

Tuesday, May 27, 2025
Regular City Council Meeting May 27, 2025

City Council Chambers, Room 108
200 South Illinois Avenue
Carbondale, Illinois 62901
6:00 p.m.

1. Preliminaries to the City Council Meeting

Subject :	1.1 Roll Call
Meeting :	May 27, 2025 - Regular City Council Meeting May 27, 2025
Type :	Procedural

Public Content

1. Preliminaries to the City Council Meeting

Subject :	1.2 Citizens' Comments and Questions
Meeting :	May 27, 2025 - Regular City Council Meeting May 27, 2025
Type :	Procedural

Public Content

Citizens may address the City Council for up to four minutes on any agenda item. Public comments will be accepted for a maximum of 30 minutes per item. Those wishing to address the City Council should raise their hand to be recognized by the Mayor prior to approaching the podium. Speakers should provide their names for the minutes and end their comments when the four-minute time limit is announced. The Council may suspend or waive the speaker time limit with the consent of a majority of Council members present and are not required to respond to public remarks during the meeting.

1. Preliminaries to the City Council Meeting

Subject :	1.3 Council Comments, General Announcements, and Proclamations
Meeting :	May 27, 2025 - Regular City Council Meeting May 27, 2025
Type :	Procedural

Public Content

General Comments from the City Council and City Manager. Proclamations, Special Recognition, and Oaths of Office will periodically be administered at this time.

1. Preliminaries to the City Council Meeting

Subject :	1.4 Proclamation for National Bike Month
Meeting :	May 27, 2025 - Regular City Council Meeting May 27, 2025
Type :	Procedural
Goals :	Goal #1: Provide a high quality-of-life and foster a sense of community for all residents Goal #2: Establish programs, processes, and networks to address diversity, inclusion, equity, and justice Goal #4: Encourage progressive economic development, tourism, arts, and entertainment Goal #5: Provide high-quality City infrastructure

Public Content

Originating Department: Community Development and Public Works

Background:

A proclamation declaring May 2025 Bike Month in Carbondale, IL.

File Attachments

[Proclamation for National Bike Month - 2025-05-27.pdf \(99 KB\)](#)

1. Preliminaries to the City Council Meeting

Subject :	1.5 Proclamation for National Preservation Month
Meeting :	May 27, 2025 - Regular City Council Meeting May 27, 2025
Type :	Procedural

Public Content

Originating Department: Community Development

Background: A Proclamation declaring the month of May 2025 as National Preservation Month.

File Attachments

[Proclamation for National Preservation Month.pdf \(46 KB\)](#)

2. Public Hearings and Special Reports

Subject :	2.1 Historic Preservation Award Presentation
Meeting :	May 27, 2025 - Regular City Council Meeting May 27, 2025

Type :

Information

Goals :

Goal #1: Provide a high quality-of-life and foster a sense of community for all residents

Goal #6: Enhance residential development/rehabilitation

Public Content

Originating Department: Community Development

Background:

In order to bring awareness to the importance of historic preservation and to encourage and reward those who have taken an active role in preservation, the City of Carbondale Preservation Commission initiated a Historic Preservation Awards Program in 2006. Each year members of the community are invited to submit nominations. Any property within the City is eligible and can be nominated in one of the following categories: preservation, restoration, sympathetic addition, compatible new construction, or adaptive reuse.

The recipients of the 2025 Historic Preservation Awards are:

1. Daniel Presley, owner of 215 South Illinois Avenue, has been selected as a winner in the "Adaptive Reuse" category for a commercial property. This property is the former Yellow Cab Building at 215 South Illinois Avenue. Mr. Presley renovated the existing building with a new roof, new flooring, new electric service, new accessible bathrooms, new doors, and new signage. This project is a great example of restoring a historic building while meeting modern building codes.
2. Confluence Books at 705 West Main Street, has been selected as a winner in the "Adaptive Reuse" category for a commercial property. This former residence was constructed in 1915 and built in the Stucco style with Prairie-style influences. The owners of Confluence Books completed significant renovations including replacing or upgrading the electrical, plumbing, and HVAC systems, adding a mechanical lift for ADA accessibility, a new roof with solar panels, and new paint on the exterior of the house. This project demonstrates how a building can be adapted to meet evolving needs while preserving the architecture and character of the original building.
3. Elizabeth Renfro, owner of 201 South Maple Street, has been selected as a winner in the "Preservation" category for a residential property. This residence was constructed in 1902 in the Queen Anne architectural style. Renovations included lead-based paint remediation, window weatherization, and garage repairs including new siding, paint, doors, hardware, and roof repairs. This project is an excellent example of the type of preservation and restoration work desired, and can serve as an example for similar preservation efforts of older homes in Carbondale.
4. Justin Zurlinden, owner of 600 West Oak Street, has been selected as a winner in the "Restoration" category for a residential property. This residence was constructed in 1895 in the Queen Anne architectural style. Renovation work included upgrading the electrical, plumbing, and HVAC systems, removing mold and water damage, preserving the original woodwork and pocket door, and preserving as much of the original hardware and fixtures as possible. This project is an excellent example of upgrading a home to meet modern building code requirements while preserving the historic character of the home.

File Attachments

[215 S Illinois Ave, Historic Preservation Award Photos, 2025-05-13.pdf \(1.865 KB\)](#)

[705 W Main St, Historic Preservation Award Photos, 2025-05-13.pdf \(1.270 KB\)](#)

[201 S Maple, Historic Preservation Award Photo, 2025-05-13.pdf \(562 KB\)](#)

[600 W Oak St, Historic Preservation Award Photo, 2025-05-13.pdf \(1.321 KB\)](#)

2. Public Hearings and Special Reports

Subject :	2.2 E-Scooter Micromobility Program Update from City Staff, SIU Administration, and VeoRide Representative
Meeting :	May 27, 2025 - Regular City Council Meeting May 27, 2025
Type :	Information
Goals :	Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services Goal #4: Encourage progressive economic development, tourism, arts, and entertainment Goal #7: Build on, expand, and develop new relationships with SIU and other regional entities

Public Content

Originating Department: Community Development

Background:

This July marks 3 years of e-scooters in Carbondale and at SIU. City staff, SIU's Assistant Vice Chancellor for Auxiliary Enterprises & Student Affairs Tena Bennett, and Veo Policy and Partnerships Manager Aaron Madrid will present on the successes and challenges of the program, and plans for the future.

The contract between Veo and the City automatically renews June 23, 2025. The City and Veo have signed a Memorandum of Understanding to extend this date to November 2025 and incorporate some changes to the program that you will hear about shortly.

File Attachments

[Slideshow Micromobility in Carbondale 3-Year Review 2025-05-28.pdf \(2,428 KB\)](#)

3. Consent Agenda of the City Council

Subject :	3.1 City Council Meeting Minutes from May 13, 2025
Meeting :	May 27, 2025 - Regular City Council Meeting May 27, 2025
Type :	Action (Consent)
Recommended Action :	Approve the minutes from the regular City Council meeting of May 13, 2025

Public Content

Originating Department:

City Clerk's Office

File Attachments

3. Consent Agenda of the City Council

Subject :	3.2 Approval of Warrant for the Period Ending: 05/09 /2025 for the FY 2025 & FY 2026 Warrant 1511 in the Total Amount of \$1,833,972.63
Meeting :	May 27, 2025 - Regular City Council Meeting May 27, 2025
Type :	Action (Consent)
Recommended Action :	Accept the following report of payments made for the period ended: 05/09/2025 totaling \$1,833,972.63
Goals :	Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services

Public Content

Originating Department: Finance

Background:

File Attachments

[Warrant 1511 2025-05-27.pdf \(392 KB\)](#)

3. Consent Agenda of the City Council

Subject :	3.3 Approval of Wells Fargo Warrant for the Period Ending 04/30/2025 FY 2025 Warrant # WF 04/2025 in the amount of \$206,431.05
Meeting :	May 27, 2025 - Regular City Council Meeting May 27, 2025
Type :	Action (Consent)
Recommended Action :	Accept the following report of payments made for the period ended: 04/30/2025 totaling \$206,431.05
Goals :	Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services

Public Content

Originating Department: Finance

Background:

File Attachments

[Wells Fargo 04-2025 2025-05-27.pdf \(215 KB\)](#)

3. Consent Agenda of the City Council

Subject :	3.4 Acceptance of a Temporary Construction Easement and Approval of a \$300 Payment for Said Easement from Omar Jimenez-Godinez for the Pleasant Hill Road Project From McLafferty Road to Union Hill Road (ST1502)
Meeting :	May 27, 2025 - Regular City Council Meeting May 27, 2025
Type :	Action (Consent)
Recommended Action :	Acceptance of a Temporary Construction Easement and Approval of a \$300 Payment for Said Easement from Omar Jimenez-Godinez for the Pleasant Hill Road Project From McLafferty Road to Union Hill Road (ST1502)

Public Content

Originating Department: Public Works-Engineering

Background:

In October of 2021, the City was awarded Surface Transportation funds (STU) from the Illinois Department of Transportation (IDOT) in the amount of \$808,000 in construction funds and \$30,000 in land acquisition funds for improvements to Pleasant Hill Road from McLafferty Road to Union Hill Road. These funds will be matched with an additional 20% from the City. This project is being designed by TWM of Swansea IL; right-of-way plans were completed in late Fall of 2024. The proposed improvements required the City to secure(0.008) acres of temporary construction easement from Omar Jimenez-Godinez at 3599 Pleasant Hill Road. Due to the involvement of federal funds in this project, it was necessary to have the needed property valuated and to hire a property negotiator to work with the property owners to secure the needed right-of-way and easements for the improvements. The easement was valuated at \$300 and an offer to purchase was extended to Mr. Jimenez-Godinez. The offer was accepted and signed the easement will be recorded once it is approved by the Council.

In the interest of transparency, the City Council is asked to accept this temporary construction easement so that it can be reflected in the City Council Meeting Minutes. The easements are attached hereto for reference.

File Attachments

[3599 Pleasant Hill Rd Temporary Construction Easement and Supporting documents.pdf \(855 KB\)](#)

3. Consent Agenda of the City Council

Subject :	3.5 Ordinance Approving a Budget Adjustment to Increase the Southern Illinois Multi-Modal Station (SIMMS) FY 2026 Budget in the Amount of \$60,000 to Provide for the Management of the Co-working Space by Carbondale Main Street
Meeting :	May 27, 2025 - Regular City Council Meeting May 27, 2025
Type :	Action (Consent)
Recommended Action :	Approve an Ordinance for a Budget Adjustment to Increase the Southern Illinois Multi-Modal Station (SIMMS) FY 2026 Budget in the amount of \$60,000
Goals :	Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services

Public Content

Originating Department: Public Works/Finance

Background:

On February 11, 2025, the Carbondale City Council authorized the City Manager to enter into an agreement with Carbondale Main Street to operate the Co-Working Space at the SIMMS. The budgetary authority for this contract was mistakenly not added to the SIMMS division during the creation of the FY 2026 Budget that was approved by the City Council on April 22, 2025.

File Attachments

[Exhibit A - Budget Adjustment for the SIMMS Division FY2026 2025.05.27.pdf \(119 KB\)](#)
[An Ordinance Providing for a Budget Adjustment for the SIMMS Division FY2026 Budget 2026-05-27.pdf \(118 KB\)](#)

3. Consent Agenda of the City Council

Subject :	3.6 Award of Contract to Hutchison Engineering, Inc. in the Amount of \$94,390 for Phase III Engineering/Construction Inspection Services for the Wall Street Road Conversion (CIP ST2405)
Meeting :	May 27, 2025 - Regular City Council Meeting May 27, 2025
Type :	Action (Consent)
Recommended Action :	Award of Contract to Hutchison Engineering, Inc. in the Amount of \$94,390 for Phase III Engineering/Construction Inspection Services for the Wall Street Road Conversion (CIP ST2405)

Public Content

Originating Department: Public Works-Engineering

Background:

The City has been awarded \$1,582,609 in Highway Safety Improvement Program (HSIP) funds and has pledged \$175,000 in matching funds (20%) to complete this project. This project will consist of improving Wall Street From Main Street to north of Park Street. When completed, Wall Street will have improved accessibility, added bike lanes, and be reduced to two traffic lanes that include a two-way left turn lane. The project design is complete, IDOT has approved all plans, and the project was included in the IDOT April bid letting. The lowest bidder was Samron of Murphysboro, IL. Since this project is administered by IDOT, the City is required to complete Phase 3 resident engineering (RE). This means that an IDOT-certified City representative is required to be present during the duration of the project to ensure that all construction and materials meet the proposed project design. The full scope of resident engineering includes inspecting all work completed, documenting all material quantities on approved IDOT forms, completing on-site testing of all earthwork and materials, completing daily logs and weekly reports, inspecting erosion control measures, approving shop drawings, processing pay applications and change orders, and coordinating the project closeout with IDOT. In short, these requirements necessitate the placement of a full-time resident engineer during the duration of the project to include post-construction activities.

Current City staffing isn't sufficient to meet IDOT's Phase 3 resident engineering requirements. As such, staff has contacted civil engineering firms to assist with this portion of the work. Hutchison Engineering is a local engineering firm certified with IDOT for Phase III engineering work; their Carbondale office Director is a retired IDOT administrator and fluent with the project requirements. As such, Hutchison is well-qualified to complete this work.

This contract is for professional services which is an exception to the formal bidding process pursuant to 1-6-13 (E)(2) of the Carbondale Revised Code.

Recommended Action: It's recommended that the City Council award a contract with Hutchison Engineering of Carbondale in an amount not to exceed \$94,390 (The city will be reimbursed by the grant for 90% of this cost) for Phase III engineering services related to the improvements to Wall Street from Main Street to north of Park Street.

File Attachments

[Hutchison PhaseIII Eng Agreement Wall St 2025-05-27.pdf \(4,962 KB\)](#)

3. Consent Agenda of the City Council

Subject :	3.7 Award of Contract for FY 2026 Street Cut Repair Program to Samron Midwest Contracting, Inc. of Murphysboro, Illinois in the Estimated Amount of \$319,319
Meeting :	May 27, 2025 - Regular City Council Meeting May 27, 2025
Type :	Action (Consent)
Recommended Action :	Award of Contract for FY2026 Street Cut Repair Program to Samron Midwest Contracting, Inc. of Murphysboro, Illinois in the Estimated Amount of \$319,319

Public Content

Originating Department: Public Works-Engineering

Background:

The Street Cut Repair Program includes Water and Sewer Division street cuts performed during the maintenance of water and sanitary sewer lines as well as repairs to streets, curbs, gutters, sidewalks, and driveways for the Street Maintenance Division. This is a one (1) year contract with an option to extend at the current prices for one (1) additional year upon the mutual agreement of the Contractor and the City. The contract quantities are estimates based on annual averages from previous fiscal years and projected work schedules.

The FY 2026 Budget includes funds for the Water Distribution Division (47015), the Sewer Collection Division (47021), and the Street Maintenance Division (40350) for contractual street cut repairs. It should be noted that the quantities contained in the bid documents are based on historical estimates and prices for bidding purposes, and only actual repair costs will be paid. In the event that actual costs should exceed the budgeted repair amounts, budget adjustments will be presented to the City Council for approval. The specifications were prepared and the bid was advertised in the *Southern Illinoisan* on Saturday, April 26, 2025. An invitation to bid was sent to seven (7) firms and five (5) Plan houses shown on the attached Certificate. Three (3) firms purchased the specifications, and two (2) bids were received on May 20, 2025, as shown on the Bid Tabulation. The bid was submitted by Samron Midwest Contracting of Murphysboro, IL in the amount of \$319,319. Staff recommends awarding the contract to Samron Midwest Contracting, Inc. in the amount of \$319,319.

File Attachments

[26-01 Street Cut Repair Bid Tab 2025-05-27.pdf \(44 KB\)](#)

[26-01 Street Cut Repair Certificate 2025-05-27.pdf \(18 KB\)](#)

3. Consent Agenda of the City Council

Subject :	3.8 Resolution Authorizing the City Manager to Enter into a Code Compliance Tax Increment Financing Agreement with Big Muddy Rentals for a Redevelopment Project at 306 and 308 South Illinois Avenue
Meeting :	May 27, 2025 - Regular City Council Meeting May 27, 2025
Type :	Action (Consent)
Recommended Action :	Approve a Resolution Authorizing the City Manager to Enter into a Code Compliance Tax Increment Financing Agreement with Big Muddy Rentals for a Redevelopment Project at 306 and 308 South Illinois Avenue

Goals :

Goal #8: Use the downtown master plan as a guide to revitalize the City Center

Goal #4: Encourage progressive economic development, tourism, arts, and entertainment

Public Content

Originating Department: Economic Development

Background:

On December 27, 2012, the City Council approved an ordinance adopting tax increment financing (TIF) for Illinois-University Corridor TIF #2. This ordinance allows property tax revenue created by new development within the project area to be held in a special City fund to pay for certain redevelopment expenses. One use of the increment funds is to reimburse private developers for eligible redevelopment project costs. The State statutes governing TIF specify eligible redevelopment project costs that include property acquisition, demolition, site preparation, environmental cleanup, remodeling and rehabilitation of existing buildings, and a portion of interest costs from financing. The cost of new building construction is not an eligible expense.

On April 25, 2023, the City Council approved a resolution creating a TIF-Funded Downtown Property Code Compliance Incentive Program. The intent of this program is to encourage commercial property owners to improve downtown buildings in an effort to develop a revitalized downtown. An overview of this program is attached (see "TIF-Funded Code Compliance Program Overview 05.27.2025.pdf").

The reimbursement terms for this project are specified in the attached redevelopment agreement between the City and the developer.

Attached for consideration by the City Council is a redevelopment agreement between the City and Big Muddy Rentals, LLC, in the amount of \$200,000 to cover the reimbursement of a portion of the costs to redevelop properties at 306 & 308 South Illinois Avenue. The developer has purchased the building, which formerly housed the Frame Shop business, and will address code compliance issues found within the building, such as ADA-accessibility and other expenses related to code compliance. The subject property is located within TIF #2 and as a result, the developer is eligible to receive reimbursement through TIF.

The Code Compliance portion of this agreement will cover up to \$50,000 in code-related improvements. The additional \$150,000 in TIF-eligible expenses in the Redevelopment Agreement that do not fall within the categories of the Code Compliance Program will be paid to the developer in annual installments through the standard TIF agreement. These annual payments will not commence until all Code Compliance expenses paid to the developer through this program are recovered by the City through TIF.

Objectives of the TIF Redevelopment Plan include the reduction or elimination of blighting conditions, enhancing the real estate tax base, and encouraging private investment in the redevelopment project area. Development of the subject property as proposed by Big Muddy Rentals, LLC represents a substantial contribution to all of these objectives.

Recommended Action: It is recommended that the City Council approve a resolution authorizing the City Manager to enter into an economic development tax increment financing agreement with Big Muddy Rentals, LLC for a Redevelopment Project at 306 and 308 S. Illinois Avenue.

File Attachments

[Big Muddy Rentals LLC Code Compliance Redevelopment Agreement 2025-05-27.pdf \(276 KB\)](#)

[TIF-Funded Code Compliance Program Overview 05.27.2025.pdf \(357 KB\)](#)

[Resolution Approving a TIF Agreement at 306 and 308 South Illinois Avenue 2025-05-27.pdf \(92 KB\)](#)

3. Consent Agenda of the City Council

Subject :

3.9 Resolution Authorizing the City Manager to Enter into a Code Compliance Tax Increment Financing Agreement with HB's EGGS LLC dba Harbaugh's Cafe for a Redevelopment Project at 901 S Illinois Avenue

Meeting : May 27, 2025 - Regular City Council Meeting May 27, 2025

Type : Action (Consent)

Recommended Action : Approve Resolution Authorizing the City Manager to Enter into a Code Compliance Tax Increment Financing Agreement with HB's EGGS LLC dba Harbaugh's Cafe for a Redevelopment Project at 901 S Illinois Avenue

Goals : [Goal #8: Use the downtown master plan as a guide to revitalize the City Center](#)
[Goal #4: Encourage progressive economic development, tourism, arts, and entertainment](#)

Public Content

Originating Department: Economic Development

Background:

On December 27, 2012, the City Council approved an ordinance adopting tax increment financing (TIF) for Illinois-University Corridor TIF #2. This ordinance allows property tax revenue created by new development within the project area to be held in a special City fund to pay for certain redevelopment expenses. One use of the increment funds is to reimburse private developers for eligible redevelopment project costs. The State statutes governing TIF specify eligible redevelopment project costs that include property acquisition, demolition, site preparation, environmental cleanup, remodeling and rehabilitation of existing buildings, and a portion of interest costs from financing. The cost of new building construction is not an eligible expense.

On April 25, 2023, the City Council approved a resolution creating a TIF-Funded Downtown Property Code Compliance Incentive Program. The intent of this program is to encourage commercial property owners to improve downtown buildings, in an effort to develop a revitalized downtown. The reimbursement terms for this project are specified in the attached redevelopment agreement between the City and the developer.

Attached for consideration by the City Council is a redevelopment agreement between the City and HBs EGGS LLC dba Harbaughs Cafe for the reimbursement of a portion of the costs to redevelop the property at 901 South Illinois Avenue. The developer, owner of long-time business Harbaughs Café, will address code compliance issues related to restrooms within the establishment. The subject property is located within TIF #2 and as a result, the developer is eligible to receive reimbursement through TIF.

Under the terms of the redevelopment agreement, the City will reimburse the developer for eligible costs that are estimated to total approximately \$10,000. A portion of this total includes an upfront reimbursement of up to \$10,000 to cover the expense of bringing the building up to code. The remaining amount represents the developers cost of the purchase of the existing structure and additional renovation costs. Costs related to any new construction of the property will not be eligible and are not included in this estimate.

Objectives of the TIF Redevelopment Plan include the reduction or elimination of blighting conditions, enhancing the real estate tax base, and encouraging private investment in the redevelopment project area. Development of the subject property as proposed by HBs EGGS LLC dba Harbaughs Cafe represents a substantial contribution to all of these objectives.

Recommended Action: It is recommended that the City Council approve a resolution authorizing the City Manager to enter into an economic development tax increment financing agreement with HBs EGGS LLC dba Harbaughs Café for a Redevelopment Project at 901 S. Illinois Avenue.

File Attachments

[HB's EGGS LLC Code Compliance Redevelopment Agreement 2025-05-27.pdf \(238 KB\)](#)
[Resolution Approving a TIF Agreement at 901 South Illinois Avenue 2025-05-27.pdf \(90 KB\)](#)

3. Consent Agenda of the City Council

Subject :	3.10 Resolution Authorizing the City Manager to Enter into a Code Compliance Tax Increment Financing Agreement with TP & MP, LLC for a Redevelopment Project at 509 S Illinois Avenue
Meeting :	May 27, 2025 - Regular City Council Meeting May 27, 2025
Type :	Action (Consent)
Recommended Action :	Approve Resolution Authorizing the City Manager to Enter into a Code Compliance Tax Increment Financing Agreement with TP & MP, LLC for a Redevelopment Project at 509 S Illinois Avenue
Goals :	Goal #8: Use the downtown master plan as a guide to revitalize the City Center Goal #4: Encourage progressive economic development, tourism, arts, and entertainment

Public Content

Originating Department: Economic Development

Background:

On December 27, 2012, the City Council approved an ordinance adopting tax increment financing (TIF) for Illinois-University Corridor TIF #2. This ordinance allows property tax revenue created by new development within the project area to be held in a special City fund to pay for certain redevelopment expenses. One use of the increment funds is to reimburse private developers for eligible redevelopment project costs. The State statutes governing TIF specify eligible redevelopment project costs that include property acquisition, demolition, site preparation, environmental cleanup, remodeling and rehabilitation of existing buildings, and a portion of interest costs from financing. The cost of new building construction is not an eligible expense.

On April 25, 2023, the City Council approved a resolution creating a TIF-Funded Downtown Property Code Compliance Incentive Program. The intent of this program is to encourage commercial property owners to improve downtown buildings, in an effort to develop a revitalized downtown. The reimbursement terms for this project are specified in the attached redevelopment agreement between the City and the developer.

Attached for consideration by the City Council is a redevelopment agreement between the City and TP & MP, LLC to reimburse their tenant and designee, Kristen Gatses, owner of long-time business Pagliais Pizza, for reimbursement of a portion of the costs to redevelop the property at 509 South Illinois Avenue. TP & MP, LLC owns the property at 509 South Illinois and is renting to the owners of the Pagliais Pizza business, the entity responsible for repairs. Code Compliance funds will be used to address code compliance issues related to HVAC, electrical, and other code compliance-related issues found in the structure. The subject property is located within TIF #2 and as a result, the developer is eligible to receive reimbursement through TIF.

Under the terms of the redevelopment agreement, the City will reimburse the developer for eligible costs that are estimated to total approximately \$50,000. A portion of this total includes an upfront reimbursement of up to \$50,000 to cover the expense of bringing the building up to code. The remaining amount represents the developers cost of the purchase of the existing structure and additional renovation costs. Costs related to any new construction of the property will not be eligible and are not included in this estimate. Objectives of the TIF Redevelopment Plan include reduction or elimination of blighting conditions, enhancing the real estate tax base, and encouraging private investment in the redevelopment project area. Development of the subject property as proposed by the developer represents a substantial contribution to all of these objectives.

Recommended Action: It is recommended that the City Council approve a resolution authorizing the City Manager to enter into an economic development tax increment financing agreement with TP and MP, LLC for a Redevelopment Project at 509 S. Illinois Avenue.

File Attachments

[TP & MP, LLC Code Compliance Redevelopment Agreement 2025-05-27.pdf \(239 KB\)](#)
[Resolution Approving a TIF Agreement at 509 South Illinois Avenue 2025-05-27.pdf \(88 KB\)](#)

3. Consent Agenda of the City Council

Subject :	3.11 Resolution Authorizing the City Manager to Submit an Application for the Illinois Department of Transportation's Highway Safety Improvement Program Grant in the Amount of \$2,117,253
Meeting :	May 27, 2025 - Regular City Council Meeting May 27, 2025
Type :	Action (Consent)
Recommended Action :	Adopt a Resolution Authorizing the City Manager to Submit an Application for the Illinois Department of Transportation's Highway Safety Improvement Program Grant in the Amount of \$2,117,253.
Goals :	Goal #1: Provide a high quality-of-life and foster a sense of community for all residents Goal #2: Establish programs, processes, and networks to address diversity, inclusion, equity, and justice Goal #5: Provide high-quality City infrastructure Goal #7: Build on, expand, and develop new relationships with SIU and other regional entities

Public Content

Originating Department: Community Development and Public Works

Background:

In 2023, the City applied for IDOT's Highway Safety Improvement Program (HSIP) funding to make several improvements to East Grand Avenue between Washington Street and Wall Street, including the two intersections. The City was initially awarded funding for the Preliminary Engineering portion of the project only, at a total of \$302,130, with the City providing the 10% match of \$30,231. In March 2024, the Council approved the engineering firmThouvenot, Wade & Moerchen, Inc. (TWM) to complete this portion of the project. In June 2024, the Council authorized the application of this project for this grant; however, due to a misunderstanding of the grant deadline, the application was not submitted in 2024.

Staff now seeks approval from the City Council to apply for HSIP funding for the remaining costs of the project: engineering and construction with a 15% contingency.

These improvements were recommended as a result of a multi-modal traffic study of East Grand Avenue completed in 2023. The proposed improvements provide for traffic calming and provide safer and more comfortable infrastructure for pedestrians, bicyclists, micromobility users, and those with physical disabilities.

The proposed project will make the following improvements to East Grand Avenue:

1. Road modification creating two through-lanes and one center turn lane
2. Reducing traffic lanes to a width of 11 feet to help calm traffic
3. Resurfacing this segment of Grand Avenue
3. Replacing the sidewalk on the north side of the street with a 10-foot multi-use path, separated from the street

- 4. Installing a signalized crosswalk with pedestrian refuge at the State Street intersection, connecting parking on the south side to SIU Health Services building
- 5. Creating a right-turn-only for traffic entering East Grand Avenue from South Washington Street from the north side of the intersection

Attached for the Council's consideration are the following:

- 1. The budget for the remainder of the project, updated from last year's proposal to account for inflation
- 2. The East Grand Avenue multi-modal traffic study
- 3. The proposed resolution

It is recommended that the City Council approve a resolution allowing the City Manager to apply for HSIP funding in the amount of \$2,117,253. The City will be responsible for the 10% match in the amount of \$211,725.30.

File Attachments

[E Grand Ave Traffic Study 2023, 2025-05-27.pdf \(26.437 KB\)](#)
[HSIP Cost Estimate E Grand Ave 2025-05-27.pdf \(134 KB\)](#)
[Resolution to Authorize Highway Safety Grant Submission for East Grand Avenue Construction 2025-05-27.pdf \(127 KB\)](#)

3. Consent Agenda of the City Council

Subject :	3.12 Appointment and Reappointments to Boards and Commissions - Library Board of Trustees and Preservation Commission
Meeting :	May 27, 2025 - Regular City Council Meeting May 27, 2025
Type :	Action (Consent)
Recommended Action :	Council is requested to concur with Mayor Harvey's recommended appointment and reappointments to Boards and Commissions

Public Content

Originating Department: Mayor's Office

Background: Mayor Harvey recommends the following reappointments to Boards and Commissions:

Library Board of Trustees: Reappointment of Philip Brown, Susan Tulis, and Chasity Mays to terms ending June 30, 2028.

Preservation Commission: Appointment of Brian Stanfield to serve as an ex-officio, non-voting member for a term ending April 30, 2027.

3. Consent Agenda of the City Council

Subject :	3.13 Approval of Consent Agenda Items
Meeting :	May 27, 2025 - Regular City Council Meeting May 27, 2025
Type :	Action (Consent)
Recommended Action :	Approve all Consent Agenda items not pulled for separate consideration

Public Content

4. General Business of the City Council

Subject :	4.1 A Resolution Authorizing the City Manager to Enter an Agreement with Placer.ai for Access to Their Location Intelligence and Foot Traffic Data Software
Meeting :	May 27, 2025 - Regular City Council Meeting May 27, 2025
Type :	Action
Recommended Action :	Approve a Resolution Authorizing the City Manager to Enter an Agreement with Placer.ai for Access to Their Location Intelligence and Foot Traffic Data Software
Goals :	Goal #4: Encourage progressive economic development, tourism, arts, and entertainment Goal #7: Build on, expand, and develop new relationships with SIU and other regional entities Goal #8: Use the downtown master plan as a guide to revitalize the City Center

Public Content

Originating Department: Economic Development

Background:

On May 28, 2024, Council authorized a one year agreement to access Placer Labs, Inc location intelligence platform called "Placer.ai". Staff is seeking Council approval to amend last year's agreement (see "Placer Labs, Inc._ Invoice #12.5593 05.27.2025.pdf") with a two year agreement (see "V2 Amendment - City of Carbondale Illinois - 05.27.2025.pdf") with Placer Labs, Inc. for continued access to this platform.

Placer.ai is a location intelligence platform that provides foot traffic data and consumer behavior analytics derived from anonymized mobile device data. Its main purpose is to help businesses, real estate professionals, retailers, and local governments make better data-driven decisions about physical locations.

Purpose of Placer.ai

1. Understand Consumer Behavior
 - Track visits, dwell time, and frequency to specific locations (e.g., malls, stores, restaurants).
2. Site Selection and Real Estate Decisions
 - Compare sites for potential openings, closures, or redevelopments.
3. Competitive Benchmarking
 - Analyze shifts in market share and customer overlap.

4. Market and Trade Area Analysis
 - Define and analyze trade areas (where customers come from).
5. Performance Optimization
 - Improve marketing and operations decisions using real-world behavior data.

Key Functions and Features

- Foot Traffic Analytics
 - Daily, weekly, monthly visit trends.
- Visitor Demographics and Psychographics
 - Age, income, education level, and lifestyle segments of visitors.
- Trade Area Mapping
 - Heat maps of where visitors originate.
- Cross-Visitation Analysis
 - Where else customers shop or visit.
- Competitive and Market Benchmarking
 - Compare performance against peers and market averages.

How Placer.ai addresses privacy concerns

1. Anonymized Data Collection: Placer.ai does not collect data directly from consumers. Instead, it partners with mobile applications that gather location data from users who have provided consent. These partners are contractually obligated to comply with all applicable privacy laws and regulations, including obtaining necessary user consents.
2. Removal of Personal Identifiers: Before any data reaches Placer.ai, it is stripped of personal identifiers such as Mobile Advertising IDs (MAIDs), names, and phone numbers. This ensures that the data cannot be traced back to individual users.
3. Data Aggregation and K-Anonymity: Placer.ai aggregates the anonymized data around specific points of interest (e.g., retail locations, parks) and employs a K-anonymity model with a threshold of at least 50 devices. This means that any reported data represents a group of at least 50 individuals, further safeguarding individual privacy. K-anonymity is a data privacy principle that ensures an individual's data cannot be distinguished from other individuals in a dataset.

Staff have used Placer.ai to generate numerous reports that have been used to:

1. Assist private developers seeking information on potential locations
2. Help existing businesses better understand customer behavior and demographics
3. Assess how events impact tourism by providing real-time data that reveals visitor patterns before, during, and after events.

Attached is an example of a Placer.ai report (Placer Overview - 2024 SIU Homecoming Concert 05.27.2025.pdf), showing location intelligence data for the Oct 11, 2024 Close the Strip Homecoming concert, a collaboration between the City of Carbondale, SIU Alumni Association and River Radio.

Recommended Action:

It is recommended that the City Council Approve a Resolution Authorizing the City Manager to Enter an Agreement with Placer.ai for Access to Their Location Intelligence and Foot Traffic Data Software.

File Attachments

[V2 Amendment - City of Carbondale Illinois - 05.27.2025.pdf \(129 KB\)](#)
[Placer Overview - 2024 SIU Homecoming Concert 05.27.2025.pdf \(2,907 KB\)](#)
[Resolution Authorizing the City Manager to Enter an Agreement with Placer 05.27.2025.pdf \(84 KB\)](#)
[Placer Labs, Inc. _ Invoice #12.5593 05.27.2025.pdf \(111 KB\)](#)

4. General Business of the City Council

Subject :	4.2 An Ordinance Amending the City of Carbondale Curb Appeal Assistance Program, an Ordinance Amending the
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City of Carbondale Down Payment Assistance Program,
and an Ordinance Providing Budgetary Funding for the FY
2026 Housing Grant Program

Meeting : May 27, 2025 - Regular City Council Meeting May 27, 2025

Type : Action

Recommended Action : Approve An Ordinance Amending the City of Carbondale
Curb Appeal Assistance Program, an Ordinance Amending
the City of Carbondale Down Payment Assistance Program,
and an Ordinance Providing Budgetary Funding for the FY
2026 Housing Grant Program

Public Content

Originating Department: Community Development

Background:

On May 24, 2016, the Carbondale City Council established both the Curb Appeal Assistance Program and the Down Payment Assistance Program. Originally, the maximum income limit of these programs was 120% of the Median Area Income (MAI) for Jackson County. However, in September 2016, Staff recommended raising the income limit to 180% in order to allow more of Carbondale's residents to be eligible for the program citing that "Staff's discussions with potential applicants have revealed that while these residents' incomes exceed 120% of the MAI, they do not necessarily have enough expendable income to provide for the improvements needed to their homes."

Due to current budget constraints, staff recommend that the City Council revisit the income eligibility guidelines for our assistance programs. Specifically, we propose reducing the maximum income threshold from 180% to the original level of 120% of the Area Median Income (AMI) for Jackson County, IL.

This adjustment would enable staff to more effectively target and prioritize assistance for households with the greatest financial need. Narrowing the eligibility criteria will help maximize the impact of limited resources and ensure that available funds are directed toward those most vulnerable in our community.

Below is a chart of income limit levels as a percentage of the 2025 Median Area Income for Jackson County, IL.

2025		Household Members							
MAI Income Limit		1	2	3	4	5	6	7	8
180%	109,260	124,740	140,400	155,880	168,480	180,900	193,320	205,920	
120%	72,840	83,160	93,600	103,920	112,320	120,600	128,880	137,280	
100%	60,700	69,300	78,000	86,600	93,600	100,500	107,400	114,400	
80%	48,560	55,440	62,400	69,280	74,880	80,400	85,920	91,520	
50%	30,350	34,650	39,000	43,300	46,800	50,250	53,700	57,200	
30%	18,210	20,790	23,400	25,980	28,080	30,150	32,220	34,320	

File Attachments

[Exhibit A - Budget Adjustment Housing Programs 2025.05.27.pdf \(118 KB\)](#)

[An Ordinance Approving a Budget Adjustment Increasing the Support Services Division's FY26 Budget for Housing Programs 2025-05-27.pdf \(116 KB\)](#)

[Ordinance Amending Curb Appeal Assistance Program, 2025-05-27.pdf \(16 KB\)](#)

[Ordinance Amending the Down Payment Assistance Program, 2025-05-27.pdf \(125 KB\)](#)

5. Executive Session

Subject :	5.1 Executive Session to Discuss the Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees of the Public Body
Meeting :	May 27, 2025 - Regular City Council Meeting May 27, 2025
Type :	Action
Recommended Action :	Enter into Executive Session to discuss matters relating to specific personnel as permitted under the Illinois Open Meetings Act 5 ILCS 120/2(c)(1)

Public Content

Originating Department:

City Clerk's Office

Background:

Discussion by the public body in Executive Session of the below-listed exceptions is permitted by the Illinois Open Meetings Act (5 ILCS/120.) In the event that any action is to be taken as a result of the discussions held in the Executive Session, final action will be taken only upon return to open session and will be preceded by a public recital of the nature of the matter being considered and other information that will inform the public of the business being conducted.

5 ILCS 120/2(c)

(1) The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity.

5. Executive Session

Subject :	5.2 Return to Open Session
Meeting :	May 27, 2025 - Regular City Council Meeting May 27, 2025
Type :	Action
Recommended Action :	Return to Open Session

Public Content

Originating Department:

6. Adjournment of the City Council Meeting

Subject :	6.1 Adjourn meeting
Meeting :	May 27, 2025 - Regular City Council Meeting May 27, 2025
Type :	Procedural

Public Content

The Mayor will declare the meeting adjourned.