC) has implemented a Regional Housing Advisory Committee comprised of a Staff Committee and the Affordable/Supportive Housing Group. The overall mission of the Regional Housing Advisory Committee is to provide a forum for housing stakeholders to interact on a regular basis, identify collaborative opportunities, and proactively address housing issues in the community. City staff currently participate on the Housing Staff Committee and the Affordable/Supportive Housing Group. Other members of the Staff Committee include representatives from MCRPC, the Housing Authority of the City of Bloomington, the Town of Normal, and the McLean County Center for Human Services. The Affordable/Supportive Housing Group is comprised of social service agencies with a vested interest in quality, affordable housing opportunities for low-to-moderate income community members.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

1. Increased costs for residential development from fees, building materials, labor, and other inflationary pressures have substantially tightened the housing market to the detriment of low and moderate income residents. Like many other communities across the country, new housing starts have become increasingly difficult. The City introduced standardized housing incentives to spur housing development in Program Year 2025. Additionally, the City offers permit waivers for not-for-profit organizations and all Community Impact and Enhancement Department approved contractors working

on CDBG projects. The City continues to partner with several non-profit organizations dedicated to providing affordable housing through new construction and rehabilitation.

2. Public transportation issues identified by the community include limited bus routes and inconvenient hours of operation. The City continues, and hopes to build on, its partnership with Connect Transit, which is the primary mass transit provider in the community. Staff from both organizations continually investigate opportunities for CDBG funding to improve and expand services for Connect Transit.

3. Accessibility for disabled community members and the need for more permanent supportive housing has been an identified barrier as well. The City partners with AMBUCS to build accessibility ramps through the CDBG housing rehabilitation program and starting in Program Year 2026 City funded programs.

4. Many residents were concerned about payday lenders and consumer installment loan licenses, but this issue was addressed by a City resolution in 2011 that prohibited particularly dangerous types of payday and consumer loans.

DRAFT

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Monitoring activities include creating and implementing a tracking system to track progress on all projects, periodic reporting requirements, providing funding on reimbursement basis only, monitoring of subrecipients, and gathering annual financial audit information for subrecipients from an outside CPA firm for compliance with generally accepted practices and principals of accounting and compliance with federal statutes and regulations. City staff completed monitorings of subrecipients during Program Year 2025. In addition to monitorings, City staff holds subrecipient orientations at the beginning of each program year to cover changes and reminders about using CDBG funds.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The public comment period is from July 6, 2026, through July 24, 2026. A public hearing will be held during the regularly scheduled City Council meeting on July 13, 2026. Notice of the public hearing and public comment period was published in the Pantagraph on June 26, 2026. Notices related to the public comment period and public hearing were also shared on City social media, the City's website, and made available email correspondence to key organizations.

Public Comment Contact

William Bessler, Community Development Manager

wbessler@cityblm.org

309-434-2343

OR

Joni Gerard, Community Development Specialist

jgerard@cityblm.org

309-434-2450

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City's program objectives stayed consistent throughout the entire Consolidated Plan. These objectives were based on outreach completed during the creation of the 2025-2029 Consolidated Plan. The City will continue to work on mitigating challenges and turning opportunities into successes with the City's CDBG program.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

DRAFT

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name BLOOMINGTON
Organizational DUNS Number 140204335
UEI
EIN/TIN Number 376001563
Identify the Field Office CHICAGO
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance

ESG Contact Name

Prefix
First Name
Middle Name
Last Name
Suffix
Title

ESG Contact Address

Street Address 1
Street Address 2
City
State
ZIP Code
Phone Number
Extension
Fax Number
Email Address

ESG Secondary Contact

Prefix
First Name
Last Name
Suffix
Title
Phone Number
Extension
Email Address

2. Reporting Period—All Recipients Complete

Program Year Start Date 05/01/2025
Program Year End Date 04/30/2026

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name
City
State
Zip Code
DUNS Number
UEI
Is subrecipient a victim services provider
Subrecipient Organization Type
ESG Subgrant or Contract Award Amount



For City Council: July 13, 2026

Ward Impacted: City Wide

Subject: Consideration and Action to Approve the Minutes of the June 8, 2026, Regular City Council Meeting

Recommended Motion: The proposed Minutes be approved.

Strategic Plan:

Goal 1. Financially Sound City Providing Quality Basic Services

Objective 1d. City services delivered in the most cost-effective, efficient manner

Background: The minutes of the meetings provided have been reviewed and certified as correct and complete by the City Clerk. In compliance with the Open Meetings Act, minutes must be approved 30 days after the meeting or at the second subsequent regular meeting whichever is later. In accordance with the Open Meetings Act, minutes are available for public inspection and posted to the City's website within 10 days after approval.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: N/A

Attachments:

1. DRAFT 06-08-2026 Council Minutes



Minutes
City Council - Regular Session
Monday, June 8, 2026 - 6:00 PM

The City Council convened in regular session in the Government Center Boardroom. Mayor Dan Brady called the meeting to order and led the Pledge of Allegiance, ending with a moment of silent prayer/reflection.

Roll Call

Present:	Council Member Jenna Kearns Council Member Micheal Mosley Council Member Sheila Montney Council Member John Danenberger Council Member Michael Straza Council Member Cody Hendricks Council Member Mollie Ward Council Member Kent Lee Council Member Abby Scott	Mayor Dan Brady
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Recognition/Appointments

Item 5.A. Recognition of Boards & Commissions Appointments, as requested by the Administration Department.

Mayor Brady recognized the following appointments: (1) Tara Csecsinovits, Benjamin Munch, and (3) Grover Trunnell to the Bloomington Housing Authority; (4) Judy Neubrandner, (5) Trina McCarty, (6) Stacey Wiggins, and (7) Michael Doherty to the John M. Scott Healthcare Commission; and (8) Lisa McGivern Kozlen to the Library Board of Trustees.

Item 5.B. Proclamation in Recognition of Toni Tucker, as requested by the Administration Department.

Toni Tucker, Ewing Cultural Center Director, accepted the Proclamation. Mayor Brady recognized Ms. Tucker's upcoming retirement after 26 years at Illinois State University with 14 of those years serving as the Director of Ewing Manor. Ms. Tucker talked about her work at Ewing Manor and how impactful the Manor was on the community.

Public Comment

Mayor Brady read a public comment statement of procedure. Amy Endicott and William Arbogast had emailed comments and the following provided spoke in person: (1) Gary Stevens; (2) Judith Webster; and (3) Justin Helle.

Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda are listed and voted on separately.

Council Member Hendricks made a motion, seconded by Council Member Ward, to approve the Consent Agenda as presented.

Item 7.A. Consideration and Action on Approving Bills and Payroll in the Amount of

\$11,735,414.15, as requested by the Finance Department. (Recommended Motion: The proposed Bills and Payroll be approved.)

Item 7.B. Consideration and Action on a Resolution Approving an Agreement with Ferguson Enterprises, for the Purchase of Neptune Water Meters, Related Accessories, Software Licensing, and Maintenance for Meter Reading Equipment for the Fiscal Year 2027 Water Meter Installation Program, in an Amount Not to Exceed \$2,000,000, as requested by the Water Department. (Recommended Motion: The proposed Resolution be approved.)

RESOLUTION NO. 2026 - 088

A RESOLUTION APPROVING AN AGREEMENT WITH FERGUSON ENTERPRISES, FOR THE PURCHASE OF NEPTUNE WATER METERS, RELATED ACCESSORIES, SOFTWARE LICENSING, AND MAINTENANCE FOR METER READING EQUIPMENT FOR THE FISCAL YEAR 2027 WATER METER INSTALLATION PROGRAM, IN AN AMOUNT NOT TO EXCEED \$2,000,000

Item 7.C. Consideration and Action on a Resolution to Approve Funding for Fiscal Year 2027 Stabilization Installation Work through the McLean County Soil and Water Conservation District Intergovernmental Agreement, in the Amount of \$225,000, as requested by the Water Department. (Recommended Motion: The proposed Resolution be approved.)

RESOLUTION NO. 2026 - 089

A RESOLUTION TO APPROVE FUNDING FOR FISCAL YEAR 2027 STABILIZATION INSTALLATION WORK THROUGH THE MCLEAN COUNTY SOIL AND WATER CONSERVATION DISTRICT INTERGOVERNMENTAL AGREEMENT, IN THE AMOUNT OF \$225,000

Item 7.D. Consideration and Action on a Resolution Approving Two (2) Three (3)-Year Engagement Agreements with Foster & Foster Actuaries and Consultants, for Public Safety Pension Actuarial Services, as Required by Governmental Accounting Standards Board ("GASB") Accounting Standards, in the Amounts of \$16,392 for Year 1, \$16,884 for Year 2, and \$17,390 for Year 3, for a Total Amount of \$50,666, as requested by the Finance Department. (Recommended Motion: The proposed Resolution be approved.)

RESOLUTION NO. 2026 - 090

A RESOLUTION APPROVING TWO (2) THREE (3)-YEAR ENGAGEMENT AGREEMENTS WITH FOSTER & FOSTER ACTUARIES AND CONSULTANTS, FOR PUBLIC SAFETY PENSION ACTUARIAL SERVICES, AS REQUIRED BY GOVERNMENTAL ACCOUNTING STANDARDS BOARD ("GASB") ACCOUNTING STANDARDS, IN THE AMOUNTS OF \$16,392 FOR YEAR 1, \$16,884 FOR YEAR 2, AND \$17,390 FOR YEAR 3, FOR A TOTAL AMOUNT OF \$50,666

Item 7.E. Consideration and Action on a Resolution Approving a Three-Year Service Agreement with Medical Priority Consultants, Inc., d/b/a Priority Dispatch Corporation, for Call Triage System, at an Annual Cost of \$55,755, for a Total Agreement Amount of \$167,265, as requested by the Police Department. (Recommended Motion: The proposed Resolution be approved.)

RESOLUTION NO. 2026 - 091

A RESOLUTION APPROVING A THREE-YEAR SERVICE AGREEMENT WITH MEDICAL PRIORITY CONSULTANTS, INC., D/B/A PRIORITY DISPATCH CORPORATION, FOR

MINUTES

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MONDAY, JUNE 8, 2026, 6:00 PM

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CALL TRIAGE SYSTEM, AT AN ANNUAL COST OF \$55,755, FOR A TOTAL AGREEMENT AMOUNT OF \$167,265

Item 7.F. Consideration and Action on a Resolution Approving an Agreement with Ray O'Herron, Inc., for the Purchase of Police Uniform Shirts and Pants, in an Amount Not to Exceed \$114,000, as requested by the Police Department. (Recommended Motion: The proposed Resolution be approved.)

RESOLUTION NO. 2026 - 092

A RESOLUTION APPROVING AN AGREEMENT WITH RAY O'HERRON, INC., FOR THE PURCHASE OF POLICE UNIFORM SHIRTS AND PANTS, IN AN AMOUNT NOT TO EXCEED \$114,000

Item 7.G. Consideration and Action on (1) a Resolution Approving an Intergovernmental Agreement with the Illinois Department of Transportation (IDOT), for Illinois Route 9 (Locust Street) Improvements, in an Estimated Amount of \$906,430; and (2) a State Motor Fuel Tax (MFT) Funding Resolution for Illinois Route 9 (Locust Street) Improvements, in the Amount of \$1,133,037; and (3) an Ordinance Amending the Budget Ordinance for Fiscal Year ending April 30, 2027, in the amount of \$633,037, Regarding Utilizing Motor Fuel Tax (MFT) Fund Reserves, as requested by the Engineering Department. (Recommended Motion: The proposed Resolutions and Ordinance be approved.)

RESOLUTION NO. 2026 - 093

A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT), FOR ILLINOIS ROUTE 9 (LOCUST STREET) IMPROVEMENTS, IN AN ESTIMATED AMOUNT OF \$906,430

RESOLUTION NO. 2026 - 094

A STATE MOTOR FUEL TAX (MFT) FUNDING RESOLUTION FOR ILLINOIS ROUTE 9 (LOCUST STREET) IMPROVEMENTS, IN THE AMOUNT OF \$1,133,037

ORDINANCE NO. 2026 - 053

AN ORDINANCE AMENDING THE BUDGET ORDINANCE FOR FISCAL YEAR ENDING APRIL 30, 2027, IN THE AMOUNT OF \$633,037, REGARDING UTILIZING MOTOR FUEL TAX (MFT) FUND RESERVES

Item 7.H. Consideration and Action on a Resolution Approving (1) an Agreement with Watts Copy Systems, Inc., for Cost-Per-Copy/Print/Fax and Device Maintenance for a Five (5) Year Term (\$18,911.52 Per Year); and (2) a State and Local Government Lease-Purchase Agreement with De Lage Landen Public Finance, LLC, for Citywide Multi-Function Print/Copy/Fax Devices for a Five (5) Year Term (\$43,946.64 Per Year), Totaling an Amount Not to Exceed \$314,290.80, as requested by the Information Technology Department. (Recommended Motion: The proposed Resolution be approved.)

RESOLUTION NO. 2026 - 095

A RESOLUTION APPROVING (1) AN AGREEMENT WITH WATTS COPY SYSTEMS, INC., FOR COST-PER-COPY/PRINT/FAX AND DEVICE MAINTENANCE FOR A FIVE (5) YEAR TERM (\$18,911.52 PER YEAR); AND (2) A STATE AND LOCAL GOVERNMENT LEASE-PURCHASE AGREEMENT WITH DE LAGE LANDEN PUBLIC FINANCE, LLC, FOR CITYWIDE MULTI-FUNCTION PRINT/COPY/FAX DEVICES FOR A FIVE (5) YEAR TERM

(\$43,946.64 PER YEAR), TOTALING AN AMOUNT NOT TO EXCEED \$314,290.80

Item 7.I. Consideration and Action on an Ordinance Authorizing the Execution of a Jurisdictional Transfer Agreement Between the City of Bloomington and the Towanda Township Road District, for the Transfer of Jurisdiction of a Portion of Fort Jesse Road to the Municipal System, as requested by the Engineering Department. (Recommended Motion: The proposed Ordinance be approved.)

ORDINANCE NO. 2026 - 054

AN ORDINANCE AUTHORIZING THE EXECUTION OF A JURISDICTIONAL TRANSFER AGREEMENT BETWEEN THE CITY OF BLOOMINGTON AND THE TOWANDA TOWNSHIP ROAD DISTRICT, FOR THE TRANSFER OF JURISDICTION OF A PORTION OF FORT JESSE ROAD TO THE MUNICIPAL SYSTEM

Item 7.J. Consideration and Action on an Application from Indy Mart, Inc., d/b/a W Market Groceries, located at 301 W. Market St., Ste. B, Requesting Approval of a Class PBS (Package, Beer & Wine Only, and Sunday Sales) Liquor License, as requested by the City Clerk Department. (Recommended Motion: The proposed Application be approved.)

Mayor Brady directed the Clerk to call roll:

Ayes: Kearns, Montney, Danenberger, Straza, Hendricks, Ward, Lee, Scott

Motion Carried.

Regular Agenda

The following Item was presented:

Item 8.A. Consideration and Action on an Ordinance Approving a Redevelopment Agreement By and Between the City of Bloomington and 307 E Grove, LLC, for the Property Commonly Known as 307 E. Grove St. (PIN: 21-04-417-005), as requested by the Development Services Department.

City Manager Jeff Jurgens introduced the Item. Samantha Mlot, Economic Development Specialist, presented the redevelopment proposal for 307 East Grove. She explained that Premium Loaves, a local Jimmy John's franchisee, had purchased the 25,000-square-foot building to make it its headquarters and home to its roughly 22 employees as well as the future home of two additional commercial tenants. She noted the project was a \$4.2 million investment that would improve the site's appearance, reduce pavement, and add landscaping. Ms. Mlot stated that staff recommended approval of the Item, which would abate 75% of the Tax Increment Financing ("TIF"), capped at 15% of the total project cost (about \$632,925).

Council Member Hendricks made a motion, seconded by Council Member Danenberger, to approve the Item as presented.

Mayor Brady directed the Clerk to call roll:

Ayes: Kearns, Mosley, Montney, Danenberger, Straza, Hendricks, Ward, Lee, Scott

Motion Carried.

ORDINANCE NO. 2026 - 055

AN ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF BLOOMINGTON AND 307 E GROVE, LLC, FOR THE PROPERTY

COMMONLY KNOWN AS 307 E. GROVE ST. (PIN: 21-04-417-005)

The following Item was presented:

Item 8.B. Consideration and Action on a Resolution Authorizing Funding to the Bloomington- Normal Economic Development Council and Establishing Conditions for the Use of Such Funds, as requested by the Administration Department.

City Manager Jurgens presented the Item. He noted the City had traditionally contributed \$100,000 annually to the Bloomington-Normal Economic Development Council ("BN-EDC") and that the current year's budget included a \$120,000 contribution. He explained that the Resolution would instead provide \$100,000 to the BN-EDC in three payments over the next year with requirements that an Executive Director be maintained and the Enterprise Zone continue to operate. He stated that staff viewed it as a worthwhile investment with a strong return to the City.

Council Member Scott made a motion, seconded by Council Member Straza, to approve the Item as presented.

Mayor Brady directed the Clerk to call roll:

Ayes: Kearns, Mosley, Montney, Danenberger, Straza, Hendricks, Ward, Lee, Scott

Motion Carried.

RESOLUTION NO. 2026 - 096

A RESOLUTION AUTHORIZING FUNDING TO THE BLOOMINGTON- NORMAL ECONOMIC DEVELOPMENT COUNCIL AND ESTABLISHING CONDITIONS FOR THE USE OF SUCH FUNDS

City Manager's Discussion

City Manager Jurgens delivered an extended report on various City projects and community initiatives. He noted expanded Public Works' crews had begun street work on several neighborhood streets, and then reported progress on housing and neighborhood revitalization. He highlighted that the Library saw more than 300,000 visitors in Fiscal Year 2026 and had partnered with District 87 to provide summer meals. He stated that water levels at Lake Bloomington and Lake Evergreen were strong, and shared that a detailed water discussion would occur at the next Committee of the Whole meeting. He reported that the Front & Center parking lot had opened, the Downtown Streetscape Project had advanced to the 400 block, and then discussed a July 10th "Lighting of the Downtown Ring" event, and a July 2nd drone show. He ended by celebrating successful Route 66 and concert events in the Downtown.

Council Member Discussion

Council Member Kearns noted that she attended the recent Saturday on the Square events and that the museum light show was very impressive.

Council Member Mosley reported that he had attended the MAPS (Mentoring and Providing Scholarships) Program Banquet on behalf of the Mayor and the Council. He noted that the event recognized joint scholarships from the Divine Nine organizations and the NAACP (National Association for the Advancement of Colored People) with more than \$80,000 in scholarships awarded from the community.

Council Member Ward noted that she enjoyed the Saturday on the Square events. She requested regular detailed updates on housing and neighborhood revitalization funding and

outcomes, as well as periodic, milestone-based check-ins during the six-month Data Center Moratorium. She stressed the importance of clearly tracking progress.

Council Member Hendricks thanked the City Manager for recognizing a variety of things happening in his Ward.

Council Member Lee thanked the sponsors and City staff who were working on the July 2nd drone show. He noted the sponsorships had nearly covered the event's costs, and expressed enthusiasm for the celebration as a strong kickoff to the community's 250th festivities.

Council Member Scott reported that she had met with the City's Cultural Commission's Chair and Vice Chair to learn more about the Commission and highlighted their "Tuesday Meals and Music" initiative.

Mayor's Discussion

Mayor Brady thanked City staff and Council for their support of numerous community events and recognized Fire Engineer Kevin Couchman on his retirement. He then highlighted several recent events and promoted the July 2nd Celebrate America performance at the Bloomington Center for Performing Arts ("BCPA") followed by a drone show later that evening at the Interstate Center.

Executive Session

Item 12.A. The Council will enter into Executive Session under 5 ILCS 120 Section 2(c)(12) to discuss a Claim Settlement.

Council Member Hendricks made a motion, seconded by Council Member Mosley, to enter into Executive Session per Section 2(c)(12) of 5 ILCS 120 to discuss claims settlement.

Mayor Brady directed the Clerk to call roll:

Ayes: Kearns, Mosley, Montney, Danenberger, Straza, Hendricks, Ward, Lee, Scott

Motion Carried.

Council entered into Executive Session at 6:42 PM.

Adjournment

Council returned to Open Session at 6:57 PM.

Council Member Scott made a motion, seconded by Council Member Danenberger, to return to open session and adjourn the meeting.

Mayor Brady directed the Clerk to call roll:

Ayes: Kearns, Mosley, Montney, Danenberger, Straza, Hendricks, Ward, Lee, Scott

Motion Carried.

The meeting adjourned at 6:58 PM.

CITY OF BLOOMINGTON

ATTEST

Dan Brady, Mayor

Amanda Stutsman, Deputy City Clerk



For City Council: July 13, 2026

Ward Impacted: City Wide

Subject: Consideration and Action to Approve the Minutes of the June 22, 2026, Regular City Council Meeting

Recommended Motion: The proposed Minutes be approved.

Strategic Plan:

Goal 1. Financially Sound City Providing Quality Basic Services

Objective 1d. City services delivered in the most cost-effective, efficient manner

Background: The minutes of the meetings provided have been reviewed and certified as correct and complete by the City Clerk. In compliance with the Open Meetings Act, minutes must be approved 30 days after the meeting or at the second subsequent regular meeting whichever is later. In accordance with the Open Meetings Act, minutes are available for public inspection and posted to the City's website within 10 days after approval.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: N/A

Attachments:

1. DRAFT 06-22-2026 Council Minutes



Minutes
City Council - Regular Session
Monday, June 22, 2026 - 6:00 PM

The City Council convened in regular session in the Government Center Boardroom. Mayor Dan Brady called the meeting to order and led the Pledge of Allegiance, ending with a moment of silent prayer/reflection.

Roll Call

Present: Council Member Jenna Kearns
Council Member Micheal Mosley
Council Member Sheila Montney
Council Member John Danenberger
Council Member Michael Straza
Council Member Cody Hendricks
Council Member Mollie Ward
Council Member Kent Lee
Council Member Abby Scott

Mayor Dan Brady

Recognition/Appointments

Item 5.A. Presentation of Bloomington Police Officer Commission Certificates to Officers Lo'Ryelle Robinson, Brian Enderli, and Joseph Krasney Upon Completion of Their Probationary Period, as requested by the Police Department.

Police Chief Jamal Simington recognized each of the following Officers for the completion of their one-year probationary period: (1) Lo'Ryelle Robinson; (2) Brian Ederli; and (3) Joseph Krasney.

Public Comment

Mayor Brady read a public comment statement of procedure. Gary Stevens spoke in person. No emailed public comment was received.

Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda are listed and voted on separately.

Council Member Hendricks made a motion, seconded by Council Member Straza, to approve the Consent Agenda, as presented.

Item 7.A. Consideration and Action to Approve the Minutes of the May 26, 2026, Regular City Council Meeting, as requested by the City Clerk Department. (Recommended Motion: The proposed Minutes be approved.)

Item 7.B. Consideration and Action on Approving Bills and Payroll in the Amount of \$14,190,321.91, as requested by the Finance Department. (Recommended Motion: The proposed Bills and Payroll be approved.)

Item 7.C. Consideration and Action on a Resolution Approving the Purchase of an

Ambulance for the Fire Department, from Foster Coach Sales, Inc., in the Amount of \$398,906, as requested by the Fire Department. (Recommended Motion: The proposed Resolution be approved.)

RESOLUTION NO. 2026 - 097

A RESOLUTION APPROVING THE PURCHASE OF AN AMBULANCE FOR THE FIRE DEPARTMENT, FROM FOSTER COACH SALES, INC., IN THE AMOUNT OF \$398,906

Item 7.D. Consideration and Action on a Resolution Approving the Purchase of One (1) Forestry Bucket Truck from Time Manufacturing Co., DBA Versalift, in the Amount of \$258,790, as requested by the Public Works Department. (Recommended Motion: The proposed Resolution be approved.)

RESOLUTION NO. 2026 - 098

A RESOLUTION APPROVING THE PURCHASE OF ONE (1) FORESTRY BUCKET TRUCK FROM TIME MANUFACTURING CO., DBA VERSALIFT, IN THE AMOUNT OF \$258,790

Item 7.E. Consideration and Action on a Resolution (1) Approving the Purchase of Three (3) New 2027 Ford Trucks with Plow Equipment (Units #PM1, #PM12, and #62) from Morrow Brothers Ford, for a Total Amount of \$198,141; and (2) Authorization to Declare the Three (3) Replaced Units as Surplus and Granting Staff the Authority to Dispose of Said Units at Public Auction, as requested by the Public Works Department. (Recommended Motion: The proposed Resolution be approved.)

RESOLUTION NO. 2026 - 099

A RESOLUTION (1) APPROVING THE PURCHASE OF THREE (3) NEW 2027 FORD TRUCKS WITH PLOW EQUIPMENT (UNITS #PM1, #PM12, AND #62) FROM MORROW BROTHERS FORD, FOR A TOTAL AMOUNT OF \$198,141; AND (2) AUTHORIZATION TO DECLARE THE THREE (3) REPLACED UNITS AS SURPLUS AND GRANTING STAFF THE AUTHORITY TO DISPOSE OF SAID UNITS AT PUBLIC AUCTION

Item 7.F. Consideration and Action on a Resolution (1) Approving the Purchase of One Ford F350 Service Body Truck (Unit F19) from Sutton Ford Inc., including the Upfit of the Service Body by Drake-Scruggs Equipment Inc., in the Amount of \$99,817; and (2) Authorization to Declare the Replaced Unit as Surplus and Granting Staff the Authority to Dispose of Said Units at Auction, as requested by the Public Works Department. (Recommended Motion: The proposed Resolution be approved.)

RESOLUTION NO. 2026 - 100

A RESOLUTION (1) APPROVING THE PURCHASE OF ONE FORD F350 SERVICE BODY TRUCK (UNIT F19) FROM SUTTON FORD INC., INCLUDING THE UPFIT OF THE SERVICE BODY BY DRAKE-SCRUGGS EQUIPMENT INC., IN THE AMOUNT OF \$99,817; AND (2) AUTHORIZATION TO DECLARE THE REPLACED UNIT AS SURPLUS AND GRANTING STAFF THE AUTHORITY TO DISPOSE OF SAID UNITS AT AUCTION

Item 7.G. Consideration and Action on a Resolution Authorizing the Rejection of All Bids for the Miller Park Zoo Katthoefer Building Cagework Project (Bid #2026-12), as requested by the Parks & Recreation Department. (Recommended Motion: The proposed resolution be approved.)

RESOLUTION NO. 2026 - 101

A RESOLUTION AUTHORIZING THE REJECTION OF ALL BIDS FOR THE MILLER PARK ZOO KATTHOEFER BUILDING CAGEWORK PROJECT (BID #2026-12)

Item 7.H. Consideration and Action on a Resolution Approving a Worker's Compensation Settlement involving Former Bloomington Police Officer Nikolai Jones, in the amount of \$222,173.11, as requested by the Human Resources Department. (Recommended Motion: The proposed Resolution be approved.)

RESOLUTION NO. 2026 - 102

A RESOLUTION APPROVING A WORKER'S COMPENSATION SETTLEMENT INVOLVING FORMER BLOOMINGTON POLICE OFFICER NIKOLAI JONES, IN THE AMOUNT OF \$222,173.11

Item 7.I. Consideration and Action to Approve 1) a Motor Fuel Tax (MFT) Resolution for Improvement Under the Illinois Highway Code to Allocate State MFT Funds for Street Lighting Electrical Energy and Rental Charges Through the Fiscal Year 2027 MFT General Maintenance Program, for the Period of May 1, 2026, to April 30, 2027, in the Amount of \$500,000; and 2) a Resolution Approving the Local Public Agency General Maintenance Estimate of Maintenance Costs to Allocate State Motor Fuel Tax (MFT) Funds for Street Lighting Electrical Energy and Rental Charges Through the Fiscal Year 2027 MFT General Maintenance Program, for the Period of May 1, 2026, to April 30, 2027, in the Amount of \$500,000, as requested by the Engineering Department. (Recommended Motion: The proposed MFT Resolution and City Resolution be approved.)

RESOLUTION NO. 2026 - 103

A MOTOR FUEL TAX (MFT) RESOLUTION FOR IMPROVEMENT UNDER THE ILLINOIS HIGHWAY CODE TO ALLOCATE STATE MFT FUNDS FOR STREET LIGHTING ELECTRICAL ENERGY AND RENTAL CHARGES THROUGH THE FISCAL YEAR 2027 MFT GENERAL MAINTENANCE PROGRAM, FOR THE PERIOD OF MAY 1, 2026, TO APRIL 30, 2027, IN THE AMOUNT OF \$500,000

RESOLUTION NO. 2026 - 104

A RESOLUTION APPROVING THE LOCAL PUBLIC AGENCY GENERAL MAINTENANCE ESTIMATE OF MAINTENANCE COSTS TO ALLOCATE STATE MOTOR FUEL TAX (MFT) FUNDS FOR STREET LIGHTING ELECTRICAL ENERGY AND RENTAL CHARGES THROUGH THE FISCAL YEAR 2027 MFT GENERAL MAINTENANCE PROGRAM, FOR THE PERIOD OF MAY 1, 2026, TO APRIL 30, 2027, IN THE AMOUNT OF \$500,000

Item 7.J. Consideration and Action on a Resolution Approving the Annual Regional Service Agreement with McLean County Regional Planning Commission (MCRPC) for Regional Planning Services for the MCRPC Fiscal Year of July 1, 2026, through June 30, 2027, in the Amount of \$54,000, as requested by the Development Services Department. (Recommended Motion: The proposed Resolution be approved.)

RESOLUTION NO. 2026 - 105

A RESOLUTION APPROVING THE ANNUAL REGIONAL SERVICE AGREEMENT WITH MCLEAN COUNTY REGIONAL PLANNING COMMISSION (MCRPC) FOR REGIONAL PLANNING SERVICES FOR THE MCRPC FISCAL YEAR OF JULY 1, 2026, THROUGH JUNE 30, 2027, IN THE AMOUNT OF \$54,000

Item 7.K. Consideration and Action on an Application from The Local Hideout Bar and Grill, LLC, located at 2401 E. Oakland Ave., Unit B, Requesting Approval of a Class RA (Restaurant, All Types of Alcohol) Liquor License, as requested by the City Clerk Department. (Recommended Motion: The proposed Application be approved.)

Item 7.L. Consideration and Action on an Application from Mama Gina Chef Italian Restaurant, Inc., d/b/a Napoli's Italian Restaurant, located at 110 W. Washington St., Bldg. 1, Requesting Approval of a Class RAS (Restaurant, All Types of Alcohol, and Sunday Sales) Liquor License, as requested by the City Clerk Department. (Recommended Motion: The proposed Application be approved.)

Mayor Brady directed the Clerk to call roll:

Ayes: Kearns, Mosley, Montney, Danenberger, Straza, Hendricks, Ward, Lee, Scott

Motion Carried.

City Manager's Discussion

Senior Deputy City Manager Billy Tyus ("DCM") informed Council and the public about a temporary closure at Main St. and Monroe Ave. due to the Downtown Streetscape project. He noted that vehicles were still able to turn right into the 300 block despite the closure for utility work. He then recognized Assistant Police Chief Aaron Veerman for graduating from the FBI (Federal Bureau of Investigations) Academy for Senior Law Enforcement Officials, as well as Police Lieutenant Todd McClusky for graduating from the Naval Postgraduate School. He highlighted these accomplishments as evidence of the Police Department's emphasis on the importance of training. DCM Tyus reported that the second year of Cones with Community Enhancement was kicking off in the next month giving residents a friendly opportunity to meet inspectors, learn about codes, and discuss property improvements. He also announced the second-quarter Downtown stakeholder meeting would be held on June 29th at the Library. Lastly, he celebrated the results from SOAR (Special Opportunities Available in Recreation) participants in the recent local Special Olympics summer games, emphasizing strong participation, impressive performance of athletes, and celebrating the contributions of the many volunteers.

Council Member Discussion

Council Member Ward reminded the public that elected officials from McLean County, the City, the Town of Normal, and Normal Township would gather on the steps of the McLean County Museum of History to publicly read the Declaration of Independence on July 4th.

Council Member Scott thanked staff and partner organizations for the successful Juneteenth celebration. She then raised concerns about Council participation and representation on the McLean County's Behavioral Health Coordinating Committee and the Fund Advisory Committee.

Council Member Montney and Corporation Counsel Chris Spanos discussed parliamentary procedure regarding discussion being had on Council Member Scott's concerns.

Mayor Brady and Council Member Scott agreed that the proper time to have an in-depth discussion would be at the July Committee of the Whole meeting.

Council Member Scott then expressed concern that McLean County's Behavioral Health Coordinating Council and Criminal Justice Commission had not yet been connected with the City's Commission for Safe Communities to empower and encourage collaboration.

Council Member Montney noted that she had only missed one meeting of the Behavioral Health Coordinating Council since being appointed as the Council's representative and welcomed questions regarding updates on the Commission and Committee she sat on at any time.

Council Member Scott noted that she had written Council Member Montney twice on the topic with no response.

Council Member Montney called Point of Order as she believed the discussion had strayed from simple answers to an in-depth discussion.

Mayor Brady acknowledged the Point of Order and that a discussion item would be placed on the July Committee of the Whole meeting to allow a more in-depth discussion.

Mayor's Discussion

Mayor Brady briefly reflected on recent community events noting the History Makers Gala hosted by the McLean County Museum of History. He then highlighted the Juneteenth celebration at Miller Park, where he presented the Juneteenth Community Icon Awards to former City employee Emily Bill, to the late Miriam Taylor (accepted by her mother, Fannie), and to longtime resident Evelyn Young. He thanked them for their significant contributions to Bloomington. He emphasized the strong turnout, good weather, and successful collaboration.

Executive Session

No Executive Session was held.

Adjournment

Council Member Scott made a motion, seconded by Council Member Kearns, to adjourn the meeting.

Mayor Brady directed the Clerk to call roll:

Ayes: Kearns, Mosley, Montney, Danenberger, Straza, Hendricks, Ward, Lee, Scott

Motion Carried.

The meeting adjourned at 6:28 PM.

CITY OF BLOOMINGTON

ATTEST

Dan Brady, Mayor

Amanda Stutsman, Deputy City Clerk



For City Council: July 13, 2026

Ward Impacted: City Wide

Subject: Consideration and Action on Approving Bills and Payroll in the Amount of \$15,430,129.01

Recommended Motion: The proposed Bills and Payroll be approved.

Strategic Plan:

Core Government Function. This item fulfills a statutory, regulatory, fiduciary, or essential operational responsibility necessary to maintain continuity of municipal services and sound governance.

Background: Bills and Payroll are filed in the City Clerk's Department. The full Bills and Payroll Report is now housed under Finance documents on the City website, available at <https://www.cityblm.org/bills>.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: Total disbursements to be approved \$15,430,129.01 (Payroll total \$3,896,633.85, Accounts Payable total \$11,064,540.65, Bank Transfers total \$301,065.93, and Procurement Card Purchase total \$167,888.58).

Attachments:

1. Council Finance Summary Report

CITY OF BLOOMINGTON BILLS AND PAYROLL FINANCE REPORT

PAYROLL

Date	Gross Pay	Employer Contribution	Totals
7/13/2026	3,085,886.60	718,271.34	3,804,157.94
Off Cycle Adjustments	91,083.24	1,392.67	92,475.91
PAYROLL TOTAL			3,896,633.85

ACCOUNTS PAYABLE

Date	Bank	Total
7/13/2026	AP General	\$ 9,899,863.21
7/13/2026	AP JMScott	\$ 22,000.00
7/13/2026	AP Comm Devel	\$ 32,717.11
7/13/2026	AP IHDA	\$ 340.00
7/13/2026	AP Library	\$ 97,761.75
7/13/2026	AP MFT	\$ 736,773.59
06/18/2026-07/02/2026	Out of Cycle AP	\$ 275,084.99
06/03/2026-07/02/2026	AP Bank Transfers	\$ 301,065.93
05/02/2026-06/01/2026	PCARDS	\$ 167,888.58
ACCOUNTS PAYABLE TOTAL		\$ 11,533,495.16

GRAND TOTAL \$ 15,430,129.01

Respectfully,

**F Scott Rathbun
Director of Finance**



For City Council: July 13, 2026

Ward Impacted: City Wide

Subject: Consideration and Action on a Resolution Approving the Purchase of a Used Vactor Truck, from Coe Equipment, in the Amount of \$85,293.08

Recommended Motion: The proposed Resolution be approved.

Strategic Plan:

Priority Area 1: Infrastructure. Improving and maintaining the City's infrastructure, including water, sewer, streets, sidewalks, and other physical assets. This priority includes identifying and prioritizing maintenance needs, defining service levels in line with City appropriations, understanding and communicating costs, reducing backlogged maintenance, and ensuring residents can rely on safe, functional infrastructure.

Background: The Water Department is requesting authorization to purchase a used Vactor truck from Coe Equipment. This unit was previously utilized by the Public Works Department and was used as a trade-in for the purchase of a new Vactor truck for Public Works. When the Water Department later learned that the existing Vactor truck had been traded the department moved to take advantage of an opportunity to acquire the truck at the trade-in value, which offered a significant cost savings compared to purchasing a new Vactor truck which we would have had to do at some point. Coe Equipment is willing to sell it back to the City at the same cost of the trade-in allowance and the City has maintenance records and are knowledgeable that the used Vactor truck can meet the Water Department's needs.

The Water Department's Transmission and Distribution Division has an increasing need for vacuum excavation capabilities to support ongoing infrastructure operations and regulatory requirements. One of the primary uses of this vehicle will be to assist with the Lead Service Line Inventory Program and future service line material investigations. Vacuum excavation provides a safe and efficient method for exposing underground utilities and service lines while minimizing the risk of damaging existing infrastructure.

As the City's underground utility network continues to expand, including water, sewer, stormwater, electric, telecommunications, and fiber facilities, traditional excavation methods using backhoes and other mechanical equipment have become more challenging and pose a greater risk of utility conflicts and damage. Vacuum excavation technology allows crews to precisely expose underground facilities with less surface disturbance, improved worker safety, reduced restoration costs, and decreased risk of service interruptions.

Acquiring this Vactor truck will provide the Water Department with an additional tool to support regulatory compliance, improve operational efficiency, and safely perform excavation activities in congested utility corridors throughout the City's water distribution system. The purchase of this previously owned unit represents a cost-effective opportunity to expand the Department's capabilities while maximizing the value of existing City assets.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: If approved, the City will purchase a used Vactor Truck from Coe Equipment for the amount of \$85,293.08. This will be paid from the Water Transmission and Distribution-Capital Outlay Licensed Vehicle account (50100120-72130). Although not budgeted, this vehicle is necessary to continue the ongoing infrastructure operations and regulatory requirements. If needed at year-end, a budget amendment may be brought to City Council for consideration.

Attachments:

1. Resolution
2. Resolution - Exhibit A - Invoice

RESOLUTION NO. 2026 - ____

**A RESOLUTION WAIVING THE BIDDING PROCESS AND APPROVING AND
AUTHORIZING THE PURCHASE OF A USED VACTOR TRUCK FROM COE EQUIPMENT,
INC., FOR THE WATER DEPARTMENT TRANSMISSION AND DISTRIBUTION DIVISION IN
THE AMOUNT OF \$85,293.08**

WHEREAS, subject to the provisions of the City Code, City staff are requesting approval to purchase a used Vactor Truck, from Coe Equipment, Inc. ("Purchase"), in the amount of \$85,293.08; and

WHEREAS, the detailed invoice is attached (Exhibit A); and

WHEREAS, the City of Bloomington owns and operates a public water distribution system for the benefit of its residents and businesses; and

WHEREAS, the Water Department's Transmission and Distribution Division has an increasing need for vacuum excavation equipment to support infrastructure maintenance, utility locating, and regulatory requirements, including the implementation of the Lead Service Line Inventory Program and future service line material investigations; and

WHEREAS, vacuum excavation technology provides a safe and efficient means of exposing underground utilities while minimizing damage to existing infrastructure, reducing restoration costs, improving worker safety, and limiting service interruptions; and

WHEREAS, the continued expansion of underground infrastructure, including water, sanitary sewer, storm sewer, electric, telecommunications, and fiber utilities, has made traditional mechanical excavation methods more difficult and increases the potential for utility conflicts and damage; and

WHEREAS, on July 28, 2025, City Council approved the Public Works Department to trade in a Vactor truck to Coe Equipment Inc. as part of the purchase of a replacement unit (Resolution No. 2025 – 137); and

WHEREAS, Coe Equipment, Inc. has agreed to sell the previously traded-in Vactor truck back to the City of Bloomington at the same value as the original trade-in allowance; and

WHEREAS, the proposed purchase price is substantially less than the cost of purchasing a new Vactor truck, representing a significant cost savings to the City; and

WHEREAS, because the City previously owned and operated the vehicle, the City possesses the maintenance history of the equipment and has determined that the unit is capable of meeting the operational needs of the Water Department; and

WHEREAS, the purchase of this previously owned Vactor truck represents a cost-effective opportunity to expand the Water Department's operational capabilities while maximizing the value of an existing City asset; and

WHEREAS, the City Council finds it in the best interest of the City to approve the Purchase.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:

SECTION 1. The above recitals are incorporated herein by this reference as if specifically stated in full.

SECTION 2. The City Manager, or designated representatives, are authorized to execute the Purchase, and any other documents necessary to complete this transaction.

PASSED this 13th day of July 2026.

APPROVED this ____ day of July 2026.

CITY OF BLOOMINGTON

ATTEST

Dan Brady, Mayor

Leslie Yocum, City Clerk

EXHIBIT A



MUNICIPAL + CONTRACTOR EQUIPMENT
SEWER CLEANING + VACUUM EXCAVATION
POTHOLE PATCHERS + SEWER CAMERAS

Coe Equipment, Inc.

5953 Cherry St
Rochester, IL 62563
(217) 498-7200

Invoice 100034

CREATED	05/01/2026
INVOICE DATE	07/08/2026
TERMS	Net
DUE DATE	07/31/2026
EST COMP	07/31/2026
PRIMARY SALESPERSON	Steve Smith Steve@coe-equipment.com
SALESPERSON	Brittany Carver parts@coe-equipment.com

SHIP TO

Bloomington, IL
PO Box 3157
Bloomington, IL 61701
(309) 434-2384

BILL TO (#3648323)

Bloomington, IL
PO Box 3157
Bloomington, IL 61701
(309) 434-2384

CUST PO 20260212-00

CONTACT Shawn Moore smooore@cityblm.org (309) 846-2681

SHIP OUT UPS Ground

DROP SHIP No

#	PART	DESCRIPTION	QTY	B/O	FILLED	RATE	DISC	NET	EXT
1	OMS	New 2026 Vactor Manufacturing Combination Sewer Cleaner Model 2115i-SE2 S/N 26-06V-24767 ----- New 2026 International Chassis Model HV607 SBA 6x4 VIN 3HAEKTAT1TL757258 GVWR 66,000 Color White Axles 3	1.00		1.00	602,965.81		602,965.81	602,965.81
2	SourceWell Member - Vactor	Less Sourcewell Discount Member #25014 Contract #101221-VTR Maturity Date: 11/29/2026	1.00		1.00	0.00		-18,319.22	-18,319.22
3	License & Title	Equipment License & Title Fees	1.00		1.00	600.00		600.00	600.00
4	DISCOUNT	Trade-In Allowance for 15-09V-15771 Vactor 2115-SE2-Plus). If the city decides not to trade in this truck, Coe Equipment will need another PO for this amount.	1.00		1.00	0.00		-85,293.08	-85,293.08



PAYMENT	DETAILS	DATE	AMT
Account		07/08/2026	

COMMENTS
PO 20260212-00 is for \$499,953.51.

SUBTOTAL	603,565.81
DISCOUNTS	-103,612.30
TOTAL	499,953.51
PAYMENTS	0.00
BALANCE DUE	499,953.51

All sales are subject to freight added as applicable. Items may be returned within 30 days of purchase with original invoice, and may be subject to a 30% restocking fee. "On Demand" items are not returnable. Special order items not picked up after 30 days will be placed back in inventory, and a 30% restocking fee and inbound shipping will be assessed. Signers warrant authority to execute this sales order on behalf of customer. A 3% transaction fee will be added to all credit card sales.



For City Council: July 13, 2026

Ward Impacted: City Wide

Subject: Consideration and Action on a Resolution Approving the Purchase of the Upfitting of Four (4) Squad Cars, with Public Safety Direct, Inc., in the Amount of \$84,665.32

Recommended Motion: The proposed Resolution be approved.

Strategic Plan:

Priority Area 3: Public Safety. Maintaining Bloomington's record of low crime and strong public safety services. This includes prevention-focused policing, readiness across public safety departments, ongoing training and staffing support, and building trust through service quality, response times, fairness, and sustainability for public safety employees.

Background:

In Fiscal Year 2024, the Bloomington Police Department ("BPD") began utilizing Public Safety Direct, Inc. as its sole vendor for vehicle upfitting services. Prior to this transition, BPD engaged a different major upfitter for three vehicles. Those installations were not completed to acceptable standards and required subsequent correction by Public Safety Direct and BPD Information Technology ("IT") staff before the vehicles were deemed roadworthy.

BPD's experience with Public Safety Direct, Inc. has been highly positive. Vehicles are completed promptly and require minimal involvement from City IT staff to place them into service. In addition, Public Safety Direct consistently stands behind its work and, when necessary, will travel to Bloomington to perform service and corrections.

To date, Public Safety Direct has successfully completed more than 30 squad vehicle upfits for BPD. This established relationship supports operational consistency, familiarity with BPD specifications, enhanced officer safety, and improved efficiency. It also results in measurable cost and time savings by reducing rework and administrative burden.

Maintaining this vendor relationship eliminates the need for repeated onboarding, design duplication, and delays that would occur if a new vendor were introduced. Staff are seeking approval to utilize Public Safety Direct, Inc. for upfitting of four squad cars utilizing a limited source justification as Staff believe it is in the best interest of the City.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: If approved, the City will purchase the Upfitting of 4 Squad Cars, with Public Safety Direct, Inc., in the amount of \$84,665.32. Budgeted funds are included in the Police-Capital Outlay Licensed Vehicle account (10015110-72130). Stakeholders can locate this in the FY 2027 Budget Books titled "Budget Overview & General Fund" on page 241, and "Other Funds & Capital Improvement" on page 95.

Attachments:

1. Resolution
2. Resolution - Exhibit A - Quote
3. Public Safety Limited Source Justification

RESOLUTION NO. 2026 - ____

A RESOLUTION APPROVING THE PURCHASE OF THE UPFITTING OF FOUR (4) SQUAD CARS WITH PUBLIC SAFETY DIRECT, INC., IN THE AMOUNT OF \$84,665.32

WHEREAS, subject to the provisions of the City Code, City staff are recommending the purchase of the upfitting of four (4) squad cars ("Purchase"), with Public Safety Direct, Inc., in the amount of \$84,665.32; and

WHEREAS, vehicle upfitting services are essential to ensuring that police vehicles meet operational, safety, and communications requirements prior to being placed into service; and

WHEREAS, in Fiscal Year 2024, the Bloomington Police Department ("BPD") began utilizing Public Safety Direct, Inc. as its sole vendor for vehicle upfitting services; and

WHEREAS, Public Safety Direct, Inc. has since completed more than thirty (30) police vehicle upfits for BPD; and

WHEREAS, BPD has experienced that Public Safety Direct, Inc. provides timely completion of work, requires minimal internal IT support for deployment, and stands behind its work by providing follow-up service when necessary, including on-site support in Bloomington when required; and

WHEREAS, maintaining a consistent vendor relationship supports operational efficiency, adherence to BPD specifications, improved officer safety, reduced administrative burden, and overall cost and time savings; and

WHEREAS, the City Council finds it in the best interest of the City to approve the Purchase.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:

SECTION 1. The above recitals are incorporated herein by this reference as if specifically stated in full.

SECTION 2. The City Manager, or designated representatives, are authorized to execute the Purchase, and any other documents necessary to complete this transaction.

PASSED this 13th day of July 2026.

APPROVED this ____ day of July 2026.

CITY OF BLOOMINGTON

ATTEST

Dan Brady, Mayor

Leslie Smith-Yocum, City Clerk

EXHIBIT A



Public Safety Direct, Inc.
 4614 W 137th Street
 Crestwood, IL 60418 US
 (708) 389-1896
 Sales@PublicSafetyDirect.com

Estimate 8336

ADDRESS	SHIP TO	DATE	TOTAL	
Bloomington Police Department 305 S East St Bloomington, IL 61701	Bloomington Police Department 305 S East St Bloomington, IL 61701	05/11/2026	\$21,166.33	

P.O. NUMBER
 2026 Lightbar Patrol x4

SALES REP
 TJ

DESCRIPTION	QTY	RATE	AMOUNT
Bloomington Police Department - 2025/2026 Ford Police Interceptor Utility Labor For Upfitting of Emergency Vehicle - Includes installation of all lighting and equipment.	1	4,195.00	4,195.00
Package	1	4,199.00	4,199.00T
-Whelen 54" Legacy Duo WeCanX Lights. Red/Blue with full flood take down and amber traffic advisor. -Hook Kit for a 2020-2022 Police Interceptor Utility -Whelen CenCom Core with Rotary Knob for siren and 3 position slide switch -100watt Speaker and bracket -OBD Intergration Cable for 2020+ Ford PIU -8 channel remote expansion module -Vehicle to Vehicle Sync			
Havis 2020+ Ford Interceptor Utility Console Package - Includes Ford Interceptor Utility Specific Angled Console, Free Equipment Brackets & Filler Plates, Self Adjusting Cup Holders, OEM Parking Brake Cutout, OEM USB and lighter plug cutout, two (2) additional 12 volt sockets with wire and fuse, rocker switch or dual USB charge module cutout, Large Pad Adjustable Armrest, mounting holes for all Havis Computer Mounting Solutions, 1 Mic Bracket with clip and 1 additional Mic Clip for PA	1	1,713.00	1,713.00
Havis 2020-2025 Ford Interceptor Utility Angled Low profile console - equipment brackets included, cup holders and arm rests not included	1	670.00	
Havis Side Mounted Swing-Away Flip Up Armrest	1	308.00	
Havis Self-Adjusting Double Cup Holder	1	73.00	
Havis Mic Clip Bracket	1	20.00	
Microphone clip	2	5.00	
Havis - Heavy duty side mount telescoping pole, 8.5"	1	253.00	

ACH Direct Deposit is our preferred payment method; please call or send your direct deposit forms for quick payment processing.

DESCRIPTION	QTY	RATE	AMOUNT
Havis 11" Slide Out Locking Swing Arm with Motion Adapter computer mount for angled low profile consoles	1	379.00	
Vehicle Power Center - Includes all wire, loom, heat shrink, butt connectors, fuses, fuse holders, zip ties and all other shop supplies.	1	350.00	350.00T
Antenna Mast and 17' Antenna Cable with Mini UHF Connector Bundle	1	127.00	127.00
Westin Electronic Equipment Tray	1	399.00	399.00T
Whelen Micron Stud Mount - Red	1	149.00	149.00T
Whelen Micron Stud Mount - Blue	1	149.00	149.00T
Whelen Mirror Light Package. U180 Series. Package includes One Red/White and One Blue/White Under Mirror Light. Includes Vehicle Specific Bracket	1	380.00	380.00
Whelen U-Series DUO 180 Degree - Red/White with Smoked Lens	1	180.00	
Whelen U-Series DUO 180 Degree - Blue/White with Smoked Lens	1	180.00	
Whelen U-Series Under the Mirror Bracket for Ford PIU 2020-Current	1	20.00	
Whelen® ION Lighthouse Solo -Single Color 1Red - 1Blue - (Cargo Window)	1	320.00	320.00
Whelen ION™ Super-LED® SOLO - Red	1	160.00	
Whelen ION™ Super-LED® SOLO - Blue	1	160.00	
Whelen Ion DUO Universal Mount - Red/Blue (License Plate)	2	183.00	366.00T
Package - Pro-Gar Plastic Seat/Rear Partition, Front Partition, Window Bars	1	3,397.00	3,397.00
Pro-Gard - 2020+ Ford Interceptor Utility Prisoner Transport Partition, Recessed Center Panel, Lower Extension Panels, Center Sliding Poly Window	1	1,008.00	
Pro-Gard Steel Window Bars for prisoner compartment for 2020 Interceptor Utility	1	340.00	
Pro-Gard 2020+ Plastic Seat Replacement with poly rear partition and retractable officer safety belts	1	2,049.00	
SoundOff Signal LED universal mount dome light. Red/White LEDs, white lens.	2	91.69	183.38T
Havis Brother Pocketjet 8 Printer Mount for Ford Interceptor Utility Console Mount	1	352.00	352.00T
Whelen Outer Edge Rear Pillar Mount. SOLO Red/Blue for 2020 Ford Police Interceptor Utility	1	950.00	950.00T
Santa Cruz Model SC-915-5-A / Partition Wall Set Up, Vertical single rifle rack Partition wall	1	299.00	299.00T
Whelen Holwer Low Frequency Siren With Bracket for 2020+ Ford Police Interceptor Utility	1	560.00	560.00T
Bloomington Police Department - 3M Reflective lettering, includes front driver and passenger door inside reflective striping	1	1,250.00	1,250.00T

ACH Direct Deposit is our preferred payment method; please call or send your direct deposit forms for quick payment processing.

DESCRIPTION	QTY	RATE	AMOUNT
Auto Tint- 2 window package Front 2 windows 35%	1	175.00	175.00T
Tiger Tough Tactical Seat Cover - Driver Only - 2020 Ford Interceptor Utility	1	210.00	210.00T
4G/5G, 5-IN-1 ANTENNA FOR MOBILE CELLULAR ROUTERS WITH 17 FT. CABLES (BAND 71, CBRS, WIFI6) RBDM-G55WW-17-SSSRR-B	1	275.00	275.00T
Weathertech All-Weather FloorLiner: Ford 2020 Explorer 1st Row (Add Floor Mat Anchors)	1	138.95	138.95T
Build Notes - Mag mic for the radio mic. Mount radio speaker up high, behind driver seat.	1	0.00	0.00T
Pistol Safe/ Pistol Lockbox	1	239.00	239.00T
Whelen Projector Series 100W Speaker & Universal Bracket (Second Speaker for 200watt total)	1	315.00	315.00T
Whelen Core Cabin Speaker	1	55.00	55.00T
Whelen Vehicle Safety Gateway Module - Version Frontline with interior mount antenna	1	0.00	0.00T
Pro-Gard 2020 Ford Interceptor Utility Rear Cargo Window Guards, Set of Three, Steel Grid Pattern, Black	1	420.00	420.00T

SUBTOTAL 21,166.33
TAX 0.00

TOTAL \$21,166.33

THANK YOU.

Accepted By

Accepted Date

ACH Direct Deposit is our preferred payment method; please call or send your direct deposit forms for quick payment processing.

LIMITED SOURCE JUSTIFICATION

(Requester completes Section A and B)

SECTION A –LIMITED SOURCE PURCHASE:

Complete if a purchase is \$5,000 or over and due to reasons of previous capital investment, improved public service, long-term operational need, security, patents, copyrights, critical need for responsiveness, proximity, Federal, State or other regulations, necessary replacement parts and/or compatibility, warranty, this procurement justifies a limited source exemption.

Vendor Name & #: Public Safety Direct #5812

Amount: \$ 84,665.32

Date: 5/22/2026

Description of item/service: Upfitting of four(4) marked patrol vehicles

Justification- Explain why this vendor is the only vendor that can perform this work:

Operational consistency: Public Safety Direct has already outfitted the majority of the department's patrol vehicles to current specifications. Maintaining uniformity across the fleet ensures that officers operate in familiar environments, which is critical during high stress emergency responses.

Vendor familiarity with Department Standards: Public Safety Direct has extensive knowledge of our vehicle configurations, preferred equipment, mounting standards, and integration methods. Transitioning to a new vendor would require substantial retraining, redesign, and re-engineering.

Officer safety and efficiency: Consistency in vehicle layout and equipment operation reduces cognitive load for officers, particularly during emergency incidents. Any deviation may compromise officer safety and operational response time.

Cost and time savings: Public Safety Direct's existing relationship with the department eliminates onboarding costs, design duplication, and delays that would result from changing vendors.

SECTION B - REQUESTER CERTIFICATION: By submitting this request, I attest that the above justification/information is accurate and complete to the best of my knowledge and that I have no personal or business interests relative to this request.



(Name and Signature of Department Head)

5/26/26

Date

SECTION C –TO BE COMPLETED BY PROCUREMENT OFFICE:

Based on the information provided in Section A and attached supporting documents, I concur^x / do not concur ☐ (see below) with purchase to be a Limited Source.

Do not concur for the following reason(s):

Carla Murillo

Digitally signed by Carla Murillo
DN: DC=org, DC=CityBlm, DC=ICD, OU=Domain Users,
OU=Finance, CN=Carla Murillo, E=cmurillo@cityblm.org
Reason: I am the author of this document
Location:
Date: 2026.07.07 17:57:25-05'00'
Foxit PDF Editor Version: 2025.2.0

July 7, 2026

Name and Signature of Procurement Designee

Date



For City Council: July 13, 2026

Ward Impacted: City Wide

Subject: Consideration and Action on a Resolution Approving (1) the Purchase of One Toro Ground Master 4000D Mower (New Unit 782) and One Toro Z Master 7500D Mower (Unit 843), from MTI Distributing, in the Amount of \$129,687.26; and (2) Declaring the Replaced Unit as Surplus and Granting Authority to Dispose of the Replaced Unit at an Online Public Auction

Recommended Motion: The proposed Resolution be approved.

Strategic Plan:

Priority Area 1: Infrastructure. Improving and maintaining the City's infrastructure, including water, sewer, streets, sidewalks, and other physical assets. This priority includes identifying and prioritizing maintenance needs, defining service levels in line with City appropriations, understanding and communicating costs, reducing backlogged maintenance, and ensuring residents can rely on safe, functional infrastructure.

Background: The Parks Maintenance Division of the Parks and Recreation Department is responsible for mowing and ground maintenance of 43 parks, 30 miles of the Constitution Trail, 170 right-of-way ("ROW") areas, Downtown, City parking garages and lots, City-owned buildings, 6 Fire Stations, and the IDOT right-of-way along Veterans Parkway and Route 9.

City staff are recommending the purchase of One (1) Toro Ground Master 4000D Mower (New Unit 782) and One (1) Toro Z Master 7500D Mower (Unit 843), from MTI Distributing, in the amount of \$129,687.26. The cost of a Toro Ground Master 4000D is \$100,406.96, and the cost of a Toro Z Master 7500D is \$29,280.30, for a total purchase cost of \$129,687.26.

The current Unit 782 is a 2016 Z Master Mower that is 10 years old, has 2,700 hours on it, and has exceeded its useful life. The current Unit 782 will be replaced with the Toro Z Master 7500D Mower (New Unit 782). An additional unit has been allocated in the Fiscal Year 2027 budget due to increased mowing responsibilities and acreage within the Parks & Recreation Department. The TORO Ground Master 4000D Mower will become Unit 843. Both units will be used throughout the City.

Toro and MTI Distributing have consistently delivered quality products and services to the City. This purchase is being made through Omnia Partners Purchasing Group Contract #202361 (exp. 3/31/2029).

Staff are also requesting that the replaced Unit 782 be declared as surplus and grant staff the authority to dispose of the replaced unit at an online public auction.

Community Groups/Interested Persons Contacted: Omnia Partners, MTI Distributing

Financial Impact: If approved, the City will enter into an agreement to purchase the above-mentioned mowers from MTI Distributing, in the amount of \$129,687.26. This will be paid from

the Parks Maintenance-Capital Outlay Equipment Other than Office account (10014110-72140). Stakeholders can locate this information in the FY 2027 Budget Book titled "Budget Overview & General Fund" on page 187 and "Other Funds and Capital Improvement" on page 94. A total of \$130,000 is included in the FY 2027 Budget for these two mowers.

Attachments:

1. Resolution
2. Resolution - Exhibit A - 4000D Quote
3. Resolution - Exhibit B - 7500D Quote

RESOLUTION NO. 2026 - ____

A RESOLUTION APPROVING (1) THE PURCHASE OF ONE TORO GROUND MASTER 4000D MOWER (NEW UNIT 782) AND ONE TORO Z MASTER 7500D MOWER (UNIT 843), FROM MTI DISTRIBUTING, IN THE AMOUNT OF \$129,687.26; AND (2) DECLARING THE REPLACED UNIT AS SURPLUS AND GRANTING AUTHORITY TO DISPOSE OF THE REPLACED UNIT AT AN ONLINE PUBLIC AUCTION

WHEREAS, subject to the provisions of the City Code, City staff are recommending the purchase of One Toro Ground Master 4000D Mower (New Unit 782) and One Toro Z Master 7500D Mower (Unit 843), from MTI Distributing, in the amount of \$129,687.26 ("Purchase") and declaring the replaced Unit as surplus and granting authority to dispose of the replaced unit at an online public auction; and

WHEREAS, the cost of a Toro Ground Master 4000D is \$100,406.96 and the cost of a Toro Z Master 7500D is \$29,280.30, for a total purchase cost of \$129,687.26; and

WHEREAS, the detailed quotes are attached for the Toro Ground Master 4000D (Exhibit A) and the Toro Z Master 7500D (Exhibit B); and

WHEREAS, the current Unit 782 is a 2016 Z Master Mower that is 10 years old, has 2,700 hours on it, and has exceeded its useful life. The current Unit 782 will be replaced with the Toro Z Master 7500D Mower and then disposed of at public auction; and

WHEREAS, an additional unit has been allocated in the Fiscal Year 2027 budget due to the increased mowing responsibilities in the Parks & Recreation Department. The TORO Ground Master 4000D Mower will become Unit 843; and

WHEREAS, Toro and MTI Distributing have consistently delivered quality products and services to the City; and

WHEREAS, the City is utilizing the Omnia Partners Purchasing Group Contract #202361 (exp. 3/31/2029); and

WHEREAS, the City Council finds it in the best interest of the City to approve the Purchase, declare the replaced unit as surplus, and grant staff the authority to dispose of said units at auction.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:

SECTION 1. The above recitals are incorporated herein by this reference as if specifically stated in full.

SECTION 2. The City Manager, or designated representatives, are authorized to execute the Purchase, declare the replaced units as surplus, and grant staff the authority to dispose of said units at auction, and any other documents necessary to complete this transaction.

PASSED this 13th day of July 2026.

APPROVED this ____ day of July 2026.

CITY OF BLOOMINGTON

ATTEST

Dan Brady, Mayor

Leslie Smith-Yocum, City Clerk

EXHIBIT A



MTI Distributing
Equipment Quote
June 26, 2026



Quote Expiration Date: 7/26/2026

Jeremy Meints

Bloomington Parks and Recreation

OMNIA PARTNERS CONTRACT PRICING - CONTRACT #2023261

Qty	Model Number	Description	Quote Price Each	Quote Price Extended
1	30609	Toro Groundsmaster 4000-D (T4)	\$93,553.98	\$93,553.98
1	30420	Guardian Recycler Conversion Kit	\$1,741.74	\$1,741.74
8	93-5974	8 Inch Foam Filled Caster Wheel Assembly	\$193.72	\$1,549.76
1	30669	Universal Sunshade, White	\$800.28	\$800.28
1	31522	4WD Flow Divider Kit	\$556.14	\$556.14
1	31693	North American Road Light Kit	\$2,205.06	\$2,205.06
City of Bloomington Omnia Partners Member ID #5045589			Equipment Total	\$100,406.96
			7.25% Sales Tax	Exempt
			Total	\$100,406.96

Net 30 Terms with qualified credit

New Toro commercial equipment comes with a two-year manufacturer warranty

Financing, check, ACH, or wire payment accepted for equipment purchases

Thank you for the opportunity to submit this quote. If you have any questions, please do not hesitate in contacting us.

Bill Maynard
Outside Sales Representative
314-313-7886

Karen Wangenstein
Inside Sales Representative
763-592-5643

MTI Distributing, Inc. • 8901 Springdale Avenue • Berkeley, MO 63134

EXHIBIT B



MTI Distributing
Equipment Quote
June 26, 2026



Quote Expiration Date: 7/26/2026

Jeremy Meints
Bloomington Parks and Recreation

OMNIA PARTNERS CONTRACT PRICING - CONTRACT #2023261

Qty	Model Number	Description	Quote Price Each	Quote Price Extended
1	72076	Toro Zmaster 7500-D Series, 72 in. 37 hp Diesel	\$29,280.30	\$29,280.30
City of Bloomington Omnia Partners Member ID #5045589			Equipment Total	\$29,280.30
			7.25% Sales Tax	Exempt
			Total	\$29,280.30

Net 30 Terms with qualified credit
Financing, check, ACH, or wire payment accepted for equipment purchases

Thank you for the opportunity to submit this quote. If you have any questions, please do not hesitate in contacting us.

Bill Maynard
Outside Sales Representative
314-313-7886

Karen Wangenstein
Inside Sales Representative
763-592-5643

MTI Distributing, Inc. • 8901 Springdale Avenue • Berkeley, MO 63134



For City Council: July 13, 2026

Ward Impacted: City Wide

Subject: Consideration and Action on a Resolution Approving a Construction Contract with Stark Excavating, Inc., for the South Main Booster Station (Bid #2026-34), in the Amount of \$2,182,950

Recommended Motion: The proposed Resolution be approved.

Strategic Plan:

Priority Area 1: Infrastructure. Improving and maintaining the City's infrastructure, including water, sewer, streets, sidewalks, and other physical assets. This priority includes identifying and prioritizing maintenance needs, defining service levels in line with City appropriations, understanding and communicating costs, reducing backlogged maintenance, and ensuring residents can rely on safe, functional infrastructure.

Background: If approved, the City will enter into an Agreement with Stark Excavating, Inc., for the South Main Booster Station, in the amount of \$2,182,950. The South Street Booster Station Project is a critical infrastructure improvement identified as part of the City of Bloomington Water Department's ongoing efforts to maintain and enhance the reliability, capacity, and resiliency of the municipal water distribution system. The project site is located along Armory Drive near the Business U.S. 51 split in Bloomington, Illinois.

The project consists of the construction of a new booster station and associated water distribution facilities to support the City's current and future water service demands. Work included in the project generally consists of site development, yard piping, structural and architectural improvements, process piping and equipment installation, plumbing, heating, ventilation and air conditioning ("HVAC") systems, electrical systems, and instrumentation and control components necessary for the operation of the facility.

The South Street Booster Station will provide enhanced operational flexibility, improve system reliability, and support the continued delivery of safe and dependable drinking water to Bloomington residents and businesses. This investment is consistent with the City's long-term water system planning efforts, supports the continued growth and development of the community, and demonstrates the City's commitment to maintaining critical public infrastructure while supporting local businesses when permitted under City policy.

The Water Department publicly solicited competitive bids on 5/1/2026 on OpenGov and advertised in the Pantagraph, in accordance with City purchasing requirements to obtain the most favorable pricing for the project. Three bid submissions were received on 5/27/2026 at 10:00 am and opened on-line. All the bid submissions were reviewed for responsiveness, contractor qualifications, and compliance with applicable City procurement policies. In accordance with the City of Bloomington's Local Preference Policy, consideration was given to qualified local vendors as provided by City ordinance and purchasing requirements. Following review and evaluation of all bids received, Stark Excavating, Inc., a Bloomington-based

contractor, was determined to be the lowest responsive and responsible bidder and eligible for consideration under the City's local preference provisions.

Contingency is included in the bid and shall be at the City's sole discretion, and any amount not used during the project shall revert to the City and not be paid to the contractor.

Community Groups/Interested Persons Contacted: The request for bids was released on May 1, 2026, and advertised in *The Pantagraph* and *OpenGov*.

Financial Impact: If approved, the City will enter into a Construction Contract with Stark Excavating, Inc., for the South Main Booster Station, in the amount of \$2,182,950. This will be paid from the Water Mechanical Maintenance- Other Capital Improvement account (50100160-72620). A total of \$3,000,000 is included in the FY 2027 Budget for Construction. Stakeholders can locate this in the FY 2027 Budget Book titled "Other Funds & Capital Improvement" on pages 142, 241, and 309.

Attachments:

1. Resolution
2. Resolution - Exhibit A - Agreement
3. Bid #2026-34 - South Main Booster Station

RESOLUTION NO. 2026 - ____

A RESOLUTION APPROVING AN AGREEMENT WITH STARK EXCAVATING, INC., FOR THE SOUTH MAIN BOOSTER STATION (BID #2026-34), IN THE AMOUNT OF \$2,182,950

WHEREAS, subject to the provisions of the City Code, City staff are recommending that a Resolution approving an agreement (Exhibit A) with Stark Excavating, Inc., for the South Main Booster Station (Bid #2026-34), in the amount of \$2,182,950 ("Project"); and

WHEREAS, the City of Bloomington owns and operates a public water distribution system for the benefit of its residents and businesses; and

WHEREAS, the City of Bloomington Water Department has identified the need for improvements to the water distribution system through the construction of the South Street Booster Station and associated infrastructure; and

WHEREAS, the South Street Booster Station Project will enhance the reliability, capacity, operational flexibility, and long-term resiliency of the City's water distribution system; and

WHEREAS, the Project site is located along Armory Drive near the Business U.S. 51 split in Bloomington, Illinois, and generally includes the construction of water distribution facilities, sitework, yard piping, structural and architectural improvements, process piping and equipment, plumbing, heating, ventilation and air conditioning (HVAC), electrical systems, and instrumentation and control systems; and

WHEREAS, the City Council finds it in the best interest of the City to approve the Agreement.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:

SECTION 1. The above recitals are incorporated herein by this reference as if specifically stated in full.

SECTION 2. The City Manager, or designated representatives, are authorized to execute the Agreement, and any other documents necessary to complete this transaction. The City Manager, or designee, is further authorized to approve any changes to the work or increases in the contract amount, up to the contingency amount set forth in the contract, to the extent the City Manager finds such to be in the best interests of the City.

SECTION 3. In the event that any section, clause, provision, or part of this Resolution shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect.

PASSED this 22nd day of June 2026.

APPROVED this ____ day of June 2026.

CITY OF BLOOMINGTON

ATTEST

Dan Brady, Mayor

Leslie Yocum, City Clerk

EXHIBIT A

**CITY OF BLOOMINGTON AGREEMENT WITH
STARK EXCAVATING, INC.**

**FOR
CONSTRUCTION OF THE SOUTH STREET BOOSTER STATION**

THIS AGREEMENT, dated this 22 day of June, 20221 is between the City of Bloomington, IL (hereinafter "CITY") and Stark Excavating, Inc. (hereinafter "VENDOR"). CITY and VENDOR may hereinafter collectively be referred to as the "PARTIES" and individually as the "PARTY".

NOW THEREFORE, the PARTIES agree as follows:

Section 1. Recitals. The recitals set forth above are incorporated into this Section 1 as if specifically stated herein.

Section 2. Description of Services. VENDOR shall provide the services/work identified on Exhibit A, attached hereto and incorporated herein.

Section 3. Incorporation of Bid/RFP/RFQ & Proposal Terms. The following shall apply to this Agreement:

☐

This Agreement was not subject to a formal solicitation process by the CITY.

☒

This Agreement was subject to the following procurement initiative by the CITY:
Bid # 2026-34, South Street Booster Station (hereinafter "REQUEST").
Accordingly, the provisions of the REQUEST and the proposal submitted by VENDOR (hereinafter collectively referred to as "PROCUREMENT DOCUMENTS"), shall be incorporated into this Agreement by reference and made a part thereof and shall be considered additional contractual requirements that must be met by VENDOR. In the event of a direct conflict between the provisions of this Agreement and the incorporated PROCUREMENT DOCUMENTS, the provisions of this Agreement shall prevail. All PROCUREMENT DOCUMENTS are kept on file by CITY Legal Department and shall be made available upon request.

Section 4. Payment. For the work performed by VENDOR under this Agreement, the CITY shall pay VENDOR the fees as set forth in the Payment Terms, attached hereto as Exhibit B and incorporated herein.

Section 5. Requirement for Payment & Performance Bond. The following shall further apply to this Agreement:

☐

This Agreement does not require the furnishment of any bonds by the VENDOR.

☒

This Agreement is subject to bonding requirements.

- i. It is therefore understood that the VENDOR will furnish, at no expense to the CITY, Payment and Performance Bonds to the CITY in the amount of the contract as stated in Exhibit B executed by the VENDOR and at least two sureties as set forth under the Laws of the State of Illinois, as a guarantee that the VENDOR will timely and faithfully perform the work outlined herein.
- ii. Said bond shall be conditioned to save and keep harmless the CITY from any and all claims, demands, losses, suits, costs, expenses, and damages which may be brought, sustained,

or recovered against the CITY by reason of any negligence, default, or failure of the said VENDOR in designing, building, constructing, or completing said improvement and its appurtenances, or any part thereof, and that said improvement when constructed shall be free from all defects and remain in good order and condition for one year from its completion and acceptance by the CITY, ordinary wear and tear, and damage resulting from accident or willful destruction excepted; which bond is attached hereto and made a part hereof.

Section 6. Default. Either PARTY shall be in default if it fails to perform all or any part of this Agreement. If either PARTY is in default, the other PARTY may terminate this contract upon giving written notice of such termination to the PARTY in default. Such notice shall be in writing and provided thirty (30) days prior to termination. The non-defaulting PARTY shall be entitled to all remedies as set forth in Section 9 herein, upon the default or violation of this Agreement.

Section 7. Termination for Cause. The CITY may, at any time, terminate this Agreement, in whole or in part, for any of the following reasons effective immediately:

- i. VENDOR is found to be in violation of any term or condition of this Agreement.
- ii. VENDOR engages in any fraudulent, felonious, grossly negligent, or other illegal acts or behavior.
- iii. VENDOR declares bankruptcy or becomes insolvent.
- iv. CITY determines, in its sole discretion, that VENDOR is no longer able to fulfill VENDOR's obligations under this Agreement or PROCUREMENT DOCUMENTS.

Upon such termination, CITY shall be entitled to all remedies laid out in Section 9, as well as reimbursement of reasonable attorney's fees and court costs.

Section 8. Force Majeure. The CITY shall not be in default of this Agreement and shall not be held liable for any losses, failure, or delay in performance of its obligations under this Agreement or any Agreement, Amendment, Exhibit, or Attachment hereto arising out of or caused, directly or indirectly, by an event of Force Majeure. Force Majeure is defined as circumstances beyond the CITY's reasonable control, including, without limitation, acts of God; earthquakes; fires; floods; wars; civil or military disturbances; acts of terrorism; sabotage; strikes; epidemics; pandemics; riots; power failures; computer failure and any such circumstances beyond its reasonable control as may cause interruption, loss or malfunction of utility, transportation, computer (hardware or software) or telephone communication service; accidents; labor disputes; acts of civil or military authority; governmental actions; or inability to obtain labor, material, equipment or transportation.

Section 9. Remedies. In the event of a default or a violation of this Agreement, the non-defaulting PARTY shall be entitled to all remedies, whether in law or equity.

Section 10. Indemnification. To the fullest extent permitted by law, VENDOR shall indemnify and hold harmless CITY, its officers, officials, agents, and employees from claims, demands, causes of action, and liabilities of every kind and nature whatsoever arising out of or in connection with VENDOR's operations performed under this Agreement, except for loss, damage, or expense arising solely from the gross negligence or willful misconduct of the CITY or the CITY's agents, servants, or independent vendors who are directly responsible to CITY. This indemnification shall extend to all claims occurring after this Agreement is terminated as well as while it is in force. The indemnity shall apply regardless of any concurrent negligence, whether active or passive, of the CITY or CITY's officers, officials, agents, employees, or any other persons or entities. The indemnity set forth in this section shall not be limited by insurance requirements or by any other provision of this Agreement.

Section 11. Reuse of Documents. All documents, including but not limited to, reports, drawings, specifications, and electronic media furnished by VENDOR pursuant to this Agreement are instruments of the VENDOR's services. Nothing herein, however, shall limit the CITY's right to use the documents for municipal purposes, including but not limited to the CITY's right to use documents in an unencumbered manner for purposes of remediation, remodeling, and/or construction. VENDOR further acknowledges any such documents may be subject to release under the Illinois Freedom of Information Act.

Section 12. Standard of Care. Services performed by VENDOR under this Agreement will be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the same or similar profession currently practicing under the same or similar conditions.

Section 13. Time is of the Essence. With regard to all dates and time periods set forth or referred to in this Agreement, time is of the essence. If no time period is set forth, the work must be pursued and completed in a commercially reasonable timeframe.

Section 14. Representations of VENDOR. VENDOR hereby represents it is legally able to perform the work that is subject to the Agreement.

Section 15. Use of Name. VENDOR shall have no right, express or implied, to use in any manner the name or other designation of the CITY or any other name or trademark, or logo of the CITY for any purpose in connection with the performance of this Agreement.

Section 16. Compliance with Local, State, and Federal Laws. VENDOR agrees that any and all work by VENDOR shall at all times comply with all laws, ordinances, statutes, and governmental rules, regulations and codes.

Section 17. Compliance with Prevailing Wage. The following shall apply to this Agreement:

☐

This Agreement is not for a "Public Work" and therefore Prevailing Wage does not apply.

☒

This Agreement calls for the construction of "public works," within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130.01 et seq. (hereinafter "ACT"). The ACT requires contractors and subcontractors to pay laborers, workers, and mechanics performing services on public works projects no less than the current "prevailing rate of wages" (hourly cash wages plus an amount for fringe benefits) in the county where the work is performed. The Illinois Department of Labor (hereinafter "DEPARTMENT") publishes the prevailing wage rates on its website at <http://labor.illinois.gov/>. The DEPARTMENT revises the prevailing wage rates and the contractor/subcontractor has an obligation to check the DEPARTMENT's website for revisions to prevailing wage rates. For information regarding current prevailing wage rates, please refer to the DEPARTMENT's website. All contractors and subcontractor rendering services under this Agreement must comply with all requirements of the ACT, including but not limited to all wage requirements and notice and record keeping duties.

Section 18. Equal Opportunity Employment & Human Rights Guarantee. The words used herein, and the requirements below shall be interpreted in accordance with and have the meaning ascribed to them as set forth in the City's Equal Opportunity in Purchasing Ordinance and the City's Human Rights Ordinance. During the performance of this Agreement, the VENDOR agrees as follows:

- (1) Non-discrimination pledge. VENDOR shall not discriminate against any employee during the course of employment or against an applicant for employment because of race, color, religion, creed, class, national origin, sex, age, marital status, physical or mental handicap, sexual orientation, gender identity, family responsibilities, matriculation, political affiliations, prior arrest record or source of income. The VENDOR shall make good faith efforts in accordance with its equal opportunity plan and utilization plan, if one is required to be submitted to and approved by the City, to achieve female and minority participation goals by hiring and partnering with WBEs, MBEs, and female and minority workers. Good faith efforts are defined in Section 16-414 of the Bloomington City Code.
- (2) Notices. VENDOR shall post notices regarding nondiscrimination in conspicuous places available to employees and applicants for employment. The notices shall be provided by the City, setting forth the provisions of the non-discrimination pledge; however, VENDOR may post other notices of similar character supplied by another governmental agency in lieu of the City's notice. The VENDOR will send a copy of such notices to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding.
- (3) Solicitation and ads for employment. VENDOR shall, in all solicitations and advertisements for employees placed by or on behalf of VENDOR, state that all qualified applicants will receive consideration for employment as provided for in Section 22.2-104 of the City Code. An advertisement in a publication may state "This is an Equal Opportunity Employer," which statement shall meet the requirements of this section.
- (4) Access to books. VENDOR shall permit access to all books, records, and accounts pertaining to its employment practices by the City Manager or the City Manager's designee for purposes of investigation to ascertain compliance with this provision.
- (5) Reports. VENDOR shall provide periodic compliance reports to the City Manager, upon request. Such reports shall be within the time and in the manner proscribed by the City and describe efforts made to comply with the provisions of this provision entitled "Human Rights Guarantees."
- (6) Remedies. In the event that any contracting entity fails to comply with the above subsections, or fails to comply with its equal opportunity plan, utilization plan, or any provision of city, state or federal law relating to human rights, after the City has provided written notice to VENDOR of such failure to comply and provided VENDOR with an opportunity to cure the non-compliance, then the City, at its option, may declare VENDOR to be in default of this agreement and take, without election, any or all of the following actions: (i) cancel, terminate, or suspend the contract in whole or in part and/or (ii) seek other sanctions as may be imposed by the Human Relations Commission or other governmental bodies pursuant to law.

Vendor shall automatically include the provisions of the foregoing paragraphs in every construction subcontract so that the provisions will be binding upon each construction subcontractor.

Section 19. Access to Records. The following access to records requirements apply to this Agreement:

- i. The VENDOR agrees to provide CITY, or any of their authorized representatives access to any books, documents, papers, and records of the VENDOR which are directly pertinent to this Agreement for the purposes of making audits, examinations, excerpts, and transcriptions.

- ii. The VENDOR agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.

Section 20. Compliance with FOIA Requirements. VENDOR further explicitly agrees to furnish all records related to this Agreement and any documentation related to CITY required under the Illinois Freedom of Information Act (ILCS 140/1 et seq.) (hereinafter "FOIA") request within five (5) business days after CITY issues notice of such request to VENDOR. VENDOR agrees to not apply any costs or charge any fees to the CITY regarding the procurement of records required pursuant to a FOIA request. VENDOR agrees to defend, indemnify, and hold harmless CITY, and agrees to pay all reasonable costs connected therewith (including, but not limited to, reasonable attorney's and witness fees, filing fees, and any other expenses) for CITY to defend any and all causes, actions, causes of action, disputes, prosecutions, of conflicts arising from VENDOR actual or alleged violation of FOIA, or VENDOR failure to furnish all documentation related to a request within five (5) business days after CITY issues notice of request. Furthermore, should VENDOR request that CITY utilize a lawful exemption under FOIA in relation to any FOIA request, thereby denying that request, VENDOR agrees to pay all costs connected therewith (such as reasonable attorney's and witness fees, filing fees, and any other expenses) to defend the denial of the request. The defense shall include, but not be limited to, challenged or appealed denials of FOIA requests to either the Illinois Attorney General or a court of competent jurisdiction. VENDOR agrees to defend, indemnify, and hold harmless CITY, and agrees to pay all costs connected therewith (such as reasonable attorney's and witness fees, filing fees, and any other expenses) to defend any denial of a FOIA request by VENDOR request to utilize a lawful exemption to CITY.

Section 21. Notices. All legal notices given in connection with this Agreement shall be made in writing and deemed complete by way of (a) hand delivery; (b) registered mail, postage prepaid; or (c) electronic mail with notice of receipt by the other PARTY at the following addresses or at such other address for a PARTY as shall be specified by like notice:

If to VENDOR:

Stark Excavating, Inc.
Attn: David Stark Jr.
1805 W. Washington St.
Bloomington, IL 61701
dstarkjr@starkcompany.com

Copy to:
Wood, DeVarv, Armstrong
Attn: David Armstrong
207 W Jefferson St STE 400
Bloomington, IL 61701
darmstrong@wdlawyer.com

If to CITY:

City of Bloomington
Attn: City Manager
115 E. Washington St., Suite 400
Bloomington, IL 61701
admin@cityblm.org

Copy to:
City of Bloomington
Attn: Legal Department
115 E. Washington St., Suite 403
Bloomington, IL 61701
legal@cityblm.org

Section 22. Insurance. VENDOR shall, at a minimum, maintain insurance as required in the PROCUREMENT DOCUMENTS and at or above the limits stated on the Certificate of Insurance, where CITY shall be named as additional insured under the policy(ies), which is attached hereto as Exhibit C and incorporated herein.

Section 23. Assignment. No PARTY may assign this Agreement, or the proceeds thereof, without prior written consent of the other PARTY.

Section 24. Changes or Modifications. This Agreement, its method of completion, its scope of work, nor its pricing may be modified or changed in any manner without the express written consent of both PARTIES via an Amendment fully executed by both PARTIES.

Section 25. Governing Law. This Agreement shall be governed by and interpreted pursuant to the laws of the State of Illinois, County of McLean.

Section 26. Joint Drafting. The PARTIES expressly agree that this Agreement was jointly drafted, and that both had the opportunity to negotiate its terms and to obtain the assistance of counsel in reviewing its terms prior to execution. Therefore, this Agreement shall be construed neither against nor in favor of either PARTY but shall be construed in a neutral manner.

Section 27. Attorney's Fees. In the event that any action is filed in relation to this Agreement, the unsuccessful PARTY in the action shall pay to the successful PARTY, in addition to all the sums that either PARTY may be called on to pay, a reasonable sum for the successful PARTY's attorney's fees (including expert witness fees).

Section 28. Paragraph Headings. The titles to the paragraphs of this agreement are solely for the convenience of the PARTIES and shall not be used to explain, modify, simplify, or aid in the interpretation of the provisions of this Agreement.

Section 29. Term. The term of this Agreement shall be as set forth on the attached Exhibit A, Description of Services. Notwithstanding anything herein, the provisions in Sections 10 and 19 shall survive termination.

Section 30. Counterparts. This Agreement may be executed in any number of counterparts, including electronically, each of which shall be deemed to be an original, but all of which together shall constitute the same instrument.

IN WITNESS WHEREOF, the PARTIES hereto have executed this Agreement as of the date first above written.

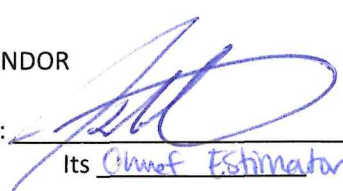
CITY OF BLOOMINGTON

By: _____
Its City Manager

ATTEST:

By: _____
Its City Clerk

VENDOR

By: 
Its Chief Estimator

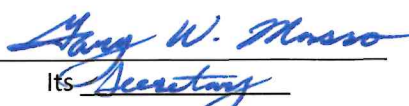
By: 
Its Secretary

EXHIBIT A
DESCRIPTION OF SERVICES/WORK PROVIDED

The project site is located along Armory Drive at the BUS 51 split in Bloomington, Illinois. The work is generally described as general construction of water distribution facilities including sitework, yard piping, structural, architectural, process piping and equipment, plumbing, heating, ventilation, air conditioning, electrical, and instrumentation and control.

EXHIBIT B
COSTS/FEES

Bid #2026-34 - South Main Booster Station				Stark Excavating, Inc	
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
	Base Bid - Includes all sections and all work except for				
1	Bid Line Item #2.	1	LS	\$2,079,000.00	\$2,079,000.00
	Section 01 21 00 - 5% Contingency based on Line Bid				
	Item #1 total. The contingency item included in the bid				
	shall be used for unforeseen issues which may arise				
	during the project. Use of the contingency item shall be				
	at the City's sole discretion. All work must be pre-				
2	approved.	1	LS	\$103,950.00	\$103,950.00
Total					\$2,182,950.00

Bid #2026-34 - South Main Booster Station				IHC Construction Companies, LLC		Leander Construction, Inc.		Stark Excavating, Inc	
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
	Base Bid - Includes all sections and all work except for Bid								
1	Line Item #2.	1	LS	\$2,733,330.00	\$2,733,330.00	\$2,044,700.00	\$2,044,700.00	\$2,079,000.00	\$2,079,000.00
	Section 01 21 00 - 5% Contingency based on Line Bid Item #1 total. The contingency item included in the bid shall be used for unforeseen issues which may arise during the project. Use of the contingency item shall be at the City's								
2	sole discretion. All work must be pre-approved.	1	LS	\$136,666.50	\$136,666.50	\$102,300.00	\$102,300.00	\$103,950.00	\$103,950.00
	Total				\$2,869,996.50		\$2,147,000.00		\$2,182,950.00



For City Council: July 13, 2026

Ward Impacted: City Wide

Subject: Consideration and Action on a Resolution Approving a Bid Waiver with Donohue & Associates, Inc., for Architectural and Engineering Services for the Systemwide Improvement Project, in the Amount of \$5,216,280

Recommended Motion: The proposed Resolution be approved.

Strategic Plan:

Priority Area 1: Infrastructure. Improving and maintaining the City's infrastructure, including water, sewer, streets, sidewalks, and other physical assets. This priority includes identifying and prioritizing maintenance needs, defining service levels in line with City appropriations, understanding and communicating costs, reducing backlogged maintenance, and ensuring residents can rely on safe, functional infrastructure.

Background:

The System-wide Improvements Project is a multi-phased capital improvement program identified through the City's Water System Master Plan to improve the reliability, capacity, resiliency, and operational efficiency of Bloomington's water distribution system. Due to the size and complexity of the program, the work will be bid and constructed as four (4) separate construction projects over an anticipated 36-month construction period.

The overall project includes the construction of a new elevated water storage tower at the Division Street site; installation of approximately 1,200 linear feet of new 20-inch water main along Division Street; replacement of the existing underground South Main Booster Pump Station with a new aboveground booster pump station; refurbishment and return to service of the existing 400,000-gallon elevated water tower at the Northeast site; construction of a new 22.5 million gallon per day (MGD) pump station at the Northeast site; installation of two new 5-million-gallon ground storage reservoirs; construction of approximately 6,300 linear feet of new 36-inch transmission main extending from the Northeast site along Hershey Road through the Town of Normal to connect to the existing distribution system at Fort Jesse Road; conversion of the Division Street Pump Station to allow pumping into the Enterprise Pressure Zone; and abandonment of the existing Enterprise Pump Station with associated piping improvements at the Division Street site.

Due to the technical complexity and magnitude of these projects, specialized construction-related services are required to provide construction observation, inspection, contract administration, review of contractor submittals and shop drawings, coordination with the contractor and City staff, review of pay applications and change orders, documentation of construction activities, and project closeout services. These services are essential to ensure the improvements are constructed in accordance with the approved plans and specifications, maintain quality control, minimize construction risks, and protect the City's investment.

Approval of this agreement will authorize the City to retain Donohue & Associates, Inc. to

provide construction-related services throughout the duration of the four construction contracts, ensuring the successful delivery of these critical water infrastructure improvements.

Community Groups/Interested Persons Contacted: N/A

Financial Impact:

If approved, the Resolution will authorize a bid waiver and the above-mentioned professional services agreement with Donohue & Associates, Inc. for \$5,216,280; \$4,616,280 of the total is included in the FY 2027 Budget with the remaining \$600,000 in the FY 2028 Budget. If approved, \$4,616,280 will be encumbered in FY 2027, and the remaining \$600,000 will be encumbered in FY 2028. This will be paid from the Water Mechanical Maintenance-Architectural and Engineering account (50100160-70051). Stakeholders can locate information on this account in the FY 2027 Budget Book titled "Other Funds & Capital Improvement" on pages 141, 241, 309, 327, 328, and 365.

Attachments:

1. Resolution
2. Resolution - Exhibit A - Agreement

RESOLUTION NO. 2026 - ____

**A RESOLUTION APPROVING A BID WAIVER WITH DONOHUE & ASSOCIATES, INC.,
FOR ARCHITECTURAL AND ENGINEERING SERVICES FOR THE SYSTEMWIDE
IMPROVEMENT PROJECT, IN THE AMOUNT OF \$5,216,280**

WHEREAS, subject to the provisions of the City Code, City staff are recommending that a Bid Waiver with Donohue & Associates, Inc., be approved for Architectural and Engineering Services for the Systemwide Improvement Project, in the Amount of \$5,216,280; and

WHEREAS, the City of Bloomington ("City") owns, operates, and maintains a public water treatment and distribution system that provides safe and reliable drinking water to the residents and businesses of the City; and

WHEREAS, the City's Water Department has identified the need for significant improvements to its water transmission, storage, and pumping infrastructure to improve system reliability, resiliency, operational flexibility, and long-term service to existing and future customers; and

WHEREAS, the System-wide Improvements Project includes the construction of a new elevated water tower at the Division Street site; approximately 1,200 linear feet of new 20-inch water main along Division Street; replacement of the existing underground South Main Booster Pump Station with a new aboveground booster pump station; refurbishment and return to service of the existing 400,000-gallon elevated water tower at the Northeast site; construction of a new 22.5 MGD pump station at the Northeast site; installation of two new 5-million-gallon ground storage tanks at the Northeast site; construction of approximately 6,300 linear feet of new 36-inch transmission main along Hershey Road through the Town of Normal connecting to the existing distribution system at Ft. Jesse Road; conversion of the Division Street Pump Station to serve the Enterprise Zone; abandonment of the existing Enterprise Pump Station; and associated piping improvements at the Division Street site; and

WHEREAS, these improvements will be bid and constructed under four separate construction contracts over an anticipated 36-month construction period; and

WHEREAS, Donohue & Associates, Inc. has completed the design of the System-wide Improvements Project and is uniquely qualified to provide the construction-related architectural and engineering services necessary to ensure the project is constructed in accordance with the approved plans and specifications; and

WHEREAS, the proposed agreement provides for construction observation, contract administration, shop drawing and submittal review, requests for information, change order review, project documentation, startup assistance, record drawings, and other construction-related engineering services throughout the duration of the project; and

WHEREAS, the total cost of the agreement with Donohue & Associates, Inc. is \$5,216,280, with funding to be provided through the Water Fund as part of the City's Capital Improvement Program; and

WHEREAS, the City Council finds it in the best interest of the City to approve the Agreement.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:

SECTION 1. The above recitals are incorporated herein by this reference as if specifically stated in full.

SECTION 2. The City Manager, or designated representatives, are authorized to execute the Agreement, and any other documents necessary to complete this transaction.

SECTION 3. In the event that any section, clause, provision, or part of this Resolution shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect.

PASSED this 13th day of July 2026.

APPROVED this ____ day of July 2026.

CITY OF BLOOMINGTON

ATTEST

Dan Brady, Mayor

Leslie Yocum, City Clerk

EXHIBIT A

**CITY OF BLOOMINGTON AGREEMENT WITH
DONOHUE & ASSOCIATES, INC.
FOR
ARCHITECTURAL & ENGINEERING SERVICES**

THIS AGREEMENT, dated this ____ day of _____, 2026, is between the City of Bloomington, IL (hereinafter "CITY") and Donohue & Associates, Inc. (hereinafter "VENDOR"). CITY and VENDOR may hereinafter collectively be referred to as the "PARTIES" and individually as the "PARTY".

NOW THEREFORE, the PARTIES agree as follows:

Section 1. Recitals. The recitals set forth above are incorporated into this Section 1 as if specifically stated herein.

Section 2. Description of Services. VENDOR shall provide the services/work identified on Exhibit A, attached hereto and incorporated herein.

Section 3. Incorporation of Bid/RFP/RFQ & Proposal Terms. The following shall apply to this Agreement:

This Agreement was not subject to a formal solicitation process by the CITY.

- X This Agreement was subject to the following procurement initiative by the CITY:
"RFQ #2025-32 FY25 Multi-Year Professional A&E Services (hereinafter "REQUEST").
Accordingly, the provisions of the REQUEST and the proposal submitted by VENDOR (hereinafter collectively referred to as "PROCUREMENT DOCUMENTS"), shall be incorporated into this Agreement by reference and made a part thereof and shall be considered additional contractual requirements that must be met by VENDOR. In the event of a direct conflict between the provisions of this Agreement and the incorporated PROCUREMENT DOCUMENTS, the provisions of this Agreement shall prevail. All PROCUREMENT DOCUMENTS are kept on file by CITY Legal Department and shall be made available upon request.

Section 4. Payment. For the work performed by VENDOR under this Agreement, the CITY shall pay VENDOR the fees as set forth in the Payment Terms, attached hereto as Exhibit B and incorporated herein.

Section 5. Requirement for Payment & Performance Bond. The following shall further apply to this Agreement:

- X This Agreement does not require the furnishment of any bonds by the VENDOR.

This Agreement is subject to bonding requirements.

- i. It is therefore understood that the VENDOR will furnish, at no expense to the CITY, Payment and Performance Bonds to the CITY in the amount of the contract as stated in Exhibit B executed by the VENDOR and at least two sureties as set forth under the Laws of the State of Illinois, as a guarantee that the VENDOR will timely and faithfully perform the work outlined herein.
- ii. Said bond shall be conditioned to save and keep harmless the CITY from any and all claims, demands, losses, suits, costs, expenses, and damages which may be brought, sustained, or recovered against the CITY by reason of any negligence, default, or failure of the said

VENDOR in designing, building, constructing, or completing said improvement and its appurtenances, or any part thereof, and that said improvement when constructed shall be free from all defects and remain in good order and condition for one year from its completion and acceptance by the CITY, ordinary wear and tear, and damage resulting from accident or willful destruction excepted; which bond is attached hereto and made a part hereof.

Section 6. Default. Either PARTY shall be in default if it fails to perform all or any part of this Agreement. If either PARTY is in default, the other PARTY may terminate this contract upon giving written notice of such termination to the PARTY in default. Such notice shall be in writing and provided thirty (30) days prior to termination. The non-defaulting PARTY shall be entitled to all remedies as set forth in Section 9 herein, upon the default or violation of this Agreement.

Section 7. Termination for Cause. The CITY may, at any time, terminate this Agreement, in whole or in part, for any of the following reasons effective immediately:

- i. VENDOR is found to be in violation of any term or condition of this Agreement.
- ii. VENDOR engages in any fraudulent, felonious, grossly negligent, or other illegal acts or behavior.
- iii. VENDOR declares bankruptcy or becomes insolvent.
- iv. CITY determines, in its sole discretion, and after giving VENDOR reasonable time to cure deficiencies, that VENDOR is no longer able to fulfill VENDOR's obligations under this Agreement or PROCUREMENT DOCUMENTS.

Upon such termination, CITY shall be entitled to all remedies laid out in Section 9, as well as reimbursement of reasonable attorney's fees and court costs.

Section 8. Force Majeure. ~~Neither the CITY nor VENDOR shall not be in default of this Agreement and or shall not be~~ held liable for any losses, failure, or delay in performance of its obligations under this Agreement or any Agreement, Amendment, Exhibit, or Attachment hereto arising out of or caused, directly or indirectly, by an event of Force Majeure. Force Majeure is defined as circumstances beyond the CITY's or VENDOR's reasonable control, including, without limitation, acts of God; earthquakes; fires; floods; wars; civil or military disturbances; acts of terrorism; sabotage; strikes; epidemics; pandemics; riots; power failures; computer failure and any such circumstances beyond its reasonable control as may cause interruption, loss or malfunction of utility, transportation, computer (hardware or software) or telephone communication service; accidents; labor disputes; acts of civil or military authority; governmental actions; or inability to obtain labor, material, equipment or transportation.

Section 9. Remedies. In the event of a default or a violation of this Agreement, the non-defaulting PARTY shall be entitled to all remedies, whether in law or equity.

Section 10. Indemnification. To the fullest extent permitted by law, VENDOR shall indemnify and hold harmless CITY, its officers, officials, agents, and employees from claims, demands, causes of action, and liabilities ~~of every kind and nature whatsoever arising out of or in connection with~~ to the extent caused by VENDOR's negligent operations performed under this Agreement, except for loss, damage, or expense arising from the sole gross negligence or willful misconduct of the CITY or the CITY's agents, servants, or independent vendors who are directly responsible to CITY. This indemnification shall extend to all claims occurring after this Agreement is terminated as well as while it is in force. The indemnity shall apply regardless of any concurrent negligence, whether active or passive, of the CITY or CITY's officers, officials, agents, employees, or any other persons or entities. ~~The indemnity set forth in this section shall not be limited by insurance requirements or by~~

~~any other provision of this Agreement. To the fullest extent permitted by Laws and Regulations, CITY and VENDOR waive against each other, and the other's employees, officers, directors, members, insurers, partners, and consultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to this Agreement or the Project, from any cause or causes.~~

Section 11. Reuse of Documents. All documents, including but not limited to, reports, drawings, specifications, and electronic media furnished by VENDOR pursuant to this Agreement are instruments of the VENDOR's services. Nothing herein, however, shall limit the CITY's right to use the documents for municipal purposes, including but not limited to the CITY's right to use documents in an unencumbered manner for purposes of remediation, remodeling, and/or construction. VENDOR further acknowledges any such documents may be subject to release under the Illinois Freedom of Information Act. Any reuse or alteration of the documents for any purpose other than that for which such documents were originally prepared shall be at CITY's sole risk and VENDOR assumes no responsibility for the alteration or reuse of those documents.

Section 12. Standard of Care. Services performed by VENDOR under this Agreement will be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the same or similar profession currently practicing under the same or similar conditions.

Section 13. Time is of the EssenceSchedule. With regard to all dates and time periods set forth or referred to in this Agreement, VENDOR shall complete work in agreed-to timeframes time is of the essence ~~subject to the Standard of Care.~~ If no time period is set forth, the work must be pursued and completed in a commercially reasonable timeframe.

Section 14. Representations of VENDOR. VENDOR hereby represents it is legally able to perform the work that is subject to the Agreement.

Section 15. Use of Name. VENDOR shall have no right, express or implied, to use in any manner the name or other designation of the CITY or any other name or trademark, or logo of the CITY for any purpose in connection with the performance of this Agreement.

Section 16. Compliance with Local, State, and Federal Laws. VENDOR agrees that any and all work by VENDOR shall at all times comply with all laws, ordinances, statutes, and governmental rules, regulations and codes.

Section 17. Compliance with Prevailing Wage. The following shall apply to this Agreement:

X This Agreement is not for a "Public Work" and therefore Prevailing Wage does not apply.

This Agreement calls for the construction of "public works," within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130.01 et seq. (hereinafter "ACT"). The ACT requires contractors and subcontractors to pay laborers, workers, and mechanics performing services on public works projects no less than the current "prevailing rate of wages" (hourly cash wages plus an amount for fringe benefits) in the county where the work is performed. The Illinois Department of Labor (hereinafter "DEPARTMENT") publishes the prevailing wage rates on its website at <http://labor.illinois.gov/>. The DEPARTMENT revises the prevailing wage rates and the contractor/subcontractor has an obligation to check the DEPARTMENT's website for revisions to prevailing wage rates. For information regarding current prevailing wage rates, please refer to the DEPARTMENT's website. All contractors and subcontractor rendering services under this

Agreement must comply with all requirements of the ACT, including but not limited to all wage requirements and notice and record keeping duties.

Section 18. Equal Opportunity Employment & Human Rights Guarantee. The words used herein, and the requirements below shall be interpreted in accordance with and have the meaning ascribed to them as set forth in the City's Equal Opportunity in Purchasing Ordinance and the City's Human Rights Ordinance. During the performance of this Agreement, the VENDOR agrees as follows:

- (1) Non-discrimination pledge. VENDOR shall not discriminate against any employee during the course of employment or against an applicant for employment because of race, color, religion, creed, class, national origin, sex, age, marital status, physical or mental handicap, sexual orientation, gender identity, family responsibilities, matriculation, political affiliations, prior arrest record or source of income. The VENDOR shall make good faith efforts in accordance with its equal opportunity plan and utilization plan, if one is required to be submitted to and approved by the City, to achieve female and minority participation goals by hiring and partnering with WBEs, MBEs, and female and minority workers. Good faith efforts are defined in Section 16-414 of the Bloomington City Code.
- (2) Notices. VENDOR shall post notices regarding nondiscrimination in conspicuous places available to employees and applicants for employment. The notices shall be provided by the City, setting forth the provisions of the non-discrimination pledge; however, VENDOR may post other notices of similar character supplied by another governmental agency in lieu of the City's notice. The VENDOR will send a copy of such notices to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding.
- (3) Solicitation and ads for employment. VENDOR shall, in all solicitations and advertisements for employees placed by or on behalf of VENDOR, state that all qualified applicants will receive consideration for employment as provided for in Section 22.2-104 of the City Code. An advertisement in a publication may state "This is an Equal Opportunity Employer," which statement shall meet the requirements of this section.
- (4) Access to books. VENDOR shall permit access to all books, records, and accounts pertaining to its employment practices by the City Manager or the City Manager's designee for purposes of investigation to ascertain compliance with this provision.
- (5) Reports. VENDOR shall provide periodic compliance reports to the City Manager, upon request. Such reports shall be within the time and in the manner proscribed by the City and describe efforts made to comply with the provisions of this provision entitled "Human Rights Guarantees."
- (6) Remedies. In the event that any contracting entity fails to comply with the above subsections, or fails to comply with its equal opportunity plan, utilization plan, or any provision of city, state or federal law relating to human rights, after the City has provided written notice to VENDOR of such failure to comply and provided VENDOR with an opportunity to cure the non-compliance, then the City, at its option, may declare VENDOR to be in default of this agreement and take, without election, any or all of the following actions: (i) cancel, terminate, or suspend the contract in whole or in part and/or (ii) seek other sanctions as may be imposed by the Human Relations Commission or other governmental bodies pursuant to law.

Vendor shall automatically include the provisions of the foregoing paragraphs in every construction subcontract so that the provisions will be binding upon each construction subcontractor.

Section 19. Access to Records. The following access to records requirements apply to this Agreement:

- i. The VENDOR agrees to provide CITY, or any of their authorized representatives access to any books, documents, papers, and records of the VENDOR which are directly pertinent to this Agreement for the purposes of making audits, examinations, excerpts, and transcriptions.
- ii. The VENDOR agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.

Section 20. Compliance with FOIA Requirements. VENDOR further explicitly agrees to furnish all records related to this Agreement and any documentation related to CITY required under the Illinois Freedom of Information Act (ILCS 140/1 et seq.) (hereinafter "FOIA") request within five (5) business days after CITY issues notice of such request to VENDOR. VENDOR agrees to not apply any costs or charge any fees to the CITY regarding the procurement of records required pursuant to a FOIA request. VENDOR agrees to defend, indemnify, and hold harmless CITY, and agrees to pay all reasonable costs connected therewith (including, but not limited to, reasonable attorney's and witness fees, filing fees, and any other expenses) for CITY to defend any and all causes, actions, causes of action, disputes, prosecutions, of conflicts arising from VENDOR actual or alleged violation of FOIA, or VENDOR failure to furnish all documentation related to a request within five (5) business days after CITY issues notice of request. Furthermore, should VENDOR request that CITY utilize a lawful exemption under FOIA in relation to any FOIA request, thereby denying that request, VENDOR agrees to pay all costs connected therewith (such as reasonable attorney's and witness fees, filing fees, and any other expenses) to defend the denial of the request. The defense shall include, but not be limited to, challenged or appealed denials of FOIA requests to either the Illinois Attorney General or a court of competent jurisdiction. VENDOR agrees to defend, indemnify, and hold harmless CITY, and agrees to pay all costs connected therewith (such as reasonable attorney's and witness fees, filing fees, and any other expenses) to defend any denial of a FOIA request by VENDOR request to utilize a lawful exemption to CITY.

Section 21. Notices. All legal notices given in connection with this Agreement shall be made in writing and deemed complete by way of (a) hand delivery; (b) registered mail, postage prepaid; or (c) electronic mail with notice of receipt by the other PARTY at the following addresses or at such other address for a PARTY as shall be specified by like notice:

If to VENDOR:

Donohue & Associates, Inc.
Attn: Terry Boyer
1605 S. State Street, Suite 1C
Champaign, IL 61820
tboyer@donohue-associates.com

Copy to:
Donohue & Associates, Inc.
Attn: Craig Brunner
3311 Weeden Creek Road
Sheboygan, WI 53081
cbrunner@donohue-associates.com

If to CITY:

City of Bloomington
Attn: City Manager
115 E. Washington St., Suite 400
Bloomington, IL 61701
admin@cityblm.org

Copy to:
City of Bloomington
Attn: Legal Department
115 E. Washington St., Suite 403
Bloomington, IL 61701
legal@cityblm.org

Section 22. Insurance. VENDOR shall, at a minimum, maintain insurance as required in the PROCUREMENT DOCUMENTS and at or above the limits stated on the Certificate of Insurance, where CITY shall

be named as additional insured under the policy(ies), which is attached hereto as Exhibit C and incorporated herein.

Section 23. Assignment. No PARTY may assign this Agreement, or the proceeds thereof, without prior written consent of the other PARTY.

Section 24. Changes or Modifications. This Agreement, its method of completion, its scope of work, nor its pricing may be modified or changed in any manner without the express written consent of both PARTIES via an Amendment fully executed by both PARTIES.

Section 25. Governing Law. This Agreement shall be governed by and interpreted pursuant to the laws of the State of Illinois, County of McLean.

Section 26. Joint Drafting. The PARTIES expressly agree that this Agreement was jointly drafted, and that both had the opportunity to negotiate its terms and to obtain the assistance of counsel in reviewing its terms prior to execution. Therefore, this Agreement shall be construed neither against nor in favor of either PARTY but shall be construed in a neutral manner.

Section 27. Attorney's Fees. In the event that any action is filed in relation to this Agreement, the unsuccessful PARTY in the action shall pay to the successful PARTY, in addition to all the sums that either PARTY may be called on to pay, a reasonable sum for the successful PARTY's attorney's fees (including expert witness fees). For purposes of this Agreement, a party is "successful" if it recovers 75 percent or more of what it sought in such proceeding, or if it successfully defends against 75 percent or more of what was claimed against it. If neither percentage is met, the parties bear their own respective attorney's fees.

Section 28. Paragraph Headings. The titles to the paragraphs of this agreement are solely for the convenience of the PARTIES and shall not be used to explain, modify, simplify, or aid in the interpretation of the provisions of this Agreement.

Section 29. Term. The term of this Agreement shall be as set forth on the attached Exhibit A, Description of Services. Notwithstanding anything herein, the provisions in Sections 10 and 19 shall survive termination.

Section 30. Counterparts. This Agreement may be executed in any number of counterparts, including electronically, each of which shall be deemed to be an original, but all of which together shall constitute the same instrument.

IN WITNESS WHEREOF, the PARTIES hereto have executed this Agreement as of the date first above written.

CITY OF BLOOMINGTON

By: _____
Its City Manager

ATTEST:

By: _____
Its City Clerk

VENDOR

By: Barbara A. Scheiber
Its Sr. Vice President
Barbara A. Scheiber

By: Michael W. Gerbitz
Its President
Michael W. Gerbitz
2026.05.13 14:38:14-05'00'

EXHIBIT A
DESCRIPTION OF SERVICES/WORK PROVIDED



EXHIBIT A

PROJECT DESCRIPTION/SCOPE OF SERVICES/TIMING

A. PROJECT DESCRIPTION

The City (Owner) is retaining Donohue & Associates, Inc. to provide Construction-Related Services for the Systemwide Improvements projects which consists of the construction of a new elevated tower at the Division Street site; new 20" watermain along Division Street for a distance of approximately 1200 linear feet; replacement of the underground South Main Booster pump station with a new above ground booster pump station; refurbishment and place into service the existing 400,000 gallon elevated tower at the Northeast site; installation of a new 22.5 mgd pump station at the Northeast site; installation of two new 5 MG ground storage tanks at the northeast site; installation of a new 36" transmission main from the Northeast site for a distance of approximately 6,300 feet along Hershey Road through the Town of Normal to connect in to the existing distribution system at Ft Jesse Road; conversion of the Division Street Pump Station to be able to pump to the Enterprise Zone; abandonment of the existing Enterprise Pump Station and piping improvements at the Division Street site. These projects will be bid in four projects and the overall construction duration is expected to be approximately thirty-six months.

B. SCOPE OF SERVICES

Basic Services to be provided by Donohue for this Project under this Agreement are as follows:

1. Construction Related Engineering Services

Upon successful completion of the Bidding Phase, and upon award of the Systemwide Improvements construction contracts by the Owner, Donohue shall provide the following construction phase contract administration and observation services for the Project:

- 1.1 *General Administration of Construction Contracts.* Consult with Owner and act as Owner's representative as provided in the General Conditions of the Contract Documents as included in the Project Manual. Included in this effort is receipt and incorporation of constructability revisions to the documents, as directed from time to time, by the City.
- 1.2 *Pre-Construction Conference and Progress Meetings.* Conduct four (4) Pre-Construction Conferences prior to commencement of the Work at the Project site and prepare and distribute minutes. Donohue's project manager shall also attend a total of thirty-six (36) Construction Pay/Progress Meetings over the course of the 36-month construction duration from Notice-To-Proceed to Substantial Completion. It is understood that, as per the Construction Contract, the Construction Contractor shall conduct the progress meetings and prepare the agenda for the meetings. Donohue is to prepare and distribute minutes for Pre-Construction Conference, and Construction Contractor is to prepare and distribute all progress meeting minutes. Owner will review said minutes for accuracy.

1.3 *Visits to Site and Observation of Construction.* Perform the following services in connection with observations of the Construction Contractor's work-in-progress:

- 1.3.1 Donohue will provide to the project a Resident Project Representative (RPR) who will make visits to the Project Site at intervals and frequencies as described herein, as appropriate for the various stages of construction in order to observe the progress and quality of the Work. Such visits and observations by Donohue are not intended to be exhaustive or to extend to every aspect of a Construction Contractor's work-in-progress or to involve detailed inspections of a Construction Contractor's work-in-progress beyond the responsibilities specifically assigned to Donohue in this Agreement and the Contract Documents, but rather are to be limited to spot checking, selective sampling, and similar methods of general observation of the work based on Donohue's exercise of professional judgment.

Based on information obtained during such visits and observations, Donohue will determine in general if the Construction Contractor's work is proceeding in accordance with the Contract Documents, and Donohue shall keep the Owner informed of the progress of the construction work. The Contract Document requires that the Construction Contractor be responsible for staking and layout of the work to be constructed. Therefore, it is agreed that Donohue's observation services specified herein do not include staking or layout of the work to be constructed. However, Donohue will provide to the Construction Contractor the coordinate points, benchmarks and control points used to design the Work, which is so stated in the Project Manual

- 1.3.2 Under the fee prescribed for in this Agreement, Donohue's RPR will provide a limited level of construction observation efforts. To this end, Donohue will provide up to 8,320 hours of observation work, including travel time and vehicle expense to and from the site within the overall 36-month Construction Contract duration.
- 1.3.3 The purpose of Donohue's visits to the Site will be to document general compliance with and conformance to the Contract Documents. It is anticipated that complete documentation of the on-site observation of the Work will enable Donohue to provide written documentation of the results of this observation effort to the Owner which is anticipated to provide a greater degree of confidence that the completed work is in general conformance with the Contract Documents and that the integrity of the design concept of the completed Project, as functioning as a whole system. Donohue's RPR will not have authority over or responsibility for supervising the Construction Contractor's workers or the Owner's staff. Donohue's RPR will not, during such visits or as result of such observations of the work supervise, direct, or have control over any Construction Contractor's work, nor shall Donohue have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by any Construction Contractor, for safety precautions and programs incident to the Construction Contractor's work or for any failure of any Construction Contractor to comply with laws and regulations applicable to Construction Contractor's furnishing and performing the work. However, Donohue will quickly report its observations to the Owner when it observes a situation at the

construction site that is an obvious and apparent imminent safety concern, a dangerous situation, or a safety threat. Donohue does not guarantee the performance of any Construction Contractor nor assume the responsibility for any Construction Contractor's failure.

1.3.4 Written documentation of Donohue's on-site observation of the work shall consist primarily of *Daily Field Observation Reports* and *Periodic Field Observation Reports*. Each *Daily Field Observation Report* shall include:

- 1.3.4.1 Date, time of arrival on site, time of departure from site
- 1.3.4.2 Name of Project, Contractor, and Contractor's Site Supervisor
- 1.3.4.3 Weather & temperature range
- 1.3.4.4 Description and count of workforce, trades & subcontractors on site
- 1.3.4.5 Detailed description of work in progress with estimated percent complete
- 1.3.4.6 List persons contacted and subjects discussed or state none
- 1.3.4.7 Description of defective or non-conforming work or state none exists
- 1.3.4.8 Description of materials and equipment delivered to site and description of conformance to pertinent submittal
- 1.3.4.9 List RFIs discussed or received on site or state none exist
- 1.3.4.10 List Change Proposals discussed or received on site or state none exist
- 1.3.4.11 List Samples discussed or received on site or state none exist
- 1.3.4.12 List Inspections, Tests, Start-ups performed on site or state none
- 1.3.4.13 Describe items to be uncovered for observation, test, or inspection or state none
- 1.3.4.14 List inspectors and AHJ representatives visiting site or state none
- 1.3.4.15 Include clarifying remarks, RPR name & signature

Each *Periodic Field Observation Report* shall include the items listed for the daily report plus a description of the purpose of the visit, area of practice of the reporter, and any limitations on the scope of the observation.

Each *Daily Field Observation Report* and *Periodic Field Observation Report* shall be transmitted to Owner within 48 hours of the date and time of departure from site.

1.3.5 Every Friday Donohue shall submit a *Project Manager's Report* that summarizes the progress of the Work since the previous report and the approximate percent complete. The report will include a log (with dates, description and current status) of all submittals, formal contract communication (requests for interpretation, clarifications, requests for change proposals, change order proposals, change orders, work change directives, notices of defective work, etc.), tests, inspections, and meetings on site. *Project Manager's Report* will also include a descriptive summary listing of all items of Work which have started without complete and approved submittals or a statement that all submittals have been approved for the Work in progress. *Project Manager's Report* will also include a descriptive summary listing of all items of Work which have been completed but the required testing hasn't been provided successfully or a statement that all tests have been completed successfully for the Work in progress.

- 1.4 *Defective Work.* In accordance with Article 14.03 of the Standard General Conditions of the Construction Contract, Donohue shall determine whether Work or a portion thereof is defective and shall provide prompt formal written notice of all defective Work of which Owner or Engineer has actual knowledge to Contractor. Donohue will recommend to Owner whether a Construction Contractor's work be disapproved and rejected while it is in progress if, on the basis of such observations, Donohue believes that such work will not produce a completed Project that conforms generally to the Contract Documents or that it will prejudice the integrity of the design concept of the completed Project as a functioning whole as indicated in the Contract Documents.
- 1.5 *Clarifications and Interpretations and Field Orders.* Donohue will issue within a reasonable time period, upon Construction Contractor's written Request for Information (RFI) to clarify the intent of the Construction Contract Documents, the necessary clarifications and interpretations of the Contract Documents as appropriate to the orderly completion of each Construction Contractor's work. Such clarifications and interpretations will be consistent with the intent of and interpretations reasonably inferable from the Contract Documents. Donohue may also issue Field Orders authorizing minor variations from the requirements of the Contract Documents, which the Owner and Construction Contractor agree do not affect contract time of completion or the value of work. Donohue will respond to RFI's and Field Orders to the Owner's project manager at the same time that said documents are issued to the Construction Contractor. It is assumed there will be no more than 400 RFI's.
- 1.6 *Change Orders and Work Change Directives.* For the Construction Contract, Donohue will recommend Change Orders and Work Change Directives to the Owner, as appropriate, and prepare Change Orders and Work Change Directives as required. Donohue will prepare support documentation related to said Change Orders and Work Change Directives and furnish change order documents to the Owner in advance of its regular month meetings.
- 1.7 *Shop Drawings and Samples.* Donohue will complete a review of Contractor's *Schedule of Submittals* and, prior to recommending payment of the first application for payment, provide written notice to Owner that the *Schedule of Submittals* is acceptable to Donohue and includes sufficient content for Donohue to review Contractor's proposed compliance with the Contract Documents. Donohue will complete a technical review of shop drawings, product literature, and other submittals for the project's structural systems, electrical, process equipment, SCADA system components, piping systems, and other required items to determine general conformance to the design intent of the project's plans and specifications. It is assumed there will be no more than 600 shop drawings.
- 1.8 *Substitutes and "or-equal."* Donohue will evaluate Construction Contractor's substitution requests for determination of acceptability. Donohue will forward its evaluation of acceptability to Owner for action and Donohue will forward Owner's determination of acceptability to the Construction Contractor.
- 1.9 *Applications for Payment.* Donohue will review the Construction Contractor's application for Payment and accompanying supporting documentation and will, within 10 days after receipt of each Application for Payment, including each resubmittal, either indicate in writing a recommendation of payment and present the Application to Owner, or return the Application

to Contractor indicating in writing Donohue's reasons for refusing to recommend payment. Such recommendations of payment will be in writing and will constitute Donohue's representation to Owner that, to the best of Donohue's knowledge, information and belief that the Construction Contractor's work has progressed to the point indicated and the quality of such work is generally in accordance with the Contract Documents. Such recommendation of payment will include a written statement by Donohue to Owner, based on Donohue's observations of the executed Work as an experienced and qualified design professional, and on Donohue's review of the Application for Payment and the accompanying data and schedules, that to the best of Donohue's knowledge, information and belief:

- a. the Work has progressed to the point indicated;
- b. the Shop Drawings, Submittals, Test Reports, and other Submittals pertaining to the Work claimed as complete have been reviewed and approved by Donohue;
- c. the quality of the Work is generally in accordance with the Contract Documents subject to an evaluation of the Work as a functioning whole prior to or upon Substantial Completion and the results of any subsequent tests called for in the Contract Documents; and
- d. the conditions precedent to Contractor's being entitled to such payment appear to have been fulfilled in so far as it is Engineer's responsibility to observe the Work.

1.10 *Startup Services.* Provide start-up assistance to Owner, for initial start-up of the above described facilities. Start-Up assistance is limited to 472 hours including trips to the site.

1.11 *Substantial Completion.* Promptly after notice from Construction Contractor that he or she considers the entire work ready for its intended use, in company with the Owner and Construction Contractor, Donohue shall conduct a visit to the site to determine if the work is Substantially Complete. If after considering any objections of the Owner, Donohue considers the work to be Substantially Complete; Donohue shall deliver a Certificate of Substantial Completion to the Owner and the respective Construction Contractor.

1.12 *Record Documents.* Receive and review annotated "red-lined" record documents for the City's Construction Contract. These annotated record documents are to be assembled by the Construction Contractor in accordance with the Contract Documents to obtain final payment. Prepare Record Drawings showing appropriate record information based on the Project annotated record documents received from the Construction Contractor. Donohue will forward to the Owner the completed Record Drawing deliverables in the form of AutoCAD files and three 11" x 17" size printed-paper sets. Donohue takes no responsibility for the quality, thoroughness, and accuracy of the "red-lined" record documents provided by the Construction Contractor.

1.13 *Elevated Tower and Ground Storage Tanks Observation Services.* The elevated tower and 5 MG ground storage tanks fabrication, erection and coating observation will be performed by a specialty subconsultant to Donohue and will include the following key items:

Shop Observation Services:

- a. Observe steel delivered to fabrication shop for thickness, conformance to specifications
- b. Review coating mixing, thinning, and manufacturer's application requirements.

- c. Monitor environmental conditions prior to and during coating application (i.e., ambient temperature, surface temperature, relative humidity, and dew point).
- d. Observe applied coating for dry film thickness, coverage, uniformity, and cure.

Hold Point Welds - Observe, Record, Report and:

- a. Observe steel delivered to Site for thickness, conformance to specifications, and quantity.
- b. Observe welding procedures and practices and completed welding. Select locations for radiographic observation of steel welded at ground level.
- c. Observe welding procedures and practices and welding completed in the air. Select locations on completed aerial construction for radiographic observation of erected steel.
- d. Review construction for completeness, installation of tank appurtenances, and final observation of all welding prior to withdrawal of the erection crew and removal of access equipment.

Hold Point Coating Wet Interior- Observe, Record, Report, and:

- a. LPWC for thoroughness and compliance with specifications.
- b. Set standard for spent abrasive cleaning and examine surface profile created.
- c. Abrasive blast cleaning prior to application of the prime coat.
- d. Prime coat prior to application of the intermediate coat.
- e. Intermediate coating prior to application of the stripe coat.
- f. Stripe coat prior to application of the topcoat.
- g. Topcoat for compliance with specifications.
- h. Observe Wet Interior using high/low voltage holiday detection.
- i. Seam sealer for compliance with specifications.

Hold Point Coating Exterior- Observe, Record, Report, and:

- a. LPWC for thoroughness and compliance with a set standard for abrasive blast cleaning.
- b. Abrasive blast cleaning prior to primer application.
- c. Prime coating prior to application of the intermediate coat.
- d. Intermediate epoxy coat prior to application of the next urethane intermediate coat.
- e. Intermediate urethane prior to application of the topcoat.
- f. Topcoat for compliance with specifications. Check foundations coating for compliance with specifications.
- g. Observe Exterior using high/low voltage holiday detection.
- h. Application of the lettering/logo for thoroughness, dimensions (visual only) and aesthetic appearance in accordance with specification requirements.

Hold Point Coating Dry Interior- Observe, Record, Report, and:

- a. Set standard for abrasive cleaning and examine surface profile created.
- b. Abrasive blast cleaning prior to application of the prime coat.
- c. Prime coat prior to application of the topcoat.
- d. Topcoat for compliance with specifications. Review all contract items to ensure they have been completed according to contract requirements.

Hold Point Coating Pit Piping- Observe, Record, Report, and:

- a. Set standard for abrasive cleaning and examine surface profile created.
- b. Abrasive blast cleaning, prior to application of primer.
- c. Epoxy Prime coat, prior to application of the topcoat.
- d. Topcoat for compliance with specifications.

Task 2 – Applications Engineering

PLC, SCADA, and Historian Programming

- Donohue shall complete PLC and HMI programming in accordance with the functional control descriptions listed in the specifications and as modified during construction by Owner. In general, application engineering shall include control of the new elevated tower at the Division Street site; new South Main Booster pump station; existing 400,000 gallon elevated tower at the Northeast site; new 22.5 mgd pump station at the Northeast site; two new 5 MG ground storage tanks at the northeast site; and converted Division Street Pump Station in to the distribution system and WTP SCADA systems and ancillary systems. HMI graphics shall be completed in accordance with existing distribution system and plant standards for seamless implementation of new work. Donohue shall provide field I/O checkout and instrument commissioning assistance to verify proper operation of equipment and instruments prior to startup. Startup and testing of process control system shall be completed in accordance with the Contractor's schedule. Upon completion of Work, Donohue shall provide a programming documentation manual to the Owner to document control strategies and application programs.

Field I/O Testing, Startup, and Functional Testing

- Donohue will work with the Contractor to perform Field I/O testing of all signals. The Contractor shall be responsible for preparing test procedures and signoff sheets. Donohue will verify functionality of each I/O point confirming the signal provided is indicated in the PLC, HMI graphics, and alarm notification system as required.
- Donohue will provide startup and functional testing of equipment to confirm functionality meets the design intent. The specified functional descriptions shall be used for the basis of the functional testing.

Operations and Personnel Training

- PLC program review training for maintenance personnel shall be provided to review the PLC programming, general navigation, organization, and basic functionality of the PLC programs. This training is intended for a basic level of understanding for troubleshooting and maintenance purposes.
- HMI graphic and operations training shall be provided for operations personnel to review the HMI graphics, general navigation, and functional control of the process equipment.

Documentation and O&M Manual

- Provide a SCADA Operations and Maintenance Manual in modifiable electronic format with the following sections:

Functional descriptions
Network configuration details
PLC application programs

OIT application programs
Backup of SCADA system

C. PROJECT TIMING

Donohue shall be authorized to commence the services as set forth herein upon execution of this Agreement. Construction related services will be rendered as dictated by the construction activities as they progress based upon thirty-six (36) months of construction duration, which is from Notice To Proceed to Substantial Completion.

PART II OWNER RESPONSIBILITIES

A. In addition to other responsibilities of Owner set forth in this Agreement, Owner shall:

1. Identify a person authorized to act as the Owner's representative to respond to questions and make decisions on behalf of Owner, accept completed documents, approve payments to Donohue, and serve as liaison with Donohue as necessary for Donohue to complete its Services.
2. Furnish to Donohue copies of existing documents and data pertinent to Donohue's Scope of Services, including but not limited to and where applicable: design and record drawings for existing facilities, surveys, geotechnical and environmental studies, or assessments.
3. Provide to Donohue existing information regarding the existence and locations of utilities and other underground facilities.
4. Provide Donohue safe access to premises necessary for Donohue to provide the Services.

PART III COMPENSATION, BILLING AND PAYMENT

- A. Compensation for the work as defined in the Scope of Services (Part I) of this Agreement shall be in accordance with Donohue's standard chargeout rates in effect at the time the Services are performed. Routine expenses will be billed at cost and subconsultant costs will include a 10% markup. The total cost for these basic Services will not exceed \$5,216,280.00 without prior written approval from Owner.
- B. Donohue will bill Owner monthly, with net payment due in 30 days.
- C. Donohue will notify Owner if Project scope changes require modifications to the above-stated contract value. Services relative to scope changes will not be initiated without authorization from Owner.

EXHIBIT B
PAYMENT TERMS

City of Bloomington, Illinois
Systemwide Improvements
CRS Fee Estimate Summary - 36 Month Construction Time
Donohue & Associates, Inc.

Task	Labor								Total Hours	Total Labor	Sub	Expenses/ Travel	Total
	PM	RPR	Const Admin	Struct	Process-Civil	Electrical	I&C	Mech	Hours	Labor		Printing	Cost
	\$ 295	\$ 185	\$ 250	\$ 210	\$ 210	\$ 260	\$ 250	\$ 210					
301 Project Management and Administration													
Preconstruction Meeting	8	16	8						32	\$ 7,320		\$ 500	\$ 7,820
Administration	416		832						1,248	\$ 330,720			\$ 330,720
Monthly Progress Meetings	312		624						936	\$ 248,040		\$ 8,500	\$ 256,540
Final Walkthrough	32	32	32	48	48	48	48	48	336	\$ 78,080		\$ 6,500	\$ 84,580
Substitute Evaluations	32		128			8	8		176	\$ 45,520			\$ 45,520
Monthly Progress Reports	18		48						66	\$ 17,310			\$ 17,310
									-	\$ -			\$ -
302 Requests for Information - Assume 400 RFIs	48	48	120	300	600	420	120	240	1,896	\$ 431,640		\$ 1,500	\$ 433,140
									-	\$ -			\$ -
303 Shop Drawings - Assume 600 Shop Dwgs	64	100	320	400	800	480	240	320	2,724	\$ 621,380		\$ 4,500	\$ 625,880
									-	\$ -			\$ -
304 RPR and Site Visits - Assume 2 RPRs for 24 months	120	8,320	120	120	240	120	80	120	9,240	\$ 1,756,600	\$ 500,000	\$ 275,000	\$ 2,531,600
									-	\$ -			\$ -
305 Start Up Assistance	24	24	24		120	100	100	80	472	\$ 110,520		\$ 10,500	\$ 121,020
									-	\$ -			\$ -
306 Record Drawings	8	24	60	24	120	24	16	18	294	\$ 66,060		\$ 1,200	\$ 67,260
									-	\$ -			\$ -
307 Change Order Preparation	8	8	60	8	8	8	8	8	116	\$ 27,960		\$ 750	\$ 28,710
									-	\$ -			\$ -
308 Standard Operating Procedures (O&M Manuals)	24	8	8		320	36	48	36	480	\$ 106,680		\$ 2,500	\$ 109,180
									-	\$ -			\$ -
309 Application Engineering							1,900		1,900	\$ 475,000		\$ 82,000	\$ 557,000
Total	1,114	8,580	2,384	900	2,256	1,244	2,568	870	19,916	\$ 4,322,830	\$ 500,000	\$ 393,450	\$ 5,216,280



For City Council: July 13, 2026

Ward Impacted: Ward 3
Ward 9

Subject: Consideration and Action on a Resolution Approving an Agreement with George Gildner, Inc., for the Fiscal Year 2027 Concrete Subdivisions Program (Bid #2027-06), in the Amount of \$845,611

Recommended Motion: The proposed Resolution be approved.

Strategic Plan:

Priority Area 1: Infrastructure. Improving and maintaining the City's infrastructure, including water, sewer, streets, sidewalks, and other physical assets. This priority includes identifying and prioritizing maintenance needs, defining service levels in line with City appropriations, understanding and communicating costs, reducing backlogged maintenance, and ensuring residents can rely on safe, functional infrastructure.

Background: If approved, the City will enter into an agreement with George Gildner, Inc. ("Gildner"), for the Fiscal Year ("FY") 2027 Concrete Subdivisions Program. The project includes improvements to Broad Creek Road, Moss Creek Road, Eagle Creek Drive, and Greythorne Circle within the Eagle Creek and Golden Eagle South Subdivisions. Improvements include pavement repair and utility adjustments.

The Concrete Subdivisions Program is designed to provide for the repair or reconstruction of residential concrete streets that are in disrepair. Concrete streets are susceptible to scaling, cracking, faulting (vertical displacement), and joint failure, and require a different approach to maintenance than streets that are paved with asphalt that can be resurfaced with new asphalt.

The project was advertised by the City to solicit competitive bids. Bids were received until 11:00 AM on Tuesday, June 23, 2026, electronically via the City's e-Procurement Portal, *OpenGov*. Gildner was the lowest responsible bidder among the three bids opened on June 23rd. A contingency is included in the bid and shall be used for unforeseen issues that may arise during the project. This contingency shall be at the City's sole discretion, and any amount not used during the project shall revert to the City and not be paid to the contractor.

The FY 2027 Concrete Subdivisions Program package included a Base Bid and five additive Alternate Bids. The additive Alternate Bids were included in this bid package in case the City received favorable pricing. Staff recommends approving an agreement that includes the Base Bid and additive Alternate Bid #1 and Alternate Bid #4, because it is within the funding available in the Asphalt & Concrete Fund and will allow additional roadway work to be completed.

The Concrete Subdivisions Program is designed to provide for the repair or reconstruction of residential concrete streets that are in disrepair. Concrete streets are susceptible to scaling, cracking, faulting (vertical displacement), and joint failure, and require a different approach to

maintenance than streets that are paved with asphalt that can be resurfaced with new asphalt.

Information about the City of Bloomington streets is maintained in a Geographic Information System (GIS) by the Engineering Department. The condition rating, along with other information, is used to help determine which streets will be resurfaced each year. In addition, www.bloomingtonstreets.com includes information about street and sidewalk maintenance, including a complete list and map of planned resurfacing projects, an interactive street rating map, and regular updates on how the community's Local Motor Fuel Tax dollars are spent.

Community Groups/Interested Persons Contacted: The request for bids was released on Tuesday, June 2, 2026 through the *OpenGov* portal and published in *The Pantagraph*.

Financial Impact: If approved, the City will enter into the above-mentioned agreement with George Gildner, Inc., in the amount of \$845,611. This will be paid from the Capital Improvement (Asphalt & Concrete) Fund-Street Construction & Improvement account (40120200-72530). A total of \$1,000,000 is included in the FY 2027 Budget for this project. Stakeholders can locate this in the FY 2027 Budget Book titled "Other Funds & Capital Improvement" on pages 84, 86, 241, 297, 303, and 304.

Attachments:

1. Resolution
2. Exhibit A - Agreement
3. Project Map
4. Bid Tabulation

RESOLUTION NO. 2026 - ____

A RESOLUTION APPROVING AN AGREEMENT WITH GEORGE GILDNER, INC., FOR THE FISCAL YEAR 2027 CONCRETE SUBDIVISIONS PROGRAM (BID #2027-06), IN THE AMOUNT OF \$845,611

WHEREAS, subject to the provisions of the City Code, City staff are recommending that an agreement with George Gildner, Inc., be approved for the Fiscal Year 2027 Concrete Subdivisions Program ("Exhibit A"), in the amount of \$845,611 ("Project"); and

WHEREAS, the Project consists of work necessary to repair various roadways, utility adjustments, and a contingency line item; and

WHEREAS, the City Council finds it in the best interest of the City to approve the Agreement.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:

SECTION 1. The above recitals are incorporated herein by this reference as if specifically stated in full.

SECTION 2. The City Manager, or designated representatives, are authorized to execute the Agreement, and any other documents necessary to complete this transaction. The City Manager, or designee, is further authorized to approve any changes to the work or increases in the contract amount, up to the contingency amount set forth in the contract, to the extent the City Manager finds such to be in the best interests of the City.

PASSED this 13th day of July 2026.

APPROVED this ____ day of July 2026.

CITY OF BLOOMINGTON

ATTEST

Dan Brady, Mayor

Leslie Smith-Yocum, City Clerk

EXHIBIT A

CITY OF BLOOMINGTON AGREEMENT WITH
George Gildner, Inc.

FOR
FY27 Concrete Subdivisions Program

THIS AGREEMENT, dated this ____ day of _____, 2026, is between the City of Bloomington, IL (hereinafter "CITY") and _____ George Gildner, Inc. (hereinafter "VENDOR"). CITY and VENDOR may hereinafter collectively be referred to as the "PARTIES" and individually as the "PARTY".

NOW THEREFORE, the PARTIES agree as follows:

Section 1. Recitals. The recitals set forth above are incorporated into this Section 1 as if specifically stated herein.

Section 2. Description of Services. VENDOR shall provide the services/work identified on Exhibit A, attached hereto and incorporated herein.

Section 3. Incorporation of Bid/RFP/RFQ & Proposal Terms. The following shall apply to this Agreement:

☐

This Agreement was not subject to a formal solicitation process by the CITY.

☒

This Agreement was subject to the following procurement initiative by the CITY:

2027-06: FY27 Concrete Subdivisions Program

(hereinafter "REQUEST").

Accordingly, the provisions of the REQUEST and the proposal submitted by VENDOR (hereinafter collectively referred to as "PROCUREMENT DOCUMENTS"), shall be incorporated into this Agreement by reference and made a part thereof and shall be considered additional contractual requirements that must be met by VENDOR. In the event of a direct conflict between the provisions of this Agreement and the incorporated PROCUREMENT DOCUMENTS, the provisions of this Agreement shall prevail. All PROCUREMENT DOCUMENTS are kept on file by CITY Legal Department and shall be made available upon request.

Section 4. Payment. For the work performed by VENDOR under this Agreement, the CITY shall pay VENDOR the fees as set forth in the Payment Terms, attached hereto as Exhibit B and incorporated herein.

Section 5. Requirement for Payment & Performance Bond. The following shall further apply to this Agreement:

☐

This Agreement does not require the furnishment of any bonds by the VENDOR.

☒

This Agreement is subject to bonding requirements.

- i. It is therefore understood that the VENDOR will furnish, at no expense to the CITY, Payment and Performance Bonds to the CITY in the amount of the contract as stated in Exhibit B executed by the VENDOR and at least two sureties as set forth under the Laws of the State of Illinois, as a guarantee that the VENDOR will timely and faithfully perform the work outlined herein.
- ii. Said bond shall be conditioned to save and keep harmless the CITY from any and all claims, demands, losses, suits, costs, expenses, and damages which may be brought, sustained,

or recovered against the CITY by reason of any negligence, default, or failure of the said VENDOR in designing, building, constructing, or completing said improvement and its appurtenances, or any part thereof, and that said improvement when constructed shall be free from all defects and remain in good order and condition for one year from its completion and acceptance by the CITY, ordinary wear and tear, and damage resulting from accident or willful destruction excepted; which bond is attached hereto and made a part hereof.

Section 6. Default. Either PARTY shall be in default if it fails to perform all or any part of this Agreement. If either PARTY is in default, the other PARTY may terminate this contract upon giving written notice of such termination to the PARTY in default. Such notice shall be in writing and provided thirty (30) days prior to termination. The non-defaulting PARTY shall be entitled to all remedies as set forth in Section 9 herein, upon the default or violation of this Agreement.

Section 7. Termination for Cause. The CITY may, at any time, terminate this Agreement, in whole or in part, for any of the following reasons effective immediately:

- i. VENDOR is found to be in violation of any term or condition of this Agreement.
- ii. VENDOR engages in any fraudulent, felonious, grossly negligent, or other illegal acts or behavior.
- iii. VENDOR declares bankruptcy or becomes insolvent.
- iv. CITY determines, in its sole discretion, that VENDOR is no longer able to fulfill VENDOR's obligations under this Agreement or PROCUREMENT DOCUMENTS.

Upon such termination, CITY shall be entitled to all remedies laid out in Section 9, as well as reimbursement of reasonable attorney's fees and court costs.

Section 8. Force Majeure. The CITY shall not be in default of this Agreement and shall not be held liable for any losses, failure, or delay in performance of its obligations under this Agreement or any Agreement, Amendment, Exhibit, or Attachment hereto arising out of or caused, directly or indirectly, by an event of Force Majeure. Force Majeure is defined as circumstances beyond the CITY's reasonable control, including, without limitation, acts of God; earthquakes; fires; floods; wars; civil or military disturbances; acts of terrorism; sabotage; strikes; epidemics; pandemics; riots; power failures; computer failure and any such circumstances beyond its reasonable control as may cause interruption, loss or malfunction of utility, transportation, computer (hardware or software) or telephone communication service; accidents; labor disputes; acts of civil or military authority; governmental actions; or inability to obtain labor, material, equipment or transportation.

Section 9. Remedies. In the event of a default or a violation of this Agreement, the non-defaulting PARTY shall be entitled to all remedies, whether in law or equity.

Section 10. Indemnification. To the fullest extent permitted by law, VENDOR shall indemnify and hold harmless CITY, its officers, officials, agents, and employees from claims, demands, causes of action, and liabilities of every kind and nature whatsoever arising out of or in connection with VENDOR's operations performed under this Agreement, except for loss, damage, or expense arising solely from the gross negligence or willful misconduct of the CITY or the CITY's agents, servants, or independent vendors who are directly responsible to CITY. This indemnification shall extend to all claims occurring after this Agreement is terminated as well as while it is in force. The indemnity shall apply regardless of any concurrent negligence, whether active or passive, of the CITY or CITY's officers, officials, agents, employees, or any other persons or entities. The indemnity set forth in this section shall not be limited by insurance requirements or by any other provision of this Agreement.

Section 11. Reuse of Documents. All documents, including but not limited to, reports, drawings, specifications, and electronic media furnished by VENDOR pursuant to this Agreement are instruments of the VENDOR's services. Nothing herein, however, shall limit the CITY's right to use the documents for municipal purposes, including but not limited to the CITY's right to use documents in an unencumbered manner for purposes of remediation, remodeling, and/or construction. VENDOR further acknowledges any such documents may be subject to release under the Illinois Freedom of Information Act.

Section 12. Standard of Care. Services performed by VENDOR under this Agreement will be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the same or similar profession currently practicing under the same or similar conditions.

Section 13. Time is of the Essence. With regard to all dates and time periods set forth or referred to in this Agreement, time is of the essence. If no time period is set forth, the work must be pursued and completed in a commercially reasonable timeframe.

Section 14. Representations of VENDOR. VENDOR hereby represents it is legally able to perform the work that is subject to the Agreement.

Section 15. Use of Name. VENDOR shall have no right, express or implied, to use in any manner the name or other designation of the CITY or any other name or trademark, or logo of the CITY for any purpose in connection with the performance of this Agreement.

Section 16. Compliance with Local, State, and Federal Laws. VENDOR agrees that any and all work by VENDOR shall at all times comply with all laws, ordinances, statutes, and governmental rules, regulations and codes.

Section 17. Compliance with Prevailing Wage. The following shall apply to this Agreement:

☐

This Agreement is not for a "Public Work" and therefore Prevailing Wage does not apply.

☒

This Agreement calls for the construction of "public works," within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130.01 et seq. (hereinafter "ACT"). The ACT requires contractors and subcontractors to pay laborers, workers, and mechanics performing services on public works projects no less than the current "prevailing rate of wages" (hourly cash wages plus an amount for fringe benefits) in the county where the work is performed. The Illinois Department of Labor (hereinafter "DEPARTMENT") publishes the prevailing wage rates on its website at <http://labor.illinois.gov/>. The DEPARTMENT revises the prevailing wage rates and the contractor/subcontractor has an obligation to check the DEPARTMENT's website for revisions to prevailing wage rates. For information regarding current prevailing wage rates, please refer to the DEPARTMENT's website. All contractors and subcontractor rendering services under this Agreement must comply with all requirements of the ACT, including but not limited to all wage requirements and notice and record keeping duties.

Section 18. Equal Opportunity Employment & Human Rights Guarantee. The words used herein, and the requirements below shall be interpreted in accordance with and have the meaning ascribed to them as set forth in the City's Equal Opportunity in Purchasing Ordinance and the City's Human Rights Ordinance. During the performance of this Agreement, the VENDOR agrees as follows:

- (1) Non-discrimination pledge. VENDOR shall not discriminate against any employee during the course of employment or against an applicant for employment because of race, color, religion, creed, class, national origin, sex, age, marital status, physical or mental handicap, sexual orientation, gender identity, family responsibilities, matriculation, political affiliations, prior arrest record or source of income. The VENDOR shall make good faith efforts in accordance with its equal opportunity plan and utilization plan, if one is required to be submitted to and approved by the City, to achieve female and minority participation goals by hiring and partnering with WBEs, MBEs, and female and minority workers. Good faith efforts are defined in Section 16-414 of the Bloomington City Code.
- (2) Notices. VENDOR shall post notices regarding nondiscrimination in conspicuous places available to employees and applicants for employment. The notices shall be provided by the City, setting forth the provisions of the non-discrimination pledge; however, VENDOR may post other notices of similar character supplied by another governmental agency in lieu of the City's notice. The VENDOR will send a copy of such notices to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding.
- (3) Solicitation and ads for employment. VENDOR shall, in all solicitations and advertisements for employees placed by or on behalf of VENDOR, state that all qualified applicants will receive consideration for employment as provided for in Section 22.2-104 of the City Code. An advertisement in a publication may state "This is an Equal Opportunity Employer," which statement shall meet the requirements of this section.
- (4) Access to books. VENDOR shall permit access to all books, records, and accounts pertaining to its employment practices by the City Manager or the City Manager's designee for purposes of investigation to ascertain compliance with this provision.
- (5) Reports. VENDOR shall provide periodic compliance reports to the City Manager, upon request. Such reports shall be within the time and in the manner proscribed by the City and describe efforts made to comply with the provisions of this provision entitled "Human Rights Guarantees."
- (6) Remedies. In the event that any contracting entity fails to comply with the above subsections, or fails to comply with its equal opportunity plan, utilization plan, or any provision of city, state or federal law relating to human rights, after the City has provided written notice to VENDOR of such failure to comply and provided VENDOR with an opportunity to cure the non-compliance, then the City, at its option, may declare VENDOR to be in default of this agreement and take, without election, any or all of the following actions: (i) cancel, terminate, or suspend the contract in whole or in part and/or (ii) seek other sanctions as may be imposed by the Human Relations Commission or other governmental bodies pursuant to law.

Vendor shall automatically include the provisions of the foregoing paragraphs in every construction subcontract so that the provisions will be binding upon each construction subcontractor.

Section 19. Access to Records. The following access to records requirements apply to this Agreement:

- i. The VENDOR agrees to provide CITY, or any of their authorized representatives access to any books, documents, papers, and records of the VENDOR which are directly pertinent to this Agreement for the purposes of making audits, examinations, excerpts, and transcriptions.

- ii. The VENDOR agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.

Section 20. Compliance with FOIA Requirements. VENDOR further explicitly agrees to furnish all records related to this Agreement and any documentation related to CITY required under the Illinois Freedom of Information Act (ILCS 140/1 et seq.) (hereinafter "FOIA") request within five (5) business days after CITY issues notice of such request to VENDOR. VENDOR agrees to not apply any costs or charge any fees to the CITY regarding the procurement of records required pursuant to a FOIA request. VENDOR agrees to defend, indemnify, and hold harmless CITY, and agrees to pay all reasonable costs connected therewith (including, but not limited to, reasonable attorney's and witness fees, filing fees, and any other expenses) for CITY to defend any and all causes, actions, causes of action, disputes, prosecutions, of conflicts arising from VENDOR actual or alleged violation of FOIA, or VENDOR failure to furnish all documentation related to a request within five (5) business days after CITY issues notice of request. Furthermore, should VENDOR request that CITY utilize a lawful exemption under FOIA in relation to any FOIA request, thereby denying that request, VENDOR agrees to pay all costs connected therewith (such as reasonable attorney's and witness fees, filing fees, and any other expenses) to defend the denial of the request. The defense shall include, but not be limited to, challenged or appealed denials of FOIA requests to either the Illinois Attorney General or a court of competent jurisdiction. VENDOR agrees to defend, indemnify, and hold harmless CITY, and agrees to pay all costs connected therewith (such as reasonable attorney's and witness fees, filing fees, and any other expenses) to defend any denial of a FOIA request by VENDOR request to utilize a lawful exemption to CITY.

Section 21. Notices. All legal notices given in connection with this Agreement shall be made in writing and deemed complete by way of (a) hand delivery; (b) registered mail, postage prepaid; or (c) electronic mail with notice of receipt by the other PARTY at the following addresses or at such other address for a PARTY as shall be specified by like notice:

If to VENDOR:

George Gildner, Inc.
Attn: Steve Gildner
2301 Ireland Grove Rd PO
Bloomington, IL 61702-0846
steve@gildnerinc.org

Copy to:

If to CITY:

City of Bloomington
Attn: City Manager
115 E. Washington St., Suite 400
Bloomington, IL 61701
admin@cityblm.org

Copy to:

City of Bloomington
Attn: Legal Department
115 E. Washington St., Suite 403
Bloomington, IL 61701
legal@cityblm.org

Section 22. Insurance. VENDOR shall, at a minimum, maintain insurance as required in the PROCUREMENT DOCUMENTS and at or above the limits stated on the Certificate of Insurance, where CITY shall be named as additional insured under the policy(ies), which is attached hereto as Exhibit C and incorporated herein.

Section 23. Assignment. No PARTY may assign this Agreement, or the proceeds thereof, without prior written consent of the other PARTY.

Section 24. Changes or Modifications. This Agreement, its method of completion, its scope of work, nor its pricing may be modified or changed in any manner without the express written consent of both PARTIES via an Amendment fully executed by both PARTIES.

Section 25. Governing Law. This Agreement shall be governed by and interpreted pursuant to the laws of the State of Illinois, County of McLean.

Section 26. Joint Drafting. The PARTIES expressly agree that this Agreement was jointly drafted, and that both had the opportunity to negotiate its terms and to obtain the assistance of counsel in reviewing its terms prior to execution. Therefore, this Agreement shall be construed neither against nor in favor of either PARTY but shall be construed in a neutral manner.

Section 27. Attorney's Fees. In the event that any action is filed in relation to this Agreement, the unsuccessful PARTY in the action shall pay to the successful PARTY, in addition to all the sums that either PARTY may be called on to pay, a reasonable sum for the successful PARTY's attorney's fees (including expert witness fees).

Section 28. Paragraph Headings. The titles to the paragraphs of this agreement are solely for the convenience of the PARTIES and shall not be used to explain, modify, simplify, or aid in the interpretation of the provisions of this Agreement.

Section 29. Term. The term of this Agreement shall be as set forth on the attached Exhibit A, Description of Services. Notwithstanding anything herein, the provisions in Sections 10 and 19 shall survive termination.

Section 30. Counterparts. This Agreement may be executed in any number of counterparts, including electronically, each of which shall be deemed to be an original, but all of which together shall constitute the same instrument.

IN WITNESS WHEREOF, the PARTIES hereto have executed this Agreement as of the date first above written.

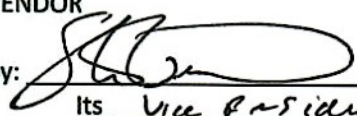
CITY OF BLOOMINGTON

By: _____
Its City Manager

ATTEST:

By: _____
Its City Clerk

VENDOR

By: 
Its Vice President

By: _____
Its _____

EXHIBIT A
DESCRIPTION OF SERVICES/WORK PROVIDED

This work shall consist of furnishing all labor, material, and equipment necessary to perform all operations for the successful completion of the contract. All work shall be in accordance with the specifications, any applicable drawings, and subject to the terms and conditions of this contract.

This project consists primarily of the following major work items:

1. Approximately 2,586 SQ YD of Class B Patches, Type IV
2. Approximately 180 SQ YD of Class B Patches, Type III
3. Approximately 35 SQ YD of Class B Patches, Type II
4. Approximately 2,243 EA of Tie Bars $\frac{3}{4}$ "

The proposed improvements for the additive alternate bids include Class B Patches, Type II, III, IV, utility adjustments, and other various items.

**EXHIBIT B
COSTS/FEES**

Base Bid					
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
21001000	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	704	SY	\$4.00	\$2,816.00
35800200	AGGREGATE BASE REPAIR	235	TON	\$118.00	\$27,730.00
44200050	WELDED WIRE REINFORCEMENT	2765	SY	\$4.00	\$11,060.00
44200905	CLASS B PATCHES, TYPE II, 6 INCH	35	SY	\$189.00	\$6,615.00
44200909	CLASS B PATCHES, TYPE III, 6 INCH	180	SY	\$149.00	\$26,820.00
44200911	CLASS B PATCHES, TYPE IV, 6 INCH	2586	SY	\$119.00	\$307,734.00
44213200	SAW CUTS	7395	FT	\$4.50	\$33,277.50
44213204	TIE BARS 3/4"	2243	EA	\$17.50	\$39,252.50
COB60202	INLET TO BE ADJUSTED, SPECIAL	2	EA	\$800.00	\$1,600.00
COB60601	COMB CURB & GUTTER, REMOVAL, SPECIAL	24	FT	\$40.00	\$960.00
COB60602	COMB CONC CURB & GUTTER, TYPE B-6.18, SPECIAL	24	FT	\$120.00	\$2,880.00
COB70100	TRAFFIC CONTROL COMPLETE	1	LS	\$54,000.00	\$54,000.00
COB10900	CONTINGENCY	1	LS	\$32,000.00	\$32,000.00
Total					\$546,745.00

Additive Alternate 1					
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
21001000	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	259	SY	\$4.00	\$1,036.00
35800200	AGGREGATE BASE REPAIR	87	TON	\$118.00	\$10,266.00
44200050	WELDED WIRE REINFORCEMENT	1003	SY	\$4.00	\$4,012.00
44200905	CLASS B PATCHES, TYPE II, 6 INCH	32	SY	\$189.00	\$6,048.00
44200909	CLASS B PATCHES, TYPE III, 6 INCH	60	SY	\$149.00	\$8,940.00
44200911	CLASS B PATCHES, TYPE IV, 6 INCH	943	SY	\$119.00	\$112,217.00
44213200	SAW CUTS	2620	FT	\$4.50	\$11,790.00
44213204	TIE BARS 3/4"	814	EA	\$17.50	\$14,245.00
COB70100	TRAFFIC CONTROL COMPLETE	1	LS	\$25,000.00	\$25,000.00
COB10900	CONTINGENCY	1	LS	\$11,700.00	\$11,700.00
Total					\$205,254.00

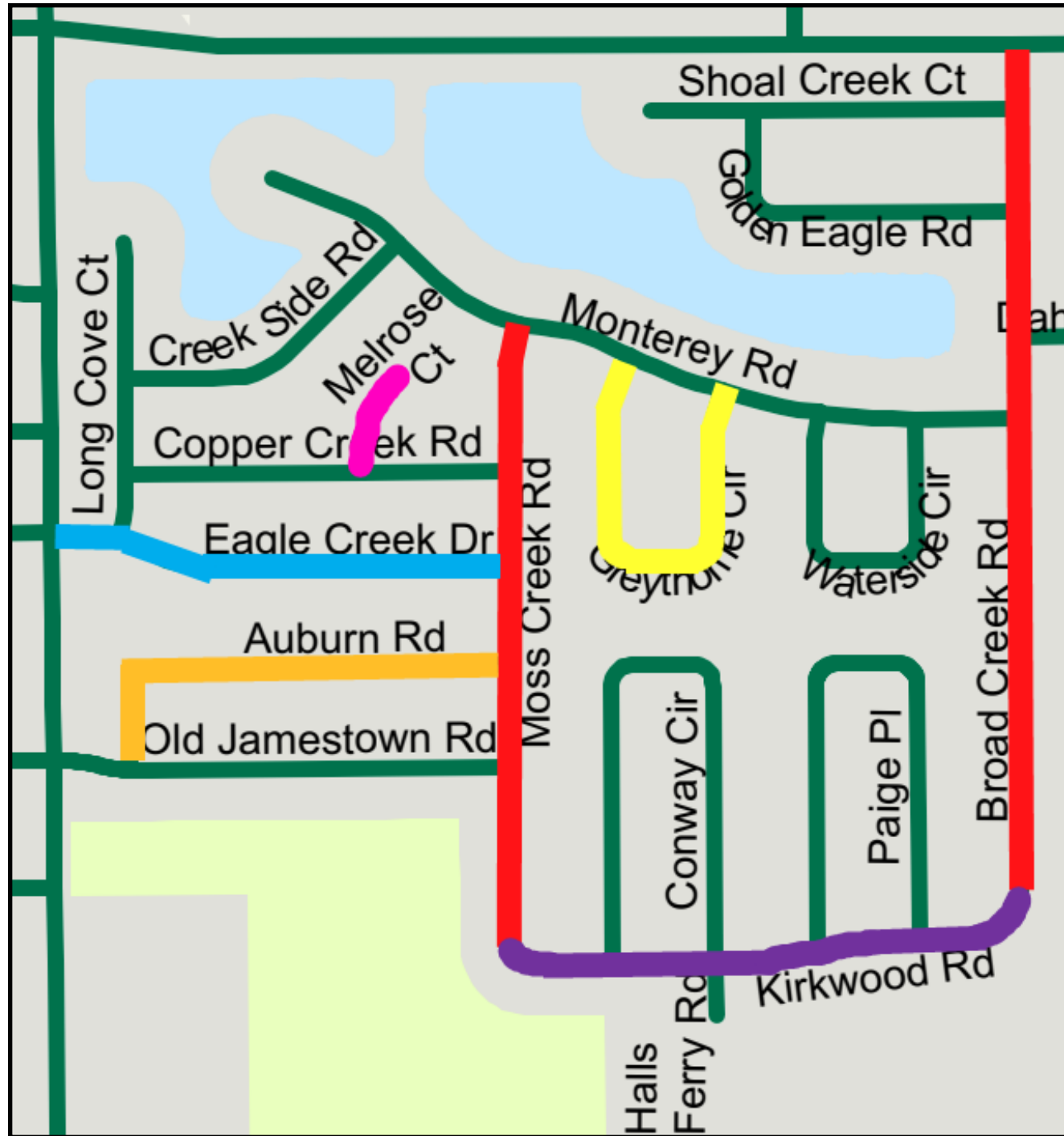
Additive Alternate 4					
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
21001000	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	107	SY	\$4.00	\$428.00
35800200	AGGREGATE BASE REPAIR	36	TON	\$125.00	\$4,500.00
44200050	WELDED WIRE REINFORCEMENT	428	SY	\$4.00	\$1,712.00
44200909	CLASS B PATCHES, TYPE III, 6 INCH	60	SY	\$165.00	\$9,900.00
44200911	CLASS B PATCHES, TYPE IV, 6 INCH	368	SY	\$135.00	\$49,680.00
44213200	SAW CUTS	1416	FT	\$4.50	\$6,372.00
44213204	TIE BARS 3/4"	424	EA	\$17.50	\$7,420.00
COB70100	TRAFFIC CONTROL COMPLETE	1	LS	\$8,500.00	\$8,500.00
COB10900	CONTINGENCY	1	LS	\$5,100.00	\$5,100.00
Total					\$93,612.00

Total	\$ 845,611.00
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FY2027 Concrete Subdivisions

LEGEND

- BASE BID
- ADDITIVE ALTERNATE 1
- ADDITIVE ALTERNATE 2
- ADDITIVE ALTERNATE 3
- ADDITIVE ALTERNATE 4
- ADDITIVE ALTERNATE 5





EVALUATION TABULATION
ITB - PLA No. Bid #2027-06
FY27 Concrete Subdivisions Program

RESPONSE DEADLINE: June 23, 2026 at 11:00 am

Report Generated: Monday, June 29, 2026

SELECTED VENDOR TOTALS

Vendor	Total
George Gildner Inc.	\$1,125,631.00
Stark Excavating, Inc	\$1,197,476.50
Kinney Contractors Inc	\$1,263,393.00

Base Bid

Bid #2027-06 - FY27 Concrete Subdivisions Program					George Gildner Inc.		Kinney Contractors Inc		Stark Excavating, Inc	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	21001000	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	704	SY	\$4.00	\$2,816.00	\$4.00	\$2,816.00	\$2.50	\$1,760.00
X	35800200	AGGREGATE BASE REPAIR	235	TON	\$118.00	\$27,730.00	\$110.00	\$25,850.00	\$127.00	\$29,845.00
X	44200050	WELDED WIRE REINFORCEMENT	2765	SY	\$4.00	\$11,060.00	\$18.00	\$49,770.00	\$13.00	\$35,945.00
X	44200905	CLASS B PATCHES, TYPE II, 6 INCH	35	SY	\$189.00	\$6,615.00	\$150.00	\$5,250.00	\$224.00	\$7,840.00
X	44200909	CLASS B PATCHES, TYPE III, 6 INCH	180	SY	\$149.00	\$26,820.00	\$146.00	\$26,280.00	\$164.00	\$29,520.00
X	44200911	CLASS B PATCHES, TYPE IV, 6 INCH	2586	SY	\$119.00	\$307,734.00	\$140.00	\$362,040.00	\$134.00	\$346,524.00
X	44213200	SAW CUTS	7395	FT	\$4.50	\$33,277.50	\$3.00	\$22,185.00	\$5.25	\$38,823.75

EVALUATION TABULATION
ITB - PLA No. Bid #2027-06
FY27 Concrete Subdivisions Program

Bid #2027-06 - FY27 Concrete Subdivisions Program					George Gildner Inc.		Kinney Contractors Inc		Stark Excavating, Inc	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	44213204	TIE BARS 3/4"	2243	EA	\$17.50	\$39,252.50	\$22.00	\$49,346.00	\$18.00	\$40,374.00
X	COB60202	INLET TO BE ADJUSTED, SPECIAL	2	EA	\$800.00	\$1,600.00	\$2,300.00	\$4,600.00	\$800.00	\$1,600.00
X	COB60601	COMB CURB & GUTTER, REMOVAL, SPECIAL	24	FT	\$40.00	\$960.00	\$25.00	\$600.00	\$50.00	\$1,200.00
X	COB60602	COMB CONC CURB & GUTTER, TYPE B-6.18, SPECIAL	24	FT	\$120.00	\$2,880.00	\$95.00	\$2,280.00	\$160.00	\$3,840.00
X	COB70100	TRAFFIC CONTROL COMPLETE	1	LS	\$54,000.00	\$54,000.00	\$33,500.00	\$33,500.00	\$39,400.00	\$39,400.00
X	COB10900	CONTINGENCY	1	LS	\$32,000.00	\$32,000.00	\$32,000.00	\$32,000.00	\$32,000.00	\$32,000.00
Total						\$546,745.00		\$616,517.00		\$608,671.75

BID #2027-06 - FY 2027 CONCRETE SUBDIVISIONS PROGRAM

Additive Alternate Bid #1

Bid #2027-06 - FY 2027 Concrete Subdivisions Program					George Gildner Inc.		Kinney Contractors Inc		Stark Excavating, Inc	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	21001000	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	259	SY	\$4.00	\$1,036.00	\$4.00	\$1,036.00	\$2.50	\$647.50
X	35800200	AGGREGATE BASE REPAIR	87	TON	\$118.00	\$10,266.00	\$110.00	\$9,570.00	\$127.00	\$11,049.00
X	44200050	WELDED WIRE REINFORCEMENT	1003	SY	\$4.00	\$4,012.00	\$18.00	\$18,054.00	\$13.00	\$13,039.00
X	44200905	CLASS B PATCHES, TYPE II, 6 INCH	32	SY	\$189.00	\$6,048.00	\$150.00	\$4,800.00	\$238.00	\$7,616.00
X	44200909	CLASS B PATCHES, TYPE III, 6 INCH	60	SY	\$149.00	\$8,940.00	\$146.00	\$8,760.00	\$191.00	\$11,460.00
X	44200911	CLASS B PATCHES, TYPE IV, 6 INCH	943	SY	\$119.00	\$112,217.00	\$140.00	\$132,020.00	\$124.00	\$116,932.00

EVALUATION TABULATION
ITB - PLA No. Bid #2027-06
FY27 Concrete Subdivisions Program

Bid #2027-06 - FY 2027 Concrete Subdivisions Program					George Gildner Inc.		Kinney Contractors Inc		Stark Excavating, Inc	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	44213200	SAW CUTS	2620	FT	\$4.50	\$11,790.00	\$3.00	\$7,860.00	\$5.25	\$13,755.00
X	44213204	TIE BARS 3/4"	814	EA	\$17.50	\$14,245.00	\$22.00	\$17,908.00	\$18.00	\$14,652.00
X	COB70100	TRAFFIC CONTROL COMPLETE	1	LS	\$25,000.00	\$25,000.00	\$17,500.00	\$17,500.00	\$10,000.00	\$10,000.00
X	COB10900	CONTINGENCY	1	LS	\$11,700.00	\$11,700.00	\$11,700.00	\$11,700.00	\$11,700.00	\$11,700.00
Total						\$205,254.00		\$229,208.00		\$210,850.50

BID #2027-06 - FY 2027 CONCRETE SUBDIVISIONS PROGRAM

Additive Alternate Bid #2

Bid #2027-06 - FY 2027 Concrete Subdivisions Program					George Gildner Inc.		Kinney Contractors Inc		Stark Excavating, Inc	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	21001000	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	125	SY	\$4.00	\$500.00	\$4.00	\$500.00	\$2.50	\$312.50
X	35800200	AGGREGATE BASE REPAIR	42	TON	\$125.00	\$5,250.00	\$110.00	\$4,620.00	\$127.00	\$5,334.00
X	44200050	WELDED WIRE REINFORCEMENT	500	SY	\$4.00	\$2,000.00	\$18.00	\$9,000.00	\$13.00	\$6,500.00
X	44200909	CLASS B PATCHES, TYPE III, 6 INCH	18	SY	\$165.00	\$2,970.00	\$155.00	\$2,790.00	\$245.00	\$4,410.00
X	44200911	CLASS B PATCHES, TYPE IV, 6 INCH	482	SY	\$135.00	\$65,070.00	\$150.00	\$72,300.00	\$140.00	\$67,480.00
X	44213200	SAW CUTS	1427	FT	\$4.50	\$6,421.50	\$3.00	\$4,281.00	\$5.25	\$7,491.75
X	44213204	TIE BARS 3/4"	418	EA	\$17.50	\$7,315.00	\$22.00	\$9,196.00	\$18.00	\$7,524.00
X	COB60207	VALVE BOX TO BE ADJUSTED, SPECIAL	3	EA	\$750.00	\$2,250.00	\$600.00	\$1,800.00	\$500.00	\$1,500.00
X	COB70100	TRAFFIC CONTROL COMPLETE	1	LS	\$15,000.00	\$15,000.00	\$12,000.00	\$12,000.00	\$9,000.00	\$9,000.00
X	COB10900	CONTINGENCY	1	LS	\$5,900.00	\$5,900.00	\$5,900.00	\$5,900.00	\$5,900.00	\$5,900.00
Total						\$112,676.50		\$122,387.00		\$115,452.25

EVALUATION TABULATION
ITB - PLA No. Bid #2027-06
FY27 Concrete Subdivisions Program

BID #2027-06 - FY 2027 CONCRETE SUBDIVISIONS PROGRAM

Additive Alternate Bid #3

Bid #2027-06 - FY 2027 Concrete Subdivisions Program					George Gildner Inc.		Kinney Contractors Inc		Stark Excavating, Inc	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	20200100	EARTH EXCAVATION	67	SF	\$15.00	\$1,005.00	\$14.00	\$938.00	\$10.00	\$670.00
X	21001000	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	100	SY	\$4.00	\$400.00	\$4.00	\$400.00	\$2.50	\$250.00
X	35800200	AGGREGATE BASE REPAIR	34	TON	\$125.00	\$4,250.00	\$110.00	\$3,740.00	\$127.00	\$4,318.00
X	42400100	PCC SIDEWALK, 4"	48	SF	\$20.00	\$960.00	\$14.00	\$672.00	\$44.00	\$2,112.00
X	42400800	DETECTABLE WARNINGS	20	SF	\$45.00	\$900.00	\$52.00	\$1,040.00	\$40.00	\$800.00
X	44000600	SIDEWALK REMOVAL	183	SF	\$15.00	\$2,745.00	\$6.00	\$1,098.00	\$7.00	\$1,281.00
X	44200050	WELDED WIRE REINFORCEMENT	366	SY	\$4.00	\$1,464.00	\$18.00	\$6,588.00	\$13.00	\$4,758.00
X	44200905	CLASS B PATCHES, TYPE II, 6 INCH	35	SY	\$220.00	\$7,700.00	\$160.00	\$5,600.00	\$205.00	\$7,175.00
X	44200909	CLASS B PATCHES, TYPE III, 6 INCH	76	SY	\$165.00	\$12,540.00	\$155.00	\$11,780.00	\$175.00	\$13,300.00
X	44200911	CLASS B PATCHES, TYPE IV, 6 INCH	290	SY	\$135.00	\$39,150.00	\$150.00	\$43,500.00	\$145.00	\$42,050.00
X	44213200	SAW CUTS	1385	FT	\$4.50	\$6,232.50	\$3.00	\$4,155.00	\$5.25	\$7,271.25
X	44213204	TIE BARS 3/4"	389	EA	\$17.50	\$6,807.50	\$21.00	\$8,169.00	\$18.00	\$7,002.00
X	COB25001	TOPSOIL PLACEMENT AND SEEDING, SPECIAL	43	SF	\$40.00	\$1,720.00	\$25.00	\$1,075.00	\$20.00	\$860.00
X	COB42401	PCC SIDEWALK RAMP, 6", SPECIAL	167	SF	\$35.00	\$5,845.00	\$24.00	\$4,008.00	\$45.00	\$7,515.00
X	COB60202	INLET TO BE ADJUSTED, SPECIAL	1	EA	\$1,000.00	\$1,000.00	\$2,300.00	\$2,300.00	\$800.00	\$800.00

EVALUATION TABULATION
ITB - PLA No. Bid #2027-06
FY27 Concrete Subdivisions Program

Bid #2027-06 - FY 2027 Concrete Subdivisions Program					George Gildner Inc.		Kinney Contractors Inc		Stark Excavating, Inc	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	COB60207	VALVE BOX TO BE ADJUSTED, SPECIAL	1	EA	\$750.00	\$750.00	\$600.00	\$600.00	\$500.00	\$500.00
X	COB60601	COMB CURB & GUTTER, REMOVAL, SPECIAL	40	FT	\$40.00	\$1,600.00	\$25.00	\$1,000.00	\$36.00	\$1,440.00
X	COB60602	COMB CONC CURB & GUTTER, TYPE B-6.18, SPECIAL	40	FT	\$120.00	\$4,800.00	\$95.00	\$3,800.00	\$136.00	\$5,440.00
X	COB70100	TRAFFIC CONTROL COMPLETE	1	LS	\$15,000.00	\$15,000.00	\$16,000.00	\$16,000.00	\$9,000.00	\$9,000.00
X	COB10900	CONTINGENCY	1	LS	\$5,100.00	\$5,100.00	\$5,100.00	\$5,100.00	\$5,100.00	\$5,100.00
Total						\$119,969.00		\$121,563.00		\$121,642.25

BID #2027-06 - FY 2027 CONCRETE SUBDIVISIONS PROGRAM

Additive Alternate Bid #4

Bid #2027-06 - FY 2027 Concrete Subdivisions Program					George Gildner Inc.		Kinney Contractors Inc		Stark Excavating, Inc	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	21001000	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	107	SY	\$4.00	\$428.00	\$4.00	\$428.00	\$2.50	\$267.50
X	35800200	AGGREGATE BASE REPAIR	36	TON	\$125.00	\$4,500.00	\$110.00	\$3,960.00	\$127.00	\$4,572.00
X	44200050	WELDED WIRE REINFORCEMENT	428	SY	\$4.00	\$1,712.00	\$18.00	\$7,704.00	\$13.00	\$5,564.00
X	44200909	CLASS B PATCHES, TYPE III, 6 INCH	60	SY	\$165.00	\$9,900.00	\$155.00	\$9,300.00	\$206.00	\$12,360.00
X	44200911	CLASS B PATCHES, TYPE IV, 6 INCH	368	SY	\$135.00	\$49,680.00	\$150.00	\$55,200.00	\$125.00	\$46,000.00
X	44213200	SAW CUTS	1416	FT	\$4.50	\$6,372.00	\$3.00	\$4,248.00	\$5.25	\$7,434.00
X	44213204	TIE BARS 3/4"	424	EA	\$17.50	\$7,420.00	\$22.00	\$9,328.00	\$18.00	\$7,632.00

EVALUATION TABULATION
ITB - PLA No. Bid #2027-06
FY27 Concrete Subdivisions Program

Bid #2027-06 - FY 2027 Concrete Subdivisions Program					George Gildner Inc.		Kinney Contractors Inc		Stark Excavating, Inc	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	COB70100	TRAFFIC CONTROL COMPLETE	1	LS	\$8,500.00	\$8,500.00	\$17,000.00	\$17,000.00	\$4,000.00	\$4,000.00
X	COB10900	CONTINGENCY	1	LS	\$5,100.00	\$5,100.00	\$5,100.00	\$5,100.00	\$5,100.00	\$5,100.00
Total						\$93,612.00		\$112,268.00		\$92,929.50

BID #2027-06 - FY 2027 CONCRETE SUBDIVISIONS PROGRAM

Additive Alternate Bid #5

Bid #2027-06 - FY 2027 Concrete Subdivisions Program					George Gildner Inc.		Kinney Contractors Inc		Stark Excavating, Inc	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	21001000	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	46	SY	\$4.00	\$184.00	\$4.00	\$184.00	\$2.50	\$115.00
X	35800200	AGGREGATE BASE REPAIR	16	TON	\$150.00	\$2,400.00	\$110.00	\$1,760.00	\$127.00	\$2,032.00
X	44200050	WELDED WIRE REINFORCEMENT	175	SY	\$4.00	\$700.00	\$18.00	\$3,150.00	\$17.00	\$2,975.00
X	44200905	CLASS B PATCHES, TYPE II, 6 INCH	7	SY	\$240.00	\$1,680.00	\$160.00	\$1,120.00	\$525.00	\$3,675.00
X	44200909	CLASS B PATCHES, TYPE III, 6 INCH	15	SY	\$190.00	\$2,850.00	\$155.00	\$2,325.00	\$262.00	\$3,930.00
X	44200911	CLASS B PATCHES, TYPE IV, 6 INCH	160	SY	\$160.00	\$25,600.00	\$150.00	\$24,000.00	\$130.00	\$20,800.00
X	44213200	SAW CUTS	489	FT	\$4.50	\$2,200.50	\$3.00	\$1,467.00	\$5.25	\$2,567.25
X	44213204	TIE BARS 3/4"	152	EA	\$17.50	\$2,660.00	\$22.00	\$3,344.00	\$18.00	\$2,736.00
X	COB70100	TRAFFIC CONTROL COMPLETE	1	LS	\$7,000.00	\$7,000.00	\$22,000.00	\$22,000.00	\$7,000.00	\$7,000.00
X	COB10900	CONTINGENCY	1	LS	\$2,100.00	\$2,100.00	\$2,100.00	\$2,100.00	\$2,100.00	\$2,100.00
Total						\$47,374.50		\$61,450.00		\$47,930.25



For City Council: July 13, 2026

Ward Impacted: Ward 2

Ward 1

Ward 6

Ward 7

Subject: Consideration and Action on a Resolution Approving a Contract with Teska Associates, Inc., for the West Bloomington Quality of Life Road Map (RFP #2027-03), in the Amount of \$99,700

Recommended Motion: The proposed Resolution be approved.

Strategic Plan:

Priority Area 1: Infrastructure. Improving and maintaining the City's infrastructure, including water, sewer, streets, sidewalks, and other physical assets. This priority includes identifying and prioritizing maintenance needs, defining service levels in line with City appropriations, understanding and communicating costs, reducing backlogged maintenance, and ensuring residents can rely on safe, functional infrastructure.

Priority Area 2: Housing. As a component of community revitalization, this includes addressing blight, preserving existing housing, supporting rehabilitation, advancing housing affordability, promoting proactive code enforcement, and improving residents' sense of safety and stability in their homes and neighborhoods. The need for additional housing within the community includes but is not limited to affordable housing, market-rate housing, and housing for seniors.

Priority Area 3: Public Safety. Maintaining Bloomington's record of low crime and strong public safety services. This includes prevention-focused policing, readiness across public safety departments, ongoing training and staffing support, and building trust through service quality, response times, fairness, and sustainability for public safety employees.

Priority Area 4: Economic Vitality. Furthering economic vitality through job growth, business retention and recruitment, workforce development, and strategic growth that supports both current residents and future opportunities. This includes attention to zoning, childcare access, commercial and residential growth, and maintaining Bloomington as a competitive and desirable community.

Background: If approved, the City will enter into an agreement with Teska Associates, Inc. ("Teska"), for the West Bloomington Quality of Life Road Map. This will develop a comprehensive quality-of-life roadmap ("Roadmap") for West Bloomington neighborhoods that will guide equitable development, safety, and opportunities in West Bloomington. The West-side is defined as: East Boundary is Main Street (excluding Downtown), South Boundary is Six Points Road, North Boundary is Division Street, and West Boundary is East of I-74.

The Quality-of-Life Roadmap will provide the comprehensive framework needed to guide the future of West Bloomington by addressing the interconnected issues that shape the community, including public safety, youth engagement, economic development, workforce development, housing, neighborhood investment, and overall quality of life. Lasting

revitalization requires more than improving housing stock alone, it also means creating safer neighborhoods, expanding economic opportunities, supporting youth and families, and strengthening community connections. The roadmap will bring these two priorities together into one clear, actionable strategy that can guide future decision-making, partnerships, and investment in West Bloomington.

The City is also partnering with the National Association of REALTORS® ("NAR") Consulting Corps on strategies to address vacant and deteriorating housing in West Bloomington. That effort is focused on physical housing conditions and catalyzing neighborhood reinvestment through targeted redevelopment (approximately 15 properties). The recommendations from that work will be an important input into the Quality-of-Life Roadmap, but it represents just one piece of the City's broader revitalization strategy.

The City received two proposals in response to the Request for Proposals ("RFP") for the West Bloomington Quality-of-Life Roadmap Update. The proposals received were:

- Farnsworth Group – \$129,208
- Teska Associates – \$99,700

Following a thorough review of both submissions, staff are recommending Teska Associates to complete the project.

The Quality-of-Life Roadmap project scope includes the development of the following deliverables:

- Community and Market Profile
- West Bloomington Revitalization Project Strategic Plan
- Quality of Life Roadmap
- Support for an Early Action Project
- Implementation Plan
- Project Website (or materials hosted on an existing City website)
- Public Engagement Summaries

The West Bloomington Quality of Life Roadmap Update is a key initiative identified during the FY27 budget preparation discussions with the City Council and was included as a budgeted project for the current fiscal year. Teska Associates' proposal came in under the FY27 budget allocation, allowing the City to move forward with this important initiative while remaining within the approved budget.

Through RFP #2027-03, the City solicited proposals from organizations to carry out the work outlined. Two proposals were received and evaluated by City staff in June 2026, utilizing the evaluation criteria provided in the proposal, with Teska providing the highest-scoring proposal. Teska brings over 50 years of experience partnering with clients and communities to ensure people and places thrive. Projects completed similar in scope of work include the Chicago Southwest Quality-of-Life Plan and the Jasper Street Initiative in Decatur, IL. The latter was the basis for an application that received a \$9.9 million federal RAISE grant in 2023.

Community Groups/Interested Persons Contacted: West Bloomington Revitalization Project

Financial Impact: If approved, the City will enter into a contract with Teska Associates, Inc., in an amount not to exceed \$99,700. A portion of the contract cost (\$10,000) will be charged to the Community Development Block Grant ("CDBG") for community planning. The CDBG account code is 22402410-70060-50000 (Community Development Administration-Planning Services account). The remainder of the contract cost (\$89,700) will be charged to 10015438-70220 (Community Administration-Other Professional & Technical Services account). All costs related to this contract are included in the FY 2027 Budget. Stakeholders can locate this in the FY 2027 Budget Book titled "Other Funds & Capital Improvement" on page 26 and "Budget Overview & General Fund" on page 301.

Attachments:

1. Resolution Teska
2. Resolution - Exhibit A - Teska Agreement

RESOLUTION NO. 2026 - ____

A RESOLUTION APPROVING A CONTRACT WITH TESKA ASSOCIATES, INC. FOR THE WEST BLOOMINGTON QUALITY OF LIFE ROADMAP (RFP #2027-03), IN THE AMOUNT OF \$99,700

WHEREAS, subject to the provisions of the City Code, City staff are recommending that a contract with Teska Associates, Inc., be approved for the West Bloomington Quality of Life Roadmap ("Exhibit A"), in the amount of \$99,700 ("Project"); and

WHEREAS, the Project consists of work to develop a comprehensive quality-of-life roadmap for West Bloomington neighborhoods that will guide equitable development, safety, and opportunities in West Bloomington; and

WHEREAS, two proposals were received and evaluated by City Staff utilizing the evaluation criteria provided in the Scope of Work with Teska receiving the highest scores; and

WHEREAS, Teska has over fifty (50) years of experience in this area and have completed similar projects and scope of work for southwest Chicago and Decatur; and

WHEREAS, the City Council finds it in the best interest of the City to approve the Contract.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:

SECTION 1. The above recitals are incorporated herein by this reference as if specifically stated in full.

SECTION 2. The City Manager, or designated representatives, are authorized to execute the Contract, and any other documents necessary to complete this transaction. The City Manager, or designee, is further authorized to approve any changes to the work or increases in the contract amount, up to the contingency amount set forth in the contract, to the extent the City Manager finds such to be in the best interests of the City.

PASSED this 13th day of July 2026.

APPROVED this ____ day of July 2026.

CITY OF BLOOMINGTON

ATTEST

Dan Brady, Mayor

Leslie Smith-Yocum, City Clerk

EXHIBIT A

CITY OF BLOOMINGTON AGREEMENT WITH
Teska Associates, Inc.

FOR
West Bloomington Quality of Life Roadmap

THIS AGREEMENT, dated this ____ day of _____, 2026, is between the City of Bloomington, IL (hereinafter "CITY") and _____ Teska Associates, Inc. (hereinafter "VENDOR"). CITY and VENDOR may hereinafter collectively be referred to as the "PARTIES" and individually as the "PARTY".

NOW THEREFORE, the PARTIES agree as follows:

Section 1. Recitals. The recitals set forth above are incorporated into this Section 1 as if specifically stated herein.

Section 2. Description of Services. VENDOR shall provide the services/work identified on Exhibit A, attached hereto and incorporated herein.

Section 3. Incorporation of Bid/RFP/RFQ & Proposal Terms. The following shall apply to this Agreement:

☐

This Agreement was not subject to a formal solicitation process by the CITY.

☒

This Agreement was subject to the following procurement initiative by the CITY:

RFP #2023 - West Bloomington Quality of Life Road Map (hereinafter "REQUEST").

Accordingly, the provisions of the REQUEST and the proposal submitted by VENDOR (hereinafter collectively referred to as "PROCUREMENT DOCUMENTS"), shall be incorporated into this Agreement by reference and made a part thereof and shall be considered additional contractual requirements that must be met by VENDOR. In the event of a direct conflict between the provisions of this Agreement and the incorporated PROCUREMENT DOCUMENTS, the provisions of this Agreement shall prevail. All PROCUREMENT DOCUMENTS are kept on file by CITY Legal Department and shall be made available upon request.

Section 4. Payment. For the work performed by VENDOR under this Agreement, the CITY shall pay VENDOR the fees as set forth in the Payment Terms, attached hereto as Exhibit B and incorporated herein.

Section 5. Requirement for Payment & Performance Bond. The following shall further apply to this Agreement:

☒

This Agreement does not require the furnishment of any bonds by the VENDOR.

☐

This Agreement is subject to bonding requirements.

- i. It is therefore understood that the VENDOR will furnish, at no expense to the CITY, Payment and Performance Bonds to the CITY in the amount of the contract as stated in Exhibit B executed by the VENDOR and at least two sureties as set forth under the Laws of the State of Illinois, as a guarantee that the VENDOR will timely and faithfully perform the work outlined herein.
- ii. Said bond shall be conditioned to save and keep harmless the CITY from any and all claims, demands, losses, suits, costs, expenses, and damages which may be brought, sustained,

or recovered against the CITY by reason of any negligence, default, or failure of the said VENDOR in designing, building, constructing, or completing said improvement and its appurtenances, or any part thereof, and that said improvement when constructed shall be free from all defects and remain in good order and condition for one year from its completion and acceptance by the CITY, ordinary wear and tear, and damage resulting from accident or willful destruction excepted; which bond is attached hereto and made a part hereof.

Section 6. Default. Either PARTY shall be in default if it fails to perform all or any part of this Agreement. If either PARTY is in default, the other PARTY may terminate this contract upon giving written notice of such termination to the PARTY in default. Such notice shall be in writing and provided thirty (30) days prior to termination. The non-defaulting PARTY shall be entitled to all remedies as set forth in Section 9 herein, upon the default or violation of this Agreement.

Section 7. Termination for Cause. The CITY may, at any time, terminate this Agreement, in whole or in part, for any of the following reasons effective immediately:

- i. VENDOR is found to be in violation of any term or condition of this Agreement.
- ii. VENDOR engages in any fraudulent, felonious, grossly negligent, or other illegal acts or behavior.
- iii. VENDOR declares bankruptcy or becomes insolvent.
- iv. CITY determines, in its sole discretion, that VENDOR is no longer able to fulfill VENDOR's obligations under this Agreement or PROCUREMENT DOCUMENTS.

Upon such termination, CITY shall be entitled to all remedies laid out in Section 9, as well as reimbursement of reasonable attorney's fees and court costs.

Section 8. Force Majeure. The CITY shall not be in default of this Agreement and shall not be held liable for any losses, failure, or delay in performance of its obligations under this Agreement or any Agreement, Amendment, Exhibit, or Attachment hereto arising out of or caused, directly or indirectly, by an event of Force Majeure. Force Majeure is defined as circumstances beyond the CITY's reasonable control, including, without limitation, acts of God; earthquakes; fires; floods; wars; civil or military disturbances; acts of terrorism; sabotage; strikes; epidemics; pandemics; riots; power failures; computer failure and any such circumstances beyond its reasonable control as may cause interruption, loss or malfunction of utility, transportation, computer (hardware or software) or telephone communication service; accidents; labor disputes; acts of civil or military authority; governmental actions; or inability to obtain labor, material, equipment or transportation.

Section 9. Remedies. In the event of a default or a violation of this Agreement, the non-defaulting PARTY shall be entitled to all remedies, whether in law or equity.

Section 10. Indemnification. To the fullest extent permitted by law, VENDOR shall indemnify and hold harmless CITY, its officers, officials, agents, and employees from claims, demands, causes of action, and liabilities of every kind and nature whatsoever arising out of or in connection with VENDOR's negligent performance of its operations performed under this Agreement, except for loss, damage, or expense arising solely from the gross negligence or willful misconduct of the CITY or the CITY's agents, servants, or independent vendors who are directly responsible to CITY. This indemnification shall extend to all claims occurring after this Agreement is terminated as well as while it is in force. The indemnity shall apply regardless of any concurrent negligence, whether active or passive, of the CITY or CITY's officers, officials, agents, employees, or any other persons or entities. The indemnity set forth in this section shall not be limited by insurance requirements or by any other provision of this Agreement.

Section 11. Reuse of Documents. All documents, including but not limited to, reports, drawings, specifications, and electronic media furnished by VENDOR pursuant to this Agreement are instruments of the VENDOR's services. Nothing herein, however, shall limit the CITY's right to use the documents for municipal purposes, including but not limited to the CITY's right to use documents in an unencumbered manner for purposes of remediation, remodeling, and/or construction. VENDOR further acknowledges any such documents may be subject to release under the Illinois Freedom of Information Act.

Section 12. Standard of Care. Services performed by VENDOR under this Agreement will be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the same or similar profession currently practicing under the same or similar conditions.

Section 13. Time is of the Essence. With regard to all dates and time periods set forth or referred to in this Agreement, time is of the essence. If no time period is set forth, the work must be pursued and completed in a commercially reasonable timeframe.

Section 14. Representations of VENDOR. VENDOR hereby represents it is legally able to perform the work that is subject to the Agreement.

Section 15. Use of Name. VENDOR shall have no right, express or implied, to use in any manner the name or other designation of the CITY or any other name or trademark, or logo of the CITY for any purpose in connection with the performance of this Agreement.

Section 16. Compliance with Local, State, and Federal Laws. VENDOR agrees that any and all work by VENDOR shall at all times comply with all laws, ordinances, statutes, and governmental rules, regulations and codes.

Section 17. Compliance with Prevailing Wage. The following shall apply to this Agreement:



This Agreement is not for a "Public Work" and therefore Prevailing Wage does not apply.



This Agreement calls for the construction of "public works," within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130.01 et seq. (hereinafter "ACT"). The ACT requires contractors and subcontractors to pay laborers, workers, and mechanics performing services on public works projects no less than the current "prevailing rate of wages" (hourly cash wages plus an amount for fringe benefits) in the county where the work is performed. The Illinois Department of Labor (hereinafter "DEPARTMENT") publishes the prevailing wage rates on its website at <http://labor.illinois.gov/>. The DEPARTMENT revises the prevailing wage rates and the contractor/subcontractor has an obligation to check the DEPARTMENT's website for revisions to prevailing wage rates. For information regarding current prevailing wage rates, please refer to the DEPARTMENT's website. All contractors and subcontractor rendering services under this Agreement must comply with all requirements of the ACT, including but not limited to all wage requirements and notice and record keeping duties.

Section 18. Equal Opportunity Employment & Human Rights Guarantee. The words used herein, and the requirements below shall be interpreted in accordance with and have the meaning ascribed to them as set forth in the City's Equal Opportunity in Purchasing Ordinance and the City's Human Rights Ordinance. During the performance of this Agreement, the VENDOR agrees as follows:

- (1) Non-discrimination pledge. VENDOR shall not discriminate against any employee during the course of employment or against an applicant for employment because of race, color, religion, creed, class, national origin, sex, age, marital status, physical or mental handicap, sexual orientation, gender identity, family responsibilities, matriculation, political affiliations, prior arrest record or source of income. The VENDOR shall make good faith efforts in accordance with its equal opportunity plan and utilization plan, if one is required to be submitted to and approved by the City, to achieve female and minority participation goals by hiring and partnering with WBEs, MBEs, and female and minority workers. Good faith efforts are defined in Section 16-414 of the Bloomington City Code.
- (2) Notices. VENDOR shall post notices regarding nondiscrimination in conspicuous places available to employees and applicants for employment. The notices shall be provided by the City, setting forth the provisions of the non-discrimination pledge; however, VENDOR may post other notices of similar character supplied by another governmental agency in lieu of the City's notice. The VENDOR will send a copy of such notices to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding.
- (3) Solicitation and ads for employment. VENDOR shall, in all solicitations and advertisements for employees placed by or on behalf of VENDOR, state that all qualified applicants will receive consideration for employment as provided for in Section 22.2-104 of the City Code. An advertisement in a publication may state "This is an Equal Opportunity Employer," which statement shall meet the requirements of this section.
- (4) Access to books. VENDOR shall permit access to all books, records, and accounts pertaining to its employment practices by the City Manager or the City Manager's designee for purposes of investigation to ascertain compliance with this provision.
- (5) Reports. VENDOR shall provide periodic compliance reports to the City Manager, upon request. Such reports shall be within the time and in the manner proscribed by the City and describe efforts made to comply with the provisions of this provision entitled "Human Rights Guarantees."
- (6) Remedies. In the event that any contracting entity fails to comply with the above subsections, or fails to comply with its equal opportunity plan, utilization plan, or any provision of city, state or federal law relating to human rights, after the City has provided written notice to VENDOR of such failure to comply and provided VENDOR with an opportunity to cure the non-compliance, then the City, at its option, may declare VENDOR to be in default of this agreement and take, without election, any or all of the following actions: (i) cancel, terminate, or suspend the contract in whole or in part and/or (ii) seek other sanctions as may be imposed by the Human Relations Commission or other governmental bodies pursuant to law.

Vendor shall automatically include the provisions of the foregoing paragraphs in every construction subcontract so that the provisions will be binding upon each construction subcontractor.

Section 19. Access to Records. The following access to records requirements apply to this Agreement:

- i. The VENDOR agrees to provide CITY, or any of their authorized representatives access to any books, documents, papers, and records of the VENDOR which are directly pertinent to this Agreement for the purposes of making audits, examinations, excerpts, and transcriptions.

- ii. The VENDOR agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.

Section 20. Compliance with FOIA Requirements. VENDOR further explicitly agrees to furnish all records related to this Agreement and any documentation related to CITY required under the Illinois Freedom of Information Act (ILCS 140/1 et seq.) (hereinafter "FOIA") request within five (5) business days after CITY issues notice of such request to VENDOR. VENDOR agrees to not apply any costs or charge any fees to the CITY regarding the procurement of records required pursuant to a FOIA request. VENDOR agrees to defend, indemnify, and hold harmless CITY, and agrees to pay all reasonable costs connected therewith (including, but not limited to, reasonable attorney's and witness fees, filing fees, and any other expenses) for CITY to defend any and all causes, actions, causes of action, disputes, prosecutions, of conflicts arising from VENDOR actual or alleged violation of FOIA, or VENDOR failure to furnish all documentation related to a request within five (5) business days after CITY issues notice of request. Furthermore, should VENDOR request that CITY utilize a lawful exemption under FOIA in relation to any FOIA request, thereby denying that request, VENDOR agrees to pay all costs connected therewith (such as reasonable attorney's and witness fees, filing fees, and any other expenses) to defend the denial of the request. The defense shall include, but not be limited to, challenged or appealed denials of FOIA requests to either the Illinois Attorney General or a court of competent jurisdiction. VENDOR agrees to defend, indemnify, and hold harmless CITY, and agrees to pay all costs connected therewith (such as reasonable attorney's and witness fees, filing fees, and any other expenses) to defend any denial of a FOIA request by VENDOR request to utilize a lawful exemption to CITY.

Section 21. Notices. All legal notices given in connection with this Agreement shall be made in writing and deemed complete by way of (a) hand delivery; (b) registered mail, postage prepaid; or (c) electronic mail with notice of receipt by the other PARTY at the following addresses or at such other address for a PARTY as shall be specified by like notice:

If to VENDOR:

Copy to:

Teska Associates Inc.
Attn: Scott Goldstein
627 Grove Street
Evanston IL 60201
sgoldstein@teskaassociates.com

If to CITY:

City of Bloomington
Attn: City Manager
115 E. Washington St., Suite 400
Bloomington, IL 61701
admin@cityblm.org

Copy to:

City of Bloomington
Attn: Legal Department
115 E. Washington St., Suite 403
Bloomington, IL 61701
legal@cityblm.org

Section 22. Insurance. VENDOR shall, at a minimum, maintain insurance as required in the PROCUREMENT DOCUMENTS and at or above the limits stated on the Certificate of Insurance, where CITY shall be named as additional insured under the policy(ies), which is attached hereto as Exhibit C and incorporated herein.

Section 23. Assignment. No PARTY may assign this Agreement, or the proceeds thereof, without prior written consent of the other PARTY.

Section 24. Changes or Modifications. This Agreement, its method of completion, its scope of work, nor its pricing may be modified or changed in any manner without the express written consent of both PARTIES via an Amendment fully executed by both PARTIES.

Section 25. Governing Law. This Agreement shall be governed by and interpreted pursuant to the laws of the State of Illinois, County of McLean.

Section 26. Joint Drafting. The PARTIES expressly agree that this Agreement was jointly drafted, and that both had the opportunity to negotiate its terms and to obtain the assistance of counsel in reviewing its terms prior to execution. Therefore, this Agreement shall be construed neither against nor in favor of either PARTY but shall be construed in a neutral manner.

Section 27. Attorney's Fees. In the event that any action is filed in relation to this Agreement, the unsuccessful PARTY in the action shall pay to the successful PARTY, in addition to all the sums that either PARTY may be called on to pay, a reasonable sum for the successful PARTY's attorney's fees (including expert witness fees).

Section 28. Paragraph Headings. The titles to the paragraphs of this agreement are solely for the convenience of the PARTIES and shall not be used to explain, modify, simplify, or aid in the interpretation of the provisions of this Agreement.

Section 29. Term. The term of this Agreement shall be as set forth on the attached Exhibit A, Description of Services. Notwithstanding anything herein, the provisions in Sections 10 and 19 shall survive termination.

Section 30. Counterparts. This Agreement may be executed in any number of counterparts, including electronically, each of which shall be deemed to be an original, but all of which together shall constitute the same instrument.

IN WITNESS WHEREOF, the PARTIES hereto have executed this Agreement as of the date first above written.

CITY OF BLOOMINGTON

VENDOR

By: _____
Its City Manager

By:  _____
Its President

ATTEST:

By: _____
Its City Clerk

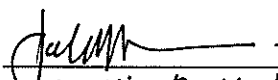
By:  _____
Its Vice President of Design

EXHIBIT A
DESCRIPTION OF SERVICES/WORK PROVIDED

Please see attached proposal and all procurement/solicitation documents are incorporated.



CITY OF BLOOMINGTON

West Bloomington Quality of Life Roadmap

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June 3, 2026

Carla Murillo
Procurement Manager
109 E Olive Street
City of Bloomington, IL 61701

RE: Proposal to Prepare a West Bloomington Quality of Life Roadmap

Dear Carla Murillo:

Teska Associates (Teska) is pleased to submit this proposal to prepare a strategic plan, quality of life roadmap, and implementation plan for the West Bloomington community to help the City and the West Bloomington Revitalization Project (WBRP) strengthen their impact. This unique area is ripe with opportunity, and we believe our team will lead a planning process that can guide the City and WBRP towards a renewed common vision that spurs community investment.

It has now been over 15 years since the West Bloomington Quality-of-Life Plan was completed – an amazing run! From the initial seeds at the community garden to establishing a home base, hosting the bike co-op, and riding the book bike throughout the West Side, there has been an incredible array of accomplishments.

West Bloomington is currently at a pivotal point in time, with huge potential for impact. Teska has led award-winning quality-of-life plans for communities including Austin, Back of the Yards, Belmont Cragin, Chicago Lawn, Logan Square, and the Near North neighborhoods of Chicago. Ever since our work in Bloomington that led to the establishment of WBRP, we have kept community at the center of our work. We understand that our work is to build capacity, bring fresh approaches and empower the community to lead in partnership with the city and other partners. We have also led extensive strategic plans, such as a recent award-winning plan for Mount Sterling.

We believe that a heightened engagement effort is needed to bring out all members of the community and have included an events-based outreach initiative and early action project as fundamental building blocks of the initiative.

We appreciate the opportunity to provide this proposal to the City of Bloomington and look forward to discussing it with you further.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Goldstein".

Scott Goldstein, FAICP, LEED AP
President, Teska Associates

02 **qualifications**

firm overviews
key personnel resumes



BUILDING COMMUNITY, CREATING PLACE



Specialties

- Community Planning
- Landscape Architecture
- Land Planning
- Engagement
- Placemaking
- Design
- Economics
- Zoning

For 50 years, Teska has been partnering with clients and communities to ensure people & places thrive.

Our creative team of planners, designers, landscape architects, and community engagement pros blends big ideas with authentic connections, crafting solutions that spark action and arrive at meaningful results. From resilient park design and inclusive placemaking magic to visionary comprehensive plans and strategic economic development, Teska transforms everyday spaces into memorable places people love.

BUILDING RELATIONSHIPS

We invest in long-term relationships, built on listening intently to client needs, maintaining clear and frequent communication, providing timely and responsive service, and exceeding expectations.

CREATING LIVABLE COMMUNITIES

Our team is passionate about strengthening livable, sustainable communities; places with strong and resilient economies, walkable and safe streets for all users, and vibrant venues for people to gather and interact with neighbors.

GOING THE EXTRA MILE

We know that our success is based on the quality of our service. At Teska, quality service is based on responsiveness, anticipation of needs, maintaining flexibility, and innovative and efficient problem solving.

HONEST ANSWERS TO TOUGH QUESTIONS

Teska provides solutions that are creative and realistic. We sometimes have to tell a client that, in our opinion, an idea won't work - but that is quickly followed by solutions that can work and consensus building to gain support.

Our Team

We have assembled a specialized team of experts based on West Bloomington's needs and priorities; detailed resumes follow.



SCOTT GOLDSTEIN, FAICP
PROJECT LEAD
Teska Associates, Inc.
627 Grove Street, Evanston, IL
sgoldstein@teskaassociates.com
(847) 563-9724



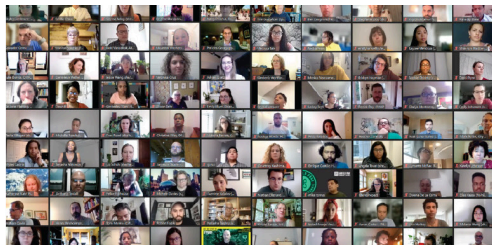
KAMERIA NICHOLS-HAZZIEZ
ECONOMIC DEVELOPMENT ASSOCIATE
Teska Associates, Inc.
627 Grove Street, Evanston, IL
knichols-hazziez@teskaassociates.com
(847) 563-9730



FRANCIE LAWRENCE, AICP
ENGAGEMENT LEAD
Teska Associates, Inc.
627 Grove Street, Evanston, IL
ecigliano@teskaassociates.com
(847) 563-9733



NATALIE CROWN
ASSOCIATE PLANNER
Teska Associates, Inc.
627 Grove Street, Evanston, IL
knichols-hazziez@teskaassociates.com
(847) 563-9725





Scott Goldstein

FAICP, LEED AP
PRESIDENT

Scott Goldstein brings thirty years of experience in community development, planning, housing, neighborhood redevelopment, fiscal analysis, civic engagement, and data analysis. He has led neighborhood plans, downtown and business district plans and comprehensive plans for a variety of urban, suburban and rural communities. Scott focuses on an asset-based approach to community development and reinvestment.

Education

Columbia University

Master of Science in Urban Planning

Tufts University

Bachelor of Arts in History of Art & Architecture and Political Science

Professional Affiliations

Fellow, American Institute of Certified Planners (FAICP)

LEED Accredited Professional

Urban Land Institute Chicago Chair, 2022-2024 and Chair of Mission Advancement, 2020-2021
American Planning Association

Faculty Lecturer

Northwestern University

Global Policy Lab, Master's in Public Policy and Administration

Previous Experience

Metropolitan Planning Council

Vice President of Policy and Planning

Awards

APA IL: Decatur Jasper Street Roadmap, Belmont Cragin, Logan Square, Near North Neighborhood, Wicker Park Bucktown Master Plan

APA NC: Carrboro Comprehensive Plan, Greensboro Sustainability Plan

Relevant Project Experience

Quality-of-Life and Neighborhood Revitalization Plans

Role: Project Manager

Scott combines community engagement with data analytics to develop plans, designs and programs that will advance community goals, including for: Austin, Belmont Cragin, Logan Square & Chicago Lawn (Chicago, IL); Bloomington (IL), Dubuque (IA); Evansville (IN); Kalamazoo (MI); Portland (OR); Osceola County (FL); Clarksville (TN); Decatur & Milledgeville (GA); and Greensboro (NC).

Housing & Land Banks

Role: Project Manager

Scott provides technical assistance for land banks on behalf of the Illinois Housing Development Authority, for which IHDA received a National Council of State Housing Agencies Award for the TA program. He has also conducted housing studies for: Illinois Attorney General (various communities across Illinois); Robbins (IL); Housing Opportunities Development Corporation (Deerfield, IL); Altgeld Gardens (Chicago, IL); Decatur (IL); Evansville (IN); Minneapolis and St. Paul (MN); and Greensboro (NC). He led the Consolidated Plan Housing Analysis and Impediment to Fair Housing Analysis for the City of Kankakee (IL).

Market & Fiscal Studies

Role: Project Manager

Scott leverages his market expertise to conduct market and fiscal studies for municipalities including: Glenview, Skokie, and Willowbrook (IL); and Dubuque (IA). He also serves private clients and developers in Illinois including: Austin Coming Together and DL3 (Chicago); I-394 Enterprise Community (IL); and Centennial (Hawthorn Mall and Fox Valley Mall residential conversion).

Economic Development Plans

Role: Project Manager

Scott has developed tailored economic development plans for: Downtown Des Plaines, South Chicago Heights, and Calumet City (IL); Chatham and Hermosa (Chicago, IL); Madison (WI); and Greensboro S. Elm (NC).

Comprehensive Plans

Role: Project Manager

Scott has led comprehensive plans focusing on land use, housing, transportation and environment for Carpentersville, Lake Villa and Sauk Village (IL), and Carrboro and Kernersville (NC).



Francesca S. Lawrence AICP

ASSOCIATE PRINCIPAL

Francesca S. Lawrence, AICP has worked with communities of all sizes, from rural towns to large cities and with non-profit, public, and private sector clients. In all places, she prioritizes authentic and inclusive engagement. She combines data analysis, research, and outreach to understand the needs and strengths of a community and collaboratively plan for its future.

Education

**University of Illinois
Urbana-Champaign**
Master of Urban Planning
Bachelor of Urban Planning

Certifications

American Institute of Certified
Planners (AICP)

Professional Affiliations

American Planning Association
Women in Planning &
Development, Professional
Development Co-Chair

Relevant Project Experience

RTA Dempster Street Corridor Plan • Morton Grove, IL

Role: Project Manager

Leading an in-depth corridor planning process for a three-mile segment along the Pace Pulse Dempster Line to identify ETOD opportunities in a diverse suburban community with substantial community engagement

RTA Transit-Friendly Communities Guide • Chicago Region

Role: Lead Planner

Led development of an illustrative guidebook to educate regional decision makers with practical ways to make communities transit-friendly and TOD-ready

Belmont Cragin Avenues for Growth Corridor Plan • Chicago, IL

Role: Lead Planner

Analyzed community conditions, developed plan recommendations, and executed a wide-reaching community engagement strategy in support of a corridor plan in Chicago's northwest side

Austin Harvest • Chicago, IL

Role: Engagement Lead

Managed a youth listening series to inform the creation of a youth-led food coop on the West Side of Chicago.

All In, Glencoe Comprehensive Plan • Glencoe, IL

Role: Lead Planner & Engagement Specialist

Designed an inclusive outreach strategy and worked closely with the Plan Commission to develop a big-ideas based vision and web-based plan

Carborro Connects Comprehensive Plan • Carborro, NC

Role: Lead Planner & Engagement Specialist (APA-NC Award)

Developed a hybrid community engagement strategy, including a robust project website and numerous virtual community sessions in the midst of the pandemic, helping to guide plan recommendations for a comprehensive plan in a diverse community next to Chapel Hill, NC



Kamera Nichols-Hazziez

ECONOMIC DEVELOPMENT ASSOCIATE

Kamera Nichols-Hazziez conducts market analysis and undertakes economic development studies for communities throughout the Chicago region and Illinois. This includes market research, data analysis, and engagement with local communities to help position the community and attract economic and housing investment.

Education

University of Wisconsin
B.B.A Real Estate and Urban Land
Economics
Certificate, Public Policy

Professional Affiliations

POSSE
WREAA | Wisconsin Real Estate
Alumni Association
Urban Land Institute

Relevant Project Experience

Downtown Des Plaines Economic Development Strategy • Des Plaines, IL

Role: Market Analyst

Assisted with a detailed market analysis for the downtown area of Des Plaines in support of a broader economic development strategy in the area

South Halsted Corridor Plan • Chicago, IL

Role: Analyst

Conducted a market study for the South Halsted corridor area on Chicago's Far South Side. Study included assessing the potential of housing, retail, and industrial uses

Western Springs Market Assessment • Western Springs, IL

Role: Market Analyst

Drafted a market assessment for the downtown area of Western Springs; study included findings across the retail, office, and housing markets

Choice Neighborhood Plan Market Study • Joliet, IL

Role: Market Analyst

Led the analysis for a comprehensive market study for mixed-income housing to redevelop 526 units of housing.

The Pinnacle • Niles, IL

Role: Analyst

Conducted a TIF analysis and refined the Applicant's pro forma for a proposed mixed-use project in Niles, IL

Good Kids Mad City Community Center • Chicago, IL

Role: Market Analyst

Conducted a market study in support of a potential community center in the West Englewood neighborhood of Chicago

SSA 27 Reconstitution • Lakeview, Chicago, IL

Role: Analyst

Supported the reconstitution of SSA 27 in the Lakeview neighborhood of Chicago

South Suburban Land Bank Development Authority • South Cook County

Role: Analyst

Conducted a market study and evaluation of 151 sites to inform a new construction single-family pilot program.



Natalie Crown

ASSOCIATE PLANNER

Natalie Crown has a talent for making complex topics and planning processes engaging and approachable to the people they're meant to serve. Her work spans comprehensive planning, historic preservation, and community engagement, with depth in development review, codes, and policy. A rare hybrid of technical depth and creative communication, with experience in both the public and private sectors, she ensures plans work for everyone at the table, from community members to municipal staff

Education

**University of Illinois
Urbana-Champaign**
Master of Urban Planning
Bachelor of Urban Planning

Professional Affiliations

American Planning Association

Awards

APA, IL: Preserving Champaign:
Updating the 1973 Heitzman
Survey

Relevant Project Experience

Mt. Sterling Long Range Strategic Plan | Mt Sterling, IL

Role: Project Planner

Created engagement materials including a graphic map which summarized the plan in a simple yet engaging way making the plan accessible to the community, and created additional outreach materials for public meetings that synthesized and visualized information

Central Illinois Land Bank Authority | Central Illinois

Role: Project Planner

Utilized GIS to map opportunity sites in Decatur, Illinois, created informational materials for community meetings, and created a document to visualize the strategic action plan for the Central Illinois Land Bank Authority

Lake Zurich Comprehensive Plan | Lake Zurich, IL

Role: Project Planner

Created presentation materials for public meetings visualizing the goals of the comprehensive plan, identified example community events that could be tailored to the Lake Zurich community, and created a rendering to visualize development opportunities for a landmark site in the Village's downtown

The Heitzman Survey Project | Champaign, IL

Role: Project Planner

Conducted a comprehensive update of a 1973 architecture survey including architectural analyses and GIS mapping of over 250 properties, and the creation of a report and public-facing materials—such as a coloring book—to make local history more accessible. Several analysis maps were created to assess the styles of architecture and number of tear downs/redevelopments that occurred since the original survey was completed

03 **experience**

work examples
work references



FIRM ROLE:
Lead Firm

SERVICES PROVIDED:
Housing Needs Analysis
Market Analysis
Placemaking

KEY PERSONNEL:
Scott Goldstein, FAICP

Jasper Street 'Great Streets, Great Neighborhoods' Initiative

DECATUR, IL

Setting the stage for inclusive growth based on leveraging existing assets.

PROJECT HIGHLIGHTS:

- Developed a housing needs analysis and market study to inform viable development strategies
- Designed a separated, multi-use pedestrian and bicycle path
- Widely attended Jasper Street Fests gathered feedback on recommendations from more than 1,000 community members over three outdoor events

The Jasper Street Roadmap is the first in a series of initiatives spearheaded by the City of Decatur. Teska engaged residents to encourage them to think creatively about the potential and future of their neighborhoods. Teska partnered with Epstein Global and Hoyle Consulting to bring a pedestrian- and cyclist-focused approach to this auto-heavy corridor.

The Roadmap included housing, economic development, placemaking, and capacity building strategies, and has resulted in a clear-cut implementation plan that led to the City securing a \$9.9 million RAISE grant to fund a new 3.5 mile multi-use path and road safety improvements.

Future Growth, Planning and Design

» THEMES | LAND USE, ZONING, ANNEXATION, CODES & POLICIES

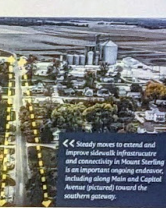
The Opportunity -

has experienced remarkable growth over the past decade and aims to continue its positive trajectory. By proactively addressing existing policies and planning for future growth, Mount Sterling can guide its development, and businesses, and visitors, alike.



Future Growth -

challenging in a small, established community. It is critical to ensuring Mount Sterling's future growth and needs and market conditions. Planning must be random and unregulated, and land use and codes as part of plans to create a context for change, outline where growth is needed, and set out how it can be achieved.



Strategies & Actions at a Glance

1. Prioritize annexation opportunities for development
2. Update land use plans and regulations
3. Ensure quality development by establishing district guidelines
4. Enhance indoor-outdoor public spaces throughout town
5. Simplify and promote programs for property improvements
6. Prepare wayfinding signage to enhance economy
7. Increase tree canopy, native landscaping, beautification

- Identify properties in town that could support light development or redevelopment and meet with property owners to establish relationships and build a mutual understanding of goals.
- Growth areas beyond the current city limits provide opportunities to embrace varied housing stock, identify and prioritize annexation areas based on these considerations and extension of water and sewer utilities.
- Review and amend the City's Comprehensive Plan. Establish design districts and guidelines that outline development types and amenities desired in neighborhoods and growth areas.
- Update zoning and building code to reinforce development, character, and maintenance goals. Review policies to permit pilot projects, such as checked-outside-of-Capitol and North.
- Identify appropriate wildlife and greenfield development types based on district, i.e. single-family homes, ADUs (attached dwelling units), 2-4 units, townhomes, single-family conversions, etc.
- Prepare streetscape plan that outlines phased improvements to enhance pedestrian amenities along North/Capitol Court. Plan should consider all-season programming, landscaping, greenery, vendor kiosks, and shade elements to be in with Comprehensive Plan amendment and identify areas for bumpouts, parklets, patios, and feature lighting. Partner with businesses to install murals, public art.
- Identify target areas for tree planting / shade canopy. Engage community organizations, schools, and volunteers in tree planting days.

FUTURE LAND USE PLANNING

"Could we reuse the large (decently flat) area behind the Nursing Home and transform it into Senior Independent Living? Ideally, the Senior Center could also move out there and then you would have those complementary resources next to each other."

- Community Comment Shared via Project Website

RESILIENCE
Install native pollinator gardens with easy-maintenance perennials along appropriate roadside drainage ditches (e.g. Edgewater Lane, Damon Road). Rudbeckia, purple profile clover, and butterfly weed all love drier full sun. The mix of these three creates a powerful display of color.

Embrace brand and integrate contrast of text and color background to distinguish signage and enhance legibility.



Land use policies, codes and design districts help to organize development and redevelopment to align with community goals and ideals.

Whether planning for housing, sidewalk patios, mini-golf, lakeside cabins, a pizzeria or dog park... land use planning, codes, and context are essential ingredients to guiding success.

Recreation and Programming

» THEMES | HEALTH, WELLBEING, SOCIAL CONNECTEDNESS, TOURISM

The Opportunity -

Mount Sterling boasts abundant natural resources like camping, hunting, parks, and critical habitats. These represent an opportunity to attract outdoor enthusiasts and conservationists, contributing to the community's unique character and tourism economy. By leveraging Mount Sterling's natural assets and family-centric environment, we can shape it as a regional outdoor destination.



Lakeside Lodging -

"Expand recreational offerings and lodging at Lake Mount Sterling," was the top ranked concept as part of the Visual Preference Activity conducted at the Community Open House.

- Conduct site analysis to identify conditions and opportunities for the development of currently focused hospitality uses, such as rental cabins and yurts. Consider acquiring land near Lake Mount Sterling.
- Adopt quick build temporary lodging for daily or weekly rental (benches, platforms, yurts).
- Plan for long term investments, such as bathroom/shower house, seasonal camp, dorm or trailer.



BROADEN LODGING AND PROGRAMMING AT THE LAKE

"The Lake is a hidden gem that needs to be more utilized and maintained."

- Community Comment Shared via Project Website

Strategies & Actions at a Glance

1. Update parks and open space plans
2. Expand all-season programming
3. Adapt existing facilities for current demands
4. Create interactive educational experiences within parks
5. Expand family-friendly recreation and offerings
6. Develop diverse lodging options for a variety of visitors
7. Construct a bubble dome sports facility

- Update Park Plan and engage community to ensure future grants can be sought that align with community needs and visioning. Conduct analysis of current parks and recreational amenities, including Lake Mount Sterling and Rolling Green. Identify conditions and utilization of site/equipment.
- Prioritize updates to Courthouse Park, incorporate as part of an area plan that relates to the Parkville.
- Plan varied park programming for kids, teens, adults and seniors.
- Dedicate park or open space locations for various activities throughout the year. For certain activities that require less space, consider partnering with local businesses to hold an event.
- Prioritize construction projects and equipment procurement that can support a variety of uses.
- Partner with local schools to develop nature education in local parks. This may include tree identification tags, restored prairies with interpretive signage, sensory stations, etc.
- Consider complementary family-friendly offerings that attract visitors and residents alike. Ensure they are visible with bright and inviting signage, stroller friendly, and buffered from traffic.
- Attract visitors to the community and serve regional needs for year-round training, youth camps, and activities for all ages. Consider the construction of a sports bubble dome, which provides climate-controlled indoor space at a cost up to 75% less than permanent structures. Sports domes can be seasonal or permanent pending needs / desires.



DOG PARKS ARE AN WAY TO ATTRACT AND CONNECT NEW & LONG-STANDING RESIDENTS

"It would be so beneficial to have an area to allow pet owners to take their companions to interact with others. There is no designated area for pet owners to utilize and we are allowed for using other public areas to allow dogs to play off the leash."

- Community Comment Shared via Project Website



Foster imagination and curiosity through interactive play Create a dedicated space for children to connect with nature in a safe environment designed with them in mind.

FIRM ROLE:

Lead Firm

SERVICES PROVIDED:

Strategic Planning
Public Engagement

KEY PERSONNEL:

Natalie Crown
Scott Goldstein, FAICP

Mighty Mount Sterling Long-Range Strategic Master Plan

MOUNT STERLING, IL

Taking mini to mighty by crafting actionable solutions for the now, near, and next.

PROJECT HIGHLIGHTS:

- Six-month process ending with unanimous adoption by City Council
- An illustrative executive summary, six unique plan pillars, actions and success metrics with custom illustrations of local community icons
- Engagement included a 12-person steering committee, 3 community events, interactive website, idea tools, walking tours, and more

A historic, Illinois Main Street community, the City of Mount Sterling is small but mighty. Teska, alongside All Together and Small Nation, developed the City's Long Range Strategic Plan. We explored the community's unique strengths and most pressing needs to craft a pivotal guidebook that honors Mount Sterling's rich history and sets a bold vision for the future. The plan was unanimously adopted by City Council with implementation underway.

"You led us to a final report we can all be very proud of. It is jam-packed with strategies, examples, and resources to help us execute it well. It's been a fun and exciting process!"

Dan Teeffey, President, Tracy Family Foundation

teska

West Bloomington IL Quality of Life Roadmap Proposal



FIRM ROLE:
Lead Consultant

SERVICES PROVIDED:
Engagement

KEY PERSONNEL:
Scott Goldstein, AICP

Chicago Southwest Quality-of-Life Plan

CHICAGO, IL / CHICAGO SOUTHWEST

Empowering local residents through community driven solutions

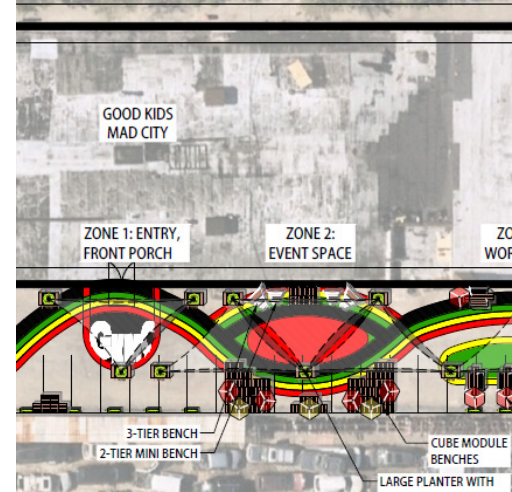
PROJECT HIGHLIGHTS:

- Bilingual community meetings and materials so everyone could participate
- Reclaiming Southwest Campaign led to reduction of vacant buildings, from 93 to 8
- Engaged 44 member institutions in the planning process

Led by the Southwest Organizing Project (SWOP), a network of organizations and institutions are working together around issues of affordable housing, economic and retail development, jobs, anti-violence, education and health. Teska facilitated the planning process, mobilizing residents and organizations to build out the community's completely updated quality-of-life plan. The plan resulted in new investments, furthering the transformation of the Southwest Side communities through a ground up process.

“Now I tell everyone: if we are going to dream, dream big, and with genuine relationships built across our community, we can do almost anything.”

Imelda Salazar, community stakeholder



FIRM ROLE:
Lead Consultant

SERVICES PROVIDED:
Engagement
Market Analysis
Site Plan Concepts

KEY PERSONNEL:
Scott Goldstein
Kamera Nichols-Hazziez

ARCHITECTURAL:
Brook Architecture

Good Kids Mad City Star of Englewood Campus

CHICAGO, IL

Engaging youth, church leaders, and community members to imagine a future home for a youth-focused nonprofit.

PROJECT HIGHLIGHTS:

- Teska designed and facilitated an in-person conversations about desired uses and amenities for a vacant, church-owned site in West Englewood
- Findings from the engagement and conversations with nonprofit stakeholders informed a site plan concept for the vacant land and a temporary parking lot activation. Engagement also informed the facility analysis to repurpose and renovate the church building into faith-based and community-based spaces.

Good Kids Mad City (GKMC) is a youth-focused non-profit organization in West Englewood on Chicago's southwest side. GKMC currently operates from a church building, but is considering renovation or relocation of the facility in order to better serve its members. Teska was engaged to provide market insights, strategic direction, and a community engagement program to GKMC. The engagement, which included interactive board activities and focused facilitated conversations with church members, youth, and other community members, yielded insights for a conceptual site plan under consideration by GKMC. Teska developed site designs which included renovating the church building, creating an outdoor area for youth and proposing new housing and workforce training facilities.



Goal: We will maintain and expand home repair resources for homeowners, make homeownership more accessible, and preserve and develop rental housing that Belmont Cragin residents can afford.

Meta: Nosotros mantendremos y expandiremos a los recursos para la reparación del hogar para propietarios, hacer más accesible la posibilidad de propiedad de vivienda, y preservar y desarrollar viviendas asequibles para alquilar dentro de Belmont Cragin.

STRATEGY: Build affordable and mixed-use housing.
ESTRATEGIA: Construir viviendas asequibles y de múltiple uso.



Connect with developers to build affordable housing.
Conéctese con desarrolladores para construir viviendas asequibles

STRATEGY: Keep existing housing affordable.
ESTRATEGIA: Mantener las viviendas existentes asequibles.



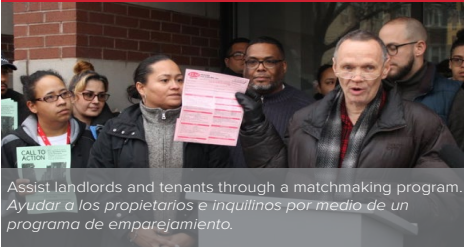
Provide loans for home repair and rehabilitation.
Dar préstamos para reparación y rehabilitación de viviendas.

STRATEGY: Establish a Community Land Trust (CLT).
ESTRATEGIA: Establecer un Fideicomiso de Tierras Comunitarias.



Preserve long-term affordable housing.
Conservar viviendas asequibles a largo plazo.

STRATEGY: Work with landlords and tenants together.
ESTRATEGIA: Trabajar con los propietarios e inquilinos.



Assist landlords and tenants through a matchmaking program.
Ayudar a los propietarios e inquilinos por medio de un programa de emparejamiento.

STRATEGY: Improve inequities in the property tax system.
ESTRATEGIA: Mejorar las desigualdades del sistema de impuestos de propiedad.



Address structural changes in the property tax system.
Hacer cambios estructurales en el sistema de impuestos de propiedad.



Provide support to property owners to appeal their taxes.
Proporcionar apoyo a los propietarios para que apelen sus impuestos.

FIRM ROLE:

Lead

SERVICES PROVIDED:

Corridor Planning
Engagement

KEY PERSONNEL:

Scott Goldstein, FAICP
Francie Lawrence, AICP

Avenues for Growth Corridor Plan

BELMONT CRAGIN, CHICAGO

Strengthening commercial corridors through marketing, transportation, affordable housing, and placemaking.

PROJECT HIGHLIGHTS:

- Focus on placemaking, jobs, housing, local business, and mobility with programmatic and urban design recommendations
- Bilingual outreach materials and meetings in English and Spanish
- Northwest Side Community Development Corporation launched to implement plan recommendations

The Avenues for Growth Plan originated from a partnership between the Chicago Metropolitan Agency for Planning (CMAP) and the Northwest Side Housing Center (NWSHC). The plan includes strategies to build on the Latino small business community along the Fullerton, Diversey, and Grand commercial corridors and support mixed-use and affordable housing.

“From facilitating our quality-of-life plan to leading a branding effort to bringing their urban design talent to the Avenues for Growth Corridor Plan, Teska’s range of skills and relationships have helped move our plans forward.”



FIRM ROLE:
Lead Consultant

SERVICES PROVIDED:
Engagement
Strategic Implementation

KEY PERSONNEL:
Scott Goldstein, FAICP
Francie Lawrence, AICP

Austin Harvest Youth Engagement

BY THE HAND CLUB FOR KIDS - AUSTIN (CHICAGO, IL)

Youth listening sessions lead to opening of a fresh food market in a food desert on Chicago's West Side.

PROJECT HIGHLIGHTS:

- Teska's work in the Austin neighborhood first began through leading the award-winning Austin Quality of Life Plan and process
- By The Hand Club retained Teska to provide community facilitation, design outreach exhibits and materials, and market research focused on launching a fresh food pop-up market in Austin
- Teska deliverables included a series of listening sessions, summary report, and implementation assistance

With seventeen liquor stores and only two grocery stores within a half-mile of By The Hand Club's campus in the Austin neighborhood, residents pay high prices for limited fresh food options or travel far distances. To remedy this issue and help engage local teens, By The Hand (BTH) engaged Teska to help facilitate a series of listening sessions with youth who were invested in the mission. Teska guided discussion around neighborhood needs, drilling down from possibilities to reality. Just eight weeks later, a neighborhood liquor store was purchased, torn down, and a fresh food market operated by youth, Austin Harvest, was born. A permanent building is being constructed and will feature elements from the pop-up.



Work References

Team Teska brings extensive experience to West Bloomington's Quality of Life Roadmap. The project references listed below highlight the depth, breadth, and insight that enable our team to approach Bloomington's planning needs in an innovative and holistic manner.



AUSTIN, CHICAGO

Work Experience:

Quality-of-Life Plan & Chicago Prize
Facilitation and Market Study

Contact:

Darnell Shields
Executive Director
Austin Coming Together
(773) 417-8613
dshields@austincomingtogether.org

LOGAN SQUARE, CHICAGO

Work Experience:

Hermosa/West Logan square Quality-of-Life
Plan

Contact:

Susan Yanun
Director of Planning & Equitable Development
Palenque LSNA
(773) 330-7313
syanun@lsna.net

BELMONT CRAGIN, CHICAGO

Work Experience:

Quality-of-Life Plan & Health Equity Plan

Contact:

James Rudyk
DePaul University
jrudyk@depaul.edu
(773) 325-6491

VILLAGE OF MOUNT STERLING, IL

Work Experience:

Strategic Plan

Contact:

Dan Teefey
President
Tracy Family Foundation
dan.teefey@tracyfoundation.org
(217) 773-4411

04 **project approach**

approach & scope
proposed timeline

Project Approach & Scope

by Project Phase

Phase 1: Strategic Plan

Duration: Months 1-3

Overview: The first phase will focus on working closely with WBRP to develop a strategic organizational plan. The plan will cover staffing, board responsibilities, leadership, community engagement, capacity analysis and strategic direction. This phase will also begin community outreach that will feed into Phase 2 Quality-of-Life Plan.

Task 1.1: Initial Planning, West Side Boundaries and Community and Market Profile

Task 1.1.1: Engagement Plan Development

- Develop a customized engagement plan that identifies specific strategies to reach specific stakeholders which may include
 - Focus Groups
 - Interviews
 - Engagement tools such as online surveys, mailings, activities, etc.
 - Other in-person and online community workshops tailored to the West Bloomington Community
- We understand that there are three different layers of key stakeholders
 - Residents and Families in West Bloomington – Similar to how we all got started over 15 years ago, the Strategic Plan should be based on the solid foundation and input of the larger community
 - Non-profit partners – what is the unique role of each organization? How can we more effectively work together to achieve greater impact?
 - Government and business partners – how do we work with our government partners and involve forward-looking businesses and funders in executing our work? What are the unique objectives of each sector and how do they overlap with the needs and desires of the community we serve

Task 1.1.2: WBRP Board Meeting #1 - Kick Off

- Teska will facilitate an initial meeting with the Board to review the scope of services and project objectives
- The WBRP will help inform the engagement plan
- Key questions that will guide the meeting and future steps:
 - What has WBRP accomplished?
 - How do we define our community, the West Side? How has that changed?
 - How have our mission and values evolved over time?
 - What are our goals for the next 10 years?
 - What are our priority projects to meet these goals, especially over the next three-five years?

Scope

Task 1.1.3: Neighborhood Tour

- A tour of the neighborhood with Board members, partners and the Teska Team is a way to build recognition of some of the issues and opportunities facing West Bloomington
- A combination driving/walking tour of key locations will provide insight and a common reference point for the Board members and team

Task 1.1.4: Focus Groups & Interviews

- Teska will facilitate up to four in-person and remote focus groups with non-profit and government agencies
 - Focus groups can either focus on specific types of partners (e.g. housing, economic development, youth, art, greening and education) or a mix of partners to share information across sectors
- The purpose of these focus groups will be to:
 - Identify current programs and services that serve the West Side and overlap with WBRP
 - Identify gaps in services and programs
 - Identify local assets – mark up the Community Asset Map based on their expertise and knowledge
 - Brainstorm ideas for programs and activities that would best serve the community

Task 1.2: Community and Market Profile

Task 1.2.1: Community and Market Analysis

- Teska will research demographics and market characteristics to develop a Community and Market Analysis that identifies characteristics including:
 - Population trends – total population over time, race and ethnicity, age, household characteristics
 - Land Use Trends - housing, commercial, institutional and open space
 - Housing characteristics – housing tenure, age of homes, rent vs. owner, gross median rent, median sales price, housing demand at various income levels
 - Economic indicators – industry sectors, retail demand, commute patterns, listings for retail spaces
 - Social characteristics – household income, education attainment
 - Retail demand - demand analysis for retail and restaurants on the West Side

Task 1.3: Initial Planning, West Side Boundaries and Community and Market Profile

Task 1.3.1: WBRP Board Meeting #2 (virtual)

The second meeting will focus on several key tasks:

- Reviewing the Community and Market Profile (Task 1.1.3)
- Identifying local assets
- Providing continued input into the engagement efforts of the Strategic Plan process
- Initial brainstorming of goals and strategies for WBRP for the next ten years, focusing on organizational development, staff and board responsibilities, sources of revenue, strategic partnerships and sustainability.

Scope

Task 1.4: Site Visit #2

Task 1.4.1: WBRP Board Meeting #3

- The third meeting will focus on findings discovered through the focus groups and engagement tools
- An initial set of strategies will be developed and the Board will begin identifying projects from each strategy
- The Board will begin to prioritize goals, strategies and action steps based on criteria including:
 - Feasibility
 - Cost and resources
 - Potential impact

Task 1.5: Prepare the Draft WBRP Strategic Plan

Task 1.5.1: Draft Strategic Plan

- Teska will draft the Strategic Plan based on input from the three WBRP Board meetings, results of the focus groups, engagement tools and Community Summit
- The plan will be a multi-year work plan that includes:
 - Mission and Core Values, Strategies, Project, Who Will Lead Each Project, Partner, Timeframe

Task 1.5.2: WBRP Board meeting #4

- The final Board Meeting will review the Draft Strategic Plan, prioritize initiatives and discuss possible funding sources
- The meeting will be held in person as part of Site Visit #3 which will coincide with the Quality-of-Life Plan Phase (See Task 2.2.1)
- The plan will be updated based on input from the broader community focusing on the key strategies and projects that WBRP will be responsible to implement and/or coordinate with the City of Bloomington and other organizations

Task 1.6: Final Strategic Plan

- Teska will incorporate all comments from the Board into a Final Strategic Plan.
- The Plan will be designed to be interactive and engaging so that it can be used:
 - To prioritize activities of the organization
 - To communicate WBRPs objectives and goals to the community and potential funders

Project Deliverables:

- Community and Market Profile
- WBRP Strategic Plan

Scope

Phase 2: Quality-of-Life Plan

Duration: Months 3-8

Overview: The Quality-of-Life Plan would be a complete update of the 2008 West Bloomington Quality-of-Life (QOL) Plan. The WBRP will lead the engagement aspect of the QOL with support from Teska, bringing together a wide range of key players and allies that would be positioned to lead key projects and actions. This would include local residents, non-profit organizations, faith-based organizations, employers and the City of Bloomington.

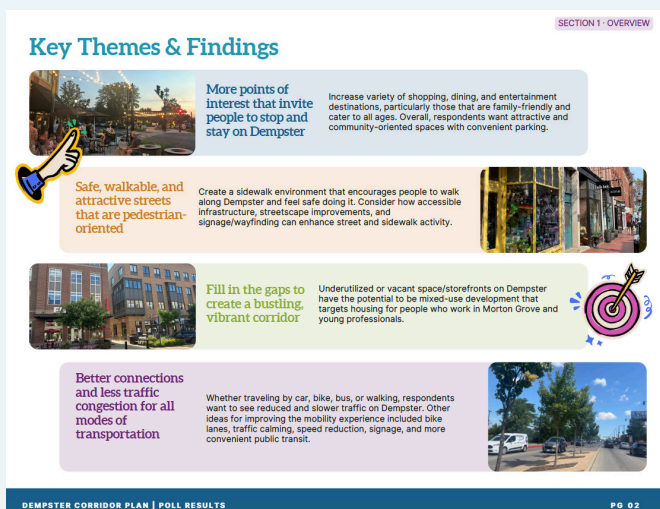
Task 2.1: Idea Formulation

Task 2.1.1: Create Engagement Toolbox

- Based on the information gained from the first phase, past surveys and research, Teska will develop content for a new project Website or the WBRP website and links to tech tools via Social Pinpoint to gather input from the community prior to the first Community Workshop
- Teska will develop physical engagement tools including a project card, flyers, and other materials to promote the plan, community meetings, and engagement events as needed

Accessibility in Engagement & Reporting

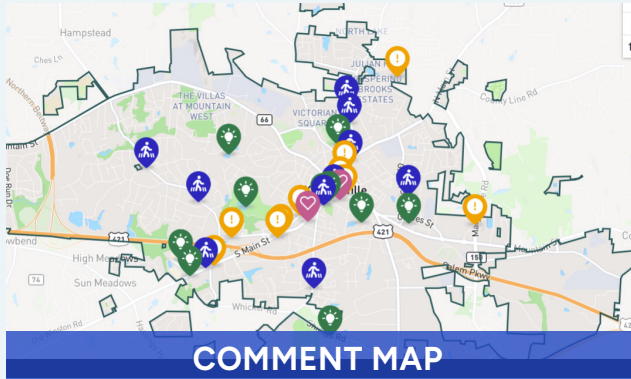
Teska designs public engagement programs to suit both the community and the project at hand. For an ETOD plan for the Regional Transportation Authority and the Village of Morton Grove, our team developed a series of polls to assess desired development and improvements along Dempster Street, a diverse corridor of ethnic restaurants, businesses, and varied housing stock. The goal of the project is to support new development along the new Pace Pulse Bus Rapid Transit route.



Snapshots from the Dempster Corridor Plan Survey Summary, which had nearly 350 responses.

Online Engagement Hub

Teska uses a community engagement platform called **Social Point**. This comprehensive platform is designed to effortlessly manage high-quality and inclusive engagements, reach more people, and easily transform input into meaningful, actionable insights. Social Point offers dynamic web tools to help present content and collect feedback in an interesting and interactive format.



The **Comment Map** allows the community to leave spatially-based comments via an interactive map.

Housing so older residents don't have to leave the village

Posted by Anonymous a year ago
we need housing for 55+ residents. Townhomes, condos with 1st floor bedrooms and outside maintenance, people don't want to leave but LZ has little available in this area.

NEIGHBORHOODS & HOUSING

6 Likes 2 Comments

Build Up The Downtown

Posted by Anonymous a year ago
Our downtown area is so unique with having a lake surrounding us, but we don't have much going on. We have so many empty buildings on main street that could be utilized to bring people in and make our downtown more lively. I would love to see our downtown look like a Libertyville or St. Charles. We have such a nice area for it so let's try to find ways to incentivize people to open up business or move/expand their business to downtown LZ. The empty buildings are missed opportunities and eye...

DEVELOPMENT & ECONOMY

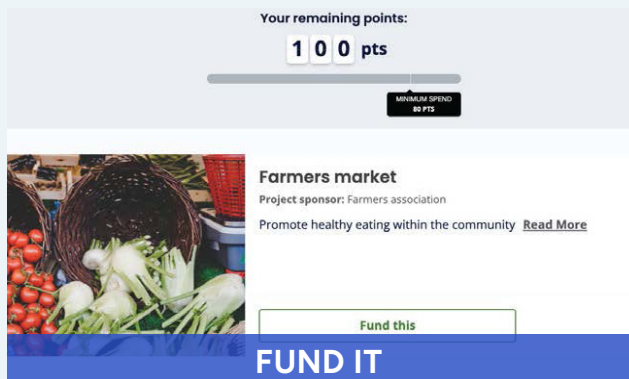
2 Likes 0 Comments

Community year round pool

Posted by Anonymous a year ago
Our community needs a community pool associated with the high school, so our swimmers do not have to go to neighborhood swim clubs and train. There is so much talent within district 95 students, and our district needs LZ support to offer a facility for them. This is the home of 7500+ swimmers but not a pool.

Arrows at stoplights throughout the village

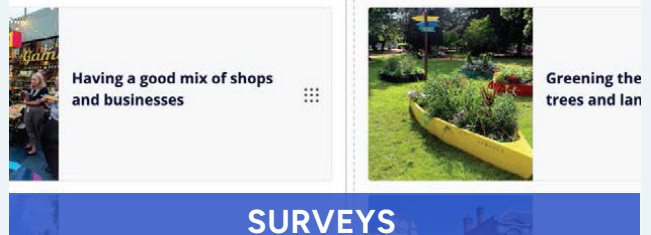
Visitors can share ideas, comments, photos, and stories about their community via a public **Ideas Wall**.



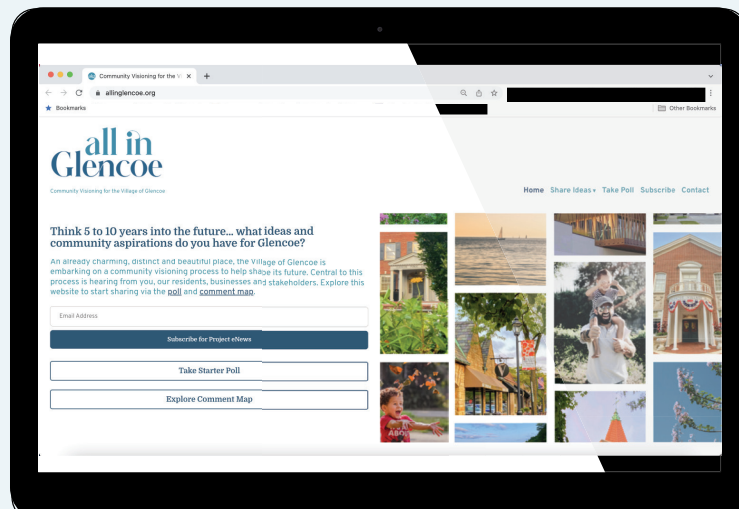
Fund It is a participatory budgeting tool that allows users to offer feedback on allocation of resources.

What are the most important aspects of creating great places?

Rank these elements from most important to least important.



The **Survey** tool makes it easy to create anything from a simple web form to a dynamic interactive experience.



Project Website

The project website will serve as a virtual engagement hub, offering project updates, interactive features, and resources to keep stakeholders informed and engaged throughout the project's duration. It will facilitate seamless communication, collaboration, and feedback, ensuring that all participants remain connected and involved from start to finish.

Scope

Task 2.2: QOL Kick-off - Site Visit #3

Task 2.2.1 Steering Committee #1

- A QOL Steering Committee will be recruited and convened in person. The Steering Committee will be composed of the WBRP Board + key partner organizations.
- The first meeting will be to assess local conditions, identify additional stakeholders, identify local assets and share ideas.

Task 2.2.2: Community Workshop #1 - Big Ideas

- The first workshop will focus on gathering input into the vision and goals for the project.
- The workshop is envisioned to be a large community event, not a traditional planning meeting
- The event will feature music, art, entertainment and family-friendly activities so that all residents, organizations, and local businesses will be interested in joining in
- Teska will lead interactive booths to develop the “Big Ideas” for West Bloomington including topics such as:
 - High quality housing
 - Thriving retail
 - Community greening
 - Art and Culture
 - Strengthening social services including youth, families and seniors

Task 2.2.3: Visualizing a Framework Plan

- Based on the big ideas that come out of the workshop, Teska will put together a visualization called a Framework Map that identifies key locations for each big idea.
- The framework map can communicate top priorities, how projects will relate to each other, preservation and investment priorities for West Bloomington.



FRAMEWORK MAP | MOUNT STERLING, IL

The Teska-led Mount Sterling Long Range Strategic Plan focused on exploring the community's unique strengths and most pressing needs to craft a pivotal guidebook that honors Mount Sterling's rich history and sets a bold vision for the future.

As part of the plan, a framework map was created that provided a visual executive summary including strategies and showcased physical design aspects of the plan.

Scope

Task 2.3: Idea Generation and Design - Site Visit #4

Task 2.3.1 Steering Committee #2

- The second Steering Committee will be to gather the ideas identified in the first Steering Committee and Community Workshop and begin to formulate goals and strategies for:
 - Quality Housing
 - Thriving Economy
 - Open Space and Recreation
 - Youth, Family and Senior Services

Task 2.3.2: Design Charrette

- At the Charrette, there will be an opening presentation on what the charrette is all about and an overview of the 2 to 3 sites. We will then break down by the sites to facilitate interactive design through discussion and mark-up of the drawings
- These sessions are a lot of fun for all participants as they get to see their input develop into fluid designs, whether it is commercial development, housing, open space or community use

Task 2.3.3: Site Rendering production

- The renderings will help the community visualize the project as well as assist WBRP in implementing the project

SITE RENDERING | DAN RYAN WOODS, CHICAGO, IL

The corridor planning efforts, led by Teska, included a public outreach program that invited input from stakeholders and community members. The corridor plan considers improvements along and across the trail, and features highlight Major Taylor's history, an African-American bicycle racer and advocate of civil rights who lived in Chicago.



Scope

Task 2.4: Community Roll-Out - Site Visit #5

Task 2.4.1 Steering Committee #3

- The third Steering Committee will be held virtually in advance of Community Event #2 and the Early Action Project
- The purpose of the Steering Committee meeting will be to prioritize key recommendations of the plan for presentation and feedback at Community Event #2
- The Committee will also be asked for assistance in outreach to gather the community for the event through social media, emails, flyers, postings and word-of-mouth

Task 2.4.2 Community Event #2

- The second large event will include several activities to engage and bring excitement to the roll-out of the plan
- This will include food trucks, family-friendly activities, music and art
- There will be interactive booths to gather feedback and volunteers for the key pillars of the plan:
 - Quality Housing
 - Thriving Economy
 - Open Space and Recreation
 - Youth, Family and Senior Services
- As part of the event, there will be community participation in an Early Action Project (see next Task)

COMMUNITY EVENT | JASPER STREET, DECATUR, IL

As part of Jasper Street Great Streets Great Neighborhoods Roadmap annual Jasper Fests were held to both celebrate the process and gather input from local residents. Over 300 people came to each of the Jasper Fests.



Scope

Task 2.4.3 Early Action Project

- A sub-grant will be provided to a local organization to conduct an early action project - whether a wall mural, an enhancement to WBRP's community garden, or another visible improvement on the West Side.
- Community members will be invited to participate in the installation of the early action project, ideally during the Community Event #2 depending on the location.

Task 2.5: Draft Quality of Life Plan

- Teska will incorporate all comments from the WBRP Board, Steering Committee into a Final Quality of Life Plan.
- The Quality of Life Plan will be an easy to read, accessible document so that all members of the West Side can use it on a regular basis. It will define goals, strategies and projects.
- The Plan will be updated with the Implementation Plan after it is completed in Phase 3.

Project Deliverables:

- Quality-of-Life Roadmap
- Support for Early Action Project
- Online Engagement Tools
- Maps, Renderings, Photo Library
- Flyers and Project Card

EARLY ACTION PROJECT | JASPER STREET, DECATUR, IL

As part of Jasper Street Great Streets Great Neighborhoods Roadmap, several early action projects were implemented including a street mural and a learn to earn bike program.



Scope

Phase 3: Implementation Plan

Duration: Months 9-10

Overview: The final phase is putting it all together – developing an Implementation Plan with clear responsibilities for WBRP, the City of Bloomington and other key partners. This will include each project identified in the QOL, lead partner organization, coordinating organizations, priority, timeframe, and identified resources. WBRP and its partners can then use that plan to keep track of projects, raise funds, assign responsibilities and report on progress to the larger community on a regular basis.

Task 3: Implementation Plan Production

Task 3.1: Draft Implementation Plan

- Tables and charts will be developed that outline each action step in the Quality-of-Life Plan, who will be responsible for each project, what resources are available and timeline
- Funding and resource needs will be identified to guide implementation
- Development strategies will be identified and prioritized based on timeline and resources

Task 3.2: Implementation Plan Review

- WBRP, Steering Committee and key partners will review the final Implementation Plan

Task 3.4: Final Quality-of-Life and Implementation Plan

- The final QOL will be updated based on the Implementation Plan.

Project Deliverables:

- Completed Implementation Plan

Back of the Yards 47th Street and Ashland Avenue Corridor Improvements | Chicago, IL

Teska was responsible for community outreach and streetscape design for 47th Street and Ashland Avenue as a follow-up to the Back of the Yards Quality-of-Life Plan we facilitated for Back of the Yards Neighborhood Council. Project highlights include decorative streetscapes, gathering plazas and open spaces, as well as custom features like cantilevered shade shelters and gateway identity pylons. Illustrative renderings such as those below aided in engagement with local community members. *Source: Teska Associates*



Scope

Project Deliverables

The following products will be developed based on the above scope of work. Products will be delivered in PDF form. Original documentation is available upon request. PDFs will be designed to be easily posted on web sites and/or printed for wide distribution.

Project Deliverables:

- Community and Market Profile
- WBRP Strategic Plan
- Quality-of-Life Roadmap
- Support for Early Action Project
- Implementation Plan
- Project Website (or materials can be posted on an existing Website)
- Engagement Summaries
- Maps, Renderings, Photo Library

Quality of Life Plan | Belmont Cragin Neighborhood

The Quality-of-Life Plan for the Belmont Cragin neighborhood in Chicago has led to over 85% of the strategies being implemented including the construction of a new neighborhood elementary school, and the expansion of a homeownership counseling initiative and a community health initiative. The Plan received awards from American Planning Association (APA) IL and Chicago Neighborhood Development Awards.



AFFORDABLE HOUSING

Strategies and Projects

STRATEGY 1 Help existing homeowners keep and invest in their homes

Residents who have invested in their homes and our community should not be forced to move or face foreclosure. We will work with block clubs as a fundamental neighborhood structure to identify housing and public safety issues, build trust and knowledge among neighbors, and disseminate information on organizations and resources that can help them. The Northwest Side Housing Center (NWSHC) and Spanish Coalition for Housing (SCH) will expand their existing strong programs that provide housing counseling to prevent foreclosures and avoid unscrupulous lending practices.

The Northwest Home Equity Assurance Program (NWHEAP) is a unique, nearly \$10 million neighborhood-funded and -run housing program that guarantees homeowners keep their investment if property values decrease. Because the housing market in Belmont Cragin is getting tight, the concern for many in our community is not falling value, it is affording to keep their home due to unemployment or other financial distress. Like similar programs on the Southwest Side, NWHEAP can be expanded from mortgages to home repair loans, allowing more families to stay in Belmont Cragin.

Proposed Timeline

We propose an 10-month schedule to complete the scope of work. Our approach is structured for steady progress, with regular check-ins with staff and the WBRP board to ensure transparency, track milestones, and adjust as needed. Community engagement is ongoing from start to finish. The timeline is flexible and can be refined with the City to meet the community's goals.

	MONTHS									
	1	2	3	4	5	6	7	8	9	10
Phase 1 Strategic Plan	●	●	●							
Phase 2 Quality of Life Plan				1	2	3		●		
Phase 3 Implementation Plan										●

SCHEDULE LEGEND

- WBRP Board Meeting
- Steering Committee Meeting
- Community Event
- Early Action Project
- Draft/Final QOL + Implementation Plan

05 budget

Budget

Anticipated project costs are shown below based on our understanding of the community and the RFP. Our team proposes a fee of \$99,700 to complete the West Bloomington Quality of Life Roadmap. Below is a breakdown of costs by phase which includes time and expenses for Teska.

PHASE	FEES	HOURS
Phase 1 Strategic Plan	\$19,500	126
Phase 2 Quality of Life Plan	\$47,500	306
Phase 3 Implementation Plan	\$9,500	61
Subtotal - Personnel	\$76,500	494
OTHER EXPENSES		
Direct Expenses (mileage, printing)	\$3,000	
Social Point and Data	\$1,200	
Community Events (music, activities)	\$13,000	
Early Action Project Stipend	\$6,000	
TOTAL	\$99,700	494



contact

Scott Goldstein, FAICP LEED AP

President

SGoldstein@teskaassociates.com

(847) 563-9724 direct

Teska Associates, Inc.

Building Community, Creating Place

www.TeskaAssociates.com

EXHIBIT B
COSTS/FEES

See pricing proposal attached on next page.

Budget

Anticipated project costs are shown below based on our understanding of the community and the RFP. Our team proposes a fee of \$99,700 to complete the West Bloomington Quality of Life Roadmap. Below is a breakdown of costs by phase which includes time and expenses for Teska.

PHASE	FEES	HOURS
Phase 1 Strategic Plan	\$19,500	126
Phase 2 Quality of Life Plan	\$47,500	306
Phase 3 Implementation Plan	\$9,500	61
Subtotal - Personnel	\$76,500	494
OTHER EXPENSES		
Direct Expenses (mileage, printing)	\$3,000	
Social Point and Data	\$1,200	
Community Events (music, activities)	\$13,000	
Early Action Project Stipend	\$6,000	
TOTAL	\$99,700	494



For City Council: July 13, 2026

Ward Impacted: Ward 3

Subject: Consideration and Action on an Ordinance Approving a Street Name Change from Kaybee Drive to Uma Drive, in Connection with the Anticipated Development of the Property Currently Addressed as 1320 Leslie Drive and 3908 Kaybee Drive (PIN: 15-31-227-026) in the Hawthorne Commercial Subdivision, 16th Addition

Recommended Motion: The proposed Ordinance be approved.

Strategic Plan:

Priority Area 2: Housing. As a component of community revitalization, this includes addressing blight, preserving existing housing, supporting rehabilitation, advancing housing affordability, promoting proactive code enforcement, and improving residents' sense of safety and stability in their homes and neighborhoods. The need for additional housing within the community includes but is not limited to affordable housing, market-rate housing, and housing for seniors.

Background: If approved, the City will move forward with changing the name of Kaybee Drive (between Woodbine Road and Leslie Drive) to Uma Drive. Pursuant to 65 ILCS 5/11-80-19, the Corporate authorities of each municipality may name originally and then may change the name of any street within its corporate limits.

Terra, LLC has petitioned the City to rename Kaybee Drive to Uma Drive in connection with anticipated development on the adjacent property at 1320 Leslie Drive and 3908 Kaybee Drive (PIN 15-31-227-026) in the Hawthorne Commercial Subdivision, 16th Addition. As the sole adjoining property owner to Kaybee Drive, no additional property owners are affected by the proposed name change.

City staff confirmed the proposed name "Uma Drive" meets City standards and does not conflict with existing street names. The change applies only to the current alignment of Kaybee Drive and does not alter roadway access.

If approved, the City will provide written notification of the street name change to the election authority having jurisdiction and to the U.S. Post Office branch serving the affected area at least 30 days prior to the change taking effect.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: N/A

Attachments:

1. Ordinance
2. Ordinance - Exhibit C - Petition to Change Street Name

ORDINANCE NO. 2026 - 883

AN ORDINANCE APPROVING THE RENAMING OF KAYBEE DRIVE TO UMA DRIVE, IN CONNECTION WITH THE ANTICIPATED DEVELOPMENT OF THE PROPERTY CURRENTLY ADDRESSED AS 1320 LESLIE DRIVE AND 3908 KAYBEE DRIVE (PIN: 15-31-227-026) IN THE HAWTHORNE COMMERCIAL SUBDIVISION, 16TH ADDITION

WHEREAS, the City of Bloomington ("City") is a home rule unit of local government with authority to legislate in matters concerning its local government and affairs; and

WHEREAS, the City has received a Petition to Change Street Name (Exhibit C) from Terra, LLC requesting the renaming of Kaybee Drive to Uma Drive; and

WHEREAS, the requested street name change is associated with anticipated development activity on the adjacent property currently addressed as 1320 Leslie Drive and 3908 Kaybee Drive (PIN 15-31-227-026); and

WHEREAS, Terra, LLC is the sole adjoining property owner, legally described in Exhibit A and depicted in Exhibit B, to Kaybee Drive, and therefore no additional property owners are affected by the proposed name change; and

WHEREAS, the corporate authorities of the City are empowered under 65 ILCS 5/11-80-19 to name and rename streets within the municipality; and

WHEREAS, 65 ILCS 5/11-80-19 requires that written notification of a street name change be provided, via certified or registered mail, to the election authority having jurisdiction and to the U.S. Post Office branch serving the affected area at least 30 days prior to the change taking effect; and

WHEREAS, City staff have confirmed that the proposed street name "Uma Drive" complies with City street naming conventions and does not duplicate or conflict with existing street names; and

WHEREAS, the City Council finds it in the best interest of the City to approve the requested street renaming.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:

SECTION 1. That the above recitals are incorporated herein by this reference as if specifically stated in full.

SECTION 2. That the Street Renaming described in Exhibit C is hereby approved and City staff are directed to provide all required notices under 65 ILCS 5/11-80-19 and to complete all administrative actions necessary to implement the street name change

SECTION 3. In the event that any section, clause, provision, or part of this Ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect.

SECTION 4. The City Clerk is authorized and directed to publish this Ordinance in pamphlet form as provided by law.

SECTION 5. This Ordinance shall take effect immediately after approval and publication as required by law.

SECTION 6. This Ordinance is adopted pursuant to Home Rule Authority granted to the City of Bloomington by Article VII, Section 6, of the Illinois Constitution, 1970.

PASSED this 13th day of July 2026.

APPROVED this ____ day of July 2026.

CITY OF BLOOMINGTON

ATTEST

Dan Brady, Mayor

Leslie Smith-Yocum, City Clerk

EXHIBIT A

Legal Description

TRACT 1: LOT 188 IN HAWTHORNE COMMERCIAL SUBDIVISION, 16TH ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 2023 AS DOCUMENT NO. 2023-12879, IN MCLEAN COUNTY, ILLINOIS.

ADDRESS: 1305 WOODBINE ROAD

PIN: 15-31-227-031

TRACT 2: LOT 187 IN HAWTHORNE COMMERCIAL SUBDIVISION, 16TH ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 2023 AS DOCUMENT NO. 2023-12879, IN MCLEAN COUNTY, ILLINOIS.

ADDRESS: 3908 KAYBEE DR

PIN: 15-31-227-026

TRACT 3: SEC 31-24N-3E BEG INT N/L PAMELA DR & W/L LESLIE DR, W332.01', N453.02', W TO E/L WOODBINE RD, N TO S/L RESUB LOT 20 12TH ADD HAWTHORNE COMMERCIAL SUB, E545.12', S ALG LESLIE DR TO POB (EX HAWTHORNE COMMERCIAL SUB 16TH ADD)

ADDRESS: 1208 LESLIE DRIVE

PIN: 15-31-278-004

EXHIBIT B

Site Plan



EXHIBIT A LEGAL DESCRIPTION

TRACT 1: Lot 188 in Hawthorne Commercial Subdivision, 16th Addition, according to the Plat thereof recorded September 22, 2023 AS Document No. 2023-12879, in McLean County, Illinois.

Address: 1305 Woodbine Road

PIN: 15-31-227-031

TRACT 2: Lot 187 in Hawthorne Commercial Subdivision, 16th Addition, according to the Plat thereof recorded September 22, 2023 AS Document No. 2023-12879, in McLean County, Illinois.

Address: 3908 KAYBEE DR

PIN: 15-31-227-026

TRACT 3: SEC 31-24N-3E BEG INT N/L PAMELA DR & W/L LESLIE DR, W332.01', N453.02', W TO E/L WOODBINE RD, N TO S/L RESUB LOT 20 12TH ADD HAWTHORNE COMMERCIAL SUB, E545.12', S ALG LESLIE DR TO POB (EX HAWTHORNE COMMERCIAL SUB 16TH ADD)

Address: 1208 Leslie Drive

PIN: 15-31-278-004





For City Council: July 13, 2026

Ward Impacted: Ward 6

Subject: Consideration and Action on an Ordinance Approving a Real Estate Purchase by the City, for the Property Commonly Known as 719 South Clayton Street, in Preparation for Phase 6 of the East Street Detention Basin and Sewer Project (Clayton Miller Basin), in the Amount of \$145,000 plus Closing Costs (PIN: 21-09-231-014)

Recommended Motion: The proposed Ordinance be approved.

Strategic Plan:

Priority Area 1: Infrastructure. Improving and maintaining the City's infrastructure, including water, sewer, streets, sidewalks, and other physical assets. This priority includes identifying and prioritizing maintenance needs, defining service levels in line with City appropriations, understanding and communicating costs, reducing backlogged maintenance, and ensuring residents can rely on safe, functional infrastructure.

Background: If approved, the City will move forward with purchasing the property located at 719 South Clayton Street (PIN: 21-09-231-014). The real estate purchase is necessary for Phase 6 of the East Street Detention Basin and Sewer Project (Clayton Miller Basin). The City plans to construct Phase 6 in Fiscal Year 2028. The project involves adding a new stormwater basin in the area and upgrading the pipes that carry stormwater to the main sewer system. These improvements will help direct more runoff into the basin during heavy rain, easing pressure on the existing sewer network. During a typical heavy storm, the project is expected to greatly reduce basement backups and street flooding. It will also provide extra storage capacity to help manage even larger storms.

A licensed real estate appraiser completed an appraisal of the property on April 23, 2026. Using the sales comparison approach, the appraised value was determined to be \$145,000. The subject property's adjusted current market value range was determined to be between \$137,050 and \$151,950. City staff presented the appraisal findings and a purchase offer in the amount of \$145,000, which was accepted by the property owner. City staff believe the purchase serves the best interests of the City and the public. The terms of the purchase are considered fair and reasonable.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: If approved, the City will move forward with purchasing 719 South Clayton Street, in the amount of \$145,000 plus customary closing costs. This expense will be split evenly at \$72,500 each between the ENG-Sanitary Sewer Fund-Land Acquisition account (51101101-72510) and the ENG-Storm Water Fund-Land Acquisition account (53103101-72510). Stakeholders can locate this in the FY 2027 Adopted Budget Book titled "Other Funds & Capital Improvement" on pages 163, 169, 241, 242, 332, 337, 338, 344, 349, and 350.

Attachments:

1. Ordinance
2. Ordinance_Exhibit C_Purchase Agreement
3. Ordinance_Exhibit D_Appraisal

ORDINANCE NO. 2026 -

AN ORDINANCE APPROVING A REAL ESTATE PURCHASE BY THE CITY, FOR THE PROPERTY COMMONLY KNOWN AS 719 SOUTH CLAYTON STREET, IN PREPARATION FOR THE MULTI-PHASE EAST STREET DETENTION BASIN AND SEWER PROJECT, IN THE AMOUNT OF \$145,000 PLUS CUSTOMARY CLOSING COSTS (PIN: 21-09-231-014)

WHEREAS, the City of Bloomington ("City") is a home rule unit of local government with authority to legislate in matters concerning its local government and affairs; and

WHEREAS, the City must acquire the parcel located at 719 South Clayton Street (PIN: 21-09-231-014), legally described in Exhibit A and depicted in Exhibit B, to complete Phase 6 of the East Street Detention Basin and Sewer Improvement Project (Clayton Miller Basin), which is proposed to be constructed in Fiscal Year 2028 and involves adding a new stormwater basin in the area and upgrading the pipes that carry stormwater to the main sewer system; and

WHEREAS, the terms for such acquisition are set forth in the Purchase Agreement (Exhibit C); and

WHEREAS, a licensed real estate appraiser completed an appraisal of the property on April 23, 2026; and

WHEREAS, using the sales comparison approach, the appraised value was determined to be \$145,000 with a market value range between \$137,050 and \$151,950 as documented in the Appraisal Report (Exhibit D); and

WHEREAS, City staff presented the appraisal findings and a purchase offer in the amount of \$145,000 to the property owner, which was accepted by the owner on June 15, 2026; and

WHEREAS, City staff determined that the terms of the purchase are fair and reasonable and that the purchase is in the best interest of the City and the public; and

WHEREAS, the City Council finds it in the best interest of the City to approve this Purchase.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:

SECTION 1. That the above recitals are incorporated herein by this reference as if specifically stated in full.

SECTION 2. That the Purchase Agreement described in Exhibit C is hereby approved and the City Manager is authorized to execute the Agreement and any other documents necessary to complete the transaction described herein.

SECTION 3. In the event that any section, clause, provision, or part of this Ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect.

SECTION 4. The City Clerk is authorized and directed to publish this Ordinance in pamphlet form as provided by law.

SECTION 5. This Ordinance shall take effect immediately after approval and publication as required by law.

SECTION 6. This Ordinance is adopted pursuant to Home Rule Authority granted to the City of Bloomington by Article VII, Section 6, of the Illinois Constitution, 1970.

PASSED this 13th day of July 2026.

APPROVED this ____ day of July 2026.

CITY OF BLOOMINGTON

ATTEST

Dan Brady, Mayor

Leslie Smith-Yocum, City Clerk

EXHIBIT A

Legal Description

LOT 5 OF CASTLE'S SUBDIVISION OF PART OF THE EAST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF
SECTION 9, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL
MERIDIAN, MCLEAN COUNTY, ILLINOIS.

PIN: 21-09-231-014

EXHIBIT B

Site Plan



PURCHASE AGREEMENT
719 South Clayton Street
PIN No. 21-09-231-014

Seller: Thomas E. Daugherty
815 Bell Street
Bloomington, IL 61701-5441

Buyer: City of Bloomington, Illinois
115 East Washington Street
Bloomington, Illinois 61701

Seller agrees to sell and Buyer agrees to purchase the property commonly referred to as 719 South Clayton Street, in the City of Bloomington, McLean County, Illinois, as legally described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"). The price of said purchase shall be One Hundred Forty-Five Thousand Dollars (\$145,000.00). This Agreement shall be effective upon the date it has been signed by an authorized representative of each party.

CONDITIONS OF AGREEMENT

1. **Payment of Purchase Price:** Upon the effective date of this Agreement, Buyer shall pay the sum of three percent (3%) of the gross purchase amount (\$4,350.00) as earnest money, payable to Chicago Title Insurance Company. Said earnest money shall be immediately returned to Buyer if this transaction is unable to close within ninety (90) days of the date of this Agreement due to no fault of Seller. The balance of the purchase price shall be payable at the time of Closing, in the form of a check or certified funds, upon tender to Buyer of a good and sufficient **Warranty Deed** warranting clear title to the above-referenced real estate.
2. **Closing and Possession:** Except upon Agreement of all parties, the sale shall be closed within ninety (90) days of the effective date of this Agreement and possession transferred on said date. The premises shall be in substantially the same condition as on the date of this Agreement, normal wear and tear excepted.
3. **Items Included in Sale:** The real estate at the location commonly referred to as 719 South Clayton Street in the City of Bloomington, McLean County, Illinois, together with all improvements and personal property located thereon on the date of Closing. Following said Closing, buyer may dispose of all improvements and personal property as buyer sees fit. Buyer is not relying on the existence, condition, or value of any buildings, structures, improvements, fixtures, or personal property located on the Property. Buyer and Seller agree that sale is "as is" and no repairs or credit for repairs is contemplated as part of this Agreement.
4. **Real Estate Taxes:** At Closing, Seller shall provide Buyer with a credit for the 2026 Real Estate Taxes (Payable 2027), prorated as of the closing date and based on the 2025 Real Estate Tax amount. Buyer shall be responsible for all other real estate taxes and all special assessments, if any, that may become due after Closing.

5. **Closing Costs:** Buyer shall pay all customary closing costs, including but not limited to closing fees and recording fees for the deed. Seller shall pay for the owner's title insurance policy as provided in Section 7 and any costs required to clear title.
6. **Title:** Seller will cause fee simple title to the Property to be conveyed to Buyer by Warranty Deed and shall deliver possession to buyer upon payment being made as herein provided.
7. **Title Insurance:** Seller shall, at Seller's expense and not less than 14 days prior to Closing, furnish to the Buyer as evidence of title an owner's policy from a title insurance company duly authorized to do business in Illinois, in the amount of the purchase price, containing only standard exceptions printed thereon. If the title commitment discloses defects in title other than the customary exceptions in such policies, then Seller shall have until the date of Closing to correct such defects. Seller shall pay any costs required to clear title whether said costs are incurred prior or after this Agreement. Seller shall also indemnify Buyer from any costs incurred by Buyer in curing any defects in title found to exist after Closing.
8. **Risk of Loss:** Risk of loss or damage to the premises by fire or other casualty prior to Closing is assumed by Seller.
9. **Performance:** If either party defaults in the performance of this Agreement, time being of the essence, then: (a) if Buyer defaults, Seller may terminate this Agreement and recover possession of the premises including any improvements made by Buyer and retain the earnest money, if any, as liquidated damages, or, at Seller's option, pursue any other nonmonetary remedy available, including declaring the balance due and payable and suing for specific performance of this Agreement; or (b) if Seller defaults, Buyer may terminate this Agreement and receive a refund of the earnest money, if any, or, at Buyer's option, proceed with a suit for specific performance of this Agreement. The prevailing party shall be entitled to recover costs and reasonable attorney's fees incurred enforcing this Agreement.
10. **Inspections:** Buyer acknowledges having had a sufficient opportunity to inspect the premises and personal property and agrees to accept the premises and personal property "as is" and in its present condition on the date of this Agreement with no warranties as to the condition of the premises or personal property by Seller or Seller's agent. Buyer waives the opportunity for inspections not expressly provided in this Agreement unless a Buyer's Inspection Addendum is executed by Buyer and Seller and made a part of this Agreement.
11. **Representations and Warranties of Seller:** Seller represents and warrants to Buyer that, as of the date of this Agreement and the date of the Closing:
 - a. Seller owns fee simple title to the Property;
 - b. The persons executing this Agreement on behalf of Seller, and executing and delivering any other agreement or other item contemplated by this Agreement or

otherwise required to fulfill Seller's obligations hereunder, have full authority to bind Seller to such obligations and to so act on behalf of Seller;

- c. There are no persons in possession of, or having a right to possession of, any part of the Property other than Seller;
- d. Seller has the authority and the legal right to make, deliver, and perform this Agreement and has taken all necessary actions and obtained all required consents and approvals to authorize the execution, delivery, and performance of this Agreement;
- e. Seller has not and will not enter into any options, purchase and sale agreements, leases, service contracts, or other contracts affecting the Property other than this Agreement.
- f. The execution, delivery, and performance of this Agreement is not prohibited by any requirement of law or under any contractual obligation of Seller, will not result in a breach or default under any agreement to which Seller is a party or to which Seller is bound, and will not violate any restriction, court order, or agreement to which Seller is subject;
- g. Seller has no knowledge of any liability, responsibility, or obligations, whether fixed, un-liquidated, absolute, contingent, or otherwise, under any federal, State of Illinois, or local environmental laws or regulations, including any liability, responsibility, or obligation for fines or penalties, or for investigation expense, removal, or remedial action to effect compliance with or discharge any duty, obligation, or claim under any such laws or regulations, and Seller has no reason to believe that any claims, actions, suits, proceedings, or investigations under such laws or regulations exist or may be brought or threatened. Further, Seller has no knowledge of any prior or present release or threatened release, as those terms are defined in the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, Pub.L. No. 96-510, 94 Stat. 2767, at or in the vicinity of the Exchanged Property of any hazardous substance (as defined under applicable environmental laws) or petroleum;
- h. Seller has not received any notices from any governmental authority with respect to the Property that have not been corrected.

12. Representations and Warranties of City. The Buyer represents and warrants to Seller that, as of the date of this Agreement and the date of the Closing:

- a. The persons executing this Agreement on behalf of the Buyer, and executing and delivering any other agreement or other item contemplated by this Agreement or otherwise required to fulfill the Buyer's obligations hereunder, have full authority to bind the Buyer to such obligations and to so act on behalf of the Buyer;
- b. The Buyer has the authority and the legal right to make, deliver, and perform this Agreement and has taken all necessary actions and obtained all required consents and approvals to authorize the execution, delivery, and performance of this Agreement; and

- c. The execution, delivery, and performance of this Agreement are not prohibited by any requirement of law or under any contractual obligation of the Buyer, will not result in a breach or default under any agreement to which the Buyer is a party or to which the Buyer is bound, and will not violate any restriction, court order, or agreement to which the Buyer is subject.

13. Accuracy of Representations as of Closing; Survival. As a condition to the Closing for the benefit of each party, the representations, and warranties of each party in Sections 11 and 12 of this Agreement must be true and correct at the time of the Closing. Each party must promptly notify the other if either party has actual knowledge that a representation or warranty of that party set forth in Section 11 or 12 is not true and correct. The representations and warranties in Sections 11 and 12 of this Agreement will survive the Closing.

14. General Provisions

- a. Notice. Any notice or communication required or permitted to be given under this Agreement must be in writing and be delivered (1) personally, (2) by a reputable overnight courier, (3) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid, or (4) by email. email notices will be deemed delivered on the date of email to the applicable email address, provided that such transmission is followed by delivery of actual notice in the manner described in either (1), (2), or (3) above within three business days thereafter at the appropriate address set forth below.

Unless otherwise expressly provided in this Agreement, notices will be deemed received on the earlier of (1) actual receipt, (2) one business day after deposit with an overnight courier as evidenced by a receipt of deposit, or (3) three business days after deposit in the U.S. mail, as evidenced by a return receipt.

By complying with the requirements of this Section, each party has the right to change the address or the addressee, or both, for all future notices and communications to such party, but no notice of a change of addressee or address will be effective until actually received.

Notices and communications must be addressed to, and delivered at, the following addresses:

City of Bloomington	Thomas E Daugherty
c/o City Manager	815 Bell St.
115 E. Washington St., Ste 402	Bloomington, IL 61701-5441
Bloomington, IL 61701	
cc: Corporation Counsel	

- b. Time of the Essence. Time is of the essence in the performance of all terms and provisions of this Agreement.
- c. Governing Law. This Agreement is governed by and enforced in accordance with the internal laws of, but not the conflict of laws rules of, the State of Illinois.
- d. Entire Agreement. This Agreement constitutes the entire agreement between the parties with respect to the exchange of properties between the City and seller and the other matters stated in this Agreement, and this Agreement supersedes every prior agreement and negotiation between the parties, whether written or oral, relating to the subject matter of this Agreement.
- e. Incorporation of Exhibits. Exhibit A attached to this Agreement is incorporated into and made a part of this Agreement by this reference.
- f. Amendments and Modifications. No amendment or modification to this Agreement will be effective unless and until it is reduced to writing and approved and executed by all parties to this Agreement in accordance with all applicable statutory procedures.
- g. Calendar Days and Time. Any reference herein to a “day” or to “days” means a calendar day or days and not a business day or days.
- h. No Third-Party Beneficiaries. No claim as a third-party beneficiary under this Agreement by any person, firm, or corporation may be made, or be valid, against any of the parties.

ACCEPTANCE

IN WITNESS WHEREOF, the parties hereto have made and entered into this Real Estate Exchange Agreement to take effect on the date first above written, for the uses and purposes set forth above.

SELLER:

Thomas E Daugherty

Date: 6-15-26

Thomas E Daugherty

BUYER:

Date: _____

City of Bloomington, Illinois
An Authorized Signatory

Exhibit "A"

Legal Description of Subject Property:

LOT 5 OF CASTLE'S SUBDIVISION OF PART OF THE EAST $\frac{1}{2}$ OF THE NORTHEAST
 $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD
PRINCIPAL MERIDIAN, McLEAN COUNTY, ILLINOIS.

PIN: 21-09-231-014

APPRAISAL OF REAL PROPERTY



LOCATED AT

719 S Clayton St
Bloomington, IL 61701
See attached addenda.

FOR

City of Bloomington
P.O. Box 3157
Bloomington, IL 61702-3157

OPINION OF VALUE

\$145,000

AS OF

April 23, 2026

BY

Tim J. Nord
Nord Appraisal Services LLC
2510 W Washington St
Bloomington, IL 61705
(309) 846-8711
tnord@nordappraisalservices.com
<http://nordappraisalservices.com/>

Client	City of Bloomington	File No.	26CityofBloom719-71
Property Address	719 S Clayton St		
City	Bloomington	County	McLean
		State	IL
		Zip Code	61701
Appraiser	Tim J. Nord		

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Nord Appraisal Services LLC

2510 West Washington Street ~ Bloomington, IL 61705
309-846-8711 ~ tnord@nordappraisalservices.com

Appraisal Report

719 S Clayton St
Bloomington, IL 61701

Nord Appraisal Services LLC
(309) 846-8711
<http://nordappraisalservices.com/>

Appraised Value as of:	04/23/2026
\$	\$145,000

FEATURES

Style/Design:	1 Story	Lot Size:	14,375 Sq.Ft.
Living Area (Sq.Ft.):	747	Neighborhood:	Castle's Subdivision
Total Bedrooms:	2	Total Baths:	1.0
Year Built:	1925	Effective Age:	18
Condition:	Average/Plus	Date of Report:	04/30/2026

PREPARED FOR

Client:	City of Bloomington		
Address:	P.O. Box 3157		
City:	Bloomington	State:	IL Zip: 61702-3157
Phone:	(217) 521-3479	Fax:	
E-mail:	aoverton@cityblm.org		

PREPARED BY

Appraiser's Signature

Name:	Tim J. Nord
Designation:	Certified General Real Estate Appraiser
Certification or License #:	553.002806
Expiration Date:	09/30/2027 ST: IL
E-mail:	tnord@nordappraisalservices.com

FILING

Client File #:	Appraiser File #:	26CityofBloom719-71
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The value opinion expressed above is only valid in conjunction with the attached appraisal report. This value opinion may be subject to Hypothetical Conditions and/or Extraordinary Assumptions as indicated in the body of the report. A true and complete copy of this Summary Appraisal Report contains 43 pages.

RESIDENTIAL APPRAISAL REPORT

SUBJECT PROPERTY IDENTIFICATION

Property Address: 719 S Clayton St City: Bloomington
State: IL Zip Code: 61701 County: McLean
Legal Description of Real Property: See attached addenda.
Tax Assessor's Parcel #: 21-09-231-014 R.E. Taxes: \$ 2,598 Tax Year: 2024
Special Assessments: \$ 0 Current Owner of Record: Thomas E. Daugherty
Occupancy: ☒ Owner ☐ Tenant ☐ Vacant Current Occupant (if occupied): Thomas E. Daugherty
Project Type (if applicable): ☐ Planned Unit Development ☐ Condominium ☐ Cooperative ☐ _____
Home Owners' Association Membership Fees (if applicable): \$ 0 ☐ per year ☐ per month
Market Area Name: Castle's Subdivision Map Reference: 14010 Census Tract: 0059.00

ASSIGNMENT

The purpose of this appraisal is to develop a Current opinion of Market Value (as defined elsewhere in this report).

Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe) _____

Intended Use: Current market valuation of real estate for purpose of determining a potential sale price for the property.

Intended User(s) (by name or type): The client, City of Bloomington

Client: City of Bloomington Address: P.O. Box 3157, Bloomington, IL 61702-3157

Appraiser: Tim J. Nord Address: 2510 W Washington St, Bloomington, IL 61705

MARKET AREA DESCRIPTION

Location: ☒ Urban ☐ Suburban ☐ Rural Built Up: ☒ Over 75% ☐ 25-75% ☐ Under 25%
Growth Rate: ☐ Rapid ☒ Stable ☐ Slow Property Values: ☒ Increasing ☐ Stable ☐ Declining
Demand/Supply: ☒ Shortage ☐ In Balance ☐ Over Supply Marketing Time: ☒ Under 3 Mos. ☐ 3-6 Mos. ☐ Over 6 Mos.
Typical One-Unit Housing Ranges: Price: (\$) Low 30 High 275 Predominant 145
Age: (yrs.) Low 35 High 125 Predominant 100
Present Land Use: One-Unit: 70 % 2-4 Unit: 10 % Multi-Unit: _____ % Comm'l: 10 % Cemetery 10 %
Change in Land Use: ☒ Not Likely ☐ Likely * ☐ Is Changing * * To: _____

Market Area Comments:

See attached addenda.

SALE / TRANSFER / LISTING HISTORY OF SUBJECT PROPERTY

My research: ☐ Did ☒ Did not reveal any prior sales or transfers of the subject property for the three years prior to the Effective Date of this appraisal. Data Source(s): McLean County Public Records

	1st Prior Sale / Transfer	2nd Prior Sale / Transfer	3rd Prior Sale / Transfer
Date of Prior Sale / Transfer:	<u>05/23/2022</u>		
Price of Prior Sale / Transfer:	<u>\$65,000</u>		
Source(s) of Prior Sale / Transfer Data:	<u>Public Records</u>		

Analysis of sale / transfer history, any current agreements of sale or listing, and listing history (if relevant):

The most recent purchase was in May, 2022 for \$65,000 recorded as document number 2022-00010080. The subject was purchased by the current owner of record. The comparable sales have no history of prior sales within the year prior to the comparable sale date to comment on according to the County Assessor's Office.

Client: City of Bloomington Client File No.: _____ Appraiser File No.: 26CityofBloom719-71

RESIDENTIAL APPRAISAL REPORT

SALES COMPARISON APPROACH TO VALUE

For the Sales Comparison Approach, the appraiser selects comparable sales that they consider the best matches to the subject in terms of physical characteristics, physical proximity, and time of sale. The appraiser then makes adjustments to the known sale price of each comparable sale to account for differences that are recognized by the market. For example, if the subject has a single bathroom but a comparable has 2, the comparable's sale price would be reduced by the attributable value given to the extra bathroom based on the market's reaction. Likewise, if a comparable sale has a smaller square footage than the subject, its sale price would be adjusted upward in the same manner. By weighting and reconciling these adjusted sales prices together, an opinion of value for the subject can be determined.

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	719 S Clayton St Bloomington, IL 61701	808 E Miller St Bloomington, IL 61701		604 S Clayton St Bloomington, IL 61701		700 E Miller St Bloomington, IL 61701	
Proximity to Subject		0.15 miles E		0.21 miles N		0.05 miles E	
Sale Price	\$		\$ 138,000		\$ 120,000		\$ 150,000
Sale Price / GLA	\$ /Sq.Ft.	\$ 151.65/Sq.Ft.		\$ 153.26/Sq.Ft.		\$ 195.31/Sq.Ft.	
Data Source(s)	Public Records	MLS#12074910/DOM 25		MLS#12032513/DOM 2		MLS#12169478/DOM 26	
ADJUSTMENT ITEMS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjust.	DESCRIPTION	+ (-) \$ Adjust.	DESCRIPTION	+ (-) \$ Adjust.
Sales or Financing		Cash		Conventional		FHA	
Concessions		None Noted		\$675/Unknown	-675	\$1,000/Unknown	+1,000
Date of Sale / Time		07/12/2024		05/31/2024		12/03/2024	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Residential	Residential		Residential		Residential	
Site	14,375 sf	7,750 sf	+7,500	7,250 sf	+7,500	6,468 sf	+7,500
View	Residential	Residential		Residential		Residential	
Design (Style)	1 Story	1 Story		1 Story		1 Story	
Quality of Construction	Average/Plus	Average	+5,000	Average	+5,000	Average/Plus	
Age	101	66		106		66	
Condition	Average/Plus	Average/Plus		Average	+7,500	Average/Plus	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	5 2 1.0	4 2 1.0		5 2 1.0		4 2 1.0	
Gross Living Area	747 Sq.Ft.	910 Sq.Ft.	-6,520	783 Sq.Ft.	-1,440	768 Sq.Ft.	-840
Basement Total Area	747sf/Osfin	910sf/Osfin	-1,630	768sf/Osfin	-210	768sf/622sfin	-210
Basement Finish Area	Unfinished	Unfinished		Unfinished		Other	-3,500
Functional Utility	Average/Minus	Average	-3,500	Average/Minus		Average	-3,500
Heating / Cooling	FWA/Central Air	FWA/Central Air		FWA/Central Air		FWA/Central Air	
Energy Efficient Items	Standard	Standard		Standard		Standard	
Garage / Carport	2 Car Detached	1.5 Car Detached	+2,500	2 Car Detached		1 Car Detached	+5,000
Porch / Patio / Deck	EnlPr,Patio,Fence	Patio	+3,500	CvPr,Fence	+2,000	Screened Porch	+1,000
Fireplace(s)	None	None		None		None	
Exterior Siding	Metal	Vinyl	-5,000	Vinyl	-5,000	Vinyl	-5,000
Out Building(s)	SmShed	None	+500	None	+500	None	+500
Net Adjustment (Total)		☒ + ☐ -	\$ 2,350	☒ + ☐ -	\$ 15,175	☒ + ☐ -	\$ 1,950
Adjusted Sale Price of Comparables			\$ 140,350		\$ 135,175		\$ 151,950

Comments on the Sales Comparison Approach:

See attached addenda for full Sales Approach Comments.

After all adjustments have been completed, the subject compares favorably with all the comparable sales. The subject's adjusted current market value range after removing the highest and lowest is between \$137,050 and \$151,950.

The current market value of the subject has been determined to be \$145,000.

Appraiser's Indicated Value by the Sales Comparison Approach: \$ 145,000

Client: City of Bloomington

Client File No.:

Appraiser File No.:

26CityofBloom719-71



RESIDENTIAL APPRAISAL REPORT

RECONCILIATION

Final Reconciliation of the Approaches to Value:

In developing this appraisal, the appraiser has incorporated only the Sales Comparison approach. The appraiser has excluded the Cost and Income approaches. The appraiser has determined that this appraisal process is not so limited that the results of the assignment are no longer credible.

This appraisal is made ☒ "as is"; ☐ subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed; ☐ subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed; ☐ subject to the following required inspection(s) based on the Extraordinary Assumption that the following condition or deficiency does not require alteration or repair:

As-Is Basis

☐ This report is also subject to other Hypothetical Conditions or Extraordinary Assumptions as specified elsewhere in this report.

ATTACHMENTS

A true and complete copy of this report contains 43 pages, including all exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Exhibits:

- | | | | |
|--|---|--|--|
| ☒ Scope of Work | ☒ Limiting Cond./Certification | ☒ Narrative Addendum | ☒ Photograph Addenda |
| ☒ Sketch Addendum | ☒ Map Addenda | ☐ Cost Addendum | ☒ Flood Addendum |
| ☒ Additional Sales | ☐ Additional Rentals | ☐ Income/Expense Analysis | ☐ Hypothetical Conditions |
| ☐ Extraordinary Assumptions | ☒ Appraiser Definition Addendum | ☐ | ☐ |

OPINION OF VALUE

This Opinion of Value may be subject to other Hypothetical Conditions and / or Extraordinary Assumptions, if so indicated above. Based on the degree of inspection of the subject property as indicated below; the defined Scope of Work for this appraisal assignment; the attached Statement of Assumptions and Limiting Conditions; and the attached Appraiser's Certifications, my (our) Current Opinion of the Market Value (or value range), as defined elsewhere in this report, of the real property that is the subject of this report is: \$ 145,000, as of: 04/23/2026, which is both the Inspection Date and the Effective Date of this appraisal.

SIGNATURES

APPRAISER

SUPERVISORY APPRAISER (if required)
or CO-APPRAISER (if applicable)



Appraiser Name: Tim J. Nord
Company: Nord Appraisal Services LLC
Phone: (309) 846-8711 Fax: _____
E-mail: tnord@nordappraisalservices.com
Date of Report (Signature): 04/30/2026
License or Certification #: 553.002806 State: IL
Designation: Certified General Real Estate Appraiser
Expiration Date of License or Certification: 09/30/2027
Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection: 04/23/2026

Supervisory or
Co-Appraiser Name: _____
Company: _____
Phone: _____ Fax: _____
E-mail: _____
Date of Report (Signature): _____
License or Certification #: _____ State: _____
Designation: _____
Expiration Date of License or Certification: _____
Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection: _____

Client: City of Bloomington

Client File No.: _____

Appraiser File No.: _____

26CityofBloom719-71

ASSUMPTIONS & LIMITING CONDITIONS

SUBJECT PROPERTY

Property Address:	719 S Clayton St	City:	Bloomington
State:	IL	Zip Code:	61701
		County:	McLean

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

Client: City of Bloomington

Client File No.:

Appraiser File No.:

26CityofBloom719-71



DEFINITIONS & SCOPE OF WORK

SUBJECT PROPERTY

Property Address:	719 S Clayton St	City:	Bloomington
State:	IL	Zip Code:	61701
		County:	McLean

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Client:	City of Bloomington	Client File No.:		Appraiser File No.:	26CityofBloom719-71
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CERTIFICATIONS

SUBJECT PROPERTY

Property Address:	719 S Clayton St	City:	Bloomington
State:	IL	Zip Code:	61701
		County:	McLean

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

SIGNATURES

APPRAISER



Appraiser Name: Tim J. Nord
Company: Nord Appraisal Services LLC
Phone: (309) 846-8711 Fax: _____
E-mail: tnord@nordappraisalservices.com
Date of Report (Signature): 04/30/2026
License or Certification #: 553.002806 State: IL
Designation: Certified General Real Estate Appraiser
Expiration Date of License or Certification: 09/30/2027
Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection: 04/23/2026

SUPERVISORY APPRAISER (if required)
or CO-APPRAISER (if applicable)

Supervisory or
Co-Appraiser Name: _____
Company: _____
Phone: _____ Fax: _____
E-mail: _____
Date of Report (Signature): _____
License or Certification #: _____ State: _____
Designation: _____
Expiration Date of License or Certification: _____
Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection: _____

Client: City of Bloomington Client File No.: _____ Appraiser File No.: 26CityofBloom719-71



ADDITIONAL COMPARABLE SALES

SALES COMPARISON APPROACH TO VALUE

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	719 S Clayton St Bloomington, IL 61701	334 E Baker St Bloomington, IL 61701			1205 Wright St Bloomington, IL 61701			614 S Clinton St Bloomington, IL 61701		
Proximity to Subject		0.36 miles SW			0.39 miles SW			0.20 miles NE		
Sale Price	\$		\$	136,000		\$	115,000		\$	145,000
Sale Price / GLA	\$ /Sq.Ft.	\$	160.95/Sq.Ft.		\$	143.75/Sq.Ft.		\$	193.33/Sq.Ft.	
Data Source(s)	Public Records	MLS#12541252/DOM 3			MLS#12063938/DOM 7			MLS#12485609/DOM 8		
ADJUSTMENT ITEMS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjust.		DESCRIPTION	+ (-) \$ Adjust.		DESCRIPTION	+ (-) \$ Adjust.	
Sales or Financing Concessions		Conventional			Conventional			Conventional		
		None Noted			None Noted			None Noted		
Date of Sale / Time		02/05/2026			07/12/2024			10/31/2025		
Rights Appraised	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Location	Residential	Residential			Residential			Residential		
Site	14,375 sf	5,750 sf	+7,500		6,785 sf	+7,500		5,850 sf	+7,500	
View	Residential	Residential			Residential			Residential		
Design (Style)	1 Story	1 Story			1 Story			1 Story		
Quality of Construction	Average/Plus	Average/Plus			Average	+5,000		Average	+5,000	
Age	101	101			101			66		
Condition	Average/Plus	Average/Good	-5,000		Average	+7,500		Average/Plus		
Above Grade	Total Bdrms Baths	Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths		
Room Count	5 2 1.0	5 3 1.0	-3,500		4 1 1.0	+3,500		4 2 1.0		
Gross Living Area	747 Sq.Ft.	845 Sq.Ft.	-3,920		800 Sq.Ft.	-2,120		750 Sq.Ft.	-120	
Basement Total Area	747sf/0sf	0sf	+7,470		0sf	+7,470		0sf	+7,470	
Basement Finish Area	Unfinished	None			None			None		
Functional Utility	Average/Minus	Average	-3,500		Average	-3,500		Average	-3,500	
Heating / Cooling	FWA/Central Air	FWA/Central Air			FWA/WallUnit	+3,500		FWA/Central Air		
Energy Efficient Items	Standard	Standard			Standard			Standard		
Garage / Carport	2 Car Detached	1 Car Detached	+5,000		1 Car Attached	+2,500		1 Car Detached	+5,000	
Porch / Patio / Deck	EnlPr,Patio,Fence	Deck,Patio,Fence	+2,000		Patio	+3,500		CvPatio,Fence	+2,000	
Fireplace(s)	None	None			None			None		
Exterior Siding	Metal	Vinyl	-5,000		Metal			Vinyl	-5,000	
Out Building(s)	SmShed	Shed			None	+500		None	+500	
Net Adjustment (Total)		☒ + ☐ -	\$ 1,050		☒ + ☐ -	\$ 35,350		☒ + ☐ -	\$ 18,850	
Adjusted Sale Price of Comparables			\$ 137,050			\$ 150,350			\$ 163,850	

Comments:

See attached addenda for full Sales Approach Comments.

Client: City of Bloomington

Client File No.:

Appraiser File No.:

26CityofBloom719-71



Supplemental Addendum

File No. 26CityofBloom719-71

Client	City of Bloomington					
Property Address	719 S Clayton St					
City	Bloomington	County	McLean	State	IL	Zip Code 61701
Appraiser	Tim J. Nord					

Intended Use/User:

The intended user is solely the client, City of Bloomington. The appraiser has not identified any other purchaser, borrower, seller, or any other undisclosed party as an intended user of this appraisal, and no such party should use this appraisal for any purpose. Such parties are advised to obtain an appraisal from an appraiser of their own choosing if they require an appraisal for their own use. Any reference to or use of this appraisal report by a purchaser, borrower, or seller for their own purposes, including without limitation for the purposes of a property purchase decision or an appraisal contingency in a purchase agreement, is at such party's own risk and is not intended or authorized by the appraiser.

Order Form: Legal Description:

Lot 5, except the South 10 feet thereof in Castle's Subdivision, according to the Plat recorded in Book 2 of Plats, Page 44, in the City of Bloomington, McLean County, Illinois.

GP Consumer Short Form: Market Area Description - Boundaries, Description, Conditions:

The Market Area Boundaries are Oakland Avenue to the north, Bunn Street to the east, Lafayette Street to the south, and Business 51 to the west. The subject's market area is stable and competes effectively with similar market areas in Bloomington-Normal. This market area has average market appeal/demand, and the subject conforms to the general area. The subject is surrounded by single-family and mixed-residential areas, and commercial businesses to the west. Bloomington is home to State Farm Insurance Companies, Illinois Wesleyan University, and OSF St. Joseph Medical Center, with a population of 79,367 as of 2024. Normal is home to Illinois State University and its nearly 28,000 full time students, as well as Rivian Automotive, Heartland Community College, and Carle BroMenn Medical Center. Normal's population as of 2024 was 53,495. There are two major shopping areas in the Bloomington-Normal, Illinois market area, as well as several strip malls. Interest rates have leveled off after a period of trending upward, with interest rates currently between 5.5% to 7%. There are many local and national banks competing in this market area. With a limited supply of homes on the market, we have been in sellers' market with most homes getting offers in the first few weeks of being listed.

GP Consumer Short Form: Zoning Description

The R-1C Single-Family Residence District is intended to provide primarily for the establishment of areas of higher density single-family detached dwelling units while recognizing the potential compatibility of two-family dwelling units as special uses. Densities of approximately 8 dwelling units per acre are allowed. This district may be applied to newly developing areas as well as the older residential areas of the City of Bloomington where larger houses have been or can be converted from single-family to two-family residences to extend the economic life of these structures and allow the owners to justify the expenditures for repairs and modernization.

Lot Sizes within the R-1C Single-Family Residence District will be a minimum width of 50 feet and a minimum lot area of 5,400 square feet. The maximum height allowed is 35 feet or 2.5 stories whichever is less.

The R-1C Single-Family Residence District Permitted uses are: Apiary/Bee Keeping, Agency Supervised Homes, Agency-Operated Family Homes, Dwelling Unit, Single-Family, Minor Public or Private Utility Facility, Government Services and Facilities, Parks and Recreation Facilities, Police Stations, Fire Stations, Private Solar Energy Conversion Facilities, and Urban Garden.

Special Uses: Chicken Keeping, Dwelling Unit, Two-Family, Group Homes for Parolees, Pre-schools, Place of Worship, Cemetery and Columbarium, Country Clubs, Golf Clubs, Golf Courses, Community Swimming Pools, Day Care Centers, and Wireless Communication Facilities.

Bloomington Zoning Ordinance information has been obtained from the City of Bloomington website, <https://www.cityblm.org>.

• GP Consumer Short Form: Description of the Improvements - Property Condition

The house is well maintained with some new plumbing, new windows and most electrical in last 3 years. Exterior siding is metal and average condition but needs painted due to old paint and some areas. West basement wall has been skim coated with little recent maintenance. This area leans into basement - see photos. Kitchen and bathroom have been recently updated with dining room and kitchen wall opened to make an open floor plan. Basement is unfinished. Functional obsolescence due to having to walk in one bedroom to access second bedroom, the mechanicals are assumed to be in working order. The water heater and HVAC updated recently. The appraiser is not a home inspector. The appraiser performs an inspection of visible and accessible areas only. Mold may be present in areas the appraiser cannot see. Smoke and carbon monoxide detector noted present but not tested.

Note Regarding Comparable Photographs:

Whenever possible, the appraiser includes photographs taken on the date of the exterior inspection of the comparable sale properties. At times, it is not possible or prudent to include the appraiser's recent inspection photo of a comparable sale in certain situations. For example, when there is a person or persons outside the property who have not consented for their photograph to be included in this appraisal report, or the photo is the best representation of the comparable at the time of the sale, and/or when originally listed. In these situations, a photograph of the comparable property was used from the MLS (Multiples Listing Service) or peer in its place. See individual Comparable Photos pages for further details.

ANSI Measuring Standards:

Appraiser has measured the subject property under ANSI methodology. Appraiser cannot warrant that comparables' reported sizes were measured under the same method. Comparable sizes have been taken from local MLS as well as the county assessor office. If deemed appropriate, further explanation of livable area has been made in the comparable sales comments.

Supplemental Addendum

File No. 26CityofBloom719-71

Client	City of Bloomington					
Property Address	719 S Clayton St					
City	Bloomington	County	McLean	State	IL	Zip Code 61701
Appraiser	Tim J. Nord					

GP Consumer Short Form: Sales Comparison Approach - Comments on Sales Comparison Approach

Six comparable sales were used which are similar to the subject and located in the subject's market area. No timing adjustment was made as the comparables used are within the past 24 months. Interest rates have leveled off after a period of trending upward. There are very few homes on the market available in the subject's market range and size.

The subject lot is double the size of the comparables and site adjustments were made accordingly.

Adjustments for Construction Quality were made to Comparables #1, #2, #5, and #6 as the subject has an open kitchen design and superior construction details.

The subject is average plus due to recent updates which includes kitchen, wiring, some flooring, some paint and bathroom. Adjustments have been made for Condition as needed.

Adjustments have been made for Functional Utility as the subject has a bedroom that is accessed only through another bedroom.

An adjustment has been made based on the following square footage: \$40/sf for above grade and \$10/sf for basements. This adjustment is based on sales over the past 24 months within the subject's market area.

An adjustment for Heating/Cooling has been made to Comparable #5 for having inferior cooling.

Family Room/Recreation @ \$3,500, Full Baths @ \$3,500, Half Baths @ \$2,000, Bedrooms @ \$3,500, Fireplaces @ \$2,500, Wood Stove @ \$1,500, Additional Garage Bay @ \$5,000, Attached/Detached @ \$2,500, and Basement and Porch/Deck Amenities as noted.

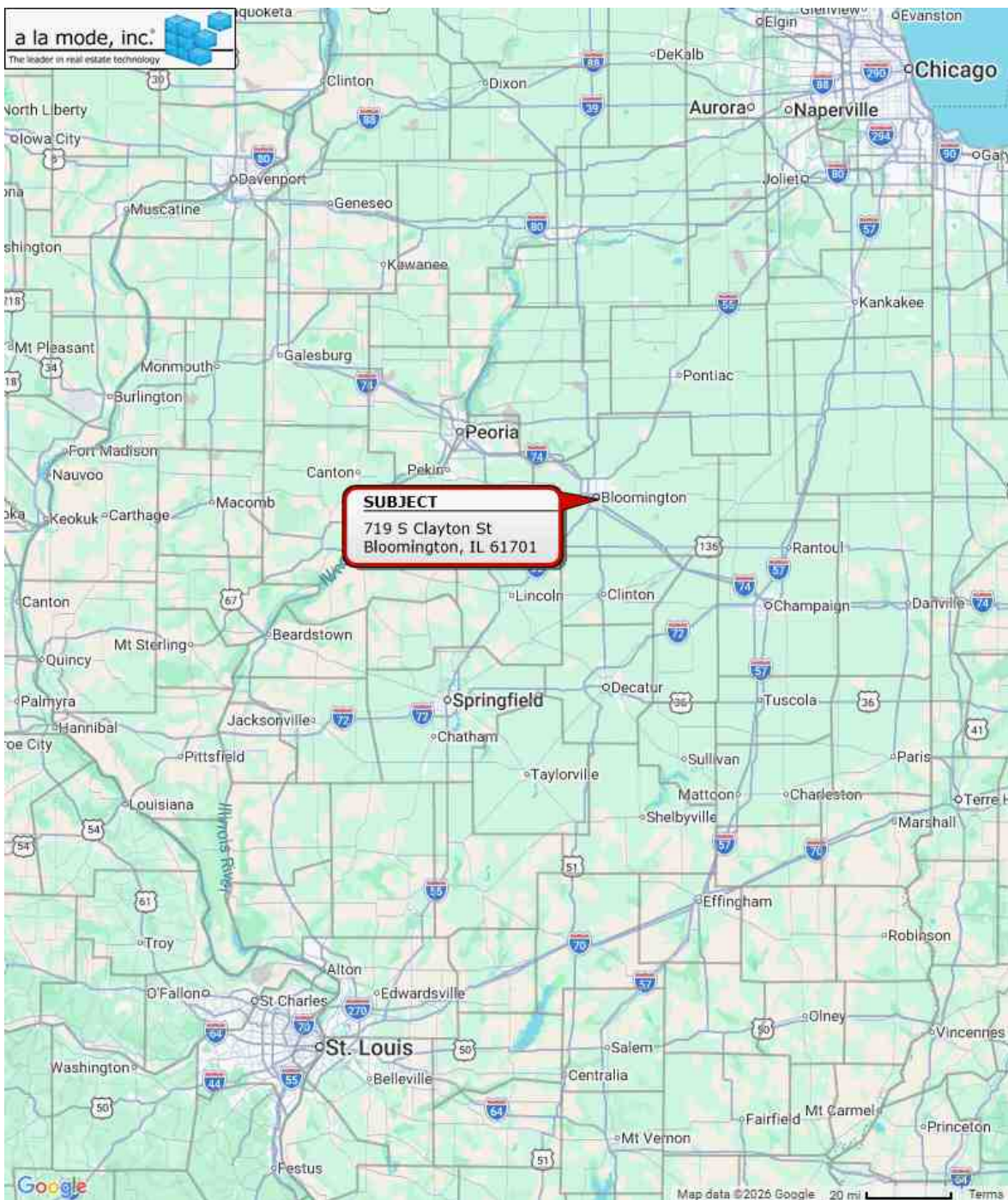
Siding and Outbuilding adjustments as noted.

After all adjustments have been completed, the subject compares favorably with all the comparable sales. The subject's adjusted current market value range after removing the highest and lowest is between \$137,050 and \$151,950.

The current market value of the subject has been determined to be \$145,000.

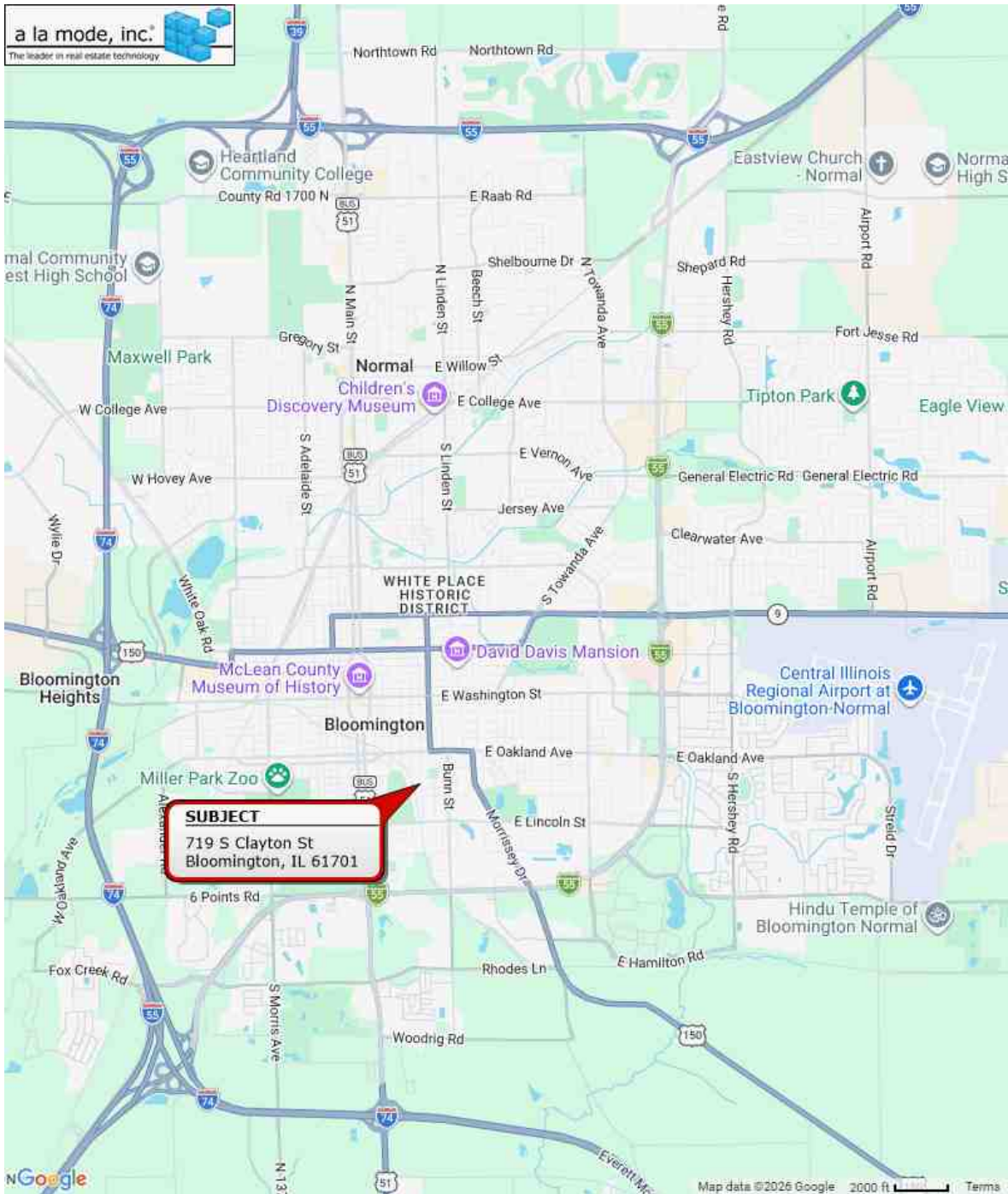
State Map

Client	City of Bloomington					
Property Address	719 S Clayton St					
City	Bloomington	County	McLean	State	IL	Zip Code 61701
Appraiser	Tim J. Nord					



City Map

Client	City of Bloomington					
Property Address	719 S Clayton St					
City	Bloomington	County	McLean	State	IL	Zip Code 61701
Appraiser	Tim J. Nord					



Client	City of Bloomington						
Property Address	719 S Clayton St						
City	Bloomington	County	McLean	State	IL	Zip Code	61701
Appraiser	Tim J. Nord						



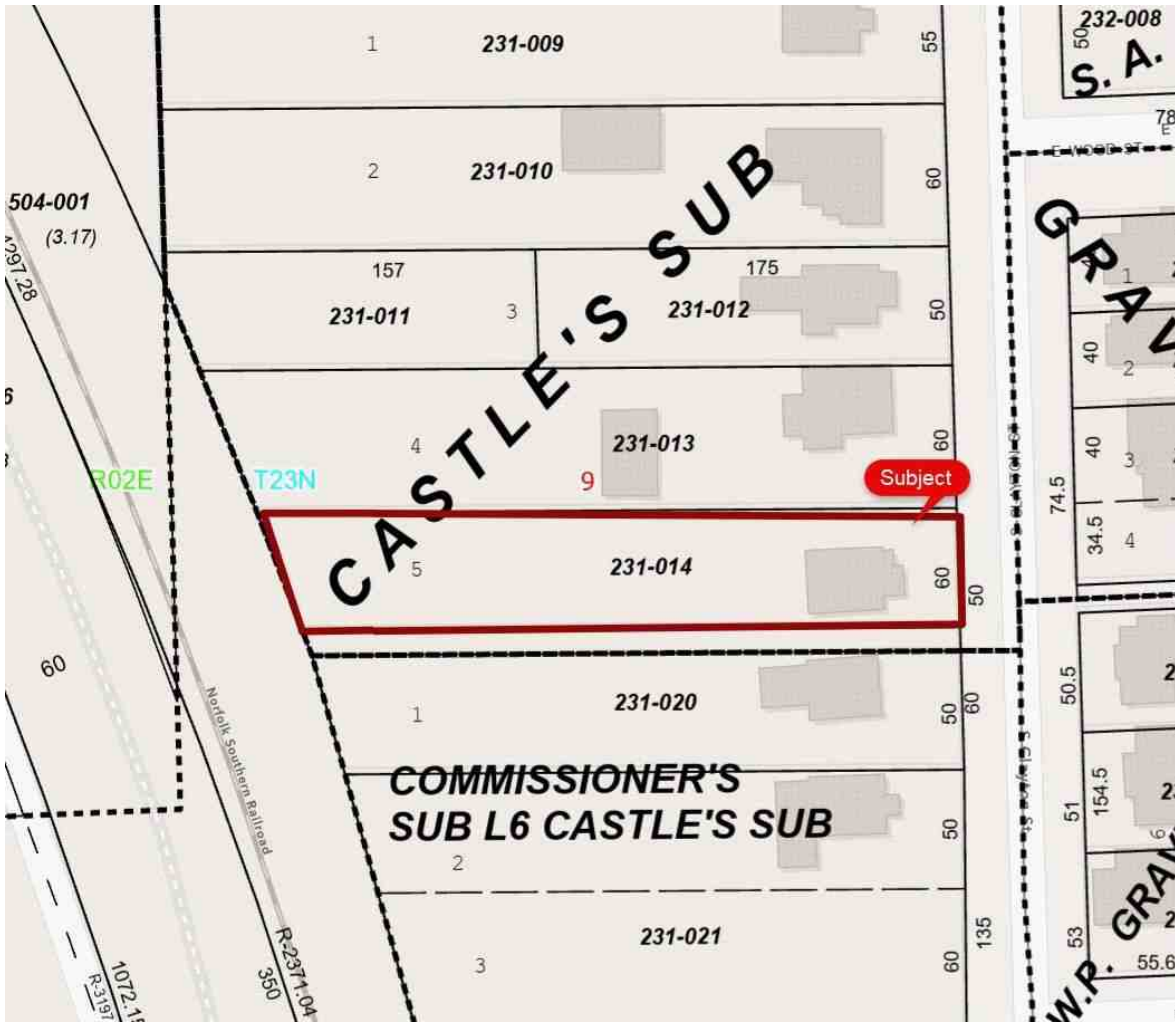
Subject Overhead View

Client	City of Bloomington					
Property Address	719 S Clayton St					
City	Bloomington	County	McLean	State	IL	Zip Code 61701
Appraiser	Tim J. Nord					



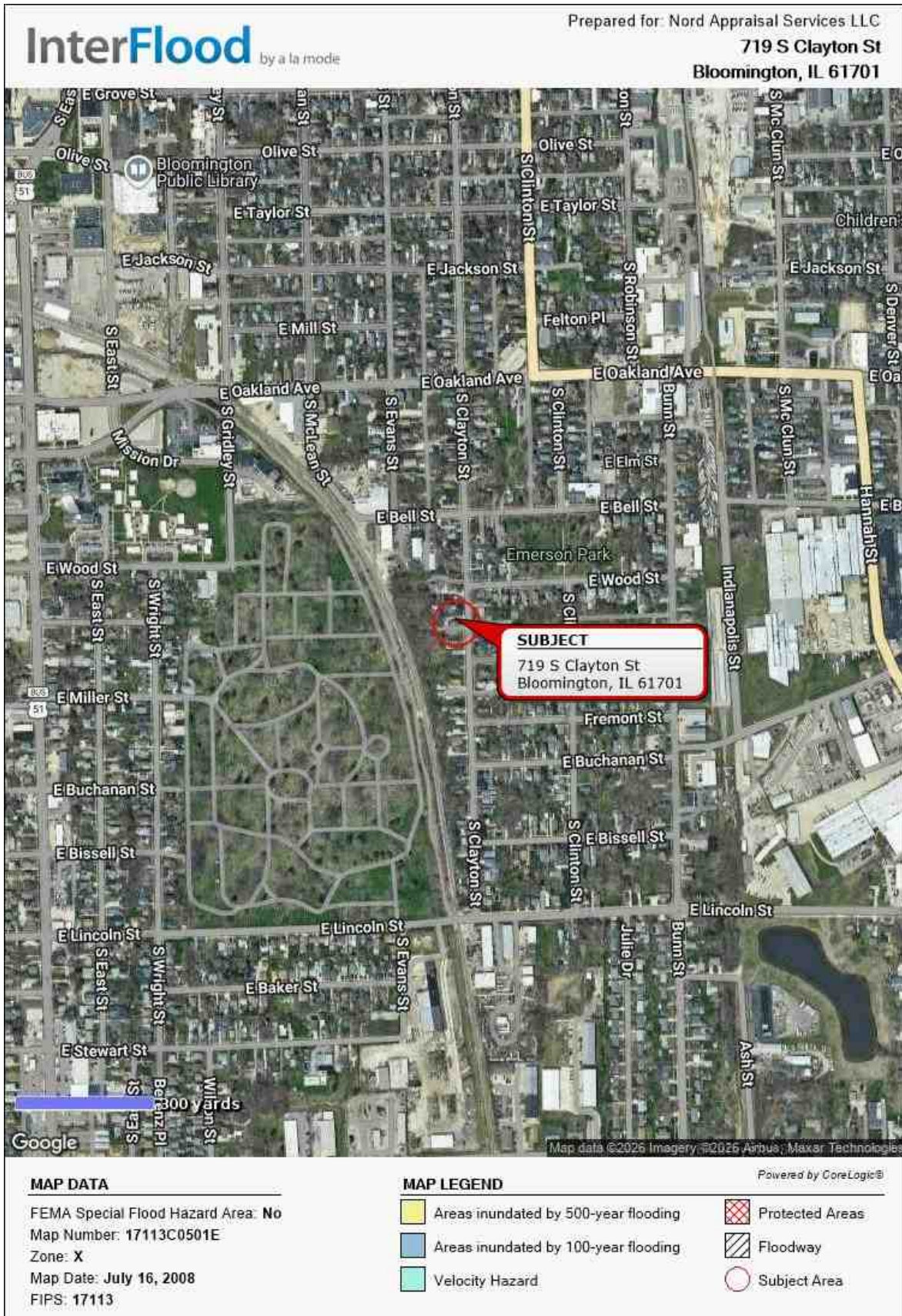
Plat Map

Client	City of Bloomington					
Property Address	719 S Clayton St					
City	Bloomington	County	McLean	State	IL	Zip Code 61701
Appraiser	Tim J. Nord					



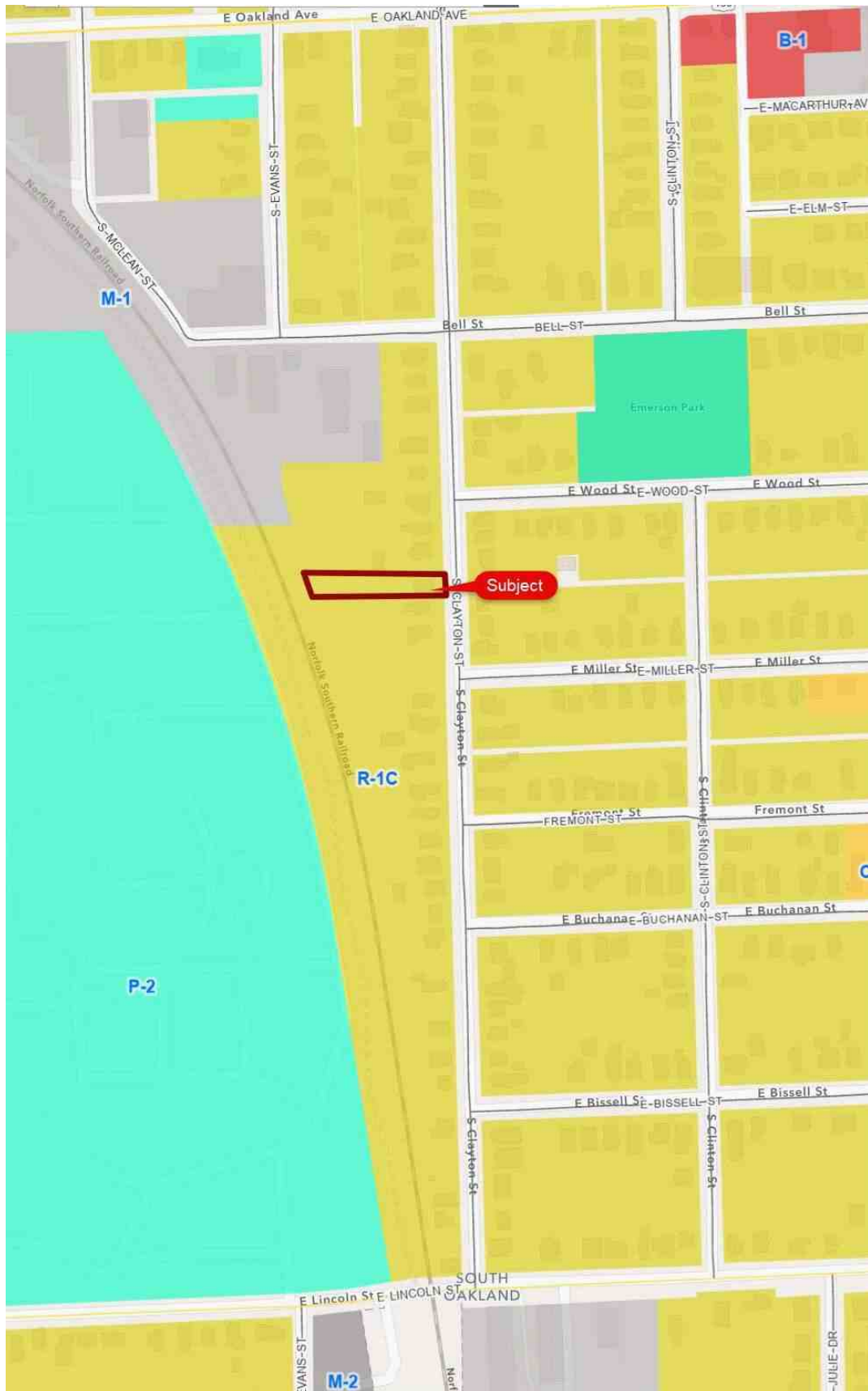
Flood Map

Client	City of Bloomington					
Property Address	719 S Clayton St					
City	Bloomington	County	McLean	State	IL	Zip Code 61701
Appraiser	Tim J. Nord					



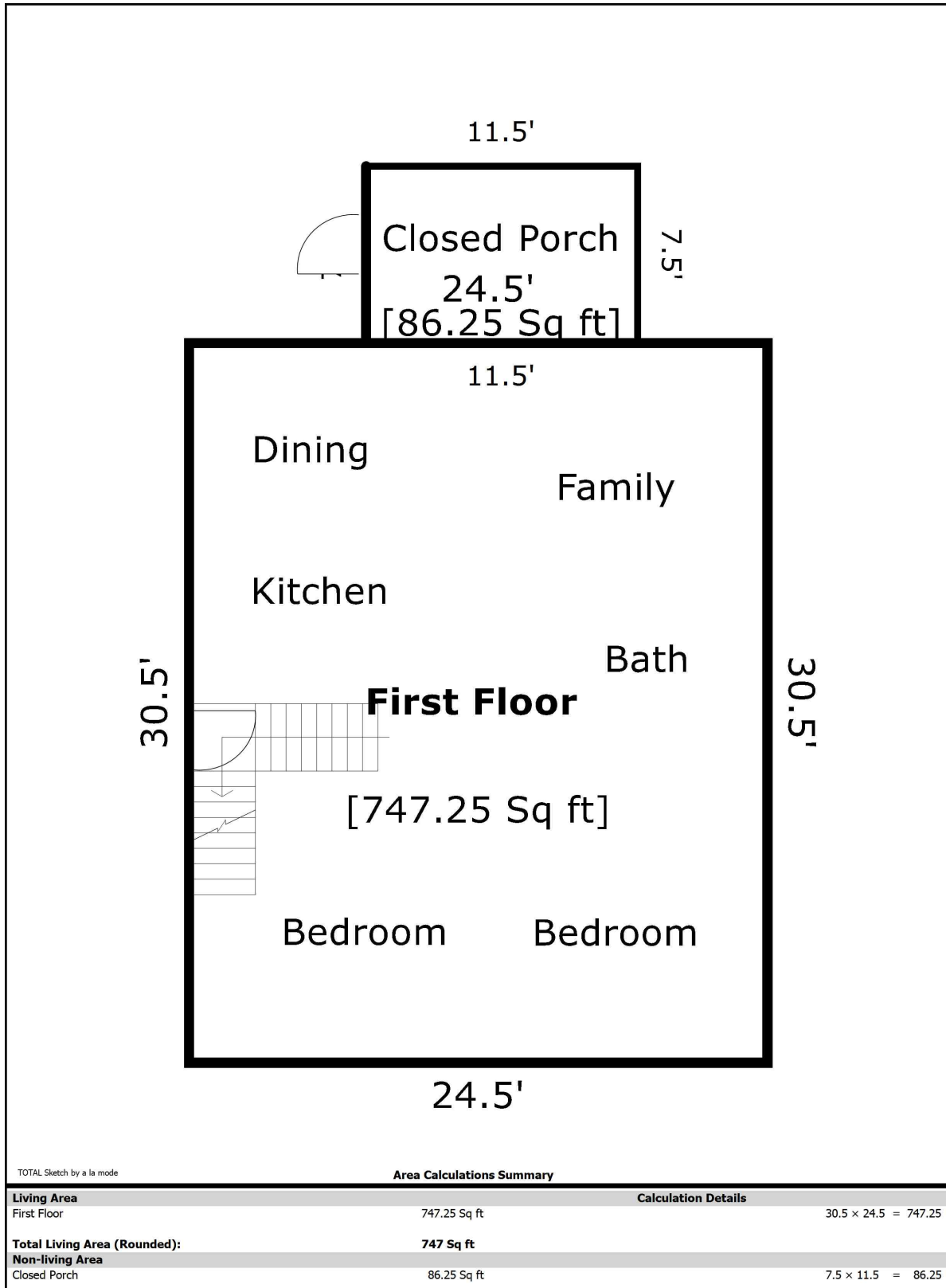
Zoning Map

Client	City of Bloomington					
Property Address	719 S Clayton St					
City	Bloomington	County	McLean	State	IL	Zip Code 61701
Appraiser	Tim J. Nord					



Building Sketch (Page - 1)

Client	City of Bloomington				
Property Address	719 S Clayton St				
City	Bloomington	County	McLean	State	IL Zip Code 61701
Appraiser	Tim J. Nord				



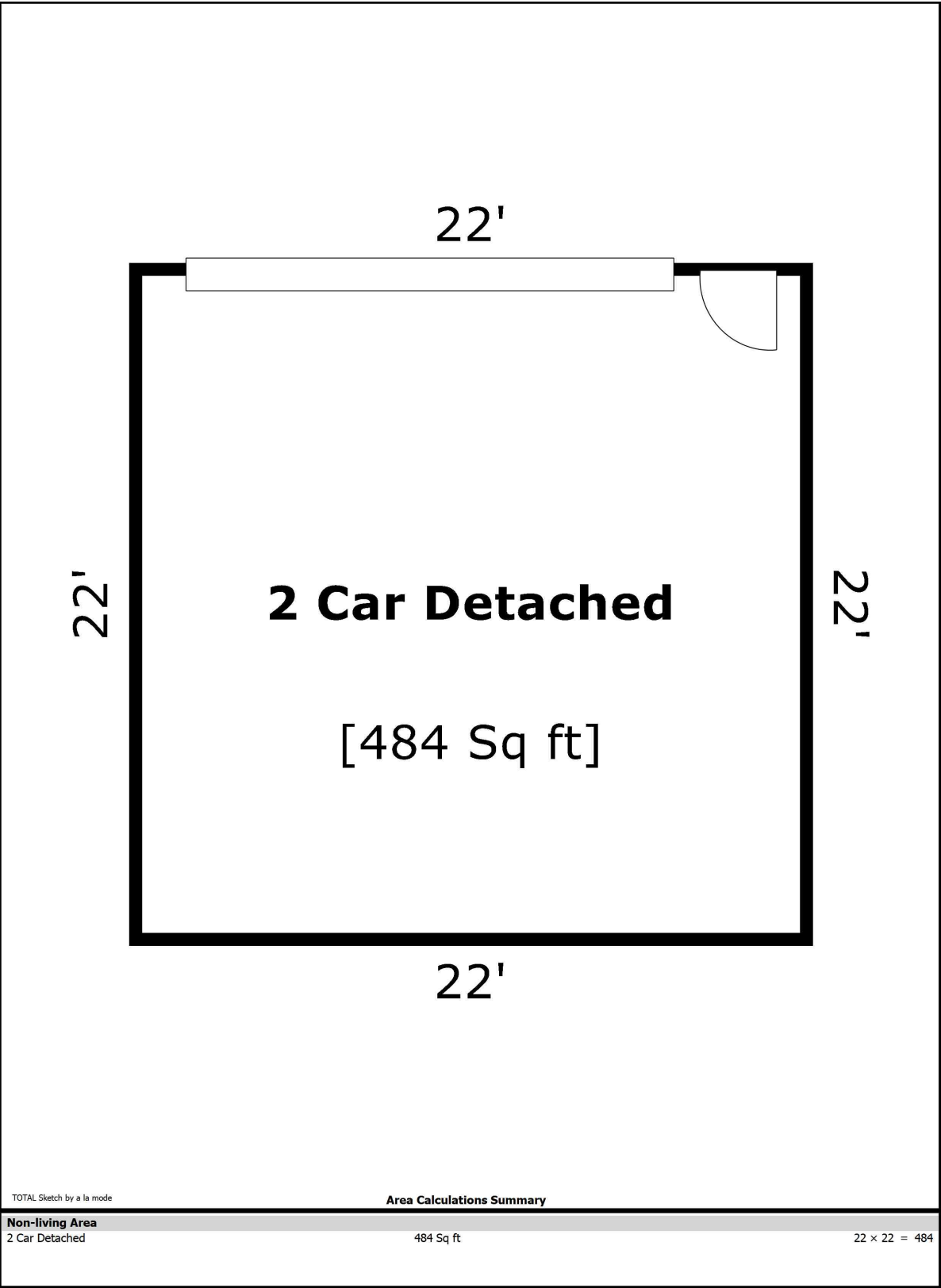
Building Sketch (Page - 2)

Client	City of Bloomington				
Property Address	719 S Clayton St				
City	Bloomington	County	McLean	State	IL Zip Code 61701
Appraiser	Tim J. Nord				

24.5' Basement [747.25 Sq ft] 24.5'		
TOTAL Sketch by a la mode		
Area Calculations Summary		
Non-living Area		
Basement	747.25 Sq ft	$24.5 \times 30.5 = 747.25$

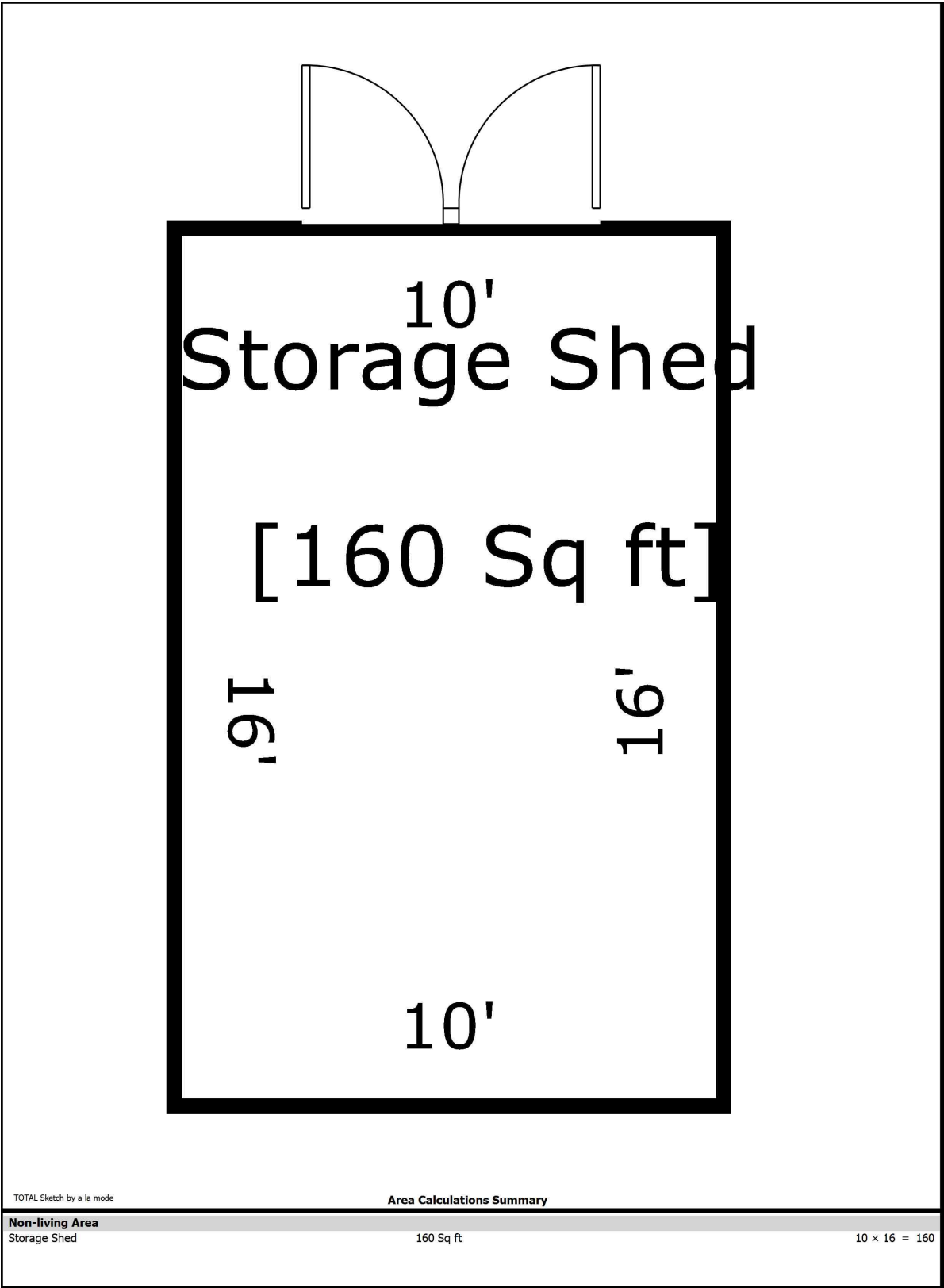
Building Sketch (Page - 3)

Client	City of Bloomington				
Property Address	719 S Clayton St				
City	Bloomington	County	McLean	State	IL Zip Code 61701
Appraiser	Tim J. Nord				



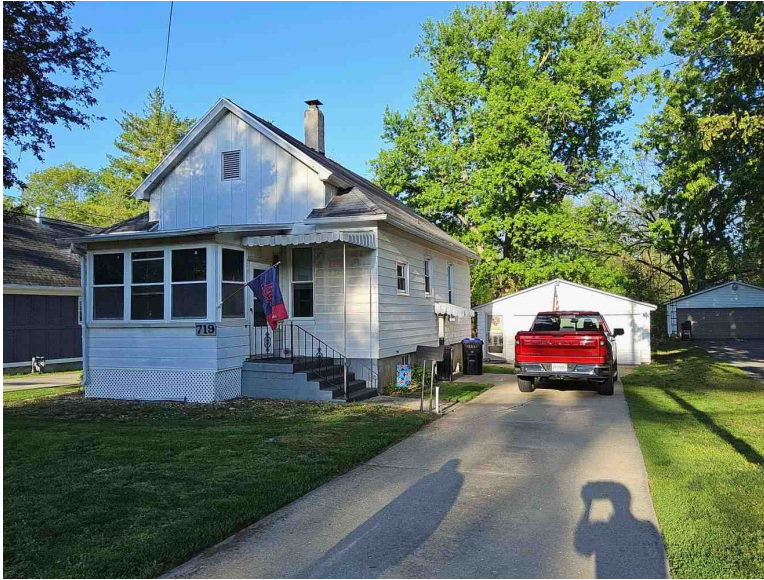
Building Sketch (Page - 4)

Client	City of Bloomington					
Property Address	719 S Clayton St					
City	Bloomington	County	McLean	State	IL	Zip Code 61701
Appraiser	Tim J. Nord					



Subject Photo Page

Client	City of Bloomington					
Property Address	719 S Clayton St					
City	Bloomington	County	McLean	State	IL	Zip Code 61701
Appraiser	Tim J. Nord					



Subject Front

719 S Clayton St

Sales Price

Gross Living Area 747

Total Rooms 5

Total Bedrooms 2

Total Bathrooms 1.0

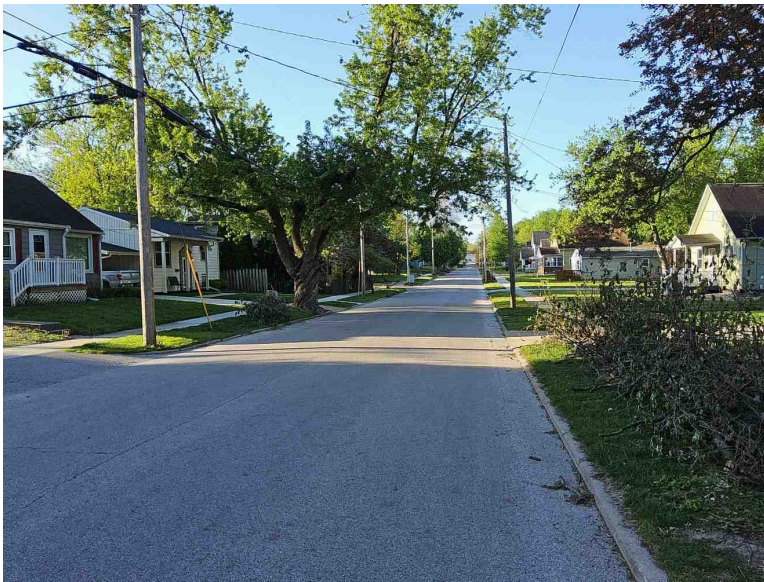
Location

View Residential

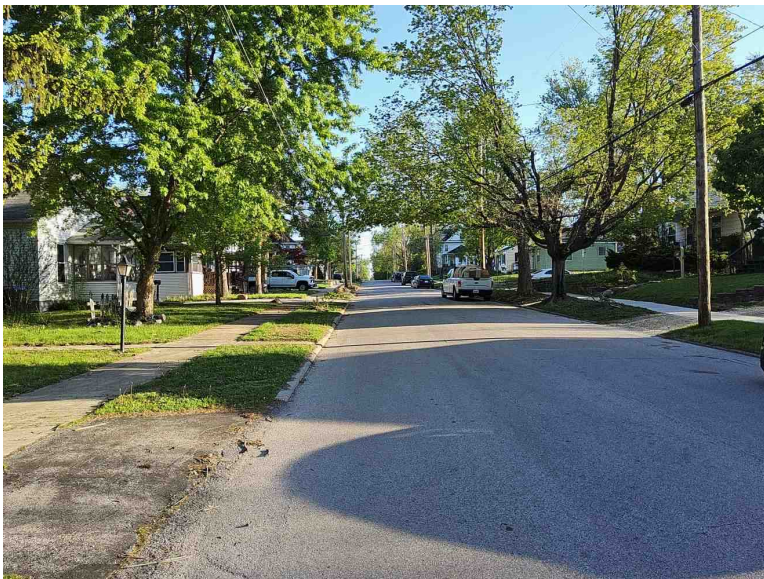
Site 14,375 sf

Quality Average/Plus

Age 101



Subject Street View



Subject Street View

Subject Photo Page

Client	City of Bloomington					
Property Address	719 S Clayton St					
City	Bloomington	County	McLean	State	IL	Zip Code 61701
Appraiser	Tim J. Nord					



719 S Clayton St
Sales Price
Gross Living Area 747
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 1.0
Location Residential
View Residential
Site 14,375 sf
Quality Average/Plus
Age 101



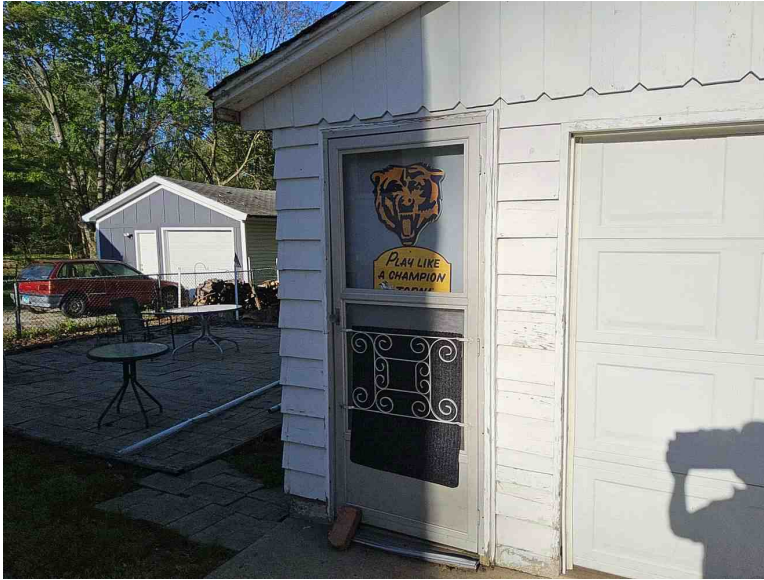
Detached Garage



No Gutters On Detached Garage

Subject Photo Page

Client	City of Bloomington					
Property Address	719 S Clayton St					
City	Bloomington	County	McLean	State	IL	Zip Code 61701
Appraiser	Tim J. Nord					



719 S Clayton St

Sales Price

Gross Living Area 747

Total Rooms 5

Total Bedrooms 2

Total Bathrooms 1.0

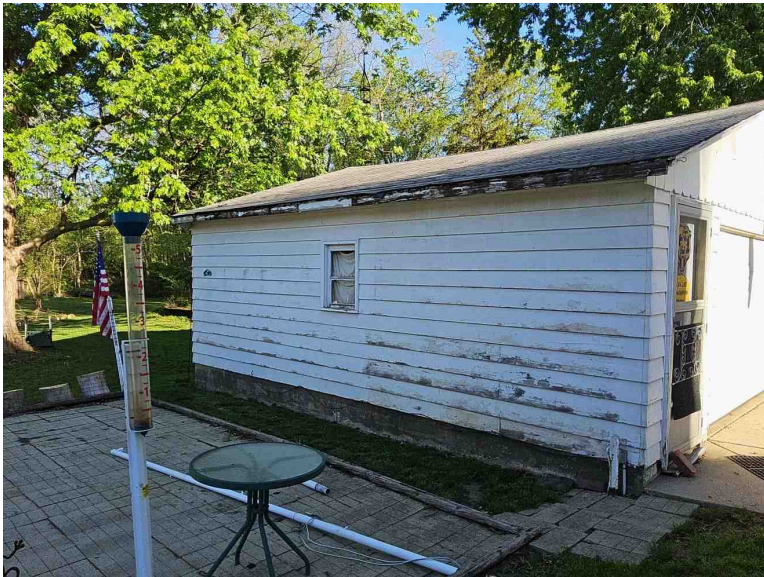
Location

View Residential

Site 14,375 sf

Quality Average/Plus

Age 101

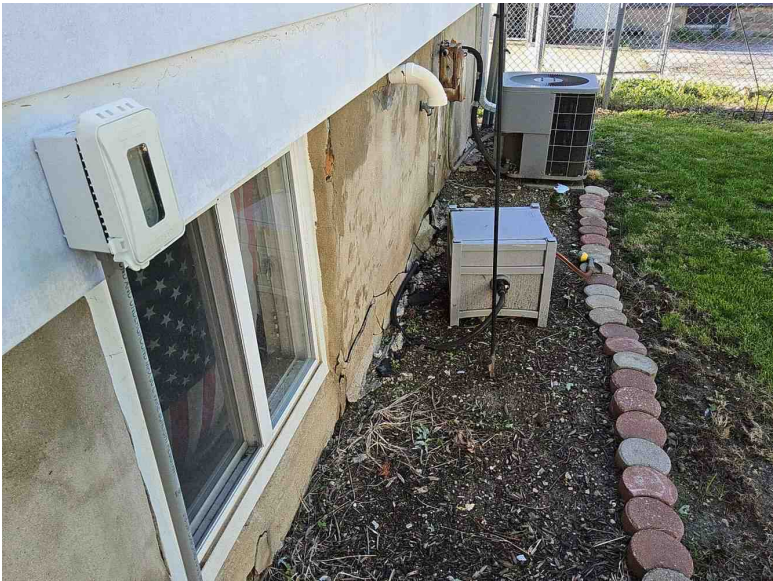
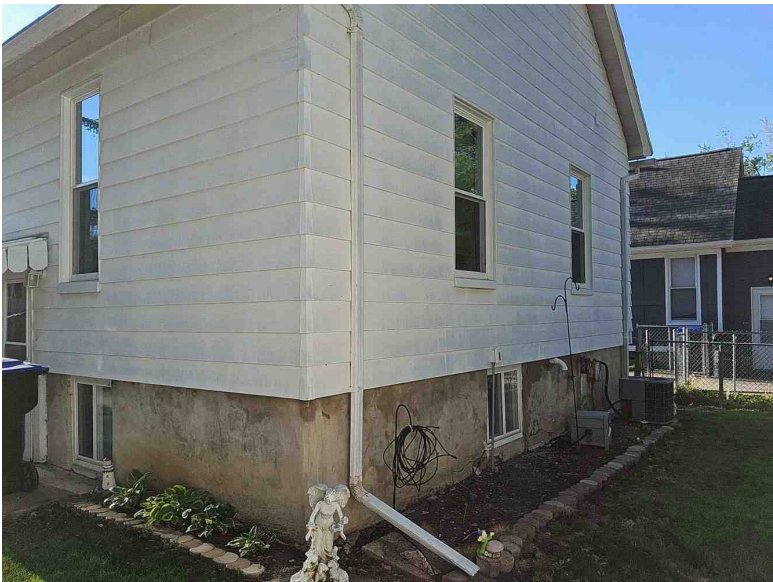


Subject Photo Page

Client	City of Bloomington					
Property Address	719 S Clayton St					
City	Bloomington	County	McLean	State	IL	Zip Code 61701
Appraiser	Tim J. Nord					



719 S Clayton St
Sales Price
Gross Living Area 747
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 1.0
Location Residential
View Residential
Site 14,375 sf
Quality Average/Plus
Age 101



Subject Photo Page

Client	City of Bloomington					
Property Address	719 S Clayton St					
City	Bloomington	County	McLean	State	IL	Zip Code 61701
Appraiser	Tim J. Nord					



719 S Clayton St

Sales Price

Gross Living Area 747

Total Rooms 5

Total Bedrooms 2

Total Bathrooms 1.0

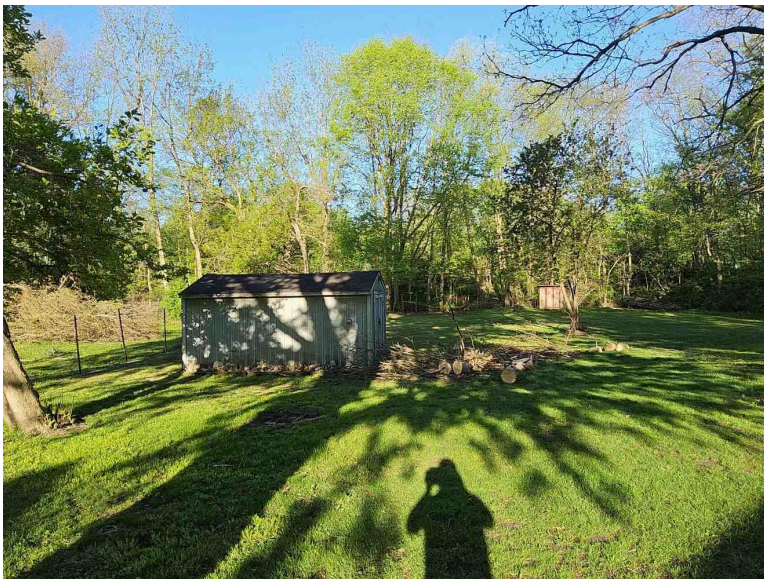
Location

View Residential

Site 14,375 sf

Quality Average/Plus

Age 101



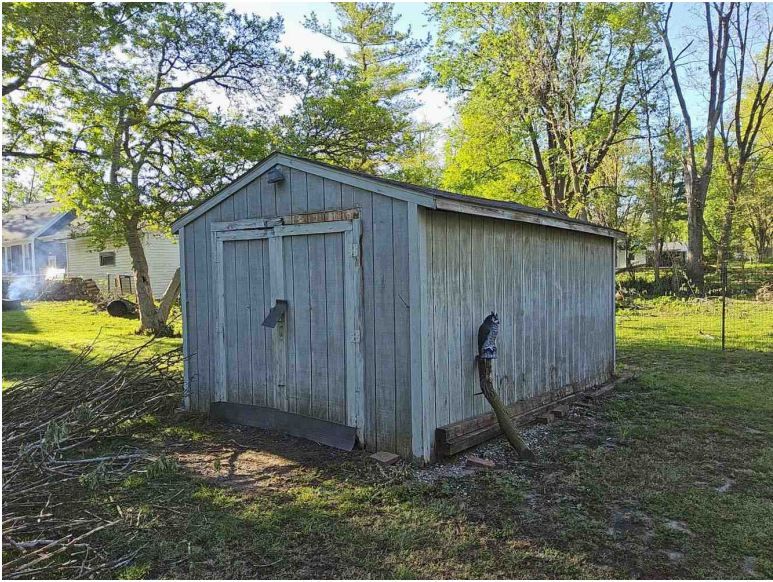
Large Rear Yard

Subject Photo Page

Client	City of Bloomington					
Property Address	719 S Clayton St					
City	Bloomington	County	McLean	State	IL	Zip Code 61701
Appraiser	Tim J. Nord					

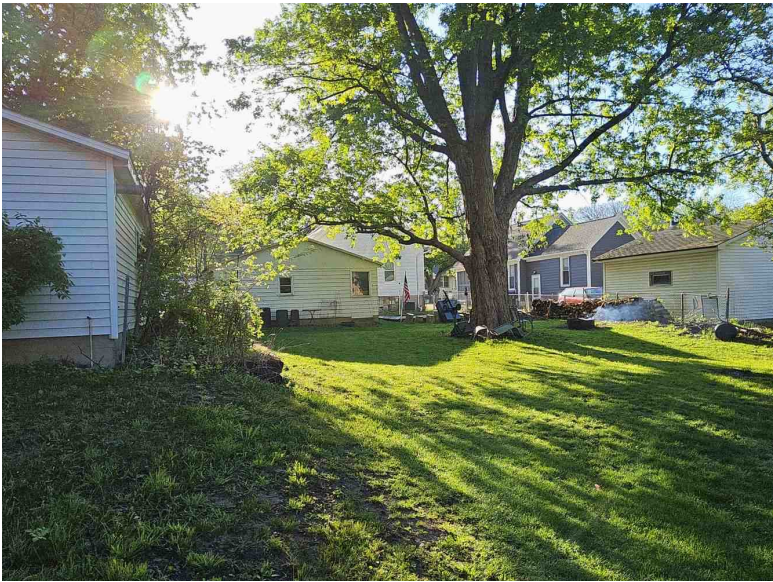


719 S Clayton St
Sales Price
Gross Living Area 747
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 1.0
Location Residential
View Residential
Site 14,375 sf
Quality Average/Plus
Age 101



Subject Photo Page

Client	City of Bloomington					
Property Address	719 S Clayton St					
City	Bloomington	County	McLean	State	IL	Zip Code 61701
Appraiser	Tim J. Nord					



719 S Clayton St
Sales Price
Gross Living Area 747
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 1.0
Location Residential
View Residential
Site 14,375 sf
Quality Average/Plus
Age 101



Updated Power

Subject Photo Page

Client	City of Bloomington					
Property Address	719 S Clayton St					
City	Bloomington	County	McLean	State	IL	Zip Code 61701
Appraiser	Tim J. Nord					



Updated Windows

719 S Clayton St	
Sales Price	
Gross Living Area	747
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1.0
Location	Residential
View	Residential
Site	14,375 sf
Quality	Average/Plus
Age	101



Metal Siding Has Faded Paint Needs Paint



Interior Photos

Client	City of Bloomington					
Property Address	719 S Clayton St					
City	Bloomington	County	McLean	State	IL	Zip Code 61701
Appraiser	Tim J. Nord					



Kitchen



Kitchen



Updated Vinyl Windows



Kitchen



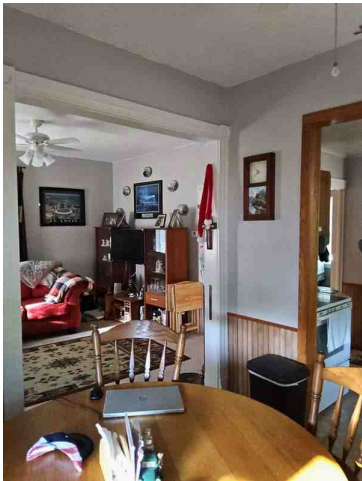
Kitchen



Dining

Interior Photos

Client	City of Bloomington					
Property Address	719 S Clayton St					
City	Bloomington	County	McLean	State	IL	Zip Code 61701
Appraiser	Tim J. Nord					



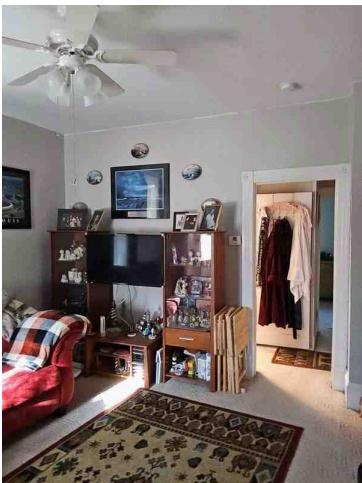
Dining



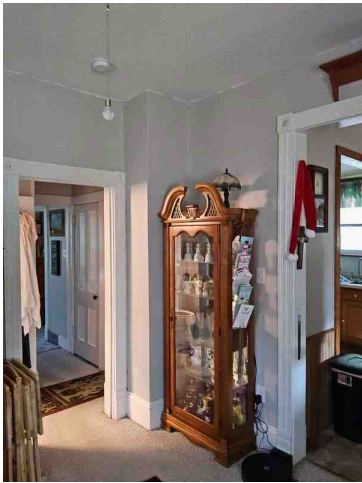
Dining



Family



Family



Family



Closed Porch

Interior Photos

Client	City of Bloomington					
Property Address	719 S Clayton St					
City	Bloomington	County	McLean	State	IL	Zip Code 61701
Appraiser	Tim J. Nord					



Closed Porch



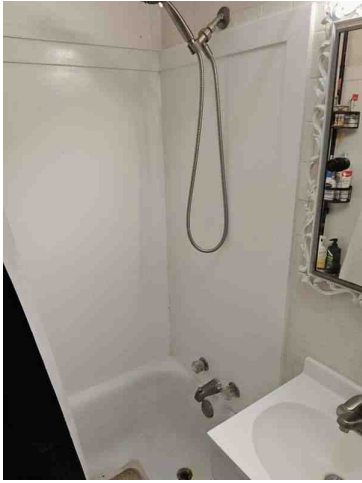
Closed Porch



Closed Porch



Bath



Bath



Bedroom 1

Interior Photos

Client	City of Bloomington					
Property Address	719 S Clayton St					
City	Bloomington	County	McLean	State	IL	Zip Code 61701
Appraiser	Tim J. Nord					



Bedroom 1



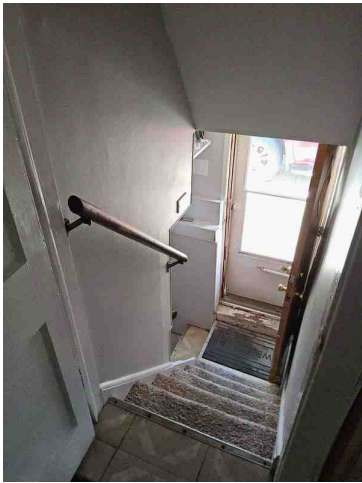
Bedroom 1



Bedroom 2 - Pass Through



Bedroom 2 - Pass Through



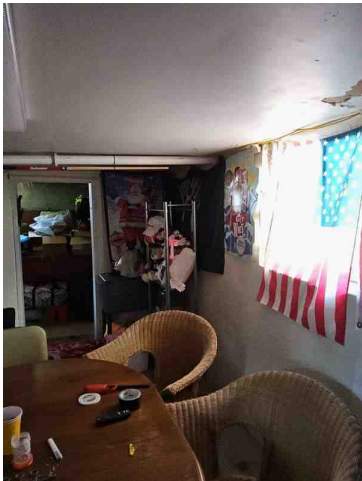
Basement



Basement

Interior Photos

Client	City of Bloomington					
Property Address	719 S Clayton St					
City	Bloomington	County	McLean	State	IL	Zip Code 61701
Appraiser	Tim J. Nord					



Basement



Updated Mechanicals



Updated



Updated



Basement



Basement

Interior Photos

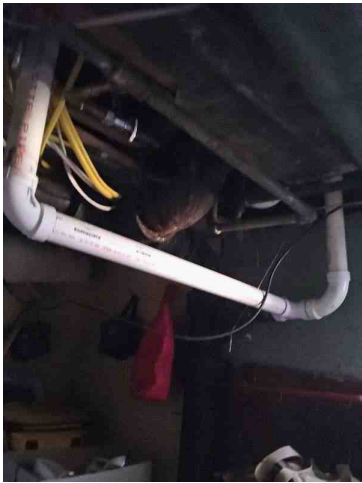
Client	City of Bloomington					
Property Address	719 S Clayton St					
City	Bloomington	County	McLean	State	IL	Zip Code 61701
Appraiser	Tim J. Nord					



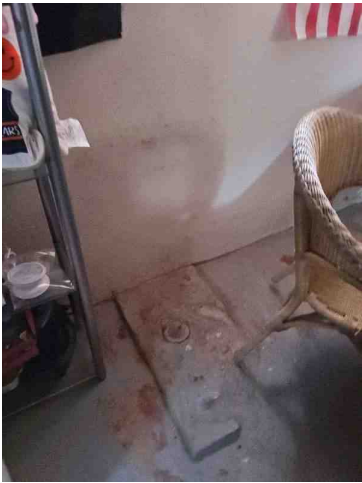
Basement



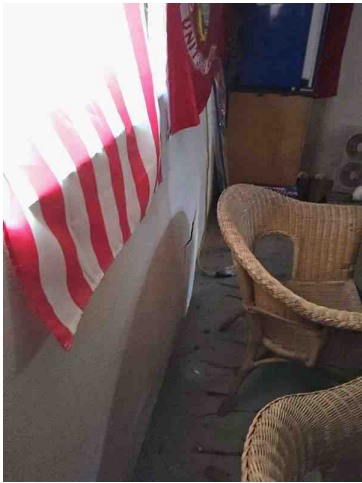
Updated Power



Basement



Basement



West foundation wall bows in

Comparable Sales Map

Client	City of Bloomington					
Property Address	719 S Clayton St					
City	Bloomington	County	McLean	State	IL	Zip Code 61701
Appraiser	Tim J. Nord					



Comparable Photo Page

Client	City of Bloomington					
Property Address	719 S Clayton St					
City	Bloomington	County	McLean	State	IL	Zip Code 61701
Appraiser	Tim J. Nord					



Comparable 1

808 E Miller St
 Prox. to Subject 0.15 miles E
 Sale Price 138,000
 Gross Living Area 910
 Total Rooms 4
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location Residential
 View Residential
 Site 7,750 sf
 Quality Average
 Age 66

MLS Photo Used



Comparable 2

604 S Clayton St
 Prox. to Subject 0.21 miles N
 Sale Price 120,000
 Gross Living Area 783
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location Residential
 View Residential
 Site 7,250 sf
 Quality Average
 Age 106

MLS Photo Used



Comparable 3

700 E Miller St
 Prox. to Subject 0.05 miles E
 Sale Price 150,000
 Gross Living Area 768
 Total Rooms 4
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location Residential
 View Residential
 Site 6,468 sf
 Quality Average/Plus
 Age 66

MLS Photo Used

Comparable Photo Page

Client	City of Bloomington					
Property Address	719 S Clayton St					
City	Bloomington	County	McLean	State	IL	Zip Code 61701
Appraiser	Tim J. Nord					



Comparable 4

334 E Baker St
 Prox. to Subject 0.36 miles SW
 Sale Price 136,000
 Gross Living Area 845
 Total Rooms 5
 Total Bedrooms 3
 Total Bathrooms 1.0
 Location Residential
 View Residential
 Site 5,750 sf
 Quality Average/Plus
 Age 101



Comparable 5

1205 Wright St
 Prox. to Subject 0.39 miles SW
 Sale Price 115,000
 Gross Living Area 800
 Total Rooms 4
 Total Bedrooms 1
 Total Bathrooms 1.0
 Location Residential
 View Residential
 Site 6,785 sf
 Quality Average
 Age 101

MLS Photo Used



Comparable 6

614 S Clinton St
 Prox. to Subject 0.20 miles NE
 Sale Price 145,000
 Gross Living Area 750
 Total Rooms 4
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location Residential
 View Residential
 Site 5,850 sf
 Quality Average
 Age 66

MLS Photo Used

Appraiser's License and Qualifications

Client	City of Bloomington					
Property Address	719 S Clayton St					
City	Bloomington	County	McLean	State	IL	Zip Code 61701
Appraiser	Tim J. Nord					



Qualifications of the Appraiser

Tim Nord

Nord Appraisal Services LLC

2510 W. Washington Street

Bloomington, IL 61705

tnord@nordappraisalservices.com

<http://nordappraisalservices.com/>

Experience – Education and Professional

Certified General Real Estate Appraiser 2020-Current - License Number: 553.002806

Licensed Real Estate Broker 2012-Current - License Number: 475.143079

Associate Real Estate Trainee Appraiser License 2018-2020 - License Number: 557.006379

Licensed Real Estate Salesperson 2007-2012 - License Number: 476.730237

Illinois State University - Bachelor's Degree in Finance 1998

Appraisal & Real Estate Related Courses

Uniform Standards of Professional Appraisal Practice

Ethics In the Age of Disruption	Real Estate Investors
Supervisor-Trainee Course for Illinois	Appraisal of Industrial and Flex Buildings
Advanced Income Capitalization	Expert Witness for Commercial Appraisers
Commercial Cost Approach Certification	Appraising for FHA
Real Estate Appraisal Principles	Basic Valuation Procedures
Agency, License Law & Escrow	Anatomy of Commercial Buildings
Appraiser Market Analysis Highest and Best Use	Investment Strategies in Commercial Real Estate
Techniques for Creating Credibility	Fair Housing & Contract Law on E-Signatures
Appraisal of Medical Office Buildings	Going Green: The Environmental Movement in Real Estate

Association Affiliation

Appraisal Institute Member
FHA-Approved Appraiser
Illinois Coalition of Appraisal Professionals Member
Bloomington/Normal Board of Realtors – Broker Member
Illinois Association of Realtors – Realtor Member



TNORD@NORDAPPRAISALSERVICES.COM



309-846-8711

<http://nordappraisals.com/>

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

Other Appraiser-Defined Abbreviations (continued)

[illegible]



For City Council: July 13, 2026

Ward Impacted: City Wide

Subject: Update on Housing Rehabilitation and Consideration and Action on (1) An Ordinance Amending the Budget Ordinance for the Fiscal Year ending April 30, 2027, in the amount of \$200,000; and (2) A Resolution Approving an Amendment to the Agreement with the Illinois Housing Development Authority for the Home Repair and Accessibility Program - Round 2, in the Amount of \$200,000

Recommended Motion: The proposed Ordinance and Resolution be approved.

Strategic Plan:

Priority Area 2: Housing. As a component of community revitalization, this includes addressing blight, preserving existing housing, supporting rehabilitation, advancing housing affordability, promoting proactive code enforcement, and improving residents' sense of safety and stability in their homes and neighborhoods. The need for additional housing within the community includes, but is not limited to, affordable housing, market-rate housing, and housing for seniors.

Background: In September 2025, the City of Bloomington received a Home Repair and Accessibility Program Round 2 Grant ("HRAP") from the Illinois Housing Development Authority ("IHDA") for \$500,000. Based on the Community Impact and Enhancement Department's performance, IHDA has elected to give the City of Bloomington an additional \$200,000 in funding. This additional funding will support three to four more projects. With original funding, an estimated nine projects were to be completed. The City has completed five rehabilitation projects to date with other projects in the pipeline.

IHDA is requesting this resolution as part of legal closing requirements for the additional funds. The grant period will be unchanged (two years). The City has a long history of receiving IHDA revitalization and repair program funding for different housing and community development needs, including HRAP Round One funds. With HRAP Round 1 funding, the City rehabilitated 10 homes, including two that needed accessibility improvements. Due to good HRAP Round 1 performance, the City received additional funding for that round of funding, and has consistently been identified as a top performer in the State.

Community Groups/Interested Persons Contacted: The rehabilitation of existing affordable housing stock was identified as a need in the City's 2025-2029 Community Development Block Grant ("CDBG") Consolidated Plan and strategic priorities outlined by City Council. The CDBG Consolidated Plan serves as a foundation for many community development initiatives undertaken with Federal and State grant funds. The 2025-2029 CDBG Consolidated Plan included significant community feedback and engagement to identify a variety of community development needs within the City. IHDA HRAP funding helps address the needs described in this plan.

Financial Impact: If approved, the City will accept additional funds from the IHDA's Home

Repair and Accessibility Program Round 2, in the amount of \$200,000. Failure to submit funding documents would result in the loss of \$200,000 in grant funding to support housing rehabilitation projects within the City. The program budget includes reimbursement for staff time to administer the program. A budget amendment is necessary to recognize the additional \$200,000 and then expense those funds. The funds will be expended from the IHDA-HRAP Loans account (22502520-79020-55100). Stakeholders can locate the initial budget for this program in the FY 2027 Budget Book titled "Other Funds & Capital Improvement" on page 32. Please reference Ordinance Exhibit A for additional information on accounts adjusted via the budget amendment.

Attachments:

1. IHDA Ordinance
2. IHDA Ordinance - Exhibit A
3. Resolution
4. Resolution - Exhibit A - Officer's Certificate

ORDINANCE NO. 2026 - ____

**AN ORDINANCE AMENDING THE BUDGET ORDINANCE FOR THE FISCAL YEAR
ENDING APRIL 30, 2027, IN THE AMOUNT OF \$200,000**

WHEREAS, on April 14, 2026, by Ordinance No. 2026-034, the City of Bloomington passed a Budget and Appropriation Ordinance for the Fiscal Year Beginning May 1, 2026, and ending April 30, 2027, which was approved by Mayor Dan Brady on April 14, 2026; and

WHEREAS, a Budget Amendment is needed to amend the Fiscal Year 2027 Budget in the Illinois Housing Development Authority's (IHDA) Home Repair and Accessibility Program Round 2, in the Amount of \$200,000, as requested by the Community Impact and Enhancement and Finance Departments.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:

SECTION 1. The above recitals are incorporated herein by this reference as if specifically stated in full.

SECTION 2. Ordinance No. 2026-____ (the Budget and Appropriation Ordinance for the Fiscal Year Ending April 30, 2027) is hereby amended by inserting the following line items and the amount presented in Exhibit A and in the appropriate place in said Ordinances.

SECTION 3. Except as provided for herein, Ordinance No. 2026-034 shall remain in full force and effect.

SECTION 4. The City Clerk is authorized and directed to publish this Ordinance in pamphlet form as provided by law.

SECTION 5. This Ordinance shall take effect immediately after approval.

SECTION 6. This Ordinance is adopted pursuant to Home Rule Authority granted to the City of Bloomington by Article VII, Section 6, of the Illinois Constitution, 1970.

PASSED this 13th day of July 2026.

APPROVED this ____ day of July 2026.

CITY OF BLOOMINGTON

ATTEST

Dan Brady, Mayor

Leslie Smith-Yocum, City Clerk

EXHIBIT A

FY 2027 Budget Amendment-Exhibit A

Account #	Fund	Account Description	Amount
22502520-53120-55100	IHDA	HRAP State Grants	\$ (200,000.00)
22502520-79020-55100	IHDA	HRAP Loans	\$ 200,000.00
Net Transaction:			\$ -

RESOLUTION NO. 2026 - ____

A RESOLUTION APPROVING AN AMENDMENT TO THE AGREEMENT WITH THE ILLINOIS HOUSING DEVELOPMENT AUTHORITY FOR THE HOME REPAIR AND ACCESSIBILITY PROGRAM - ROUND 2, IN THE AMOUNT OF \$200,000

WHEREAS, the Illinois Housing Development Authority (the “Authority”) did issue to the City of Bloomington (the “Grantee”) a grant (the “Grant”) from the Home Repair and Accessibility Program (the “Program”), and the Authority and Grantee did enter into an agreement dated September 4, 2025 (the “Agreement”) wherein the Grantee agreed to perform Program services in return for the Grant; and

WHEREAS, the Authority desires to increase the not to exceed amount of the Grant to \$700,000 and requires the Grantee to provide authorization to accept the Grant Increase and to enter into an amendment to the Agreement (“Amendment”) in order to memorialize the Grant Increase; and

WHEREAS, the Officer’s Certificate and Certificate of Incumbency is attached (Exhibit A); and

WHEREAS, the City Council of the City of Bloomington deems it to be in the best interests of the City of Bloomington to accept the Grant Increase for the IHDA-HRAP Round 2 first amendment program.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:

SECTION 1. The City Council hereby authorizes the acceptance of and the Grantee does accept the Grant Increase.

SECTION 2. That the Grantee is authorized to enter into the Amendment with the Authority, the Grantee agrees to deliver and/or execute the Amendment and any and all other instruments, certifications and agreements as may be necessary or desirable for the Grantee to receive the Grant Increase and perform all of its obligations and duties under the Program (including any supplements or other agreements).

SECTION 3. That the Mayor of the City of Bloomington, without the necessity or requirement for the signature of another person, is hereby authorized, empowered, and directed to execute and deliver the Amendment, and all other documents, certificates, and instruments relating to the Program and Grant Increase to be delivered to the Authority, in connection with the closing of the Grant Increase and take such further action on behalf of the Grantee as they deem necessary to effectuate the foregoing Resolutions.

SECTION 4. That the City Council of the City of Bloomington hereby ratifies, authorizes, confirms, and approves any prior action of the Grantee taken in furtherance of the foregoing resolutions and any and all documents and instruments previously executed on behalf of the Grantee in connection with the Grant.

PASSED this 13th day of July 2026.

APPROVED this ____ day of July 2026.

CITY OF BLOOMINGTON

ATTEST

Dan Brady, Mayor

Leslie Smith-Yocum, City Clerk

EXHIBIT A

**RESOLUTION – EXHIBIT A:
OFFICER’S CERTIFICATE AND CERTIFICATE OF INCUMBENCY**

This Officer’s Certificate and Certificate of Incumbency (the “Certificate”) is being furnished to the Illinois Housing Development Authority (the “Authority”) in connection with the grant increase being made by the Authority to the **City of Bloomington**, an Illinois unit of local government (the “ULG”), in connection with the Authority’s Home Repair and Accessibility Program Round 2.

The undersigned hereby certifies that:

- (a) The undersigned has full power and authority to execute and deliver this Certificate on behalf of the ULG.
- (b) Attached hereto as **Exhibit A** is a true, correct and complete copy of the resolutions duly adopted by the ULG on _____, 2026, and such resolutions have not been amended, rescinded or revoked and remain in full force and effect on the date hereof; and
- (c) The following persons have been duly elected to the positions in the ULG set opposite their respective names and continue to serve in such positions on the date hereof, and that the signatures opposite their respective names are their genuine signatures:

<u>Name</u>	<u>Position</u>	<u>Signature</u>
Dan Brady	Mayor	
Jeff Jurgens	City Manager	

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this ____ day of _____, 2026.

City of Bloomington, IL
an Illinois unit of local government

By: _____

Name: Leslie Smith-Yocum

Its: City Clerk