



# City of Peru

**JAMEY MERTEL**

*CITY CLERK*

P.O. Box 299 • 1901 Fourth Street • Peru, IL 61354-0299

815-223-0061 • [www.peru.il.us](http://www.peru.il.us)

## **AGENDA**

### **REGULAR CITY COUNCIL MEETING**

**MONDAY, FEBRUARY 9, 2026**

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YOU TUBE CHANNEL AT [City of Peru, Illinois - YouTube](#)

#### **ROLL CALL**

7:00 P.M.

#### **PLEDGE OF ALLEGIANCE**

#### **PUBLIC COMMENT**

#### **PRESENTATION**

*SSG HOTELS, LLC*

#### **MINUTES/FINANCIAL REPORTS/ACTIVITY REPORTS**

*REGULAR MEETING MINTUES OF JANUARY 26, 2026*

#### **COMMITTEE REPORTS**

1. FINANCE COMMITTEE-Chairman, Alderman Payton. Members, Aldermen Tieman, Sapienza, Ballard

*DISBURSEMENTS for February 11, 2026*

*Motion to approve airport liability insurance renewal quote of \$15,325.00 (3-year fixed premium) from Ace Property and Casualty Insurance Company through Dimond Bros Insurance*

2. PUBLIC SERVICES COMMITTEE-Chairman, Alderman Edgcomb. Members, Tieman, Payton, O'Sadnick

*Motion to approve proposal from Marco for printing/copier lease and supplies, in the amount of \$2,149.00 per month for 5 years*

3. PUBLIC WORKS COMMITTEE-Chairman, Alderman Lukosus. Members, Aldermen Ballard, Sapienza, Moreno

*Motion to approve proposal from Great Lakes Water Resources Group in the amount of \$105,052.00 for Well #5 emergency work.*

*Discuss and approve 10 distribution transformer repairs for \$10,428.00 with T&R Electric.*

*Discuss and approve grant negotiation and initiation fees not to exceed \$25,000- and \$1500-month grant administration fees for an estimated 18-month duration of project with Baker & Tilley.*

### **REPORT OF CITY ATTORNEY/ORDINANCES AND RESOLUTIONS**

*MINUTES OF THE FEBRUARY 4, 2026, PLANNING/ZONING COMMISSION HEARING ON PETITION OF GUSTAVO RODRIGUEZ CONCERNING PROPERTY LOCATED AT 2302 1<sup>ST</sup> STREET IN THE CITY OF PERU*

*AN ORDINANCE GRANTING CERTAIN RELIEF UNDER THE ZONING ORDINANCE AS SOUGHT BY THE PETITION OF GUSTAVO RODRIGUEZ CONCERNING PROPERTY LOCATED AT 2302 1ST STREET IN THE CITY OF PERU*

*AN ORDINANCE AMENDING ORDINANCE NO. 6942, ENTITLED: "AN ORDINANCE FIXING WAGES FOR EMPLOYEES OF THE CITY OF PERU, ILLINOIS COMMENCING APRIL 27, 2025 AND ENDING APRIL 25, 2026"*

*A SPECIAL ORDINANCE AUTHORIZING THE CEDING OF 2026 PRIVATE ACTIVITY BONDING AUTHORITY TO THE UPPER ILLINOIS RIVER VALLEY DEVELOPMENT AUTHORITY (UIRVDA)*

*AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE CITY OF PERU, LA SALLE-PERU HIGH SCHOOL DISTRICT #120, DIMMICK COMMUNITY CONSOLIDATED SCHOOL DISTRICT #175, THE COUNTY OF LA SALLE, ILLINOIS VALLEY COMMUNITY COLLEGE DISTRICT #513, PERU TOWNSHIP, DIMMICK TOWNSHIP, AND PERU LIBRARY DISTRICT (PERU MIDWEST INDUSTRIAL NEXUS TIF DISTRICT)*

*AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT FOR THE ESTABLISHMENT AND ANNUAL ADMINISTRATION OF PERU BUSINESS DEVELOPMENT DISTRICT NO. 1 BY AND BETWEEN THE CITY OF PERU, LASALLE COUNTY, ILLINOIS AND JACOB & KLEIN, LTD. AND THE ECONOMIC DEVELOPMENT GROUP, LTD.*

*AN ORDINANCE DECLARING A CERTAIN ELECTRIC DEPARTMENT TRUCK AS SURPLUS PROPERTY AND AUTHORIZING THE SALE THEREOF*

*AN ORDINANCE AMENDING CHAPTER 114 – UTILITIES, SECTION 114-290. – BILLING, OF THE CITY OF PERU CODE OF ORDINANCES*

**PROCLAMATIONS**

**UNFINISHED BUSINESS**

**NEW BUSINESS**

*Motion to appoint Jamey Mertel to the Fireman's Pension Board*

**PETITIONS AND COMMUNICATIONS**

*ITEM NO. 1      Communication from the City of Peru seeking annexation and zoning for certain territory consisting of a 1.00± acre parcel generally located north of May Road near the Interstate 80 overpass*

**MAYOR'S NOTES**

**PUBLIC COMMENT**

**CLOSED SESSION**

**ADJOURNMENT**

**CITY OF PERU REGULAR COUNCIL MEETING JANUARY 26, 2026**

A regular meeting of the Peru City Council was called to order by Mayor Ken Kolowski in the Peru City Council Chambers on Monday, January 26, 2026, at 7:00 p.m.

City Clerk Jamey Mertel called the roll with Aldermen Ballard, Tieman, Payton, Edgcomb, Sapienza, O'Sadnick, Lukosus and Moreno present. Mayor Kolowski present.

PRESENTATION

PUBLIC COMMENT

MINUTES/FINANCIAL REPORTS/ACTIVITY REPORTS

Mayor Kolowski presented the Regular Minutes of January 12, 2026, Treasurer's Report for December 2025, City Clerk's Report of Cash Received for December 2025, Building Permits-Fourth Quarter Report 2025, Building Permits-Annual Report 2025, Peru Volunteer Ambulance Service Inc. Activity Summary for December 2025, and Peru Volunteer Ambulance Service Inc. Activity Summary for Year 2025. Alderman Payton made a motion the minutes be received and placed on file. Alderman Edgcomb seconded the motion; motion carried.

FINANCE AND SAFETY COMMITTEE

Alderman Sapienza presented the following disbursements for payment on January 28, 2026:

<b><u>FUND NAME</u></b>	<b><u>TOTAL EXPENSES</u></b>
General Fund	\$501,299.16
Utility Fund	2,388,468.20
Airport Fund	<u>11,995.54</u>
Total	\$2,901,762.90

Alderman Sapienza made a motion the disbursements be received, placed on file and bills paid in the usual manner. Alderman Tieman seconded the motion. Clerk Mertel called the roll with Aldermen Ballard, Tieman, Payton, Edgcomb, Sapienza, O'Sadnick, Lukosus and Moreno voting aye. Motion carried.

PUBLIC SERVICES COMMITTEE

Adam Thorson, Director of Parks, Recreation and Special Events, reported the Academy of Carlo Acutis will be reserving the ice rink on Saturday, January 31<sup>st</sup> from 2pm-4pm (Catholic Schools Week)

PUBLIC WORKS COMMITTEE

Alderman Moreno made a motion to approve an Engineering Service Agreement with Chamlin & Associates for the North Trunk Sewer Construction Inspection. Clerk Mertel called the roll with Aldermen Ballard, Tieman, Payton, Edgcomb, Sapienza, O'Sadnick, Lukosus and Moreno voting aye. Motion carried.

Alderman Lukosus made a motion to award the 138kv transformers to Hitachi Energy in the amount of \$12,979,036.00. Electric Operations Manager Kevin Minnick stated the 138kv program will benefit the city with safety, cost savings and growth. Mr. Minnick noted the 38 month turnaround. Clerk Mertel called the

**CITY OF PERU REGULAR COUNCIL MEETING JANUARY 26, 2026**

roll with Aldermen Ballard, Tieman, Payton, Edgcomb, Sapienza, O'Sadnick, Lukosus and Moreno voting aye. Motion carried.

**REPORT OF CITY ATTORNEY/ORDINANCES AND RESOLUTIONS**

Corporate Counsel Scott Schweickert presented a proposed ordinance entitled:

**ORDINANCE NO. 7012**

**AN ORDINANCE APPROVING AND AUTHORIZING AN AMENDMENT OF THE TAX INCREMENT FINANCING (TIF) DISTRICT REDEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF PERU, LASALLE COUNTY, ILLINOIS AND POJO LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP**

Alderman Payton made a motion the ordinance be adopted as written and read. Alderman Edgcomb seconded the motion. Clerk Mertel called the roll with Aldermen Ballard, Tieman, Payton, Edgcomb, Sapienza, O'Sadnick, Lukosus and Moreno voting aye. Motion carried.

Corporate Counsel Scott Schweickert presented a proposed ordinance entitled:

**ORDINANCE NO. 7012**

**AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A TAX INCREMENT FINANCING (TIF) DISTRICT REDEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF PERU, LASALLE COUNTY, ILLINOIS AND SUNRISE HOSPITALITY, INC., AN OHIO CORPORATION**

Alderman Edgcomb made a motion the ordinance be adopted as written and read. Alderman O'Sadnick seconded the motion. Corporate Counsel Scott Schweickert reported the project is expected to begin in May and conclude by October 2027. Corporate Counsel Scott Schweickert reported the four-story structure will have approximately 90 suites. Mayor Kolowski thanked Mr. Carls and Corporate Counsel Scott Schweickert for their time spent on this project. Clerk Mertel called the roll with Aldermen Ballard, Tieman, Payton, Edgcomb, Sapienza, O'Sadnick, Lukosus and Moreno voting aye. Motion carried.

Corporate Counsel Scott Schweickert presented a proposed ordinance entitled:

**ORDINANCE NO. 7012**

**AN ORDINANCE DECLARING SURPLUS REVENUE IN THE PERU DOWNTOWN TIF DISTRICT SPECIAL TAX ALLOCATION FUND AND AUTHORIZING PAYMENT OF THAT SURPLUS REVENUE TO THE LA SALLE COUNTY TREASURER FOR DISTRIBUTION TO AFFECTED TAXING DISTRICTS ON A PRO-RATA BASIS FOR TAX YEAR 2024 PAYABLE 2025**

Alderman Sapienza made a motion the ordinance be adopted as written and read. Alderman O'Sadnick seconded the motion. Clerk Mertel called the roll with Aldermen Ballard, Tieman, Payton, Edgcomb, Sapienza, O'Sadnick, Lukosus and Moreno voting aye. Motion carried.

Corporate Counsel Scott Schweickert presented a proposed ordinance entitled:

**CITY OF PERU REGULAR COUNCIL MEETING JANUARY 26, 2026**

**ORDINANCE NO. 7012**

**AN ORDINANCE DECLARING SURPLUS REVENUE IN THE PERU MVP TIF DISTRICT SPECIAL TAX ALLOCATION FUND AND AUTHORIZING PAYMENT OF THAT SURPLUS REVENUE TO THE BUREAU COUNTY TREASURER FOR DISTRIBUTION TO AFFECTED TAXING DISTRICTS ON A PRO-RATA BASIS FOR TAX YEAR 2024 PAYABLE 2025**

Alderman Lukosus made a motion the ordinance be adopted as written and read. Alderman Moreno seconded the motion. Clerk Mertel called the roll with Aldermen Ballard, Tieman, Payton, Edgcomb, Sapienza, O'Sadnick, Lukosus and Moreno voting aye. Motion carried.

**PROCLAMATIONS**

**UNFINISHED BUSINESS**

**NEW BUSINESS**

Alderman Tieman made a motion to authorize the Human Resources Director to seek applicants for the position of part-time Meter Reader/Office Assistant. Alderman Sapienza seconded the motion. Clerk Mertel called the roll with Aldermen Ballard, Tieman, Payton, Edgcomb, Sapienza, O'Sadnick, Lukosus and Moreno voting aye. Motion carried.

**PETITIONS AND COMMUNICATIONS**

Clerk Mertel presented a communication from VITAS Healthcare requesting permission to hold the annual Butterfly Release event at Baker Lake on Saturday, June 20<sup>th</sup>. Alderman Ballard made a motion the communication be received, placed on file and permission granted. Alderman Tieman seconded the motion. Motion carried.

**MAYOR'S NOTES**

Mayor Kolowski thanked the Electric, Fire, Police, and Public Works Departments along with the City Clerk's Office for their efforts regarding a semi striking a pole on January 23<sup>rd</sup> that led days long repairs. Electric Operations Manager Kevin Minnick reported crews needed to be very careful with the restoration of the poles and wires while working in the extreme cold. Mr. Minnick noted the Electric Department crew worked with no injuries or damage to equipment. Mr. Minnick stated that every lineman should be commended.

**PUBLIC COMMENT**

**CLOSED SESSION**

**ADJOURNMENT**

Alderman Payton made a motion that the meeting be adjourned. Alderman Lukosus seconded the motion and motion carried. The meeting was adjourned at 7:22 p.m.

City of Peru Disbursements to be Paid 02/11/2026
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FUND	FUND NAME		
10	General Fund	\$	450,184.40
15	Insurance Fund	\$	157,177.36
21	Garbage Fund	\$	81,148.69
29-35	TIF Funds	\$	383,464.97
60	Utility Fund	\$	596,886.07
85	Airport Fund	\$	1,112.80
		\$	<u>1,669,974.29</u>

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
CCMSI	10 -4-00-56-3541	SMALL OVERPYMNT	2,462.84	GENERAL	NA	WCOMP REIMBURSEMENT
MCS ADVERTISING	10 -5-12-56500	PAPER DEATH VITAL RECORDS	4,428.00	GENERAL	CLERK'S OFFICE	VITAL RECORDS
IL DEPT OF PUBLIC HEALT	10 -5-12-56500	DEATH CERT COPIES	1,240.00	GENERAL	CLERK'S OFFICE	VITAL RECORDS
DRESBACH DIST CO	10 -5-12-65200	SUPPLIES	109.95	GENERAL	CLERK'S OFFICE	OPERATING SUPPLIES
MENARDS	10 -5-12-92900	MICROWAVE	30.83	GENERAL	CLERK'S OFFICE	MISCELLANEOUS EXP
DUNCAN & BRANDT	10 -5-14-54950	ADJ HEARING JAN26	166.66	GENERAL	CITY ENGINEER	ADM HEARING EXP
CITYBLUE TECHNOLOGIES,	10 -5-14-65200	TONER	340.35	GENERAL	CITY ENGINEER	OPERATING SUPPLIES
AMAZON CAPITAL SERVICES	10 -5-14-65200	OFFICE SUPPLIES	289.19	GENERAL	CITY ENGINEER	OPERATING SUPPLIES
US BANK VOYAGER FLEET S	10 -5-14-65500	JAN26 FUEL-ENGINEER	214.19	GENERAL	CITY ENGINEER	FUEL & OIL VEHICLES
PERU VOLUNTEER AMBULANC	10 -5-15-52802	FEB26 SVCS	7,128.83	GENERAL	ADMINISTRATIVE	AMBULANCE CONTRACT
CHAPMAN AND CUTLER LLP	10 -5-15-53000	BOND SERVICE FEES	500.00	GENERAL	ADMINISTRATIVE	AUDITING SERVICE
US BANK VOYAGER FLEET S	10 -5-15-53500	INACTIVE CARD FEE	4.00	GENERAL	ADMINISTRATIVE	BANK FEES/SERVICE CHARGES
DUNCAN & BRANDT	10 -5-15-54950	ADJ HEARING JAN26	166.67	GENERAL	ADMINISTRATIVE	ADM HEARING EXP
COMCAST BUSINESS CABLE/	10 -5-15-56100	CH INTERNET TO 3/9	152.95	GENERAL	ADMINISTRATIVE	TELEPHONE/INTERNET/CABLE
LASALLE PUBLISHING	10 -5-15-56200	JAN26 ADS	1,047.00	GENERAL	ADMINISTRATIVE	PUBLISHING/ADVERTISING
QUADIENT INC	10 -5-15-56400	QTRLY LEASE	386.51	GENERAL	ADMINISTRATIVE	MAINTENANCE AGREEMENTS
MAUTINO DIST CO INC	10 -5-15-65200	JAN26 COOLER RENTAL	33.00	GENERAL	ADMINISTRATIVE	OPERATING SUPPLIES
MCS ADVERTISING	10 -5-15-91000	ECON DEV WEBSITE FEB26	1,000.00	GENERAL	ADMINISTRATIVE	ECONOMIC DEVELOPMENT
LP ART CLUB	10 -5-15-94000	DONATION	500.00	GENERAL	ADMINISTRATIVE	DONATIONS
GALLS, AN ARAMARK CO. L	10 -5-16-47100	RAYMOND CA	70.00	GENERAL	POLICE	CLOTHING ALLOWANCE
JCM UNIFORMS INC	10 -5-16-47100	ANDERSON CA	285.90	GENERAL	POLICE	CLOTHING ALLOWANCE
RAY O'HERRON CO., INC	10 -5-16-47110	VESTS/CARRIERS	4,924.00	GENERAL	POLICE	OTHER UNIFORM
RAY O'HERRON CO., INC	10 -5-16-47110	SKOWRONSKI UNIF	1,042.64	GENERAL	POLICE	OTHER UNIFORM
HAWK NISSAN OF PERU	10 -5-16-51300	PPD11 MNTNCE	81.14	GENERAL	POLICE	R&M/VEHICLES
SCHIMMER INC	10-4-00-56-3650	PPD47 CM CORRECTION	300.00	GENERAL	POLICE	SALE OF CITY PROPERTY
SCHIMMER INC	10 -5-16-51300	PPD48 MNTNCE	98.39	GENERAL	POLICE	R&M/VEHICLES
SCHIMMER INC	10 -5-16-51300	PPD23 MNTNCE	268.45	GENERAL	POLICE	R&M/VEHICLES
SCHIMMER INC	10 -5-16-51300	PPD49 MNTNCE	2,503.06	GENERAL	POLICE	R&M/VEHICLES
PRESCOTT BROS INC	10 -5-16-51300	PPD45 MNTNCE	994.80	GENERAL	POLICE	R&M/VEHICLES
BEARD BROTHERS INC	10 -5-16-51300	PPD34 MNTNCE	853.00	GENERAL	POLICE	R&M/VEHICLES
DUNCAN & BRANDT	10 -5-16-54950	ADJ HEARING JAN26	166.67	GENERAL	POLICE	ADM HEARING EXP
VERIZON WIRELESS	10 -5-16-56100	POLC WIRELESS TO 1/20	1,314.51	GENERAL	POLICE	TELEPHONE/INTERNET/CABLE
MARCO TECHNOLOGIES LLC	10 -5-16-56400	POLC MAINT 2/26	1,302.92	GENERAL	POLICE	MAINTENANCE AGREEMENTS
SALTUS TECHNOLOGIES	10 -5-16-59900	DIGITICKET-OCT	1,747.50	GENERAL	POLICE	CONTRACTUAL SERVICE
SALTUS TECHNOLOGIES	10 -5-16-59900	DIGITICKET-NOV	1,747.50	GENERAL	POLICE	CONTRACTUAL SERVICE
911 NURD LLC	10 -5-16-59900	CAD/RMS CONSULTING	7,168.00	GENERAL	POLICE	CONTRACTUAL SERVICE
ONSOLVE, LLC	10 -5-16-59910	ANNUAL CODE RED (offset by billing)	15,000.00	GENERAL	POLICE	CODE RED SERVICES
DEBO ACE HARDWARE	10 -5-16-65200	SUPPLIES	7.98	GENERAL	POLICE	OPERATING SUPPLIES

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
ILLINOIS TOLLWAY	10 -5-16-65200	POLC TOLL	0.95	GENERAL	POLICE	OPERATING SUPPLIES
IL VALLEY DOCUMENT DEST	10 -5-16-65200	RECORDS DESTRUCTION	210.00	GENERAL	POLICE	OPERATING SUPPLIES
ARROWHEAD FORENSICS	10 -5-16-65200	DRUG TEST KIT	79.10	GENERAL	POLICE	OPERATING SUPPLIES
US BANK VOYAGER FLEET S	10 -5-16-65500	JAN26 FUEL-POLICE	3,568.19	GENERAL	POLICE	FUEL & OIL VEHICLES
TRANSUNION RISK AND ALT	10 -5-16-68400	TLO	100.00	GENERAL	POLICE	COMPUTER SOFTWARE
HYVEE	10 -5-16-92900	JAN26 STMT-POLC	67.84	GENERAL	POLICE	MISCELLANEOUS EXPENSE
CHAPMAN'S MECHANICAL	10 -5-17-51100	FIRE PLUMBING SVC	1,853.00	GENERAL	FIRE	R&M/BUILDINGS
FIRE SERVICE INC.	10 -5-17-51300	311 MNTNCE	177.09	GENERAL	FIRE	R&M/VEHICLES
VERIZON WIRELESS	10 -5-17-56100	FIRE WIRELESS TO 1/20	180.05	GENERAL	FIRE	TELEPHONE/INTERNET/CABLE
COMCAST CABLE	10 -5-17-56100	FEB26 CABLE	107.90	GENERAL	FIRE	TELEPHONE/INTERNET/CABLE
CINTAS CORP #396	10 -5-17-59900	CITY HALL/FIRE MATS	40.66	GENERAL	FIRE	CONTRACTUAL SERVICE
CINTAS CORP #396	10 -5-17-59900	CITY HALL/FIRE MATS	40.66	GENERAL	FIRE	CONTRACTUAL SERVICE
REPUBLIC SERVICES #792	10 -5-17-59900	BOAT RAMP/FIRE WASTE CONTAINER	80.33	GENERAL	FIRE	CONTRACTUAL SERVICE
DEBO ACE HARDWARE	10 -5-17-65200	SUPPLIES	313.06	GENERAL	FIRE	OPERATING SUPPLIES
HALM'S MOTOR SERVICE	10 -5-17-65200	LIGHT BULB	10.99	GENERAL	FIRE	OPERATING SUPPLIES
HINCKLEY SPRINGS	10 -5-17-65200	FIRE-WATER SVC	90.44	GENERAL	FIRE	OPERATING SUPPLIES
US BANK VOYAGER FLEET S	10 -5-17-65500	JAN26 FUEL-FIRE	1,183.87	GENERAL	FIRE	FUEL & OIL VEHICLES
MARTIN EQUIPMENT OF IL	10 -5-19-51200	PARTS	164.67	GENERAL	STREET	R&M/EQUIPMENT
KING TIRE	10 -5-19-51300	TIRES	162.50	GENERAL	STREET	R&M/VEHICLES
NAPA AUTO PARTS	10 -5-19-51300	DIESEL FUEL ADDITIVE	334.80	GENERAL	STREET	R&M/VEHICLES
MIDWEST WHEEL COMPANIES	10 -5-19-51300	LIGHT	146.38	GENERAL	STREET	R&M/VEHICLES
T & T HYDRAULICS	10 -5-19-51300	VAC TRUCK	13.48	GENERAL	STREET	R&M/VEHICLES
LAKESIDE INTERNATIONAL	10 -5-19-51300	D312 MNTNCE	340.62	GENERAL	STREET	R&M/VEHICLES
LAKESIDE INTERNATIONAL	10 -5-19-51300	D318 MNTNCE	824.58	GENERAL	STREET	R&M/VEHICLES
IL VALLEY EXCAVATING IN	10 -5-19-51400	REMOVE GUARD RAIL	7,508.50	GENERAL	STREET	R&M/STREETS
IL VALLEY EXCAVATING IN	10 -5-19-51400	INSTALL GUARD RAIL	3,229.00	GENERAL	STREET	R&M/STREETS
COMCAST BUSINESS CABLE/	10 -5-19-56100	PW CABLE/PHONE TO 2/15	147.03	GENERAL	STREET	TELEPHONE/INTERNET/CABLE
COMCAST	10 -5-19-56100	PW FEB26 PHONE	619.20	GENERAL	STREET	TELEPHONE/INTERNET/CABLE
NAPA AUTO PARTS	10 -5-19-61300	S109 MNTNCE	407.57	GENERAL	STREET	SALT
MORTON SALT	10 -5-19-61300	ROAD SALT	19,201.45	GENERAL	STREET	SALT
MORTON SALT	10 -5-19-61300	ROAD SALT	31,531.32	GENERAL	STREET	SALT
DEBO ACE HARDWARE	10 -5-19-65200	SUPPLIES	18.99	GENERAL	STREET	OPERATING SUPPLIES
AMAZON CAPITAL SERVICES	10 -5-19-65200	OFFICE SUPPLIES	215.68	GENERAL	STREET	OPERATING SUPPLIES
US BANK VOYAGER FLEET S	10 -5-19-65500	JAN26 FUEL-STREETS	867.50	GENERAL	STREET	FUEL & OIL VEHICLES
ARNESON OIL COMPANY	10 -5-19-65500	DIESEL FUEL	1,271.52	GENERAL	STREET	FUEL & OIL VEHICLES
DEERE CREDIT INC	10 -5-19-72370	030-0075865-000 PAY 41	81.67	GENERAL	STREET	INT-JOHN DEERE CREDIT
DEERE CREDIT INC	10 -5-19-72370	030-0075957-000/PAY 43	25.64	GENERAL	STREET	INT-JOHN DEERE CREDIT
DEERE CREDIT INC	10 -5-19-72370	030-0076061-000/PAY 39	62.00	GENERAL	STREET	INT-JOHN DEERE CREDIT

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
DEERE CREDIT INC	10 -5-19-88400	030-0075865-000/PAY 41	1,469.36	GENERAL	STREET	NEW EQUIPMENT/VEHICLES
DEERE CREDIT INC	10 -5-19-88400	030-0075957-000/PAY 43	513.83	GENERAL	STREET	NEW EQUIPMENT/VEHICLES
DEERE CREDIT INC	10 -5-19-88400	030-0076061-000/PAY 39	1,011.19	GENERAL	STREET	NEW EQUIPMENT/VEHICLES
CHAPMAN'S MECHANICAL	10 -5-22-51100	HVAC SERVICE	1,231.50	GENERAL	BUILDINGS & GROUNDS	R&M/BUILDINGS/STRUCTURES
IL VALLEY EXCAVATING IN	10 -5-22-51700	1410 8TH ST DEMOLITION	18,450.00	GENERAL	BUILDINGS & GROUNDS	R&M/GROUNDS
CINTAS CORP #396	10 -5-22-59900	CITY HALL/FIRE MATS	75.00	GENERAL	BUILDINGS & GROUNDS	CONTRACTUAL SERVICE
CINTAS CORP #396	10 -5-22-59900	CITY HALL/FIRE MATS	75.00	GENERAL	BUILDINGS & GROUNDS	CONTRACTUAL SERVICE
REPUBLIC SERVICES #792	10 -5-22-59900	BOAT RAMP/FIRE WASTE CONTAINER	189.06	GENERAL	BUILDINGS & GROUNDS	CONTRACTUAL SERVICE
OVERHEAD DOOR CO	10 -5-23-51100	ICE HOUSE DOOR MNTNCE	1,090.00	GENERAL	PARKS	R&M/BUILDINGS/STRUCTURES
LADD FARM MART	10 -5-23-51200	TRACTOR WEIGHT	696.37	GENERAL	PARKS	R&M/EQUIPMENT
LADD FARM MART	10 -5-23-51200	SPREADER	366.56	GENERAL	PARKS	R&M/EQUIPMENT
DEBO ACE HARDWARE	10 -5-23-65200	SUPPLIES	469.13	GENERAL	PARKS	OPERATING SUPPLIES
SMITH'S SALES & SERVICE	10 -5-23-65200	CHAINS	54.00	GENERAL	PARKS	OPERATING SUPPLIES
SMITH'S SALES & SERVICE	10 -5-23-65200	OIL	9.50	GENERAL	PARKS	OPERATING SUPPLIES
FERRELLGAS	10 -5-23-65200	PROPANE	122.22	GENERAL	PARKS	OPERATING SUPPLIES
FERRELLGAS	10 -5-23-65200	PROPANE	166.10	GENERAL	PARKS	OPERATING SUPPLIES
LADD FARM MART	10 -5-23-65200	TRACTOR RPR	80.26	GENERAL	PARKS	OPERATING SUPPLIES
SAPP BROS TRUCK STOPS I	10 -5-23-65500	FUEL	1,153.98	GENERAL	PARKS	FUEL & OIL VEHICLES
GRAINCO FS INC	10 -5-23-65500	DIESEL EXHAUST FLUID	383.52	GENERAL	PARKS	FUEL & OIL VEHICLES
HALM'S MOTOR SERVICE	10 -5-24-51300	LIGHT BAR	149.99	GENERAL	CEMETERY	R&M/VEHICLES
CINTAS CORPORATION	10 -5-24-59900	CMTRY EYEWASH STN	130.00	GENERAL	CEMETERY	CONTRACTUAL SERVICE
DEBO ACE HARDWARE	10 -5-24-65200	SUPPLIES	42.95	GENERAL	CEMETERY	OPERATING SUPPLIES
AIRGAS USA, LLC-NORTH D	10 -5-24-65200	PROPANE	57.06	GENERAL	CEMETERY	OPERATING SUPPLIES
US BANK VOYAGER FLEET S	10 -5-27-65500	JAN26 FUEL-IT	79.55	GENERAL	IT	FUEL & OIL VEHICLES
AMAZON CAPITAL SERVICES	10 -5-29-65200	OFFICE SUPPLIES	113.94	GENERAL	HR HEALTH&WELLNESS	OPERATING SUPPLIES
REPUBLIC SERVICES #792	21 -5-90-57060	FEB26 SCAVENGER	81,148.69	GARBAGE	OPERATING EXPENSES	SCAVENGER CONTRACT
THE ECONOMIC DEV GROUP,	29 -5-90-53400	INP PK TIF2 2ND 1/2 25 FEES	11,500.01	PERU INDUSTRIAL PARK	OPERATING EXPENSES	ADMIN/PROF FEES
JACOB & KLEIN, LTD	29 -5-90-53400	IND PRK TIF2 2ND 1/2 25 FEES	2,505.20	PERU INDUSTRIAL PARK T	OPERATING EXPENSES	ADMIN/PROF FEES
LASALLE CO TREASURER	29 -5-90-92551	2024 TAX YR REIMB TIFII	39,326.22	PERU INDUSTRIAL PARK T	OPERATING EXPENSES	SCHOOL/GOVT REIMB
LASALLE CO TREASURER	29 -5-90-92551	2024 TAX YR REIMB TIFII ADMIN	760.00	PERU INDUSTRIAL PARK T	OPERATING EXPENSES	SCHOOL/GOVT REIMB
PERU ELEMENTARY SCHOOL	29 -5-90-92551	2024 TAX YR REIMB TIFII	5,331.59	PERU INDUSTRIAL PARK T	OPERATING EXPENSES	SCHOOL/GOVT REIMB
IL VALLEY COMM COLLEGE	29 -5-90-92551	2024 TAX YR REIMB TIFII	15,859.85	PERU INDUSTRIAL PARK T	OPERATING EXPENSES	SCHOOL/GOVT REIMB
DIMMICK CONSOLIDATED SC	29 -5-90-92551	2024 TAX YR TIF REIMB TIFII	83,064.37	PERU INDUSTRIAL PARK T	OPERATING EXPENSES	SCHOOL/GOVT REIMB
LP TWP HIGH SCHOOL DIST	29 -5-90-92551	2024 TAX YR REIMB TIFII	66,711.94	PERU INDUSTRIAL PARK T	OPERATING EXPENSES	SCHOOL/GOVT REIMB
THE ECONOMIC DEV GROUP,	30 -5-90-53400	N COMM TIF3 2ND 1/2 25 FEES	6,567.25	NORTH PERU TIF	OPERATING EXPENSES	ADMIN/PROF FEES
JACOB & KLEIN, LTD	30 -5-90-53400	N COM TIF3 2ND 1/2 25 FEES	1,322.00	NORTH PERU TIF	OPERATING EXPENSES	ADMIN/PROF FEES
LASALLE CO TREASURER	30 -5-90-92551	2024 TAX YR REIMB TIFIII	19,764.94	NORTH PERU TIF	OPERATING EXPENSES	SCHOOL/GOVT REIMB
PERU ELEMENTARY SCHOOL	30 -5-90-92551	2024 TAX YR REIMB TIFIII	5,418.08	NORTH PERU TIF	OPERATING EXPENSES	SCHOOL/GOVT REIMB

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
IL VALLEY COMM COLLEGE	30 -5-90-92551	2024 TAX YR REIMB TIFIII	9,997.76	NORTH PERU TIF	OPERATING EXPENSES	SCHOOL/GOVT REIMB
DIMMICK CONSOLIDATED SC	30 -5-90-92551	2024 TAX YR TIF REIMB TIFIII	23,627.97	NORTH PERU TIF	OPERATING EXPENSES	SCHOOL/GOVT REIMB
LP TWP HIGH SCHOOL DIST	30 -5-90-92551	2024 TAX YR REIMB TIFIII	11,087.69	NORTH PERU TIF	OPERATING EXPENSES	SCHOOL/GOVT REIMB
THE ECONOMIC DEV GROUP,	31 -5-90-53400	DWNTWN TIF4 4TH QTR FEES	7,373.80	DOWNTOWN TIF	OPERATING EXPENSES	LEGAL/PROF FEES
JACOB & KLEIN, LTD	31 -5-90-53400	DWNTWN TIF4 4TH QTR FEES	1,593.00	DOWNTOWN TIF	OPERATING EXPENSES	LEGAL/PROF FEES
LASALLE CO TREASURER	31 -5-90-92551	2024 TAX YR REIMB TIFIV	12,973.17	DOWNTOWN TIF	OPERATING EXPENSES	SCHOOL/GOVT REIMB
LASALLE CO TREASURER	31 -5-90-92551	2024 TAX YR REIMB TIFIV ADMIN	9,240.00	DOWNTOWN TIF	OPERATING EXPENSES	SCHOOL/GOVT REIMB
IL VALLEY COMM COLLEGE	31 -5-90-92551	2024 TAX YR REIMB TIFIV	10,258.63	DOWNTOWN TIF	OPERATING EXPENSES	SCHOOL/GOVT REIMB
LP TWP HIGH SCHOOL DIST	31 -5-90-92551	2024 TAX YR REIMB TIFIV	25,000.00	DOWNTOWN TIF	OPERATING EXPENSES	SCHOOL/GOVT REIMB
THE ECONOMIC DEV GROUP,	32 -5-90-53400	MALL TIF5 4TH QTR FEES	2,211.60	PERU MALL TIF	OPERATING EXPENSES	LEGAL/PROF FEES
JACOB & KLEIN, LTD	32 -5-90-53400	MALL TIF5 4TH QTR FEES	302.90	PERU MALL TIF	OPERATING EXPENSES	LEGAL/PROF FEES
THE ECONOMIC DEV GROUP,	33 -5-90-53400	MVP TIF6 4TH QTR FEES	7,966.30	MVP TIF	OPERATING EXPENSES	LEGAL/PROF FEES
JACOB & KLEIN, LTD	33 -5-90-53400	MVP TIF6 4TH QTR FEES	1,737.20	MVP TIF	OPERATING EXPENSES	LEGAL/PROF FEES
THE ECONOMIC DEV GROUP,	34 -5-90-53400	MINT TIF7 4TH QTR FEES	1,588.50	NEXUS TIF	OPERATING EXPENSES	LEGAL/PROF FEES
JACOB & KLEIN, LTD	34 -5-90-53400	MINT TIF7 4TH QTR FEES	375.00	NEXUS TIF	OPERATING EXPENSES	LEGAL/PROF FEES
CHICAGO TITLE & TRUST C	60 -14900	11-33-423-000 BALNC	11,525.09	UTILITY	NA	LAND
DEERE CREDIT INC	60 -20340	030-0075866-000/PAY 41	1,443.72	UTILITY	NA	LEASE PURCHASE PAYABLE
DEERE CREDIT INC	60 -20340	030-0076055-000/PAY 39	1,011.19	UTILITY	NA	LEASE PURCHASE PAYABLE
LETTERKRAFT PRINTERS	60 -5-12-65200	STATEMENT PREPRINTS FEB-APR	616.20	UTILITY	CLERK'S OFFICE	OPERATING SUPPLIES
LETTERKRAFT PRINTERS	60 -5-12-65200	ENVELOPES FEB-APR	992.50	UTILITY	CLERK'S OFFICE	OPERATING SUPPLIES
IMUA-IL MUNICIPAL UTILI	60 -5-15-55500	TVPPA UNIT 2-SHEVLIN	661.50	UTILITY	ADMINISTRATIVE	EDUCATION/MEETINGS
APPLIED SYSTEMS ENGINEE	60 -5-15-56400	SFTWR MNNTNC 2026	809.00	UTILITY	ADMINISTRATIVE	MAINTENANCE AGREEMENTS
CSU PRODUCER RESOURCES	60 -5-15-59200	2026 RR LIABILITY	4,437.00	UTILITY	ADMINISTRATIVE	LIABILITY INSURANCE
CINTAS CORP #396	60 -5-15-59900	PW MATS/SUPPL	96.60	UTILITY	ADMINISTRATIVE	CONTRACTUAL SERVICES
CINTAS CORP #396	60 -5-15-59900	ELEC MATS/SUPPL	123.77	UTILITY	ADMINISTRATIVE	CONTRACTUAL SERVICES
MPOWER TECHNOLOGIES, IN	60 -5-15-59900	ANN SFTWRE MNTNCE	7,200.00	UTILITY	ADMINISTRATIVE	CONTRACTUAL SERVICES
AMAZON CAPITAL SERVICES	60 -5-15-65200	STORAGE BINS	28.96	UTILITY	ADMINISTRATIVE	OPERATING SUPPLIES
AMAZON CAPITAL SERVICES	60 -5-15-65200	OFFICE SUPPLIES	412.46	UTILITY	ADMINISTRATIVE	OPERATING SUPPLIES
BRENT MARTIN	60 -5-15-92900	EMPL BFAS RE ACCIDENT	58.02	UTILITY	ADMINISTRATIVE	MISCELLANEOUS
KEVIN MINNICK	60 -5-15-92900	HYDRO LUNCH	49.76	UTILITY	ADMINISTRATIVE	MISCELLANEOUS
ALLISON FUSINATTO	60 -5-15-92900	DRINKS RE ACCIDENT	23.70	UTILITY	ADMINISTRATIVE	MISCELLANEOUS
ALLISON FUSINATTO	60 -5-15-92900	EMPL LUNCH RE ACCIDENT	139.26	UTILITY	ADMINISTRATIVE	MISCELLANEOUS
GENERAL FUND	60 -5-15-99200	FEB26 FRANCHISE FEE	149,420.27	UTILITY	ADMINISTRATIVE	FRANCHISE FEE
GENERAL FUND	60 -5-15-99200	JAN26 FRANCHISE FEE ADJ	44,463.47	UTILITY	ADMINISTRATIVE	FRANCHISE FEE
MENARDS	60 -5-61-51200	SUPPLIES	297.48	UTILITY	POWER & GENERATION	R&M/EQUIPMENT
HALM'S MOTOR SERVICE	60 -5-61-65200	2 FLOOR SQUEGE	71.98	UTILITY	POWER & GENERATION	OPERATING SUPPLIES
IL VALLEY PADS	60 -5-61-65200	RAGS	60.00	UTILITY	POWER & GENERATION	OPERATING SUPPLIES
SAPP BROS TRUCK STOPS I	60 -5-61-65600	FUEL FOR GENSETS	19,907.57	UTILITY	POWER & GENERATION	FUEL OIL

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
SAPP BROS TRUCK STOPS I	60 -5-61-65600	FUEL FOR GENSETS	380.67	UTILITY	POWER & GENERATION	FUEL OIL
MICHLIG ENERGY LTD	60 -5-61-65600	FUEL FOR GENSETS	15,702.33	UTILITY	POWER & GENERATION	FUEL OIL
TALLMAN EQUIPMENT CO	60 -5-62-51200	TRANSFORMER MNTNCE	917.75	UTILITY	DISTRIBUTION SYSTEM	R&M/EQUIPMENT
ECHO ELECTRIC	60 -5-62-51290	NUT DRIVER SET	74.31	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
TALLMAN EQUIPMENT CO	60 -5-62-51290	INSULATING SLEEVE	666.11	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
ANIXTER INC	60 -5-62-52960	100 METERS MODULE SENTINEL	19,500.00	UTILITY	DISTRIBUTION SYSTEM	R&M METERS/NEW METERS
ANIXTER INC	60 -5-62-52960	DISTR SUPPLIES	319.89	UTILITY	DISTRIBUTION SYSTEM	R&M METERS/NEW METERS
DEBO ACE HARDWARE	60 -5-62-65200	SUPPLIES	1,508.38	UTILITY	DISTRIBUTION SYSTEM	OPERATING SUPPLIES
MENARDS	60 -5-62-65200	SUPPLIES RETURN	(7.64)	UTILITY	DISTRIBUTION SYSTEM	OPERATING SUPPLIES
MENARDS	60 -5-62-65200	E106 JUMPER CABLES	24.99	UTILITY	DISTRIBUTION SYSTEM	OPERATING SUPPLIES
MENARDS	60 -5-62-65200	LADDER/LEVEL/SUPPLIES	101.11	UTILITY	DISTRIBUTION SYSTEM	OPERATING SUPPLIES
MENARDS	60 -5-62-65200	E203 SUPPLIES	14.86	UTILITY	DISTRIBUTION SYSTEM	OPERATING SUPPLIES
MENARDS	60 -5-62-65200	E203 SUPPLIES	34.99	UTILITY	DISTRIBUTION SYSTEM	OPERATING SUPPLIES
SMITH'S SALES & SERVICE	60 -5-62-65200	MOTOMIX	176.00	UTILITY	DISTRIBUTION SYSTEM	OPERATING SUPPLIES
SMITH'S SALES & SERVICE	60 -5-62-65200	CHAINS	36.00	UTILITY	DISTRIBUTION SYSTEM	OPERATING SUPPLIES
AMAZON CAPITAL SERVICES	60 -5-62-65200	CABLE CUTTER	299.99	UTILITY	DISTRIBUTION SYSTEM	OPERATING SUPPLIES
AMAZON CAPITAL SERVICES	60 -5-62-65200	STRAPS	12.34	UTILITY	DISTRIBUTION SYSTEM	OPERATING SUPPLIES
DRK ENTERPRISES	60 -5-63-51200	LED LIGHTING	2,219.95	UTILITY	STREET LIGHTING	R&M/EQUIPMENT
MACHINERY MAINTENANCE I	60 -5-64-51200	RPLC BEARINGS & SEALS ON SHAFT	8,167.52	UTILITY	HYDROELECTRIC PLANT	R&M/EQUIPMENT
TEST INC.	60 -5-64-51200	HYDRO TEST	16.00	UTILITY	HYDROELECTRIC PLANT	R&M/EQUIPMENT
TOEDTER OIL CO INC	60 -5-64-51200	DRUM DEPOSIT	(100.00)	UTILITY	HYDROELECTRIC PLANT	R&M/EQUIPMENT
TOEDTER OIL CO INC	60 -5-64-51200	COUPLING GREASE	258.16	UTILITY	HYDROELECTRIC PLANT	R&M/EQUIPMENT
TOEDTER OIL CO INC	60 -5-64-51200	DRUM OIL	1,136.00	UTILITY	HYDROELECTRIC PLANT	R&M/EQUIPMENT
MICHLIG ENERGY LTD	60 -5-64-51200	MOBIL GEAR XP 150	1,357.62	UTILITY	HYDROELECTRIC PLANT	R&M/EQUIPMENT
DEBO ACE HARDWARE	60 -5-64-65200	SUPPLIES	208.82	UTILITY	HYDROELECTRIC PLANT	OPERATING SUPPLIES
TOEDTER OIL CO INC	60 -5-64-65200	KEROSENE	303.72	UTILITY	HYDROELECTRIC PLANT	OPERATING SUPPLIES
IL VALLEY EXCAVATING IN	60 -5-72-51100	EXCVTN WORK WATER TOWER	9,665.00	UTILITY	WTP/WWTP	R&M BUILDINGS
ON SITE REPAIR SERVICES	60 -5-72-51200	WWTP #2 BLOWER	2,316.58	UTILITY	WTP/WWTP	R&M EQUIPMENT
IL VALLEY EXCAVATING IN	60 -5-72-51200	WWTP VACTOR SVCS	8,613.95	UTILITY	WTP/WWTP	R&M EQUIPMENT
CENTRAL MILLWRIGHT SERV	60 -5-72-51200	WWTP PIPE REPAIRS	1,983.52	UTILITY	WTP/WWTP	R&M EQUIPMENT
TEST INC.	60 -5-72-52804	WATER & WWTP CONTRACT	23,681.61	UTILITY	WTP/WWTP	WS/WWTP SERVICE CONTRACT
TEST INC.	60 -5-72-53850	PPG PT ANALYSIS	654.00	UTILITY	WTP/WWTP	ANALYSIS PRETREATMENT
AIRGAS USA, LLC-NORTH D	60 -5-72-59310	CYLINDER LEASES	801.47	UTILITY	WTP/WWTP	EQUIPMENT RENTAL
REPUBLIC SERVICES #792	60 -5-72-59900	WWTP WASTE CONTAINER	16,573.25	UTILITY	WTP/WWTP	CONTRACTUAL SERVICE
MIDWEST SALT	60 -5-72-61300	SALT	3,431.54	UTILITY	WTP/WWTP	SALT
MIDWEST SALT	60 -5-72-61300	SALT	3,639.00	UTILITY	WTP/WWTP	SALT
MIDWEST SALT	60 -5-72-61300	SALT	3,610.50	UTILITY	WTP/WWTP	SALT
MIDWEST SALT	60 -5-72-61300	SALT	3,708.00	UTILITY	WTP/WWTP	SALT

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
MIDWEST SALT	60 -5-72-61300	SALT	3,570.00	UTILITY	WTP/WWTP	SALT
AQUA SMART INC.	60 -5-72-62000	CORROSION INHIBITOR	12,210.80	UTILITY	WTP/WWTP	CHEMICALS FOR TREATMENT
HAWKINS, INC	60 -5-72-62000	AZONE	2,292.90	UTILITY	WTP/WWTP	CHEMICALS FOR TREATMENT
DEBO ACE HARDWARE	60 -5-72-65200	SUPPLIES	399.88	UTILITY	WTP/WWTP	OPERATING SUPPLIES
STANDARD EQUIPMENT CO	60 -5-73-51200	ELBOW WELMENT	3,704.75	UTILITY	WATER DISTRIBUTION	R&M EQUIPMENT
IL VALLEY EXCAVATING IN	60 -5-73-51520	MAY RD VACTOR SVCS	2,580.00	UTILITY	WATER DISTRIBUTION	R&M/WATER MAINS
FERGUSON WATERWORKS	60 -5-73-51520	GASKETS	59.33	UTILITY	WATER DISTRIBUTION	R&M/WATER MAINS
IL VALLEY EXCAVATING IN	60 -5-73-52000	14TH&FULTON MANHOLE RPR	1,160.00	UTILITY	WATER DISTRIBUTION	R&M SEWERS
IL VALLEY EXCAVATING IN	60 -5-73-52000	2730 BECKER MANHOLE REPAIR	1,992.85	UTILITY	WATER DISTRIBUTION	R&M SEWERS
IL VALLEY EXCAVATING IN	60 -5-73-52000	WESTCLOX&12TH STRM SWR RPR	9,860.52	UTILITY	WATER DISTRIBUTION	R&M SEWERS
IL VALLEY EXCAVATING IN	60 -5-73-52000	WESTCLOX&12TH STRM SWR INSTALL	9,702.50	UTILITY	WATER DISTRIBUTION	R&M SEWERS
IL VALLEY EXCAVATING IN	60 -5-73-52000	WESTCLOX&12TH SWR RPR	3,430.00	UTILITY	WATER DISTRIBUTION	R&M SEWERS
DEBO ACE HARDWARE	60 -5-73-65200	SUPPLIES	28.94	UTILITY	WATER DISTRIBUTION	OPERATING SUPPLIES
MENARDS	60 -5-73-65200	SUPPLIES	30.46	UTILITY	WATER DISTRIBUTION	OPERATING SUPPLIES
AMAZON CAPITAL SERVICES	60 -5-73-65210	URBANC SAFETY	329.95	UTILITY	WATER DISTRIBUTION	SAFETY SUPPLIES
CIT TRUCKS-PERU 2650	60 -5-75-51300	POLY SEALS/MUDFLAPS RETURN	(21.96)	UTILITY	TRUCKS & VEHICLES	R&M/VEHICLES
CIT TRUCKS-PERU 2650	60 -5-75-51300	MUDFLAP	23.98	UTILITY	TRUCKS & VEHICLES	R&M/VEHICLES
CIT TRUCKS-PERU 2650	60 -5-75-51300	E302 MNTNCE	993.05	UTILITY	TRUCKS & VEHICLES	R&M/VEHICLES
HALM'S MOTOR SERVICE	60 -5-75-51300	LIGHT BULB	11.99	UTILITY	TRUCKS & VEHICLES	R&M/VEHICLES
HALM'S MOTOR SERVICE	60 -5-75-51300	SEAL BEAM	15.98	UTILITY	TRUCKS & VEHICLES	R&M/VEHICLES
US BANK VOYAGER FLEET S	60 -5-75-65500	JAN26 FUEL-ELEC	1,726.93	UTILITY	TRUCKS & VEHICLES	FUEL & OIL VEHICLES
US BANK VOYAGER FLEET S	60 -5-75-65500	JAN26 FUEL-WTR	992.30	UTILITY	TRUCKS & VEHICLES	FUEL & OIL VEHICLES
DEERE CREDIT INC	60 -5-76-72370	030-0075866-000/PAY 41	80.25	UTILITY	BOND & INTEREST	INT-MERCH CAP RESOURC
DEERE CREDIT INC	60 -5-76-72370	030-0076055-000/PAY 39	62.00	UTILITY	BOND & INTEREST	INT-MERCH CAP RESOURC
IL VALLEY EXCAVATING IN	60 -5-77-88408	EXCAVATION WORK	5,650.50	UTILITY	PLANT & EQUIPMENT	NEW WM (RT 6) 4TH ST
FLETCHER-REINHARDT COMP	60 -5-77-88435	EAKAS SUPPL	870.10	UTILITY	PLANT & EQUIPMENT	EAKAS EXPANSN ELEC
FLETCHER-REINHARDT COMP	60 -5-77-88435	CROSSARM	1,381.00	UTILITY	PLANT & EQUIPMENT	EAKAS EXPANSN ELEC
ACRISURE MIDWEST PARTNE	85 -5-90-59100	STORAGE TANK BOND	400.00	AIRPORT	OPERATING EXPENSES	GENERAL INSURANCE
IL OIL MARKETING EQUIP	85 -5-90-59900	ANN COMPLIANCE	712.80	AIRPORT	OPERATING EXPENSES	CONTRACTUAL SERVICE
<b>Total Accts Payable Disbursements</b>			<b>1,068,258.98</b>			

# City of Peru Payroll Totals

<b>GENERAL FUND</b>	<b>Payroll</b>
10 ELECTED OFFICIALS	4,138.01
12 CLERK'S OFFICE	2,766.26
14 ENGINEER	16,917.55
15 ADMINISTRATIVE	1,275.25
16 POLICE	127,484.48
17 FIRE	38,345.81
19 STREET	29,805.97
22 BUILDING & GROUNDS	805.22
23 PARKS	8,792.92
24 CEMETERY	6,660.22
25 CITY GARAGE	12,864.96
26 FINANCE	10,863.86
27 IT	10,908.11
28 CORP COUNSEL	7,442.80
29 HUMAN RESOURCES	7,577.25
10 TOTAL GENERAL FUND	<u><b>\$ 286,648.67</b></u>
<b>UTILITY FUND</b>	
12 CLERK'S OFFICE	6,973.54
15 ADMINISTRATIVE	3,296.86
61 POWER & GENERATION	20,137.19
62 DISTRIBUTION SYSTEM	79,705.89
73 WATER DISTRIBUTION	36,150.80
60 TOTAL UTILITY FUND	<u><b>\$ 146,264.28</b></u>
<b>TOTAL ALL PAYROLL EXPENSE</b>	<u><b>\$ 432,912.95</b></u>

**CITY OF PERU**  
**DISBURSEMENTS by WIRE FOR PAYMENT in JANUARY 2026**

**15 INSURANCE FUND**

<b>JAN INSURANCE PREMIUMS</b>	<b>\$ 145,519.06</b>
<b>JAN IPBC HRA/FSA</b>	<b>\$ 11,254.04</b>
<b>DEC IPBC ADMIN FEES</b>	<b>\$ 404.26</b>
	<b><u>\$ 157,177.36</u></b>

**60 UTILITY FUND**

<b>HEARTLAND BNK INT/RSRV</b>	<b>21 MNTHLY TRANS GO BOND</b>	<b>\$ 11,625.00</b>
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**TOTAL WIRES \$ 168,802.36**



Post Office Box 299  
Peru, Illinois 61354

February 5, 2026

Mayor Ken Kolowski,  
Peru City Clerk, and  
Aldermen of the City of Peru

**RE: Petition of Gustavo Rodriguez  
2302 1<sup>st</sup> Street, Peru, IL (PIN: 17-17-348-005)**

Gentlemen:

Pursuant to legal notice published in the News Tribune in the manner provided by law, the Planning/Zoning Commission of the City of Peru convened for a public hearing on Wednesday, February 4, 2026, at 5:00 p.m. in the City Municipal Building, 1901 Fourth Street, Peru, IL, to consider the Petition of Gustavo Rodriguez (“Petitioner”) concerning property commonly known as 2302 1<sup>st</sup> Street in the City of Peru, Illinois, legally described as follows:

LOT ONE (1) IN BLOCK EIGHTY-ONE (81) IN SMITH AND SKINKLE’S ADDITION OF THE CITY OF PERU, IN THE COUNTY OF LASALLE AND STATE OF ILLINOIS, EXCEPTING UNDERLYING COAL AND MINING RIGHTS.

PIN: 17-17-348-005 (“Property”)

Petitioner desires to construct a new 30’ x 30’ detached garage and fence upon the Property and seeks the following relief under the City’s Zoning Ordinance, to wit:

- (1) A variance to reduce the minimum side yard setback abutting Green Street for a fence from not less than 25’, as provided in Sections 6.03(b)(5) and 10.04(h)(2), to not less than 0’;
- (2) A Special Use pursuant to Section 10.04(c)(9) to allow non-decorative fencing, 4’ in height, in the front yard;
- (3) A variance to reduce the minimum front yard setback abutting 1<sup>st</sup> Street for a fence from not less than 25’, as provided in Sections 6.03(b)(5) and 10.04(h)(2), to not less than 4’;
- (4) A waiver from Section 6.01.1(d) to allow for garage doors which are commercial in appearance;
- (5) A variance to increase the allowable height for garage doors from not more than 8’, as provided in Section 6.01.1(f), to not more than 10’;
- (6) A variance pursuant to Section 6.01.3(f) to allow for metal exterior finish materials used on a detached garage; and
- (7) For such other and further relief deemed necessary or appropriate.

The Property is zoned R-3 Single-Family and Two-Family Residence District.

Planning/Zoning Commission Chairman Miller and Members Lucas, Jones, Grabowski, Brady, and Becker were all present at the hearing. Member Kalsto was absent.

Petitioner, Gustavo Rodriguez, appeared and was duly sworn. Mr. Rodriguez testified he has three dogs and would like to enclose the yard with a fence to keep them secured upon the Property. He also desires to construct a garage to park his trucks and for storage. He wants to construct a metal garage but does not know whether it is allowed here. Mr. Rodriguez said he designed the garage online, then the company ships it in prefabricated pieces to assemble on-site.

In response to questioning from Member Brady, Mr. Rodriguez testified there was no particular reason why the garage doors would need to be 10' tall. Petitioner's truck is a normal-sized pickup truck that would fit through an 8' door. Mr. Rodriguez said if he was not allowed to have 10' doors, he would not object.

In response to questioning from Chairman Miller, Mr. Rodriguez confirmed that the garage doors would be on the north side. Access would be from the existing driveway with an extension curving around to the doors.

Chairman Miller noted the Zoning Ordinance requires that exterior finish materials used on detached garages shall be consistent with, or complimentary to, the primary structure. The Chairman took issue with the proposed garage being a metal structure, stating it does not comport with the appearance of the surrounding residential neighborhood.

In response to questioning from Chairman Miller, Petitioner stated City staff advised him metal exterior finish materials may not be allowed and had already begun looking at alternatives.

Similarly, Chairman Miller noted the Planning/Zoning Commission typically frowns upon having commercial-looking garage doors in the middle of a residential neighborhood. Petitioner testified he understood and it is no problem to change the size and appearance of the garage doors. He was only looking at those doors because of cost; but understands those doors are more appropriate for business areas.

In response to questioning from City Corporation Counsel Schweickert, Mr. Rodriguez testified that he plans to use wood fencing materials instead of vinyl due to cost. Answering further, Rodriguez said he would install the wood fence along the south line of the Property adjacent to the neighbor's chain link fence. Unless he is not allowed, Petitioner would want a consistent fence enclosing the entire yard.

Chairman Miller stated the only issue is who takes care of the area between the two fences. Chairman Miller also noted that the proposed fence is not really a privacy fence, being only 4' tall, so why would you need a fence there if there with the neighbor's existing fence. Mr. Rodriguez recognized that he would need to leave at least one foot and that strip would be difficult to maintain. If he was not allowed, he would understand.

Member Brady said it is not his intent to cost Mr. Rodriguez more money, but he would like to see more residential appearing garage doors. Chairman Miller noted that could be a stipulation in the Planning/Zoning Commission's recommendation as has been done in the past.

Chairman Miller asked for public comment.

Richard Lagow, who lives immediately west of the Property, was in attendance. Mr. Lagow stated he was just trying to find out the facts and where everything was going to go. Mr. Lagow was offered a copy of Petitioner's submittal documents, including the site plan, but indicated he already had a copy and couldn't make sense of it. Mr. Lagow noted his home is close to the fence on the adjoining property line and, depending on where the garage was constructed, was concerned about stormwater discharging from the roof flooding his basement. Member Lucas noted that the drawings show the garage would be constructed 26' off the west Property line.

There were no further public comments or objections.

In response to further questioning from Chairman Miller, Mr. Rodriguez confirmed that the driveway extension to the garage would be concrete.

The Planning/Zoning Commission found that some of the requested relief will not alter the essential character of the locality; will not be detrimental or injurious to other properties in the area; will not impair an adequate supply of light or air to adjacent properties, or increase the danger of fire, or endanger the public safety, or diminish or impair property values and will not increase street congestion and, therefore, recommends that the City Council approve or deny the requested relief as follows:

- (1) [RECOMMENDATION: **APPROVE**] A variance to reduce the minimum side yard setback abutting Green Street for a fence from not less than 25', as provided in Sections 6.03(b)(5) and 10.04(h)(2), to not less than 0';
- (2) [RECOMMENDATION: **APPROVE**] A Special Use pursuant to Section 10.04(c)(9) to allow non-decorative fencing, 4' in height, in the front yard;
- (3) [RECOMMENDATION: **APPROVE**] A variance to reduce the minimum front yard setback abutting 1<sup>st</sup> Street for a fence from not less than 25', as provided in Sections 6.03(b)(5) and 10.04(h)(2), to not less than 4';
- (4) [RECOMMENDATION: **DENY**] A waiver from Section 6.01.1(d) to allow for garage doors which are commercial in appearance;
- (5) [RECOMMENDATION: **DENY**] A variance to increase the allowable height for garage doors from not more than 8', as provided in Section 6.01.1(f), to not more than 10';
- (6) [RECOMMENDATION: **DENY** – *Exterior finish materials shall be consistent with or complimentary to the materials used on the primary structure*] A variance pursuant to Section 6.01.3(f) to allow for metal exterior finish materials used on a detached garage; and
- (7) [RECOMMENDATION: **N/A**] For such other and further relief deemed necessary or appropriate.

Member Brady moved, and Member Becker seconded, to recommend that the City Council approve certain relief and deny certain relief requested by Petitioner as set forth above. The motion passed: 5 aye, Member Grabowski voting nay, and Member Kalsto absent.

Respectfully submitted,

---

CARY MILLER, Chairman  
Planning/Zoning Commission

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

**AN ORDINANCE GRANTING CERTAIN RELIEF UNDER THE ZONING ORDINANCE AS SOUGHT BY THE PETITION OF GUSTAVO RODRIGUEZ CONCERNING PROPERTY LOCATED AT 2302 1<sup>ST</sup> STREET IN THE CITY OF PERU**

**WHEREAS**, after legal ad notice duly published in the News Tribune in the manner provided by law, the Planning/Zoning Commission of the City of Peru conducted a public hearing on February 4, 2026, to consider the Petition of Gustavo Rodriguez (“Petitioner”) concerning property located at 2302 1<sup>st</sup> Street in the City of Peru, Illinois, legally described as follows:

LOT ONE (1) IN BLOCK EIGHTY-ONE (81) IN SMITH AND SKINKLE’S ADDITION OT THE CITY OF PERU, IN THE COUNTY OF LASALLE AND STATE OF ILLINOIS, EXCEPTING UNDERLYING COAL AND MINING RIGHTS.

PIN: 17-17-348-005 (hereinafter, the “Subject Property”); and

**WHEREAS**, Petitioner desires to construct a new 30’ x 30’ detached garage and fence upon the Subject Property and seeks the following relief under the City’s Zoning Ordinance, to wit:

- (1) A variance to reduce the minimum side yard setback abutting Green Street for a fence from not less than 25’, as provided in Sections 6.03(b)(5) and 10.04(h)(2), to not less than 0’;
- (2) A Special Use pursuant to Section 10.04(c)(9) to allow non-decorative fencing, 4’ in height, in the front yard;
- (3) A variance to reduce the minimum front yard setback abutting 1<sup>st</sup> Street for a fence from not less than 25’, as provided in Sections 6.03(b)(5) and 10.04(h)(2), to not less than 4’;
- (4) A waiver from Section 6.01.1(d) to allow for garage doors which are commercial in appearance;
- (5) A variance to increase the allowable height for garage doors from not more than 8’, as provided in Section 6.01.1(f), to not more than 10’; and
- (6) A variance pursuant to Section 6.01.3(f) to allow for metal exterior finish materials used on a detached garage; and

**WHEREAS**, the Planning/Zoning Commission has made its report of hearing and has recommended that the City Council approve the aforementioned relief sought by requests (1), (2), and (3); and deny the relief set forth in requests (4), (5), and (6).

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PERU, ILLINOIS, A HOME RULE MUNICIPALITY, AS FOLLOWS:**

**SECTION 1:** The City Council finds as facts the recitals hereinbefore set forth and incorporates them herein by reference.

**SECTION 2:** The Subject Property is hereby granted the following relief under the City's Zoning Ordinance, to wit:

- (1) A variance to reduce the minimum side yard setback abutting Green Street for a fence from not less than 25', as provided in Sections 6.03(b)(5) and 10.04(h)(2), to not less than 0';
- (2) A Special Use pursuant to Section 10.04(c)(9) to allow non-decorative fencing, 4' in height, in the front yard; and
- (3) A variance to reduce the minimum front yard setback abutting 1<sup>st</sup> Street for a fence from not less than 25', as provided in Sections 6.03(b)(5) and 10.04(h)(2), to not less than 4'.

All requested relief other than that which is granted by this Ordinance is expressly denied.

The relief granted herein shall be for the sole purpose of constructing a fence and detached garage upon the Subject Property in accordance with plans approved by the City which are consistent with this Ordinance and the recommendations of the Planning/Zoning Commission.

Nothing in this Ordinance shall be construed to preempt any private covenants and restrictions that may be applicable to the Subject Property.

**SECTION 3:** This Ordinance shall be in full force and effect from and after its passage and approval according to law.

**PRESENTED, PASSED, AND ADOPTED** at a regular meeting of the City Council of the City of Peru, Illinois, by an aye and nay roll call vote, with \_\_\_\_\_ voting aye, \_\_\_\_\_ voting nay, \_\_\_\_\_ absent, and Mayor Kolowski \_\_\_\_\_ voting \_\_\_\_\_, which meeting was held on the 9<sup>th</sup> day of February, 2026.

**APPROVED:** February 9, 2026

---

Ken Kolowski, Mayor

(CORPORATE SEAL)

ATTEST:

---

Jamey Mertel  
City Clerk

**Aldermen**    **Aye**    **Nav**    **Absent**

**Ballard**

**Tieman**

**Payton**

**Edgcomb**

**O'Sadnick**

**Sapienza**

**Lukosus**

**Moreno**

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

**AN ORDINANCE AMENDING ORDINANCE NO. 6942, ENTITLED:  
“AN ORDINANCE FIXING WAGES FOR EMPLOYEES OF THE  
CITY OF PERU, ILLINOIS COMMENCING APRIL 27, 2025 AND  
ENDING APRIL 25, 2026”**

**WHEREAS**, on May 5, 2025, the City Council of the City of Peru, an Illinois home rule municipal corporation (“City”), duly passed and adopted Ordinance No. 6942, entitled: “AN ORDINANCE FIXING WAGES FOR EMPLOYEES OF THE CITY OF PERU, ILLINOIS COMMENCING APRIL 27, 2025 AND ENDING APRIL 25, 2026” (hereinafter, the “2026 Wage Ordinance”); and

**WHEREAS**, the City Council finds and determines that, due to a change in personnel, it is necessary and desirable to amend the 2026 Wage Ordinance to replace the former Part-time Meter Reader position with an hourly Part-time Meter Reader / Office Assistant.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PERU, ILLINOIS, A HOME RULE MUNICIPALITY, AS FOLLOWS:**

**SECTION 1:** The City Council finds as fact the recitals contained in the preamble to this Ordinance and hereby incorporates them herein by reference.

**SECTION 2:** The 2026 Wage Ordinance shall be and is hereby amended by replacing Exhibit A of the 2026 Wage Ordinance, with the revised Exhibit A attached hereto and incorporated herein.

Except with respect to Exhibit A as provided herein, all provisions of the 2026 Wage Ordinance shall remain in full force and effect.

**SECTION 3:** This Ordinance shall be effective immediately from and after its passage and approval according to law.

**PRESENTED, PASSED, AND ADOPTED** at a regular meeting of the City Council of the City of Peru, Illinois, by an aye and nay roll call vote, with \_\_\_\_\_ voting aye, \_\_\_\_\_ voting nay, \_\_\_\_\_ absent, and Mayor Kolowski \_\_\_\_\_ voting \_\_\_\_\_, which meeting was held on the 9<sup>th</sup> day of February, 2026.

**APPROVED: February 9, 2026**

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**Ken Kolowski, Mayor**

**(CORPORATE SEAL)**

**ATTEST:**

---

**Jamey Mertel  
City Clerk**

<u><b>Aldermen</b></u>	<u><b>Aye</b></u>	<u><b>Nay</b></u>	<u><b>Absent</b></u>
<b>Ballard</b>			
<b>Tieman</b>			
<b>Payton</b>			
<b>Edgcomb</b>			
<b>Sapienza</b>			
<b>O'Sadnick</b>			
<b>Lukosus</b>			
<b>Moreno</b>			

**WAGE ORDINANCE FISCAL YEAR 2026**

Exhibit A

<b>DEPARTMENT</b>	<b>FISCAL YEAR 2026</b>
<b>Human Resources Department:</b>	
Director of Human Resources	*Rates are Per Year \$107,120.00
Human Resources Assistant	*Rates are Per Hour \$25.25-\$32.14
Director of Human Resources and Human Resources Assistant shall also receive Section 2 Benefits as hereinafter provided.	
<b>Finance Department:</b>	
Director of Finance	*Rates are Per Year \$117,500.00
Senior Accountant	*Rates are Per Hour \$30.00-\$45.00
Staff Accountant	\$27.85-\$37.69
Part-time Staff Accountant	\$27.85-\$37.69
Director of Finance, Finance Officer, and Accountants shall also receive Section 2 Benefits as hereinafter provided, except no benefits shall apply to part-time employees.	
<b>City Clerk's Office:</b>	
Deputy City Clerk	*Rates are Per Hour \$25.25-\$32.14
Utility Billing Clerk	\$25.25-\$32.14
Office Assistant	\$20.35-\$25.25
<b>Part-time Meter Reader / Office Assistant</b>	<b>\$20.35-\$25.25</b>
<del>Part-time Meter Reader</del>	<del>Per Separate Compensation Agreement</del>
City Clerk's Office Employees shall also receive Section 2 Benefits as hereinafter provided, except no benefits shall apply to part-time employees.	
<b>Legal Department:</b>	
Corporation Counsel	*Rate is Per Year \$167,107.20
Corporation Counsel shall also receive Section 2 Benefits as hereinafter provided.	
<b>Public Services Department:</b>	
Public Services Manager	*Rate is Per Year \$117,361.68
Electric Operations Manager	\$164,800.00

# WAGE ORDINANCE FISCAL YEAR 2026

Exhibit A

DEPARTMENT	FISCAL YEAR 2026
Public Services Manager and Electric Operations Manager shall also receive Section 2 Benefits as hereinafter provided.	
Administrative Assistant	\$25.25-\$32.14
Office Assistant	\$25.25-\$32.14
Part-Time Receptionist	\$20.35-\$25.25
Public Services Administrative Assistant and Office Assistant shall also receive Section 2 Benefits as hereinafter provided. Except no benefits shall apply to part-time employees.	
Part-Time Seasonal Splash Pad Operations Manager	\$9,132.77
*Rates are Per Hour	
Part-Time Seasonal Crew Leader (3)	\$5.00 above minimum wage
Part-Time Seasonal Labor	\$3.00 above minimum wage
Part-Time Summer Labor	\$2.00 above minimum wage
Part-Time Summer Splash Pad Attendant	\$2.00 above minimum wage
Part-Time Seasonal Leaf Vac Labor	\$17.00
<hr/>	
<b>Engineering &amp; Zoning Department:</b>	
*Rates are Per Year	
Director of Engineering & Zoning	\$183,817.92
City Engineer	\$71,716.84
*Rates are Per Hour	
Engineering Technician	\$29.99-\$44.99
Building & Zoning Inspector	\$29.99-\$44.99
Zoning Office Administrator	\$27.85-\$37.69
Administrative Assistant	\$25.25-\$32.14
Office Assistant	\$25.25-\$32.14
Director of Engineering & Zoning, City Engineer, Engineering Technician, Building & Zoning Inspector, Zoning Office Administrator, and Administrative Assistant shall also receive Section 2 Benefits as hereinafter provided, except no benefits shall apply to part-time employees.	
<hr/>	
<b>Police Department:</b>	
*Rates are Per Hour	
Community Service Officer	\$27.85-\$37.69
Evidence Custodian	\$27.85-\$37.69
Records Clerk / Administrative Assistant	\$27.85-\$37.69

**2025  
MIN WAGE  
\$15/HR**

**WAGE ORDINANCE FISCAL YEAR 2026**

Exhibit A

<b>DEPARTMENT</b>	<b>FISCAL YEAR 2026</b>
Public Safety Telecommunicator/Records Clerk	\$25.25-\$32.14
Part-time Office Clerk	\$20.35-\$25.25
Custodian	\$17.00-\$20.35
<p>Uniform Allowance for the Community Service Officer, Evidence Custodian, Administrative Assistant/Records Clerk and Telecommunicator/Records Clerk shall be pursuant to a Quarter Master System with the City directly paying for all such approval uniform purchases with the maximum allowance per employee set in the amount of:</p>	
*Rate per year	\$363.00
<p>The aforesaid members of the Police Department shall also receive Section 2 Benefits as hereinafter provided, except no benefits shall apply to part-time employees.</p>	
Crossing Guards:	\$26.13
<p>No benefits shall apply to Crossing Guards.</p>	
<b>Fire Department:</b>	*Rates are Per Year
Fire Chief	\$19,227.68
Fire Marshall	
Safety Officer	
Deputy Fire Chief	\$2,535.75
<p>No other benefits shall be paid or allowed to the Fire Chief and Deputy Fire Chief.</p>	
	*Rates are Per Call
Paid On Call Firefighters Certified	\$47.13
Paid On Call Firefighters Non-Certified	\$37.13
	*Rate is Per Hour
Special Event/Training/Detail Pay	\$17.91
<p>Additional \$15.00 per hour for any fire call that lasts more than two hours. Notwithstanding the foregoing, Paid on Call Firefighters shall be paid the MABAS established rate for MABAS callouts, hazardous material spills, and for statewide callouts by the Illinois Management Agency.</p>	
<b>ESDA:</b>	*Rates are Per Month

**WAGE ORDINANCE FISCAL YEAR 2026**

Exhibit A

<b>DEPARTMENT</b>	<b>FISCAL YEAR 2026</b>
Co-Director (Police)	\$222.22
Co-Director (Fire)	\$222.22
No other benefits shall be paid or allowed to the ESDA Co-Directors.	
<hr/>	
<b>Recreation Department:</b>	*Rates are Per Year
Recreation Director/Special Events Coordinator	\$72,800.00
Recreation Manager	\$12,668.89
Recreation Director/Special Events Coordinator shall also receive Section 2 Benefits as hereinaftre provided, except no benefits shall apply to part-time employees.	
<hr/>	
<b>Information Technology Department</b>	*Rate is Per Year
Director of Information Technology	\$123,188.00
Help Desk Technician	*Rates are Per Hour \$27.85-\$37.69
Director of Information Technology and Help Desk Technicians shall also receive Section 2 Benefits as hereinafter provided, except no benefits shall apply to part-time employees.	
<hr/>	
<b>Elected Officials</b>	*Rates are Per Year
Mayor and Liquor Commissioner	\$31,600.00
Full Time City Clerk	\$58,140.40
City Treasurer	\$5,800.00
Alderman	\$4,940.00
Mayor/Liquor Commissioner, City Clerk, and City Treasurer shall be paid in bi-weekly installments.	
Aldermen shall be paid in monthly installments.	
Full Time City Clerk shall receive Section 2 Benefits as hereinafter provided. No benefits shall apply to Mayor/Liquor Commissioner, City Treasurer, or Aldermen.	

**CITY OF PERU, ILLINOIS**

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

**AN ORDINANCE APPROVING AND AUTHORIZING  
THE EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT**

**BY AND BETWEEN**

**THE CITY OF PERU, LA SALLE COUNTY, ILLINOIS**

**and**

**LA SALLE-PERU HIGH SCHOOL DISTRICT #120**

**and**

**DIMMICK COMMUNITY CONSOLIDATED SCHOOL DISTRICT #175**

**and**

**COUNTY OF LA SALLE**

**and**

**ILLINOIS VALLEY COMMUNITY COLLEGE DISTRICT #513**

**and**

**PERU TOWNSHIP**

**and**

**DIMMICK TOWNSHIP**

**and**

**PERU LIBRARY DISTRICT**

**PERU MIDWEST INDUSTRIAL NEXUS TAX INCREMENT FINANCING DISTRICT**

**ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PERU,  
LA SALLE COUNTY, ILLINOIS, ON THE 9<sup>th</sup> DAY OF FEBRUARY, 2026.**

CITY OF PERU, ILLINOIS: ORDINANCE NO. \_\_\_\_\_

**PERU MIDWEST INDUSTRIAL NEXUS TIF DISTRICT**

**AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF AN  
INTERGOVERNMENTAL AGREEMENT  
BY AND BETWEEN:**

**CITY OF PERU and LA SALLE-PERU HIGH SCHOOL DISTRICT #120 and  
DIMMICK COMMUNITY CONSOLIDATED SCHOOL DISTRICT #175 and  
COUNTY OF LA SALLE and ILLINOIS VALLEY COMMUNITY COLLEGE  
DISTRICT #513 and PERU TOWNSHIP and DIMMICK TOWNSHIP and PERU  
LIBRARY DISTRICT**

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**BE IT ORDAINED BY THE CITY OF PERU, A HOME-RULE  
MUNICIPALITY, THAT:**

**SECTION ONE:** The Intergovernmental Agreement with LaSalle-Peru High School District #120 and Dimmick Community Consolidated School District #175, and County of LaSalle, and Illinois Valley Community College District No. 513 and Peru Township and Dimmick Township and Peru Library District (*Exhibit A*), attached hereto is hereby approved.

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

**SECTION THREE:** The Intergovernmental Agreement shall be effective the date of its approval by the City.

**SECTION FOUR:** This Ordinance is adopted pursuant to the Home-Rule Authority of the City.

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

*[Remainder of Page Intentionally Left Blank]*

**PRESENTED, PASSED, APPROVED AND ADOPTED** at a regular meeting of the City Council of the City of Peru, Illinois, by an aye and nay roll call vote, with \_\_\_\_\_ voting aye, \_\_\_\_\_ voting nay, \_\_\_\_\_ absent, and Mayor Kolowski not voting, which meeting was held on the 9<sup>th</sup> day of February, A.D., 2026.

<b>ALDERMEN:</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>
Jeff Ballard			
Bob Tieman			
Tom Payton			
Jason Edgcomb			
Rick O'Sadnick			
Mike Sapienza			
Jim Lukosus			
Andy Moreno			
Mayor, Ken Kolowski			
TOTAL VOTES:			

**APPROVED:** \_\_\_\_\_, Date: 02/09/2026  
Ken Kolowski, Mayor

**ATTEST:** \_\_\_\_\_, Date: 02/09/2026  
Jamey Mertel, City Clerk

**EXHIBIT A**

**PERU MIDWEST INDUSTRIAL TIF DISTRICT**

**INTERGOVERNMENTAL AGREEMENT**

**BY AND BETWEEN**

**THE CITY OF PERU**

**and**

**LA SALLE-PERU HIGH SCHOOL DISTRICT #120**

**and**

**DIMMICK COMMUNITY CONSOLIDATED SCHOOL DISTRICT #175**

**and**

**COUNTY OF LA SALLE**

**and**

**ILLINOIS VALLEY COMMUNITY COLLEGE DISTRICT #513**

**and**

**PERU TOWNSHIP**

**and**

**DIMMICK TOWNSHIP**

**and**

**PERU LIBRARY DISTRICT**

**INTERGOVERNMENTAL AGREEMENT**

by and between

**CITY OF PERU, LASALLE COUNTY, ILLINOIS  
(PERU MIDWEST INDUSTRIAL NEXUS  
TAX INCREMENT FINANCING DISTRICT)**

and

**LA SALLE-PERU HIGH SCHOOL DISTRICT #120**

and

**DIMMICK COMMUNITY CONSOLIDATED SCHOOL DISTRICT #175**

and

**COUNTY OF LA SALLE**

and

**ILLINOIS VALLEY COMMUNITY COLLEGE #513**

and

**PERU TOWNSHIP**

and

**DIMMICK TOWNSHIP**

and

**PERU LIBRARY DISTRICT**

**FEBRUARY 9, 2026**

# INTERGOVERNMENTAL AGREEMENT

## CITY OF PERU, LASALLE COUNTY, ILLINOIS MIDWEST INDUSTRIAL NEXUS TAX INCREMENT FINANCING DISTRICT

This Intergovernmental Agreement is entered into on the date of the last required signature by and between the following Parties: **City of Peru**, LaSalle County, Illinois (the “City”), an Illinois Home-Rule Municipal Corporation; **LaSalle-Peru High School District #120** and **Dimmick Community Consolidated School District #175**, Illinois Public School Districts (the “School Districts”); **County of LaSalle**, a duly organized Illinois County; **Illinois Valley Community College #513**, a duly organized Illinois Community College District; **Peru Township**, a duly organized Illinois Township; **Dimmick Township**, a duly organized Illinois Township; and the **Peru Library District**, a duly organized Illinois Public Library District (collectively the “Taxing Districts”), pursuant to the 1970 Illinois Constitution and the Illinois Compiled Statutes.

### PREAMBLE

**WHEREAS**, the 1970 Illinois Constitution, Article VII, Section 10, and the Illinois Intergovernmental Cooperation Act (5 ILCS 220/1 *et. seq.*) provide legal authority for intergovernmental privileges and authority to be enjoyed jointly by the City and the Taxing Districts, as well as other public bodies politic; and

**WHEREAS**, the City has the authority under the Expenses for Economic Development Act, 65 ILCS 5/8-1-2.5, to appropriate and expend funds for economic development purposes, including, but not limited to, the making of grants to other governmental entities that is deemed necessary or desirable for the promotion of economic development within the municipality; and

**WHEREAS** the Tax Increment Allocation Redevelopment Act (the “TIF Act”) (65 ILCS 5/11-74.4-1 *et. seq.*) authorizes a municipality to enter into all contracts necessary or incidental to the implementation and furtherance of its redevelopment plan and project; and

**WHEREAS**, the City has adopted a Redevelopment Plan and Projects and designated a Redevelopment Project Area pursuant to the TIF Act for the “**Peru Midwest Industrial Nexus Tax Increment Financing District**” (the “TIF District”), which area is located within portions of the boundary of the Taxing Districts; and

**WHEREAS**, pursuant to the *Anticipated Measures to Address Financial Impact* cited in the TIF District Redevelopment Plan, the City has determined that it wishes to reduce the perceived impact on the real estate tax base of the Taxing Bodies from the establishment of the TIF District as described below; and

**WHEREAS**, the Parties desire to enter into an intergovernmental agreement for their mutual benefit and the benefit of the citizens and taxpayers of each of the Parties, and to resolve any differences over the TIF District Redevelopment Plan and Projects, designation of the Project Area, and adoption of tax increment financing therefore and, through this Agreement, mutually provide for the best interests of their communities and constituents; and

**WHEREAS**, pursuant to Section 11-74.4-7 of the TIF Act, any pledge of funds in the special tax allocation fund designated for said TIF District shall provide for distribution to the Taxing Districts of moneys not required, pledged, earmarked, or otherwise designated for payment and securing of the obligations and anticipated redevelopment project costs, and such excess funds shall be calculated annually and deemed to be “surplus” funds; and

**WHEREAS**, pursuant to the proposed Peru Midwest Industrial Nexus TIF District Redevelopment Plan and Projects and the TIF Act the City shall on an annual basis during the life of the TIF District, including any Legislative Extensions thereof, set aside from the Midwest Industrial Nexus TIF District Special Tax Allocation Fund (the “TIF Fund”) and declare as surplus funds such amounts as set forth below; and

**WHEREAS** any payments provided for hereunder are not payments in lieu of taxes as defined by the TIF Act; and

**WHEREAS**, the Parties declare that this Agreement is adopted pursuant to the 1970 Illinois Constitution, Article VII, Section 10; the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et. seq.*) and other applicable statutes.

## **AGREEMENTS**

**NOW THEREFORE**, in consideration of the statements and findings hereinafter set forth, the mutual covenants herein contained, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties hereto find and agree as follows:

### **A. ANNUAL DECLARATION OF TIF SURPLUS FUNDS**

1. **Incorporation of Preambles:** The Parties find that all of the recitals contained in the preamble to this Agreement are full, true and correct and incorporate them into this Agreement by this reference.
2. **Taxing Bodies Continue to Levy Real Estate Tax on Initial EAV of the TIF District:** The Parties acknowledge that pursuant to Section 65 ILCS 5/11-74.4-8(a) of the TIF Act, the portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the redevelopment project area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.
3. **State Funding of Public Schools is not reduced due to incremental growth in TIF EAV:** The Parties acknowledge that pursuant to the TIF Act and the Illinois School Code by which Illinois public schools currently receive funding through the Evidence Based Funding Formula, no part of the current equalized assessed valuation of each property in the redevelopment project area attributable to any increase above the total initial equalized

assessed value, or the total initial equalized assessed value as adjusted, of such properties shall be used in calculating the State school aid, provided for in 105 ILCS 5/18-8.15 of the Illinois School Code, until such time as the TIF District has ended.

4. **Annual Declaration of TIF Surplus Funds:** The Parties acknowledge that the City shall annually declare by Ordinance a portion of the real estate tax increment generated within the TIF District, if any, as “TIF Surplus Funds” as follows:
- a. Pursuant to Section 11-74.4-7 of the TIF Act, the City shall, during the life of the TIF District, annually declare as surplus funds an amount of real estate tax increment equal to no less than **fifteen percent (15%)** of the gross real estate tax increment generated during the previous tax year of tax collections. Such TIF Surplus Funds shall be distributed annually from the City’s Special Tax Allocation Fund to the LaSalle County Collector for pro rata distribution to the Taxing Districts no later than 180 days after the close of the City’s fiscal year as provided in Section 11- 74.4-7 of the TIF Act and subject to the receipt of the real estate tax increment for that year from LaSalle County.
  - b. The City shall have the right to unilaterally declare this TIF Surplus Funds provision suspended and no declaration of such TIF Surplus Funds shall be made by the City in any year during the life of the TIF District in which the establishment or annual administration of the TIF District is, in any manner, being challenged in a court of law. During any such suspension, unpaid TIF Surplus Funds shall be held in escrow by the City for future distribution upon said challenge to the TIF District being resolved and sufficient TIF funds becoming available.
  - c. If a refund or reimbursement of tax increment is potentially due from the City’s Special Tax Allocation Fund for any reason, including but not limited to any tax objection, assessment challenge or formal appeal to the Illinois Property Tax Appeal Board (PTAB), issuance of a certificate of error or other such action, including any appeals therefrom for any property located within the TIF District, the City may at its sole discretion withhold a proportional amount of the TIF Surplus Funds in question that are due the Taxing Districts hereunder until the time such action is resolved. Should the City so choose to withhold TIF Surplus Funds and those funds are not utilized for refund or reimbursement as described above, said withheld TIF Surplus Funds shall then be distributed to the Taxing Districts on a *pro rata* basis in addition to the annual surplus funds to be distributed under Section 4(a) above.
  - d. Without prejudice to any other right or claim which the School Districts and Library District may have against the City, both School Districts and the Library District hereby waive any claim under the statutory provisions of the TIF Act for any other TIF funds unless otherwise agreed to in writing with the City.

- e. Pursuant to Section 5/11-74.4-3 (q)(7) of the TIF Act and notwithstanding anything in this Agreement to the contrary, the City hereby reserves the authority to separately reimburse all or a portion of a taxing district's capital costs that are incurred or are to be incurred within a taxing district for which such capital costs:
    - i. result from the TIF District redevelopment project;
    - ii. are in furtherance of the objectives of the TIF District redevelopment plan and project; and
    - iii. are the subject of a written agreement that is accepted and approved by the City.
  - f. Notwithstanding anything in this Agreement to the contrary, nor in lieu of any benefit provided herein, any of the Taxing Districts may request from the City additional TIF funding for other TIF eligible costs during the life of the TIF District, including any Legislative Extensions thereof, provided such requests shall be considered on a case-by-case basis and for which the City further agrees by written agreement to exercise its authority pursuant to the TIF Act and the laws of the State of Illinois to provide such assistance as may be available and payable solely from the TIF District Special Tax Allocation Fund.
5. **Prohibition of Use of TIF Funds:** During the term of this Agreement, the City agrees to not utilize any TIF increment to support the development of any residential housing units within the boundary of the Peru Midwest Industrial Nexus TIF District. This Agreement by the City shall not apply if the TIF District is being legally challenged by any of the Parties hereto.

## **B. GENERAL PROVISIONS**

- 1. **Indirect Beneficiaries:** The Parties acknowledge that other public bodies may indirectly benefit from this Intergovernmental Agreement.
- 2. **Binding Effect:** This Agreement shall be binding on the Parties and their respective successors, including successors in office. Should any of the Taxing Districts merge with another public body, this Agreement shall apply to the successor taxing district.
- 3. **Governing Law:** This Agreement is governed by and shall be construed in accordance with the laws of the State of Illinois.
- 4. **Term:** This Agreement shall become effective upon the establishment of the TIF District and the full execution of this Agreement by the Taxing Districts and shall remain in effect until either the City adopts an Ordinance dissolving the TIF District, or until the termination of the TIF District as adopted in the Redevelopment Plan, including any Legislative Extension thereof, whichever occurs first.

5. **Amendments, Waivers, Modifications:** No amendment, waiver or modification of any term or condition of this Agreement shall be binding or effective for any purpose unless expressed in writing and adopted by each of the Parties as required by law.
6. **Enforcement:** The Parties agree that in the event any Party to this Agreement fails to perform or avoids its obligations hereunder, any Party not in breach may initiate an action in the a court of competent jurisdiction to enforce the terms and conditions set forth herein and shall be permitted to assess all costs and reasonable attorneys' fees incurred by reason of such enforcement action against the Party in breach, which costs and reasonable attorneys' fees shall be promptly paid.
7. **Waiver of Objections:** The Taxing Districts by their execution and approval of this Agreement hereby waive forever any and all right to directly or indirectly set aside, modify or contest in any manner the establishment or administration of the TIF District including the Redevelopment Plan, Projects and Area as proposed and approved by the City. Furthermore, the Taxing Districts may not contest, challenge or otherwise object to the calculation of any surplus funds declared by the City hereunder, after a period that is one year from the date said payments of surplus funds are issued by the County to the Taxing Districts. Nothing contained herein is to be construed to give the Taxing Districts any right to participate in the administration of the TIF District Redevelopment Plan or Projects. This waiver does not limit or prohibit the Taxing Districts from contesting the City's distribution of TIF Funds as it relates to this Agreement. In the event the City fails to perform any obligations within this Agreement, this *Paragraph B (7)* is null and void.
8. **Indemnification and Non-waiver:**
  - a. The City covenants and agrees to defend, indemnify and hold the Taxing Districts and their officers, board members, attorneys, agents, employees and representatives (in both their individual and official capacities) harmless from all claims, suits, costs or expenses, or other causes of action of any kind (including expert witness and attorney's fees, and costs of investigations) ("Loss") of defending any claims or actions contesting the validity or legality of the Peru Midwest Industrial Nexus TIF Plan, Redevelopment Project, Redevelopment Project Area, or this Agreement. The City covenants and agrees to indemnify, defend, and hold harmless each Taxing District against any Loss brought against the Taxing District arising from or in connection with the acts or omissions of the City or its employees or agents related to this Agreement or the City's breach of this Agreement, provided that said Loss has not been caused by the negligence or misconduct of the respective Taxing District and its employees.

- b. No Party to this Agreement waives any defenses or immunities it otherwise has under the law, including but not limited to any immunities under the Local Governmental and Governmental Employees Tort Immunity Act (745 ILCS 10/1 et seq.), the State Employee Indemnification Act (5 ILCS 350/1, et seq.), or otherwise provided by law.
9. **Final Payments:** Payments made to the Taxing Districts under this Agreement shall be final and non-refundable once made unless there is a calculation error in the distribution of funds under this Agreement.
10. **Prevailing Wage:** The Taxing Districts acknowledge their responsibility for compliance with the Illinois Prevailing Wage Act. The Taxing Districts shall not pay less than the prevailing rate of wages as found by the City or Illinois Department of Labor to all laborers, workers and mechanics performing construction work paid for in whole or in part with TIF funds received under this Agreement. The Taxing Districts shall indemnify and hold harmless the City, its officers, officials, agents, and consultants from all claims related thereto.
11. **Complete Agreement:** This Agreement expresses the complete and final understanding of the Parties with respect to the subject matter as of the date of its execution. Each Party acknowledges that no representations have been made which have not been set forth herein.
12. **Titles of Paragraphs:** Titles of the several parts, paragraphs, sections or articles of this Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any provisions hereof.
13. **Partial Invalidity:** In the event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.
14. **Notices:** All notices, demands, requests, consents, approvals or other instruments required or permitted by this Agreement shall be in writing and shall be executed by the Party or an officer, agent or attorney of the Party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally, or as of the third (3rd) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid addressed as follows:

*(Remaining Page Intentionally Left Blank)*

**City of Peru**  
% City Clerk  
1901-4<sup>th</sup> Street  
Peru, IL 61354

**Illinois Valley Community  
College #513**  
% Director of Finance  
815 N Orlando Smith Rd  
Oglesby, IL 61348

**LaSalle-Peru High School  
District #502**  
% Superintendent  
541 Chartres Street  
LaSalle, IL 61301

**Peru Township**  
% Township Supervisor  
1009 Peoria Street  
Peru, IL 61354

**Dimmick Community Consolidated  
School District #175**  
% Superintendent  
297 N 33<sup>rd</sup> Road  
LaSalle, IL 61301

**Dimmick Township**  
% Township Supervisor  
3177 E 3<sup>rd</sup> Road  
LaSalle, IL 61301

**County of LaSalle**  
% County Clerk  
707 E Etna Road  
Ottawa, IL 61350

**Peru Library District**  
% Board President  
1409-11<sup>th</sup> Street  
Peru, IL 61354

15. **Authority to Execute:** The undersigned represent that they have the authority of their respective governing authorities to execute this Agreement. The City hereby further represents and warrants that it has fully constitutional, statutory, and lawful right, power, and authority, under current applicable law, to execute and deliver, and perform the terms, duties, and obligations of this Agreement, and all the foregoing have been or will be duly and validly authorized and approved by all necessary City proceedings, findings, and actions. Accordingly, this Agreement constitutes the legal, valid, and binding obligation of the City, enforceable in accordance with its terms.
  
16. **Counterparts:** This Agreement may be executed in counterparts, which when taken together shall constitute a single signed original as though all Parties had executed the same page.

*[Signature Page to Follow]*

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the dates indicated as follows:

**LASALLE-PERY HIGH SCHOOL DISTRICT #120**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Education

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Education

**DIMMICK COMMUNITY CONSOLIDATED SCHOOL DISTRICT #175**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Education

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Education

**COUNTY OF LA SALLE**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
County Board President

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
County Clerk

**ILLINOIS VALLEY COMMUNITY COLLEGE #513**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Trustees

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Trustees

**PERU TOWNSHIP**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Trustees

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Trustees

**DIMMICK TOWNSHIP**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Trustees

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Trustees

**PERU LIBRARY DISTRICT**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Trustees

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Trustees

**CITY OF PERU, ILLINOIS**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Mayor, City of Peru, Illinois

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Clerk, City of Peru, Illinois

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the dates indicated as follows:

**LASALLE-PERY HIGH SCHOOL DISTRICT #120**

By: [Signature] Date: 9/24/25  
President, Board of Education

Attest: [Signature] Date: 9/24/25  
Secretary, Board of Education

**DIMMICK COMMUNITY CONSOLIDATED SCHOOL DISTRICT #175**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Education

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Education

**COUNTY OF LA SALLE**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
County Board President

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
County Clerk

**ILLINOIS VALLEY COMMUNITY COLLEGE #513**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Trustees

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Trustees

**PERU TOWNSHIP**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Trustees

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Trustees

**DIMMICK TOWNSHIP**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Trustees

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Trustees

**PERU LIBRARY DISTRICT**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Trustees

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Trustees

**CITY OF PERU, ILLINOIS**

By: [Signature] Date: 9-25-25  
Mayor, City of Peru, Illinois

Attest: [Signature] Date: 9-25-25  
Clerk, City of Peru, Illinois

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the dates indicated as follows:

**LASALLE-PERY HIGH SCHOOL DISTRICT #120**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Education

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Education

**DIMMICK COMMUNITY CONSOLIDATED SCHOOL DISTRICT #175**

By: Debra J. Black Date: 11-19-25  
President, Board of Education

Attest: James G. Smith Date: 11-19-25  
Secretary, Board of Education

**COUNTY OF LA SALLE**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
County Board President

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
County Clerk

**ILLINOIS VALLEY COMMUNITY COLLEGE #513**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Trustees

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Trustees

**PERU TOWNSHIP**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Trustees

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Trustees

**DIMMICK TOWNSHIP**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Trustees

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Trustees

**PERU LIBRARY DISTRICT**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Trustees

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Trustees

**CITY OF PERU, ILLINOIS**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Mayor, City of Peru, Illinois

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Clerk, City of Peru, Illinois

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the dates indicated as follows:

LASALLE-PERY HIGH SCHOOL DISTRICT #120

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Education

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Education

DIMMICK COMMUNITY CONSOLIDATED SCHOOL DISTRICT #175

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Education

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Education

COUNTY OF LA SALLE

By: Donald Jensen Date: 12/4/25  
County Board President

Attest: Janice E. Jones Date: 12/4/25  
County Clerk

ILLINOIS VALLEY COMMUNITY COLLEGE #513

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Trustees

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Trustees

PERU TOWNSHIP

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Trustees

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Trustees

DIMMICK TOWNSHIP

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Trustees

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Trustees

PERU LIBRARY DISTRICT

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Trustees

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Trustees

CITY OF PERU, ILLINOIS

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Mayor, City of Peru, Illinois

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Clerk, City of Peru, Illinois

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the dates indicated as follows:

**LASALLE-PERY HIGH SCHOOL DISTRICT #120**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Education

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Education

**DIMMICK COMMUNITY CONSOLIDATED SCHOOL DISTRICT #175**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Education

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Education

**COUNTY OF LA SALLE**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
County Board President

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
County Clerk

**ILLINOIS VALLEY COMMUNITY COLLEGE #513**

By: Jay E. Tom Prachin Date: 9/16/25  
President, Board of Trustees

Attest: Muhammad A. Abdulhadi Date: 9/16/25  
Secretary, Board of Trustees

**PERU TOWNSHIP**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Trustees

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Trustees

**DIMMICK TOWNSHIP**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Trustees

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Trustees

**PERU LIBRARY DISTRICT**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Trustees

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Trustees

**CITY OF PERU, ILLINOIS**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Mayor, City of Peru, Illinois

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Clerk, City of Peru, Illinois

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the dates indicated as follows:

**LASALLE-PERY HIGH SCHOOL DISTRICT #120**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Education

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Education

**DIMMICK COMMUNITY CONSOLIDATED SCHOOL DISTRICT #175**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Education

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Education

**COUNTY OF LA SALLE**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
County Board President

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
County Clerk

**ILLINOIS VALLEY COMMUNITY COLLEGE #513**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Trustees

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Trustees

**PERU TOWNSHIP**

By: Greg Vaccaro Date: 8-13-25  
President, Board of Trustees

Attest: \_\_\_\_\_ Date: 8-13-25  
Secretary, Board of Trustees

**DIMMICK TOWNSHIP**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Trustees

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Trustees

**PERU LIBRARY DISTRICT**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Trustees

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Trustees

**CITY OF PERU, ILLINOIS**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Mayor, City of Peru, Illinois

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Clerk, City of Peru, Illinois

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the dates indicated as follows:

**LASALLE-PERY HIGH SCHOOL DISTRICT #120**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Education

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Education

**DIMMICK COMMUNITY CONSOLIDATED SCHOOL DISTRICT #175**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Education

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Education

**COUNTY OF LA SALLE**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
County Board President

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
County Clerk

**ILLINOIS VALLEY COMMUNITY COLLEGE #513**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Trustees

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Trustees

**PERU TOWNSHIP**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Trustees

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Trustees

**DIMMICK TOWNSHIP**

By: [Signature] Date: 11-5-2025  
President, Board of Trustees

Attest: [Signature] Date: 11-5-2025  
Secretary, Board of Trustees

**PERU LIBRARY DISTRICT**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Trustees

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Trustees

**CITY OF PERU, ILLINOIS**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Mayor, City of Peru, Illinois

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Clerk, City of Peru, Illinois

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the dates indicated as follows:

**LASALLE-PERY HIGH SCHOOL DISTRICT #120**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Education

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Education

**DIMMICK COMMUNITY CONSOLIDATED SCHOOL DISTRICT #175**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Education

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Education

**COUNTY OF LA SALLE**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
County Board President

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
County Clerk

**ILLINOIS VALLEY COMMUNITY COLLEGE #513**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Trustees

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Trustees

**PERU TOWNSHIP**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Trustees

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Trustees

**DIMMICK TOWNSHIP**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President, Board of Trustees

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary, Board of Trustees

**PERU LIBRARY DISTRICT**

By: Mike Waters Date: 9.11.25  
President, Board of Trustees

Attest: Larry Sittler Date: 09/11/2025  
Secretary, Board of Trustees

**CITY OF PERU, ILLINOIS**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Mayor, City of Peru, Illinois

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Clerk, City of Peru, Illinois

**ORDINANCE NO. \_\_\_\_\_-2026**

**CITY OF PERU, ILLINOIS**

**AN ORDINANCE APPROVING AND AUTHORIZING  
THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT**

**for the**

**ESTABLISHMENT AND ANNUAL ADMINISTRATION OF  
PERU BUSINESS DEVELOPMENT DISTRICT No. 1**

**by and between**

**THE CITY OF PERU, LASALLE COUNTY, ILLINOIS**

**and**

**JACOB & KLEIN, LTD.**

**and**

**THE ECONOMIC DEVELOPMENT GROUP, LTD.**

**ADOPTED BY THE MAYOR AND CITY COUNCIL  
OF THE CITY OF PERU, LASALLE COUNTY, ILLINOIS,  
ON THE 9<sup>TH</sup> DAY OF FEBRUARY, 2026.**

ORDINANCE NO. \_\_\_\_-2026

CITY OF PERU, ILLINOIS  
AN ORDINANCE APPROVING AND AUTHORIZING  
THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT  
for the  
ESTABLISHMENT AND ANNUAL ADMINISTRATION OF  
PERU BUSINESS DEVELOPMENT DISTRICT No. 1  
by and between  
THE CITY OF PERU, LASALLE COUNTY, ILLINOIS  
and  
JACOB & KLEIN, LTD.  
and  
THE ECONOMIC DEVELOPMENT GROUP, LTD.

PREAMBLE

**WHEREAS**, the City of Peru, LaSalle County, Illinois, an Illinois Municipal Corporation (the “City”) wishes to establish a Business Development District pursuant to the Business District Development and Redevelopment Act (65 ILCS 5/11-74.3-1 *et. seq.*, the “Act”) in order to attract new retail businesses to the City, provide for the retention and expansion of existing retail businesses located in the City, and make public infrastructure improvements in support of such businesses; and

**WHEREAS**, the City desires to engage the professional services of Jacob & Klein, Ltd. to render administrative services and legal advice and The Economic Development Group, Ltd. to render technical advice to assist the City in establishing and administering the **Peru Business Development District No. 1** (the “BDD” or “BDD No. 1”).

**NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF PERU, LASALLE COUNTY, ILLINOIS THAT:**

1. The Professional Services Agreement by and between the City of Peru, Jacob & Klein, Ltd. and The Economic Development Group, Ltd. (*Exhibit A* attached) is hereby approved.
2. The Mayor is hereby authorized and directed to enter into and execute on behalf of the City said Professional Services Agreement and the City Clerk of the City of Peru is hereby authorized and directed to attest such execution.
3. The Professional Services Agreement shall be effective on the date of its approval, on the 9<sup>th</sup> day of February, 2026.
4. This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

**PASSED, APPROVED AND ADOPTED** by the Mayor and Corporate Authorities of the City of Peru, LaSalle County, Illinois, this 9<sup>th</sup> day of February, 2026.

<b>COMMISSIONERS</b>	<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Jeff Ballard				
Bob Tieman				
Tom Payton				
Jason Edgcomb				
Rick O’Sadnick				
Mike Sapienza				
Jim Lukosus				
Andy Moreno				
Ken Kolowski, Mayor				
<b>TOTALS:</b>				

**APPROVE:**

\_\_\_\_\_ Date: 02/09/2026  
 Ken Kolowski, Mayor

**ATTEST:**

\_\_\_\_\_ Date: 02/09/2026  
 Jamey Mertel, City Clerk

**EXHIBIT A is attached:** Professional Services Agreement by and between the City of Peru, LaSalle County, Illinois and Jacob & Klein, Ltd. and The Economic Development Group, Ltd.

**EXHIBIT A**

**Professional Services Agreement  
by and between  
The City of Peru, LaSalle County, Illinois  
and  
Jacob & Klein, Ltd.  
and  
The Economic Development Group, Ltd.**

**PROFESSIONAL SERVICES AGREEMENT**

for the

**ESTABLISHMENT AND ANNUAL ADMINISTRATION OF  
PERU BUSINESS DEVELOPMENT DISTRICT No. 1**

by and between

**THE CITY OF PERU, LASALLE COUNTY, ILLINOIS**

and

**JACOB & KLEIN, LTD.**

and

**THE ECONOMIC DEVELOPMENT GROUP, LTD.**

**FEBRUARY 9, 2026**

**PROFESSIONAL SERVICES AGREEMENT**  
for the  
**ESTABLISHMENT AND ANNUAL ADMINISTRATION OF**  
**PERU BUSINESS DEVELOPMENT DISTRICT No. 1**  
by and between  
**THE CITY OF PERU, LASALLE COUNTY, ILLINOIS**  
and  
**JACOB & KLEIN, LTD.**  
and  
**THE ECONOMIC DEVELOPMENT GROUP, LTD.**

**THIS AGREEMENT** is entered into this 9<sup>th</sup> day of February, 2026, by and between the **CITY OF PERU, ILLINOIS**, an Illinois Municipal Corporation ( the “City”); and **JACOB & KLEIN, LTD.**, Bloomington, Illinois, an Illinois Professional Service Corporation (“J&K”); and **THE ECONOMIC DEVELOPMENT GROUP, LTD.**, Bloomington, Illinois, an Illinois Corporation (“EDG”). The City, J&K and EDG may hereinafter be referred to as the “Parties” to this Agreement.

**WHEREAS**, the City of Peru, LaSalle County, Illinois (the “City) wishes to establish a Business Development District pursuant to the Business District Development and Redevelopment Act (65 ILCS 5/11-74.3-1 *et. seq.*, the “Act”) in order to attract new retail businesses to the City, provide for the retention and expansion of existing retail businesses located in the City, and make public infrastructure improvements in support of such businesses; and

**WHEREAS**, the City desires to engage the professional services of Jacob & Klein, Ltd. to render administrative services and legal advice and The Economic Development Group, Ltd. to render technical advice to assist the City in establishing and annually administering the **Peru Business Development District No. 1** (the “BDD” or “Peru BDD No. 1”); and

**NOW, THEREFORE**, the Parties agree as follows:

1. **City to Engage J&K and EDG.** The City agrees hereby to engage the services of J&K and EDG for the purposes set forth herein and J&K agrees to provide all legal advice to EDG and the City to prepare or coordinate the preparation of Reports, the BDD Redevelopment Plan, Notices and Documentation (including those reports prepared by other professionals) necessary to complete the Establishment and the Annual Administration of the BDD Plan, Area and Projects as required pursuant to State Statutes and as outlined in ***Exhibit 1. Professional Services Relating to the Establishment of the BDD and Exhibit 2. Professional Services Relating to the Annual Administration of the BDD.***
  - a. The Parties agree that J&K, as Attorneys, will undertake those responsibilities that require legal advice or preparation under this Agreement on behalf of the City or EDG. EDG is a separate corporate entity that is owned by Herbert J. Klein. Mr. Klein is also the principal owner of Jacob & Klein, Ltd. (J&K). The City is entering into this Agreement voluntarily and with informed consent after the opportunity to consult with independent counsel as to the ownership of both entities.

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- b. J&K may, in addition, be retained by the City as its special attorney to perform other professional services outside the Scope of Services set forth herein, including representation of the City before State agencies or the Illinois Legislature. Such representation shall be at the Attorney's then current hourly rate for similar services or as otherwise agreed. Any such representation shall be pursuant to a written agreement between the Parties.
  - i. Legal services provided by J&K and/or consulting services provided by EDG relating to financing, including the issuance of Bonds involving the BDD, will be billed separately from this Agreement and subject to the terms of any agreements related to such financing or Bonds.
  - ii. If retained as a Registered Municipal Advisor through a separate Letter of Engagement, EDG will analyze the potential use of BDD Revenue Bonds, Developer Notes and other financing alternatives, as well as assist in retaining Bond Counsel when required by the City.
  - iii. This Agreement does not include representation in any Court case resulting from the establishment of the BDD Redevelopment Plan, Area or Projects or the Annual Administration of the BDD.
- c. The total Fees and Reimbursable Costs to be paid hereunder by the City to J&K and EDG, when billed by each of the separate entities, will not be duplicated and will not exceed the total Fees and Reimbursable Costs provided for herein.
- d. The Parties agree that pursuant to the Act, all Professional Fees and related Costs incurred by the City for Establishing, Amending, and Annually Administering the BDD are BDD eligible project costs and are fully reimbursable to the City from the BDD sales tax revenues generated by the BDD.
- e. The City hereby acknowledges that J&K and EDG are not responsible for monitoring and documenting matters relating to compliance with the Illinois Prevailing Wage Act, the Illinois Procurement Code, and any other wage and/or employment laws, to the extent such are applicable to any public or private project undertaken within the BDD Redevelopment Project Area or the Area as may be amended in the future.

**2. Establishment of the BDD.**

- a. **Services.** J&K and EDG will provide services as outlined in *Exhibit 1* to Establish the BDD.
- b. **Term.** This Professional Services Agreement for the establishment of the BDD shall commence immediately and shall continue until the presentation of the initial BDD Redevelopment Plan and appropriate ordinances to the City Council for the establishment of the BDD Redevelopment Plan, Area and Projects. It is anticipated that the BDD as depicted in *Exhibit 1* attached hereto will be established on or before September 21, 2026, barring unexpected complications.

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- c. **Payment of Fees and Reimbursable Costs.** The total Base Professional Fee to be paid to J&K and EDG for the establishment of the BDD shall be **Thirty-Nine Thousand Seven Hundred Fifty and 00/100 Dollars (\$39,750.00)**, plus Reimbursable Costs, and are to be paid by the City as follows:
- i. J&K and EDG shall be paid a total sum of **Twenty Thousand and 00/100 Dollars (\$20,000.00)** within ten (10) days upon execution of this Agreement.
  - ii. The balance of the Fee in the amount of **Nineteen Thousand Seven Hundred Fifty and 00/100 Dollars (\$19,750.00)**, and Reimbursable Costs to date shall be paid when the final Ordinances for the establishment of the BDD are presented to the City Council for passage.
  - iii. All Reimbursable Costs incurred by J&K and EDG as part of the establishment and first amendment of the BDD shall be reimbursed to J&K and EDG by the City, including all reasonable travel and subsistence expenses while away from Bloomington or Peru, Illinois, all photocopying, report binding, mailings, postage, and staff costs. For purposes of this Agreement, staff costs do not include the time of Attorneys Nic Nelson or Herb Klein (J&K), or the time of Steven Kline or Gwen Crawford (EDG) while performing said Professional Services described in **Exhibit 1** subject to the following conditions:
    1. All travel will be reimbursed for mileage at the maximum rate permitted by Internal Revenue Service Rules and Regulations at the time of service. All other costs which are incidental to the establishment of the BDD, including staff costs, photocopying and report binding, mailings, postage, and telecommunication charges, shall be reimbursed at the current rates then charged by J&K and EDG.
    2. The total Reimbursable Costs incurred by J&K and EDG as part of the Establishment of the BDD (other than costs of mailings and publications) shall not exceed **Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00)** without consent of the City in advance of such additional services being performed.
  - iv. The City understands and acknowledges that J&K and EDG will rely on the work of other professionals, including the City's Engineers and Attorney, to prepare reports and documentation needed for the BDD Redevelopment Plan, Projects and Reports and other necessary documents; and that J&K and EDG shall rely on their professional expertise to prepare the BDD Redevelopment Plan and present material and information necessary to the establishment and first amendment of the District. The City further understands that it may directly incur additional fees and costs for the establishment of the BDD which result from the involvement of other (i.e., non-J&K/EDG) professionals; and that such additional fees and costs incurred by the City for the establishment of the BDD, if any, may pursuant to the Act be reimbursed from future BDD revenues received by the City.

3. **Annual Administration of the BDD.**

- a. **Services.** J&K and EDG will provide services as outlined in *Exhibit 2* to annually administer the BDD.
  - i. On an annual basis, all of the legal reviews of documents and matters relating to the statutory compliance of public and private development activities occurring within the BDD are provided by J&K in the Annual Administrative Fee. Other administrative functions will be provided by EDG. EDG will also provide financial feasibility analyses for newly proposed private developments. J&K will provide legal services required in the preparation of new Redevelopment Agreements and other legal documents and legal opinions.
  - ii. To the extent possible, J&K and EDG will attempt to include in Private Redevelopment Agreements provisions allocating a portion of the Annual Administrative Fees, Annual Costs and other fees to those Private Developments on a pro-rata basis determined by the increment generated by those Developments which have Redevelopment Agreements.
- b. **Term.** The term of the Annual Administrative Services for the City of Peru BDD No. 1 shall be for one (1) year and shall commence upon the establishment of the BDD. Thereafter, this Agreement shall automatically renew at the end of each year during the life of the BDD as a roll-over, for a new period of one (1) year, absent notice of non-renewal as provided herein. This Agreement as it relates to Annual Administrative Services may be terminated by written notice of non-renewal from the City to J&K and EDG no later than ninety (90) days prior to the end of each contract period. Upon receiving written notice of non-renewal, J&K and EDG are to provide the City with a final invoice for professional fees and costs incurred as of the date of the termination.
- c. **Payment of Annual Administrative Fee and Reimbursable Costs.**
  - i. The Annual Administrative Fee to be paid by the City to J&K and EDG for the Annual Administration of the BDD shall be an annual fee of **Three Thousand Seven Hundred Fifty and 00/100 Dollars (\$3,750.00)**. This Annual Fee shall be adjusted annually for the *Consumer Price Index - All Urban Consumers IL-IN-WI*, using 2026 as the base year.
  - ii. There shall be an additional Annual Administrative Fee of **Nine Hundred and 00/100 Dollars (\$900.00)** plus the annual increase in the Consumer Price Index using 2026 as the base year for each multi-year, *pay-as-you-go* BDD Redevelopment Agreement the City approves for any projects located within the BDD Area and for which the total cumulative BDD eligible project costs estimated to be reimbursed per the terms of said BDD Redevelopment Agreement amount to \$20,000 or more.
    1. If said additional Annual Administrative Fee for each BDD Redevelopment Agreement includes incentives relating to an active Peru TIF District, if any, such additional Annual Administrative Fee shall not be duplicated in J&K and EDG billings for annual administrative services relating to such TIF District.

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iii. In addition to the Annual Administrative Fee, all Reimbursable Costs incurred by J&K and EDG as part of the Annual Administration of the BDD shall be reimbursed to J&K and EDG by the City, including all reasonable travel and subsistence expenses while away from Bloomington or Peru, Illinois, all photocopying, report binding, mailings, postage, and staff costs. Such are to be reimbursed at customary rates charged by J&K or EDG. For purposes of this Agreement, staff costs do not include the time of Attorneys Herb Klein or Nic Nelson (J&K), or that of Steven Kline (EDG) and Gwen Crawford (EDG) while performing said Professional Services described in **Exhibit 2** and subject to the following conditions:

1. All travel will be reimbursed for mileage at the maximum rate permitted by Internal Revenue Service Rules and Regulations at the time of service. All other costs which are incidental to the administration of the BDD, including staff costs, photocopying and report binding, mailings, postage, and telecommunication charges, shall be reimbursed at the current rates then charged by J&K and EDG.
2. The total Reimbursable Costs incurred by J&K and EDG as part of the Annual Administration of the BDD (other than costs of mailings and publications) shall not exceed **One Thousand Five Hundred and 00/100 Dollars (\$1,500.00)** without consent of the City in advance of such additional services being performed.

iv. For Annual Administrative Fees, and Annual Administrative Costs, J&K and EDG shall bill the City on a quarterly basis. For the purpose of this Agreement, Quarterly Billings shall occur as follows:

Service Period	Billing Month
January, February, March	April
April, May, June	July
July, August, September	October
October, August, December	December

v. Annual Administrative Fees shall be adjusted annually for the *Consumer Price Index - All Urban Consumers IL-IN-WI*, using 2026 as the base year and prorated in equal installments for the purposes of determining quarterly billings.

d. The City understands that J&K and EDG shall rely on the work of others, including the Mayor, City Clerk, City Treasurer, City Engineer, City Auditor and City Attorney; the LaSalle County Assessor and County Clerk; the Illinois Department of Revenue (IDOR); the Illinois Department of Commerce and Economic Opportunity (DCEO); the Illinois Comptroller's Office and the Illinois State Board of Education for information and documentation necessary for the Annual Administration of the BDD. The City further understands that it may directly incur additional fees and costs for the Annual Administration of the BDD which result from the involvement of other (non-J&K/EDG) professionals.

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- e. To the extent possible, J&K and EDG will attempt to include in Private Redevelopment Agreements provisions allocating a portion of the Annual Administrative Fees and Annual Costs to those Private Developments on a *pro-rata* basis determined by the increment generated by those Developments which have Redevelopment Agreements within the BDD.
4. **Titles of Paragraphs.** Titles of the several parts, paragraphs, sections or articles of this Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any provisions hereof.
5. **Amendments to this Agreement.** J&K/EDG and the City agree that they will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may be reasonably required by the Parties hereto for carrying out the intention of or facilitating the performance of this Agreement. The Parties hereto may therefore amend this Agreement at any time by their mutual consent which amendment must be in writing and executed by the Parties.
6. **Entire Agreement.** The Terms and Conditions set forth in this Agreement supersede all prior oral and written understanding and constitute the entire Agreement between the Parties with respect to the subject matter hereof.
7. **Binding Upon Successors in Interest.** This Agreement shall be binding upon all the Parties hereto and their respective heirs, successors, administrators, assigns, or other successors in interest.
8. **Notices.** Notices or demands hereunder shall be in writing and shall be served by (a) personal delivery, or (b) certified mail, return receipt requested to the following addresses, or to the last known address of either party or to the address provided by any assignee if such address has been given in writing. In the event said notice is mailed, the date of service of such notice shall be deemed to be three (3) business days after the date of delivery of said notice to the United States Post Office.
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|---|--|
| City of Peru<br>% City Clerk<br>1901 4 <sup>th</sup> Street<br>Peru, IL 61354<br>Ph: (815) 223-0061 | Jacob & Klein, Ltd. and<br>The Economic Development Group, Ltd.<br>1701 Clearwater Avenue<br>Bloomington, IL 61704<br>Ph: (309) 664-7777 |
|---|--|
9. **Severability.** If any provision of this Agreement is held to be invalid, the remainder of this Agreement shall not be affected thereby.
10. **Choice of Law/Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois with venue lying in the Circuit Court of LaSalle County, Illinois.
11. **Warranty of Signatories.** The signatories of this Agreement warrant that they have full authority to execute this Agreement and to bind the entity for which they are signing and agree to hold the other Party or Parties hereto harmless if it is later determined that such authority does not exist.

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

**IN WITNESS WHEREOF**, the City, J&K, and EDG have executed this Professional Services Agreement on the day and year above written.

**THE CITY OF PERU**, an Illinois Municipal Corporation:

By: \_\_\_\_\_  
Ken Kolowski, City Mayor

Attest: \_\_\_\_\_  
Jamey Mertel, City Clerk

**JACOB & KLEIN, LTD.**, an Illinois Professional Service Corporation:

By: \_\_\_\_\_  
Herbert J. Klein, President

**THE ECONOMIC DEVELOPMENT GROUP, LTD.**, an Illinois Corporation:

By: \_\_\_\_\_  
Steven E. Kline, President

**ATTACHMENTS:**

- EXHIBIT 1. PROFESSIONAL SERVICES FOR THE ESTABLISHMENT OF THE BDD; and**
- EXHIBIT 2. PROFESSIONAL SERVICES FOR THE ANNUAL ADMINISTRATION OF THE BDD.**

**EXHIBIT 1**

**PROFESSIONAL SERVICES FOR THE ESTABLISHMENT OF THE BDD**

Services to be provided to the City by J&K and EDG relating to the Establishment of the BDD are set forth as follows:

1. J&K shall provide City with legal advice regarding the establishment of the BDD on an on-call, as needed basis; and EDG shall provide City with technical consulting regarding the establishment of the BDD on an on-call, as needed basis.
2. Create an estimated schedule and timeline for completing the required procedure to establish the BDD.
3. Work with local elected officials, City staff and engineers to define the Redevelopment Project Area (BDD Boundary).
4. Consult on any necessary Annexation Agreement(s) with City Attorney and Private Developer(s), if any.
5. Prepare all required studies and reports to establish the BDD, the scope of which will include field surveys and studies in sufficient detail for the City to:
  - a. Make a formal finding that the business district is a ‘blighted area’ as that term is defined by the Act; and
  - b. Make a formal finding that the business district *on the whole* has not been subject to growth and development through investment by private enterprises or would not reasonably be anticipated to be developed or redeveloped without the adoption of the business district development or redevelopment plan.
6. Assist the City with the preparation of a Business District Development and Redevelopment Plan (the “Plan”) which sets forth the following:
  - a. A specific description of the proposed boundaries of the district, including a map illustrating the boundaries, and each address in the business district in such a way that the Department of Revenue can determine by its address whether a business is located in the business district.
  - b. A general description of each project proposed to be undertaken over the life of the business district that is to be located within the business district, including a description of the approximate location of each project.
  - c. The name of the proposed business district.
  - d. The estimated business district project costs.
  - e. The anticipated source of funds to pay business district project costs.
  - f. The anticipated type(s) and terms of any obligations that could be issued.
  - g. The rate of any tax to be imposed pursuant to the Act and the period of time for which the tax shall be imposed.

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7. Prepare and present to the City the required Ordinances or Resolutions for designating the BDD and approving the BDD Redevelopment Plan.
8. Assist the City with preparing requisite publications and notices as well as conduct and moderate a Public Hearing, for which Notice is published in a newspaper of general circulation within the City.
9. Assist the City with negotiating Private Redevelopment Agreements with potential Developers.
10. Assist the City with the timely filing of the initial BDD establishment documentation with the Illinois Department of Revenue.

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**EXHIBIT 2**

**PROFESSIONAL SERVICES FOR THE ANNUAL ADMINISTRATION OF THE BDD**

Services to be provided to the City by J&K and EDG relating to the Annual Administration of the BDD are set forth as follows:

1. Provide the City with on-call legal and consulting services on matters relating to the BDD as needed.
2. Consult with and coordinate administrative activities with City's Administrator, City Clerk, City Engineer, City Treasurer, Mayor and other officials as required.
3. Provide to the Illinois Department of Revenue the boundary of the Business District and a list of each address located within the Business District in such a way that the Department of Revenue can determine by its address whether a business is located in the Business District.
4. Assist the City in establishing the Special Business District Tax Allocation Fund.
5. On behalf of the City, negotiate terms of BDD Reimbursements and prepare Redevelopment Agreements with Developers.
6. Consult with Developers regarding BDD Redevelopment Agreements and Reimbursements.
7. Advise City on matters relating to Developer Reimbursements (e.g., verify eligible project costs, and advise the municipality to make payments).
8. Consult with City officials regarding the use of BDD Funds for public projects contained in the Plan and establish a Requisition Program to approve BDD Project Costs.
9. Analyze the potential use of Business Development District Revenue Bonds, Developer Notes and other financing alternatives. Arrange for Bond Counsel when required by the City. All professional services related to the issuance of specific Bonds or obligations will be additional, subject to separate agreements and billed at the then applicable rates. EDG may be designated as the City's Municipal Advisor pursuant to a separate agreement.
10. Assist the City with administering the Business Development District Plan and remaining in compliance with the Act.

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

**A SPECIAL ORDINANCE AUTHORIZING THE CEDING OF 2026  
PRIVATE ACTIVITY BONDING AUTHORITY TO THE UPPER  
ILLINOIS RIVER VALLEY DEVELOPMENT AUTHORITY (UIRVDA)**

**WHEREAS**, the City of Peru (“City”) is an Illinois home rule municipal corporation duly organized and validly existing under Article VII, Section 6, of the 1970 Illinois Constitution and laws of the State of Illinois; and

**WHEREAS**, the Internal Revenue Code of 1986 provides that the amount of private activity bonds which may be issued by the City as a constitutional home rule unit is equal to its population multiplied by \$135.00; and

**WHEREAS**, the Illinois Private Activity Bond Allocation Act (30 ILCS 345/1 et seq.) provides, among other things, that the corporate authorities of any home rule unit may reallocate to a state agency any portion of its unused allocation of volume cap; and

**WHEREAS**, for the year 2026, the City’s population count used by the Governor’s Office for volume cap allocation is 9,793; and

**WHEREAS**, the Illinois Private Activity Bond Allocation Act (30 ILCS 345/1 et seq.) provides, among other things, that the corporate authorities of any home rule unit may reallocate to a state agency any portion of its unused allocation of volume cap; and

**WHEREAS**, the City has available year 2026 volume cap and desires to utilize this cap in connection with the Upper Illinois River Valley Development Authority (UIRVDA) to support the projects that will create jobs and expand the City’s tax base.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PERU, ILLINOIS, A HOME RULE MUNICIPALITY, AS FOLLOWS:**

**SECTION 1: Consent to Reallocate to UIRVDA.** The City hereby agrees to reallocate to the Upper Illinois River Valley Development Authority its 2026 private activity volume bonding cap in the amount of \$1,322,055.00. Said private activity volume bonding cap shall be used to support projects that will provide job opportunities and new investments.

**SECTION 2: Letter of Agreement.** The City’s Finance Officer is hereby authorized to execute a letter of agreement with UIRVDA consenting to such reallocation on behalf of the City as authorized.

**SECTION 3: Maintaining Records.** The City’s Finance Officer is hereby further authorized and directed to maintain such record of the allocation for the term of the bonds issued pursuant to such allocation.

**SECTION 4: Notice.** The Mayor shall provide notice of such allocation to the Office of the Governor.

**SECTION 5: Effective Date.** This Ordinance shall be effective immediately from and after its passage and approval according to law.

**PRESENTED, PASSED, AND ADOPTED** at a regular meeting of the City Council of the City of Peru, Illinois, by an aye and nay roll call vote, with \_\_\_\_ voting aye, \_\_\_\_ voting nay, \_\_\_\_ absent, and Mayor Kolowski \_\_\_\_\_ voting \_\_\_\_\_, which meeting was held on the 9<sup>th</sup> day of February, A.D., 2026.

**APPROVED:** February 9, 2026

(CORPORATE SEAL)

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Ken Kolowski, Mayor

ATTEST:

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Jamey Mertel, City Clerk

<b><u>Aldermen</u></b>	<b><u>Aye</u></b>	<b><u>Nay</u></b>	<b><u>Absent</u></b>
<b>Ballard</b>			
<b>Tieman</b>			
<b>Payton</b>			
<b>Edgcomb</b>			
<b>O’Sadnick</b>			
<b>Sapienza</b>			
<b>Lukosus</b>			
<b>Moreno</b>			