

Tuesday, October 14, 2025

Local Liquor Control Commission and Regular City Council Meeting October 14, 2025

City Council Chambers, Room 108

200 South Illinois Avenue

Carbondale, Illinois 62901

6:00 p.m.

## **1. Preliminaries to the Local Liquor Control Commission Meeting**

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Subject : 1.1 Roll Call  
Meeting : Oct 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting October 14, 2025  
Type : Procedural

## **Public Content**

## **2. Citizens' Comments for the Local Liquor Control Commission**

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Subject : 2.1 Citizen Comments for the Liquor Commission  
Meeting : Oct 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting October 14, 2025  
Type :

## **Public Content**

Citizens comments for the Local Liquor Control Commission

## **3. General Business of the Local Liquor Control Commission**

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Subject : 3.1 Local Liquor Control Commission Meeting Minutes from September 23, 2025  
Meeting : Oct 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting October 14, 2025  
Type : Action  
Recommended Action : Approve the minutes from the Local Liquor Control Commission meeting of September 23, 2025

## **Public Content**

Originating Department: City Clerk's Office

Background:

## File Attachments

[Local Liquor Control Commission Meeting Minutes 2025-09-23.pdf \(163 KB\)](#)

# 3. General Business of the Local Liquor Control Commission

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Subject :	3.2 Application for a Temporary Event Liquor License from Hangar 9 Seeking a Special Use for the 2025 Carbondale Halloween Homecoming
Meeting :	Oct 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting October 14, 2025
Type :	Action
Recommended Action :	Approve the issuance of a Special Use liquor license for Hangar 9 on Friday, October 24, 2025, for the 2025 Carbondale Halloween Homecoming or deny the license based on one or more provisions of the liquor code

## Public Content

**Originating Department:** City Clerk's Office

### Background:

Hangar 9 is applying for a temporary event liquor license to sell alcohol at the 2025 Carbondale Homecoming Halloween to be held at the 400 block of South Illinois Avenue (between College and Elm) on Friday, October 24. The special use permit will enable Hangar 9 to transfer a portion of its inventory from its retail-licensed premises to off-site locations. The applicant must also provide dramshop liability insurance for the location where the alcohol will be served.

The Commission may grant a liquor license, contingent upon receipt of outstanding items, if it is determined that granting the license would not be detrimental to the general welfare of the City. The Commission may deny an application if it finds one or more of the following:

### Criteria for Denying:

- 1.The application does not contain all the information, supporting documents, or fees required by this title.
- 2.The issuance of the license would be in violation of any part of this title.
- 3.The applicant does not have sufficient financial assets to maintain the proposed liquor establishment or has demonstrated insufficient financial responsibility.
- 4.The applicant is a convicted felon who has not been adequately rehabilitated.
- 5.The issuance of the license can reasonably be expected to create excessive noise, traffic, parking, or litter problems.
- 6.The applicant has a history of problems with regard to violations of health regulations, laws, and ordinances at prior establishments owned or managed by the applicant.
- 7.The building in which the applicant seeks to operate does not meet building and zoning code ordinances and regulations.
- 8.The issuance of the license can reasonably be expected to create a nuisance such as excessive and repeated breaches of the peace.
- 9.The applicant has previously had a liquor license revoked or suspended in this or any other state or jurisdiction.
10. The applicant is seeking a restaurant license and does not provide sufficient facilities or menu items to operate as a restaurant.

Conditions for Issuance: If the Commission finds that any change in the applicant's plans is needed to create grounds for the issuance of such a license, the Commission may require such a change as a condition for granting the license. The failure of the applicant at any time to adhere to or perform such condition shall be considered a violation of this title.

## File Attachments

[Hangar 9 - Temp. Liquor License App.pdf \(337 KB\)](#)

[Carbondale Halloween Homecoming draft map \(002\).jpg \(2,929 KB\)](#)

[Determinants for Granting or Denying Application for a Liquor License.pdf \(21 KB\)](#)

## 4. Adjournment of the Local Liquor Control Commission

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Subject :	4.1 Time of Adjournment for Local Liquor Control Commission
Meeting :	Oct 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting October 14, 2025
Type :	Procedural

## Public Content

### 5. Preliminaries to the City Council Meeting

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Subject :	5.1 Roll Call
Meeting :	Oct 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting October 14, 2025
Type :	Procedural

## Public Content

### 5. Preliminaries to the City Council Meeting

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Subject :	5.2 Citizens' Comments and Questions
Meeting :	Oct 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting October 14, 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.

### 5. Preliminaries to the City Council Meeting

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Subject :	5.3 Council Comments, General Announcements, and Proclamations
Meeting :	Oct 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting October 14, 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.

### **5. Preliminaries to the City Council Meeting**

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Subject : 5.4 Proclamation for Domestic Violence Awareness Month

Meeting : Oct 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting October 14, 2025

Type : Procedural

## Public Content

Originating Department: Mayor's Office

Background: A Proclamation declaring October as Domestic Violence Awareness Month

### **File Attachments**

[Proclamation for Domestic Violence Awareness Month, 2025-10-14.pdf \(53 KB\)](#)

### **7. Consent Agenda of the City Council**

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Subject : 7.1 City Council Meeting Minutes from September 23, 2025

Meeting : Oct 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting October 14, 2025

Type : Action (Consent)

Recommended Action : Approve the minutes from the regular City Council meeting of September 23, 2025.

## Public Content

Originating Department: City Clerk's Office

Background:

### **File Attachments**

[Regular City Council Meeting Minutes 2025-09-23.pdf \(176 KB\)](#)

### **7. Consent Agenda of the City Council**

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Subject : 7.2 Approval of Warrant for the Period Ending: 09/26 /2025 for the FY 2026 Warrant 1521 in the Total Amount of \$1,857,866.87

Meeting : Oct 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting October 14, 2025

Type : Action (Consent)

Recommended Action : Accept the following report of payments made for the period ended: 09/26/2025 totaling \$1,857,866.87

Goals : [Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services](#)

## Public Content

Originating Department: Finance

Background:

### File Attachments

[Warrant 1521 2025-10-14.pdf \(736 KB\)](#)

## 7. Consent Agenda of the City Council

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Subject : 7.3 Approval of Wells Fargo Warrant for the Period Ending 08/31/2025 FY 2026 Warrant # WF 08/2025 in the amount of \$186,243.10

Meeting : Oct 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting October 14, 2025

Type : Action (Consent)

Recommended Action : Accept the following report of payments made for the period ended: 08/31/2025 totaling \$186,243.10

Goals : [Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services](#)

## Public Content

Originating Department: Finance

Background:

### File Attachments

[Wells Fargo 08-2025 2025-10-14.pdf \(217 KB\)](#)

## 7. Consent Agenda of the City Council

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Subject : 7.4 An Ordinance Approving the Design and Placement of Commemorative Plaques on the Exterior of the Southern

## Illinois Multimodal Station

Meeting :	Oct 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting October 14, 2025
Type :	Action (Consent)
Recommended Action :	Approve An Ordinance Approving the Design and Placement of Commemorative Plaques on the Exterior of the Southern Illinois Multi-Modal Station
Goals :	<p>Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services</p> <p>Goal #4: Encourage progressive economic development, tourism, arts, and entertainment</p> <p>Goal #5: Provide high-quality City infrastructure</p> <p>Goal #8: Use the downtown master plan as a guide to revitalize the City Center</p>

# Public Content

Originating Department: Economic Development

## Background:

Attached (SIMMS Plaques Version #10 10-14-2025.pdf) is a draft design for two commemorative plaques proposed for installation on the exterior of the Southern Illinois Multi-Modal Station (SIMMS).

The first page of the attachment presents the draft design and dimensions of each plaque:

- Plaque One (shown on the left side of the page) includes the names of all current City Council members as well as City staff, design team, and contractor who played a significant role in the development and construction of the facility.
- Plaque Two (shown on the right side of the page) lists the U.S. Senators, local U.S. Representative, federal agencies, and other entities that contributed to the development of SIMMS.

The second page of the attachment illustrates the recommended installation locations for both plaques on the SIMMS building.

This revised design incorporates direction from Council during its August 12, 2025 meeting. It now also includes elected officials who were in office on December 21, 2020, the date the City was notified of the BUILD grant award.

## Recommendation:

It is recommended that the City Council approve An Ordinance Approving the Design and Placement of Commemorative Plaques on the Exterior of the Southern Illinois Multi-Modal Station.

## File Attachments

[SIMMS Plaques Version #10 10-14-2025.pdf \(5,691 KB\)](#)

[Ordinance Approving the Design and Placement of Commemorative Plaques on the Exterior of the Southern Illinois Multimodal Station 10-14-2025.pdf \(117 KB\)](#)

## 7. Consent Agenda of the City Council

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Subject :	7.5 Approve the Purchase of Rescue/Extrication Tools from A.E.C. Fire-Safety & Security in the Amount of \$26,733
Meeting :	Oct 14, 2025 - Local Liquor Control Commission and

Type :	Action (Consent)
Recommended Action :	Approve the purchase of rescue/extrication tools from A. E.C. Fire-Safety & Security in the amount of \$26,733
Goals :	<a href="#">Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services</a> <a href="#">Goal #1: Provide a high quality-of-life and foster a sense of community for all residents</a>

## Public Content

Originating Department: Fire Department

Background:

The Fire Department currently operates a fleet of Holmatro rescue/extrication tools that have been in use for over ten years. These tools operate on a proprietary battery system and hydraulic platform.

This purchase of Holmatro rescue/extrication tools will aid the fire department personnel's rescue efforts for a multitude of situations. This is a three-tool set consisting of a heavy rescue cutter and spreader, and one confined space cutter. These new rescue/extrication tools would serve as first-run for primary use, moving the current aging equipment to a backup status.

Fire department personnel are extensively trained on the specific operational and maintenance procedures for our existing Holmatro equipment. In a high-stress, time-sensitive vehicle extrication, every second counts. Using a single, standardized brand and style of tools simplifies training, ensuring all personnel are proficient with the functionality of every tool in the fleet. Ensuring that all tools are consistent and interchangeable guarantees a seamless and efficient operation, ultimately leading to better, high-quality City services for public safety.

AEC Fire & Safety is the regional authorized dealer for Holmatro equipment. Therefore, no other vendor can supply equipment that meets our specific and essential requirements for system compatibility and interoperability. There are available budgeted funds for the purchase.

The Fire Department and City Manager are recommending that the City Council take exception to the formal Contract Procedure, under Section 7 "Any contract for goods, services or supplies when it is determined to be in the best interest of the City by a vote of two-thirds (2/3) of the Council members present, but at least four (4) votes are required." (CRC 1-6-13.E.7)

Recommended Action:

It is recommended that the City Council approve the purchase of rescue/extrication tools from A.E.C. Fire-Safety & Security in the amount of \$26,733.

## 7. Consent Agenda of the City Council

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Subject :	7.6 Ordinance Authorizing the Acceptance of a Grant from the United States Department of Homeland Security in the Amount of \$24,768.18 to Purchase Fire Hose, Appliances, and Equipment, and Approving a Budget Adjustment to Increase the Fire Department's FY2026 Budget in the Amount of \$27,245
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Meeting : Oct 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting October 14, 2025

Type : Action (Consent)

Recommended Action : Adopt an Ordinance accepting a grant from the United States Department of Homeland Security in the amount of \$24,768.18 to purchase fire hose, appliances, and equipment, and approve a Budget Adjustment to increase the Fire Department's FY2026 budget in the amount of \$27,245

Goals : [Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services](#)  
[Goal #1: Provide a high quality-of-life and foster a sense of community for all residents](#)

## Public Content

Originating Department: Fire Department

Background:

Since 2001, the U.S. Department of Homeland Security, in cooperation with the Federal Emergency Management Agency (FEMA), has administered the Assistance to Firefighters Grant (AFG) Program. This program was designed to enhance firefighting and emergency response capabilities by providing direct assistance to fire departments and other first responder organizations for the purchase of equipment, protective gear, emergency vehicles, training, and other resources needed to protect the public and emergency personnel from fire and related hazards.

In December 2024, the City of Carbondale Fire Department submitted an AFG application to the U.S. Department of Homeland Security for the purchase of fire hose, appliances, and equipment, thereby easing the burden on our budget and taxpayers.

On September 20, 2025, a notice of the grant award was received from the U.S. Department of Homeland Security in the amount of \$24,768.18. Under the guidelines of the grant, the City of Carbondale is responsible for a minimum match of ten percent (10%), or \$2,476.82, as per the grant conditions. The match funds will come from the general fund balance.

Recommendation Action:

It is recommended that the City Council adopt an Ordinance accepting a grant from the United States Department of Homeland Security in the amount of \$24,768.18 to purchase fire hose, appliances, and equipment, and approve a Budget Adjustment to increase the Fire Department's FY2026 budget in the amount of \$27,245.

### File Attachments

[An Ordinance Accepting a DHS Grant and a Budget Adjustment to Fire Department's FY26 Budget 2025-10-14.pdf \(146 KB\)](#)

[Exhibit A - BA Assistance to Firefighters Grant 2025-10-14.pdf \(143 KB\)](#)

## 7. Consent Agenda of the City Council

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Subject : 7.7 Ordinance Authorizing a Budget Adjustment to the FY 2026 Water and Sewer Fund Budget in the Amount of \$475,000.00 for Biosolids Management

Meeting : Oct 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting October 14, 2025

Type : Action (Consent)

Recommended Action : Approve an Ordinance Authorizing a Budget Adjustment to the FY 2026 Water and Sewer Fund Budget in the Amount of \$475,000.00 for Biosolids Management

Goals : [Goal #5: Provide high-quality City infrastructure](#)  
[Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services](#)

## Public Content

Originating Department: Public Works - Utilities

Background:

Additional funds are needed to pay for increased biosolids management costs at the Northwest Wastewater Treatment Plant (NWWWTP) and Southeast Wastewater Treatment Plant (SEWWTP) for a total amount of \$475,000.00.

Industrial sewer usage has risen substantially in recent years, resulting in more sludge production. In addition to the Water & Sewer rate increases adopted by the Council last year, staff presented and the Council approved substantially higher surcharge fees, which only apply to industrial sewer users. These industrial charges are in addition to the standard per-gallon costs included in monthly Water & Sewer bills, which industries pay at the same rate as residents and businesses.

In response to increased sludge production, staff issued a Request for Proposals (RFP) in November 2024. A provider was selected by staff and approved by Council in late March of this year. Additional funds for biosolids management are included in the FY 2026 budgets, however, the budgetary development process concluded prior to the selection of a provider, and funding was based on limited information. Future budgets will be adjusted accordingly.

More than \$700,000 in revenue from industrial sewer surcharges is projected to be collected in 2025 (in addition to industrial monthly Water & Sewer bills). The industrial sewer fee increase took effect January 1, 2025.

The funding requested is for the attached invoice in addition to future invoices expected later this fiscal year. Industrial sewer production has increased since the RFP was awarded in March. Additional revenues are being collected; however, these funds are not included in the FY 2026 budget. Staff is requesting additional funding to cover the shortfall. Staff will budget accordingly for FY 2027 using calendar year data from 2025 for revenues and expenses, to avoid additional funding requests in future fiscal years.

The City Council is requested to approve an ordinance authorizing a budget adjustment to the FY 2026 Water and Sewer Fund Budget in the amount of \$475,000.00 for biosolids management.

### File Attachments

[Inv 2982 from Metro Ag. Inc. 27584.pdf \(289 KB\)](#)

[Exhibit A Budget Adjustment for the Waterworks and Sewerage Fund 2025-10-14.pdf \(141 KB\)](#)

## 7. Consent Agenda of the City Council

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Subject :	7.8 A Resolution Authorizing the Submission of an Application to the Illinois Department of Commerce and Economic Development Opportunity for the Community Solar Energy Sovereignty Grant in the Amount of \$1,000,000 2025-10-14
Meeting :	Oct 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting October 14, 2025
Type :	Action (Consent)
Recommended Action :	Approve a Resolution Authorizing the Submission of an Application to the Illinois Department of Commerce and Economic Development Opportunity for the Community Solar Energy Sovereignty Grant in the Amount of \$1,000,000
Goals :	<a href="#">Goal #5: Provide high-quality City infrastructure</a> <a href="#">Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services</a> <a href="#">Goal #2: Establish programs, processes, and networks to address diversity, inclusion, equity, and justice</a> <a href="#">Goal #1: Provide a high quality-of-life and foster a sense of community for all residents</a>

## Public Content

Originating Department: Community Development Services | Sustainability

Background:The City of Carbondales Planning Department and the Carbondale Branch NAACP are seeking approval from the Carbondale City Council to proceed with a collaborative effort to draft a proposal and apply for funding through the Illinois Department of Commerce and Economic Opportunity (DCEO) Community Solar Energy Sovereignty Grant Program. When awarded, funds will be used to support the pre-development and development of a community solar project that promotes community ownership and energy sovereignty. Carbondale residents will benefit from this initiative with a primary focus on low to moderate income community members. It is intended that Carbondales Planning Department and Carbondale Branch NAACP will apply as co-applicants with the City of Carbondale designated as the grantee and fiscal agent.

### File Attachments

[Resolution Authorizing the Submission of Application to the IL DCEO for Community Solar Grant in the Amount of \\$1,000,000 2025-10-14.pdf \(119 KB\)](#)

## 7. Consent Agenda of the City Council

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Subject :	7.9 Contract in the Amount of \$80,000 to Wheatley Construction Co., LLC, Carbondale, IL, for the Demolition of Six (6) Abandoned, Blighted Residential Structures, Bid as Various Residential Demolitions 2025 Round 6
Meeting :	Oct 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting October 14, 2025
Type :	Action (Consent)

Recommended Action : Award the contract in the amount of \$80,000 to Wheatley Construction Co., LLC , Carbondale IL, for the demolition of six (6) abandoned, blighted residential structures, bid as Various Residential Demolitions 2025 Round 6.

Goals : [Goal #6: Enhance residential development/rehabilitation](#)  
[Goal #1: Provide a high quality-of-life and foster a sense of community for all residents](#)

## Public Content

Originating Department: Community Development

Background:

Staff from Community Development and Economic Development departments applied for, and the City was awarded, a grant from the Illinois Housing Development Authority (IHDA), Strong Communities Program Round 2, in the amount of \$484,000 to demolish blighted and abandoned residential properties. So far in 2024 and 2025, the City has demolished 22 properties. All demolitions under this grant are to be completed by November 2026.

The Round 6 demolitions are all voluntary conveyances of property to the City after the demolitions have been completed and property owners have signed voluntary demolition agreements. The demolitions are at 1965 Stephens Road, 608 W. Cherry Street, 613 W. College Street, 611 W. Walnut Street, 504 S. Ash Street, and 322 W. Walnut Street. In addition to all structures being removed, all driveways, walks, overgrowth, and dangerous trees will be removed as well. The lots will be filled, graded, and seeded with grass after the demolitions. Utilities are marked for future redevelopment of the lots.

Bid documents were prepared using the standard bid format for projects of this size and type, and advertised in the *Southern Illinoisan* on Saturday, September 13, 2025, as well as the City website. A pre-bid meeting and site tour were held on Tuesday, September 23, 2025, and bids were opened on Tuesday, October 7, 2025. Fifteen contractors (15) and five (5) plan houses were contacted as shown on the attached bid certificate. Seven (7) contractors purchased bid documents, and four (4) of those submitted bids as shown on the attached bid tab, with the lowest qualified bid being from Wheatley Construction of Carbondale, IL in the amount of \$80,000.

### File Attachments

[26-14 Bid Tab for BNS Demo Round 6 2025-10-14.pdf \(164 KB\)](#)

[26-14 Certificate for BNS Demo Round 6 2025-10-14.pdf \(131 KB\)](#)

## 7. Consent Agenda of the City Council

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Subject : 7.10 A Resolution to Authorize the City Manager to Enter into a Sales Agreement to Purchase Properties from the Jackson County Trustee

Meeting : Oct 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting October 14, 2025

Type : Action (Consent)

Recommended Action : Adopt a resolution authorizing the City Manager to enter into a sales agreement to purchase properties from the Jackson County Trustee

Goals : [Goal #6: Enhance residential development/rehabilitation](#)

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

# Public Content

Originating Department:

Background:

City staff continues to aggressively demolish blighted and abandoned properties through the use of a grant through Illinois Housing Development Authority (IHDA). Once the houses are demolished, the City has an opportunity to purchase the now-vacant lots when Jackson County transfers the properties to the Jackson County Trustee, Joseph E. Meyers and Associates. The standard cost of the purchase of the properties is \$750 plus an additional \$54 for recording the deed. Municipalities are entitled to the first chance to obtain the properties for this price. This cost is less than the cost of staff time to file liens and acquire the properties through the judicial process. This cost should be reimbursed through the IHDA demolition grant.

Staff is requesting authorization for the City Manager to enter into a contract to buy 403 S. Cedarview Street and 605 N. Marion Street. Both addresses have had homes demolished under the current residential demolition program. The total cost of this purchase will be \$1,608.

## File Attachments

[403 Cedarview trustee contract.pdf \(119 KB\)](#)

[605 N Marion trustee contract.pdf \(119 KB\)](#)

[Resolution Authorizing CM to Enter into a Contract for Purchase of Real Property from The Jackson County Trustee 2025-10-14.pdf \(90 KB\)](#)

## 7. Consent Agenda of the City Council

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Subject :	7.11 An Ordinance Approving the Extension of the TIF Redevelopment Project Area #1
Meeting :	Oct 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting October 14, 2025
Type :	Action (Consent)
Recommended Action :	Approve an ordinance approving the extension of the TIF Redevelopment Project Area #1
Goals :	<a href="#">Goal #8: Use the downtown master plan as a guide to revitalize the City Center</a> <a href="#">Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services</a>

# Public Content

Originating Department: Economic Development

Background:

On February 17, 2004, the City Council approved an ordinance adopting tax increment financing (TIF) for TIF Redevelopment Project Area #1 (TIF #1). In Illinois, under the provisions of the TIF Act (65 ILCS 11-74.4-1), the initial lifespan of a TIF district is 23 years.

On September 24, 2024, the City Council approved a Resolution to petition the Illinois General Assembly to extend the lifespan of TIF #1 by 12 years.

On August 15, 2025, the General Assembly enacted Public Act 104-0322, effectively extending TIF #1s expiration date to 2039.

The next step in the process is for the Council to officially approve the TIF #1 extension, recognizing Public Act 104-0322.

Upon Councils approval, staff will notify the County Clerk and applicable taxing bodies (John A. Logan, CES District #95, CCHS District #165, Carbondale Park District, Carbondale Public Library, Jackson County Board, and Carbondale Township) about the TIF #1 extension and update all appropriate reporting documents to reflect this change.

Recommended Action: Approve an ordinance approving the extension of the TIF Redevelopment Project Area #1.

## File Attachments

[An Ordinance Approving the Extension of the TIF Redevelopment Project Area 1 2025-10-14.pdf \(101 KB\)](#)

## 7. Consent Agenda of the City Council

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Subject :	7.12 A Resolution Approving a Redevelopment Agreement using Tax Increment Financing at 550 North University Avenue
Meeting :	Oct 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting October 14, 2025
Type :	Action (Consent)
Recommended Action :	Approve a Resolution Approving a Redevelopment Agreement using Tax Increment Financing at 550 North University Avenue.
Goals :	<p>Goal #8: Use the downtown master plan as a guide to revitalize the City Center</p> <p>Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services</p> <p>Goal #4: Encourage progressive economic development, tourism, arts, and entertainment</p>

## 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. The reimbursement terms for an individual project are specified in a redevelopment agreement between the City and the developer.

Attached for consideration by the City Council is a redevelopment agreement between the City and Emriver, Inc. for reimbursement of a portion of the costs to redevelop property at 550 North University Avenue.

Emriver, Inc., a long-time Carbondale business, is undergoing an expansion and renovation at their current location. 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 \$77,500, which is the developers cost associated with demolition, site preparation, and renovation of the property. Costs related to any new construction of the property, apart from site preparation, 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 Emriver, Inc. 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 Emriver, Inc. for a Redevelopment Project at 550 North University Avenue.

## File Attachments

[Redevelopment Agreement Emriver Inc at 550 N University 2025-10-14.pdf \(1,277 KB\)](#)

[Resolution Approving TIF Agreement with Emriver, Inc for 550 North University Ave 2025-10-24.pdf \(88 KB\)](#)

## 7. Consent Agenda of the City Council

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Subject :	7.13 Approval of Consent Agenda Items
Meeting :	Oct 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting October 14, 2025
Type :	Action (Consent)
Recommended Action :	Approve all Consent Agenda items not pulled for separate consideration

## Public Content

### 8. General Business of the City Council

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Subject :	8.1 Ordinance Annexing Property at 1914 West Sycamore Street
Meeting :	Oct 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting October 14, 2025
Type :	Action
Recommended Action :	Adopt an Ordinance Annexing Property at 1914 West Sycamore Street
Goals :	<a href="#">Goal #1: Provide a high quality-of-life and foster a sense of community for all residents</a> <a href="#">Goal #3: Demonstrate fiscal responsibility and transparency while providing high-quality City services</a>

# Public Content

Originating Department: Community Development

Background:

On July 8, 2025, the Carbondale City Council adopted Resolution 2025-R-48, granting a Special Use Permit to Arena Knight 1 Solar, LLC to construct, operate, and maintain a 3.8 megawatt solar array on property at 1914 West Sycamore St (PIN 15-17-376-013). This parcel is currently outside of city limits and is contiguous to city limits (see Exhibit A - Location Map). One of the conditions in granting a Special Use Permit for the solar array is that this property annex into the City of Carbondale corporate limits. An annexation petition has been submitted by the property owners. Annexing this property into the city limits will satisfy one of the conditions in the approved Special Use Permit for this solar array. The annexation of this property will also allow the property owners to combine the parcel with the adjacent parcel (PIN 15-17-327-023), thereby satisfying a condition of the Special Use Permit approved under Resolution 2025-R-47 for the construction of a 3.0 megawatt solar array.

Attached for City Council review are the following:

1. An Ordinance annexing the subject property into the city
2. Exhibit A: Location map
3. Exhibit A: Annexation Plat for subject property
4. Signed annexation petition

Additional Information:

1. *Constituent/Advisory Body Impact:*None
2. *Financial Impact:*Upon annexation, the City will realize an expanded tax base.
3. *Staff Impact:*Upon annexation, police and fire protection will be provided by the City.

## File Attachments

[Exhibit A - Location Map.pdf \(645 KB\)](#)

[Baine Annexation 2025-09-26 Petition.pdf \(859 KB\)](#)

[Ordinance Approving the Annexation of Property at 1914 Sycamore Street 2025-10-14.pdf \(178 KB\)](#)

[Exhibit A - Annexation Plat for Subject Property.pdf \(466 KB\)](#)

## 9. Adjournment of the City Council Meeting

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Subject :	9.1 Adjourn meeting
Meeting :	Oct 14, 2025 - Local Liquor Control Commission and Regular City Council Meeting October 14, 2025
Type :	Procedural

# Public Content

The Mayor will declare the meeting adjourned.