

**CITY OF VIENNA
CITY COUNCIL MEETING
VIENNA CITY HALL
205 North 4th Street
July 15, 2026
6:30 P.M.
AGENDA**

1. Mayor Calls Meeting to Order.

2. Roll Call:

Hill_____ Moore_____ Elliott_____ Pitts_____ Racey_____ Tuey_____

NEW BUSINESS

3. Omnibus Consent Agenda

- Approval of the July 1, 2026 Meeting Minutes
- Approval of the Warrant
- Approval of June Treasurer's Report

Motion_____ **Seconded**_____

Hill_____ Moore_____ Elliott_____ Pitts_____ Racey_____ Tuey_____

4. Joseph Barnaby - Review of FY 2025 Financial Report

Approval/Acceptance of the 2025 Fiscal Year Annual Financial Report

Motion_____ **Seconded**_____

Hill_____ Moore_____ Elliott_____ Pitts_____ Racey_____ Tuey_____

-Review of Appropriation Ord. 26-02

5. Authorization and Approval of Ordinance 26-02, an Appropriation Ordinance for all corporate purposes of the City of Vienna for the Fiscal Year beginning May 1, 2026-April 30, 2027.

Motion_____ **Seconded**_____

Hill_____ Moore_____ Elliott_____ Pitts_____ Racey_____ Tuey_____

6. Authorization and Approval Ordinance 26-03, An Ordinance Authorizing a Tax Increment Agreement between the City of Vienna and Glow Studios
-Including Agreement attached as Exhibit A

Motion_____ **Seconded**_____

Hill_____ Moore_____ Elliott_____ Pitts_____ Racey_____ Tuey_____

7. Authorization and Approval of Qualifications Based Selection Policy (QBS) and Procurement Procedures for the City of Vienna

Motion_____ **Seconded**_____

Hill_____ Moore_____ Elliott_____ Pitts_____ Racey_____ Tuey_____

8. Authorization and Approval of up to \$4,000.00 (General Funds) to replace deteriorated playground equipment and associated area landscaping at the city park. Modern Woodmen will reimburse the city \$1,000.00 and Arrowleaf will reimburse the city \$500.00 once the project is completed.

Motion_____ **Seconded**_____

Hill_____ Moore_____ Elliott_____ Pitts_____ Racey_____ Tuey_____

9. Authorization and Approval of a potential water plant project change notice up to \$256,911.01 with up to \$30,000 of supporting funding from TIF account

Motion _____ Seconded _____

Hill _____ Moore _____ Elliott _____ Pitts _____ Racey _____ Tuey _____

10. **PUBLIC COMMENT/ADDITION TO THE AGENDA**

11. **ELECTED/APPOINTED OFFICIALS**

- Aleatha Wright, City Clerk
- Jim Miller, Police Chief
- Brent Williams, Fire Chief
- City Council -Fall Festival parade committee: Selection of parade theme/grand marshal
- Steve Penrod, Mayor

12. **Adjournment:**

POSTED: 07-13-26 BY: A. Wright

CITY OF VIENNA, ILLINOIS
APPROPRIATION ORDINANCE
ORDINANCE NO. 26-02

An ordinance appropriating for all corporate purposes of the City of Vienna, Johnson County, Illinois, for the fiscal year beginning May 1, 2026 and ending April 30, 2027.

BE IT ORDAINED by the Mayor and City Council of the City of Vienna, Johnson County, Illinois:

SECTION 1: That the amount hereinafter set forth, or so much thereof as may be authorized by law, and as may be needed or deemed necessary to defray all expenses and liabilities of the municipality be and the same are hereby appropriated for the corporate purposes of the City of Vienna, Johnson County, Illinois, as hereinafter specified for the fiscal year beginning May 1, 2026 and ending April 30, 2027.

SECTION 2: That the appropriation herein made for any purpose shall be regarded as the maximum amounts to be expended under the respective appropriation accounts and shall not be construed as a commitment, agreement, obligation or liability of the City of Vienna, and such appropriation being subject to further approval as to expenditure thereof by the City Council.

SECTION 3: That the amount appropriated for each object and purpose shall be as follows:

**CITY OF VIENNA, ILLINOIS
GENERAL FUND - APPROPRIATION
FOR THE YEAR ENDING APRIL 30, 2027**

GENERAL FUND	Actual	Estimated	Appropriated
ADMINISTRATION	4/30/2025	4/30/2026	4/30/2027
PERSONNEL			
Salaries - Officials	\$62,786	\$73,959	\$78,000
Salaries - Administration	57,306	56,061	60,200
Salaries - Employees	59,177	86,174	90,500
Payroll Taxes	13,563	16,438	14,250
Unemployment	349	351	400
Retirement	0	0	0
Health Insurance	16,808	15,716	18,000
Uniforms	0	0	0
Workers Comp Insurance	0	0	0
	<u>209,989</u>	<u>248,699</u>	<u>261,350</u>
CONTRACTUAL SERVICES			
Advertising	3,456	1,482	1,600
Contractual Services	10,677	47,047	18,700
Dues and Subscriptions	2,368	1,998	2,100
Engineering Services	0	0	0
Insurance and Bonding	4,538	6,927	7,300
Legal and Audit Fees	26,907	16,258	40,000
Maintenance Service - Buildings	1,828	1,874	2,000
Maintenance Service - Equipment	0	0	500
Maintenance Service - Grounds	0	10,487	11,200
Maintenance Service - Street and Sidewalks	0	0	0
Maintenance Service - Utility System	0	0	0
Maintenance Service - Vehicles	0	0	0
Telephone and Internet	5,918	4,358	4,600
Testing and Lab Fees	0	0	0
Travel and Training	4,069	3,950	5,000
Utilities and Trash	5,103	1,447	6,000
Other - Zoning Expense	0	0	500
	<u>64,864</u>	<u>95,828</u>	<u>99,500</u>
COMMODITIES AND SUPPLIES			
Books and Periodicals	0	0	0
Chemicals	0	0	0
Commodity Purchases	0	0	0
Commodity Tax	0	0	0
Gasoline and Oil	0	0	0
Office Supplies	2,364	2,377	2,600
Operating Supplies	0	0	0
Postage	1,103	936	1,200
	<u>3,467</u>	<u>3,313</u>	<u>3,800</u>
CAPITAL OUTLAY			
Land	0	20,596	0
Buildings	0	0	0
Equipment	2,750	7,094	7,500
Infrastructure Improvements	0	0	0
Utility System Improvements	0	0	0
Vehicles	0	0	0
	<u>2,750</u>	<u>27,690</u>	<u>7,500</u>
OTHER EXPENDITURES			
Bank Charges	0	0	250
Bond/Loan Interest	0	0	0
Bond/Loan Principal	0	0	0
Miscellaneous Expense	13,093	6,258	12,000
	<u>13,093</u>	<u>6,258</u>	<u>12,250</u>
TOTAL ADMINISTRATION	<u>\$294,163</u>	<u>\$381,788</u>	<u>\$384,400</u>

CITY OF VIENNA, ILLINOIS
GENERAL FUND - APPROPRIATION (Continued)
FOR THE YEAR ENDING APRIL 30, 2027

GENERAL FUND	Actual	Estimated	Appropriated
POLICE	4/30/2025	4/30/2026	4/30/2027
PERSONNEL			
Salaries - Officials	\$0	\$0	\$0
Salaries - Administration	0	0	0
Salaries - Employees	308,377	305,070	325,000
Payroll Taxes	23,591	23,196	24,500
Unemployment	598	495	550
Retirement	23,076	0	0
Health Insurance	16,658	39,103	42,000
Uniforms	1,511	734	2,000
Workers Comp Insurance	0	0	0
	<u>373,811</u>	<u>368,598</u>	<u>394,050</u>
CONTRACTUAL SERVICES			
Advertising	0	0	0
Contractual Services	720	24,047	2,000
Dues and Subscriptions	780	73,584	5,000
Engineering Services	0	0	0
Insurance and Bonding	6,452	10,571	11,200
Legal and Audit Fees	0	0	500
Maintenance Service - Buildings	3,154	650	1,500
Maintenance Service - Equipment	1,643	2,024	2,200
Maintenance Service - Grounds	0	0	0
Maintenance Service - Street and Sidewalk	0	0	0
Maintenance Service - Utility System	0	0	0
Maintenance Service - Vehicles	10,482	10,330	12,000
Telephone and Internet	2,125	2,188	2,400
Testing and Lab Fees	0	0	0
Travel and Training	3,173	826	1,800
Utilities and Trash	741	1,443	1,600
Other	0	0	0
	<u>29,270</u>	<u>125,663</u>	<u>40,200</u>
COMMODITIES AND SUPPLIES			
Books and Periodicals	0	0	0
Chemicals	0	0	0
Commodity Purchases	0	0	0
Commodity Tax	0	0	0
Gasoline and Oil	6,196	7,666	8,200
Office Supplies	588	680	750
Operating Supplies	2,127	3,812	4,200
Postage	125	234	275
	<u>9,036</u>	<u>12,392</u>	<u>13,425</u>
CAPITAL OUTLAY			
Land	0	0	0
Buildings	0	0	0
Equipment	26,422	28,847	2,500
Infrastructure Improvements	0	0	0
Utility System Improvements	0	0	0
Vehicles	0	62,054	10,000
	<u>26,422</u>	<u>90,901</u>	<u>12,500</u>
OTHER EXPENDITURES			
Bank Charges	0	0	0
Bond/Loan Interest	0	0	0
Bond/Loan Principal	0	0	0
Miscellaneous Expense	311	185	500
	<u>311</u>	<u>185</u>	<u>500</u>
TOTAL POLICE	<u>\$438,850</u>	<u>\$597,739</u>	<u>\$460,675</u>

CITY OF VIENNA, ILLINOIS
GENERAL FUND - APPROPRIATION (Continued)
FOR THE YEAR ENDING APRIL 30, 2027

GENERAL FUND	Actual 4/30/2025	Estimated 4/30/2026	Appropriated 4/30/2027
FIRE			
PERSONNEL			
Salaries - Officials	\$0	\$0	\$0
Salaries - Administration	0	0	0
Salaries - Employees	15,450	16,290	17,500
Payroll Taxes	1,182	1,239	1,350
Unemployment	30	26	50
Retirement	0	0	0
Health Insurance	325	338	375
Uniforms	1,819	15,010	5,000
Workers Comp Insurance	0	0	0
	<u>18,806</u>	<u>32,903</u>	<u>24,275</u>
CONTRACTUAL SERVICES			
Advertising	0	0	0
Contractual Services - Fire Calls	27,810	26,670	30,000
Dues and Subscriptions	225	163	250
Engineering Services	0	0	0
Insurance and Bonding	6,408	12,467	13,400
Legal and Audit Fees	793	1,399	1,600
Maintenance Service - Buildings	3	157	1,000
Maintenance Service - Equipment	879	4,772	5,500
Maintenance Service - Grounds	0	0	0
Maintenance Service - Street and Sidewalks	0	0	0
Maintenance Service - Utility System	0	0	0
Maintenance Service - Vehicles	9,499	6,728	12,000
Telephone and Internet	2,506	1,113	1,250
Testing and Lab Fees	0	0	0
Travel and Training	0	1,262	1,400
Utilities and Trash	1,145	1,403	1,500
Other	0	0	0
	<u>49,268</u>	<u>56,134</u>	<u>67,900</u>
COMMODITIES AND SUPPLIES			
Books and Periodicals	0	0	0
Chemicals	0	0	0
Commodity Purchases	0	0	0
Commodity Tax	0	0	0
Gasoline and Oil	2,673	2,989	3,300
Office Supplies	0	0	50
Operating Supplies	288	473	550
Postage	28	78	150
	<u>2,989</u>	<u>3,540</u>	<u>4,050</u>
CAPITAL OUTLAY			
Land	0	0	0
Buildings	0	0	75,000
Equipment	10,801	14,049	14,800
Infrastructure Improvements	0	0	0
Utility System Improvements	0	0	0
Vehicles	0	0	0
	<u>10,801</u>	<u>14,049</u>	<u>89,800</u>
OTHER EXPENDITURES			
Bank Charges	0	0	0
Bond/Loan Interest	0	0	0
Bond/Loan Principal	9,950	0	0
Miscellaneous Expense	0	305	500
	<u>9,950</u>	<u>305</u>	<u>500</u>
TOTAL FIRE	<u>\$91,814</u>	<u>\$106,931</u>	<u>\$186,525</u>

CITY OF VIENNA, ILLINOIS
GENERAL FUND - APPROPRIATION (Continued)
FOR THE YEAR ENDING APRIL 30, 2027

GENERAL FUND	Actual	Estimated	Appropriated
PARKS AND RECREATION	4/30/2025	4/30/2026	4/30/2027
PERSONNEL			
Salaries - Officials	\$0	\$0	\$0
Salaries - Administration	0	0	0
Salaries - Employees	0	0	0
Payroll Taxes	0	0	0
Unemployment	0	0	0
Retirement	0	0	0
Health Insurance	0	0	0
Uniforms	0	0	0
Workers Comp Insurance	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>
CONTRACTUAL SERVICES			
Advertising	0	0	0
Contractual Services	0	0	0
Dues and Subscriptions	0	0	0
Engineering Services	0	0	0
Insurance and Bonding	6,466	11,280	12,000
Legal and Audit Fees	0	0	500
Maintenance Service - Buildings	2,628	1,717	1,900
Maintenance Service - Equipment	3,086	1,785	1,900
Maintenance Service - Grounds	344	1,498	1,600
Maintenance Service - Street and Sidewalks	77	374	450
Maintenance Service - Utility System	0	0	0
Maintenance Service - Vehicles	0	0	500
Telephone and Internet	3,470	2,148	2,500
Testing and Lab Fees	0	0	0
Travel and Training	0	0	0
Utilities and Trash	5,124	5,653	6,100
Other	0	0	0
	<u>21,195</u>	<u>24,455</u>	<u>27,450</u>
COMMODITIES AND SUPPLIES			
Books and Periodicals	0	0	0
Chemicals	0	0	250
Commodity Purchases	0	0	0
Commodity Tax	0	0	0
Gasoline and Oil	1,450	950	1,600
Office Supplies	160	0	200
Operating Supplies	2,321	1,436	1,800
Postage	0	0	0
	<u>3,931</u>	<u>2,386</u>	<u>3,850</u>
CAPITAL OUTLAY			
Land	0	0	0
Buildings	0	0	0
Equipment	15,587	0	5,000
Infrastructure Improvements	0	0	0
Utility System Improvements	0	0	0
Vehicles	0	0	0
	<u>15,587</u>	<u>0</u>	<u>5,000</u>
OTHER EXPENDITURES			
Bank Charges	0	0	0
Bond/Loan Interest	0	0	0
Bond/Loan Principal	0	0	0
Miscellaneous Expense	0	0	500
	<u>0</u>	<u>0</u>	<u>500</u>
TOTAL PARKS AND RECREATION	\$40,713	\$26,841	\$36,800

CITY OF VIENNA, ILLINOIS
GENERAL FUND - APPROPRIATION (Continued)
FOR THE YEAR ENDING APRIL 30, 2027

GENERAL FUND	Actual	Estimated	Appropriated
CULTURE/ECONOMIC DEVELOPMENT	4/30/2025	4/30/2026	4/30/2027
PERSONNEL			
Salaries - Officials	\$0	\$0	\$0
Salaries - Administration	0	0	0
Salaries - Employees	0	0	0
Payroll Taxes	0	0	0
Unemployment	0	0	0
Retirement	0	0	0
Health Insurance	0	0	0
Uniforms	0	0	0
Workers Comp Insurance	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>
CONTRACTUAL SERVICES			
Advertising	0	0	0
Contractual Services - Economic Development	1,133	8,460	9,000
Dues and Subscriptions	0	0	0
Engineering Services	0	0	0
Insurance and Bonding	0	0	0
Legal and Audit Fees	0	0	0
Maintenance Service - Buildings	0	0	0
Maintenance Service - Equipment	0	0	0
Maintenance Service - Grounds	0	0	0
Maintenance Service - Street and Sidewalks	0	0	0
Maintenance Service - Utility System	0	0	0
Maintenance Service - Vehicles	0	0	0
Telephone and Internet	0	0	0
Testing and Lab Fees	0	0	0
Travel and Training	0	0	0
Utilities and Trash	0	0	0
Other - Depot and Tourism	24,768	7,209	8,000
	<u>25,901</u>	<u>15,669</u>	<u>17,000</u>
COMMODITIES AND SUPPLIES			
Books and Periodicals	0	0	0
Chemicals	0	0	0
Commodity Purchases	0	0	0
Commodity Tax	0	0	0
Gasoline and Oil	0	0	0
Office Supplies	0	0	0
Operating Supplies	0	0	0
Postage	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>
CAPITAL OUTLAY			
Land	0	0	0
Buildings	0	0	0
Equipment	0	0	0
Infrastructure Improvements	0	0	0
Utility System Improvements	0	0	0
Vehicles	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>
OTHER EXPENDITURES			
Bank Charges	0	0	0
Bond/Loan Interest	0	0	0
Bond/Loan Principal	0	0	0
Miscellaneous Expense	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL CULTURE/ECONOMIC DEVELOPMENT	\$25,901	\$15,669	\$17,000

CITY OF VIENNA, ILLINOIS
GENERAL FUND - APPROPRIATION (Concluded)
FOR THE YEAR ENDING APRIL 30, 2027

GENERAL FUND	Actual	Estimated	Appropriated
STREETS	4/30/2025	4/30/2026	4/30/2027
PERSONNEL			
Salaries - Officials	\$0	\$0	\$0
Salaries - Administration	0	0	0
Salaries - Employees	0	0	0
Payroll Taxes	0	0	0
Unemployment	0	0	0
Retirement	0	0	0
Health Insurance	0	0	0
Uniforms	3,086	3,675	4,000
Workers Comp Insurance	0	0	0
	<u>3,086</u>	<u>3,675</u>	<u>4,000</u>
CONTRACTUAL SERVICES			
Advertising	0	0	0
Contractual Services	6,827	0	3,500
Dues and Subscriptions	0	0	0
Engineering Services	0	0	0
Insurance and Bonding	1,563	2,675	3,000
Legal and Audit Fees	0	0	0
Maintenance Service - Buildings	0	0	500
Maintenance Service - Equipment	5,432	11,538	12,200
Maintenance Service - Grounds	0	0	0
Maintenance Service - Street and Sidewalk	81,547	7,082	8,000
Maintenance Service - Utility System	0	0	0
Maintenance Service - Vehicles	16,414	13,422	14,500
Telephone and Internet	0	0	0
Testing and Lab Fees	0	0	0
Travel and Training	0	0	0
Utilities and Trash	23,912	29,316	31,500
Other	0	0	0
	<u>135,695</u>	<u>64,033</u>	<u>73,200</u>
COMMODITIES AND SUPPLIES			
Books and Periodicals	0	0	0
Chemicals	6,375	5,983	6,800
Commodity Purchases	0	0	0
Commodity Tax	0	0	0
Gasoline and Oil	10,204	7,946	8,500
Office Supplies	0	0	0
Operating Supplies	8,988	5,286	6,000
Postage	0	0	0
	<u>25,567</u>	<u>19,215</u>	<u>21,300</u>
CAPITAL OUTLAY			
Land	0	0	0
Buildings	0	0	0
Equipment	8,113	3,265	40,700
Infrastructure Improvements	0	0	0
Utility System Improvements	0	0	0
Vehicles	7,676	13,631	10,000
	<u>15,789</u>	<u>16,896</u>	<u>50,700</u>
OTHER EXPENDITURES			
Bank Charges	0	0	0
Bond/Loan Interest	0	0	0
Bond/Loan Principal	0	0	0
Miscellaneous Expense	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL STREET	\$180,137	\$103,819	\$149,200

**CITY OF VIENNA, ILLINOIS
IMRF FUND - APPROPRIATION
FOR THE YEAR ENDING APRIL 30, 2027**

	Actual 4/30/2025	Estimated 4/30/2026	Appropriated 4/30/2027
IMRF FUND			
PERSONNEL			
Salaries - Officials	\$0	\$0	\$0
Salaries - Administration	0	0	0
Salaries - Employees	0	0	0
Payroll Taxes	0	0	0
Unemployment	0	0	0
Retirement	69,475	83,306	90,000
Health Insurance	0	0	0
Uniforms	0	0	0
Workers Comp Insurance	0	0	0
	<u>69,475</u>	<u>83,306</u>	<u>90,000</u>
CONTRACTUAL SERVICES			
Advertising	0	0	0
Contractual Services	0	0	0
Dues and Subscriptions	0	0	0
Engineering Services	0	0	0
Insurance and Bonding	0	0	0
Legal and Audit Fees	0	0	0
Maintenance Service - Buildings	0	0	0
Maintenance Service - Equipment	0	0	0
Maintenance Service - Grounds	0	0	0
Maintenance Service - Street and Sidewalk	0	0	0
Maintenance Service - Utility System	0	0	0
Maintenance Service - Vehicles	0	0	0
Telephone and Internet	0	0	0
Testing and Lab Fees	0	0	0
Travel and Training	0	0	0
Utilities and Trash	0	0	0
Other	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>
COMMODITIES AND SUPPLIES			
Books and Periodicals	0	0	0
Chemicals	0	0	0
Commodity Purchases	0	0	0
Commodity Tax	0	0	0
Gasoline and Oil	0	0	0
Office Supplies	0	0	0
Operating Supplies	0	0	0
Postage	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>
CAPITAL OUTLAY			
Land	0	0	0
Buildings	0	0	0
Equipment	0	0	0
Infrastructure Improvements	0	0	0
Utility System Improvements	0	0	0
Vehicles	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>
OTHER EXPENDITURES			
Bank Charges	0	0	0
Bond/Loan Interest	0	0	0
Bond/Loan Principal	0	0	0
Miscellaneous Expense	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL IMRF FUND	<u>\$69,475</u>	<u>\$83,306</u>	<u>\$90,000</u>

**CITY OF VIENNA, ILLINOIS
LIBRARY FUND - APPROPRIATION
FOR THE YEAR ENDING APRIL 30, 2027**

	Estimated 4/30/2025	Estimated 4/30/2026	Appropriated 4/30/2027
LIBRARY FUND			
PERSONNEL			
Salaries - Officials	\$0	\$0	\$0
Salaries - Administration	0	0	0
Salaries - Employees	15,070	16,000	17,000
Payroll Taxes	1,153	1,225	1,300
Unemployment	110	136	150
Retirement	0	0	0
Health Insurance	0	0	0
Uniforms	0	0	0
Workers Comp Insurance	0	0	0
	<u>16,333</u>	<u>17,361</u>	<u>18,450</u>
CONTRACTUAL SERVICES			
Advertising	0	0	0
Contractual Services	3,370	3,500	3,700
Dues and Subscriptions	1,645	1,700	1,800
Engineering Services	0	0	0
Insurance and Bonding	2,663	5,574	2,800
Legal and Audit Fees	0	0	0
Maintenance Service - Buildings	281	48	1,200
Maintenance Service - Equipment	85	0	500
Maintenance Service - Grounds	0	0	1,200
Maintenance Service - Street and Sidewalk	0	0	0
Maintenance Service - Utility System	0	0	0
Maintenance Service - Vehicles	0	0	0
Telephone and Internet	975	1,200	1,300
Testing and Lab Fees	0	0	0
Travel and Training	0	0	0
Utilities and Trash	1,808	1,989	2,000
Other	0	0	0
	<u>10,827</u>	<u>14,011</u>	<u>14,500</u>
COMMODITIES AND SUPPLIES			
Books and Periodicals	0	0	0
Chemicals	0	0	0
Commodity Purchases	0	0	0
Commodity Tax	0	0	0
Gasoline and Oil	0	0	0
Office Supplies	395	450	480
Operating Supplies	1,640	1,700	1,850
Postage	68	80	100
	<u>2,103</u>	<u>2,230</u>	<u>2,430</u>
CAPITAL OUTLAY			
Land	0	0	0
Buildings	0	0	0
Equipment	4,615	0	500
Infrastructure Improvements	0	0	0
Utility System Improvements	0	0	0
Vehicles	0	0	0
	<u>4,615</u>	<u>0</u>	<u>500</u>
OTHER EXPENDITURES			
Bank Charges	0	0	0
Bond/Loan Interest	0	0	0
Bond/Loan Principal	0	0	0
Miscellaneous Expense	0	0	500
	<u>0</u>	<u>0</u>	<u>500</u>
TOTAL LIBRARY FUND	<u>\$33,878</u>	<u>\$33,602</u>	<u>\$36,380</u>

**CITY OF VIENNA, ILLINOIS
MOTOR FUEL TAX FUND - APPROPRIATION
FOR THE YEAR ENDING APRIL 30, 2027**

	Actual 4/30/2025	Estimated 4/30/2026	Appropriated 4/30/2027
MOTOR FUEL TAX FUND			
PERSONNEL			
Salaries - Officials	\$0	\$0	\$0
Salaries - Administration	0	0	0
Salaries - Employees	0	0	0
Payroll Taxes	0	0	0
Unemployment	0	0	0
Retirement	0	0	0
Health Insurance	0	0	0
Uniforms	0	0	0
Workers Comp Insurance	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>
CONTRACTUAL SERVICES			
Advertising	0	0	0
Contractual Services	0	0	0
Dues and Subscriptions	0	0	0
Engineering Services	2,306	0	3,100
Insurance and Bonding	0	0	0
Legal and Audit Fees	0	0	0
Maintenance Service - Buildings	0	0	0
Maintenance Service - Equipment	0	0	0
Maintenance Service - Grounds	0	0	0
Maintenance Service - Street and Sidewalk	23,340	47,998	71,500
Maintenance Service - Utility System	0	0	0
Maintenance Service - Vehicles	0	0	0
Telephone and Internet	0	0	0
Testing and Lab Fees	0	0	0
Travel and Training	0	0	0
Utilities and Trash	0	0	0
Other	0	0	0
	<u>25,646</u>	<u>47,998</u>	<u>74,600</u>
COMMODITIES AND SUPPLIES			
Books and Periodicals	0	0	0
Chemicals	0	0	0
Commodity Purchases	0	0	0
Commodity Tax	0	0	0
Gasoline and Oil	0	0	0
Office Supplies	0	0	0
Operating Supplies	0	0	0
Postage	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>
CAPITAL OUTLAY			
Land	0	0	0
Buildings	0	0	0
Equipment	0	0	0
Infrastructure Improvements	0	0	0
Utility System Improvements	0	0	0
Vehicles	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>
OTHER EXPENDITURES			
Bank Charges	0	0	0
Bond/Loan Interest	0	0	0
Bond/Loan Principal	0	0	0
Miscellaneous Expense	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL MOTOR FUEL TAX FUND	\$25,646	\$47,998	\$74,600

**CITY OF VIENNA, ILLINOIS
TIF FUND - APPROPRIATION
FOR THE YEAR ENDING APRIL 30, 2027**

	Actual 4/30/2025	Estimated 4/30/2026	Appropriated 4/30/2027
TIF FUND			
PERSONNEL			
Salaries - Officials	\$0	\$0	\$0
Salaries - Administration	0	0	0
Salaries - Employees	0	0	0
Payroll Taxes	0	0	0
Unemployment	0	0	0
Retirement	0	0	0
Health Insurance	0	0	0
Uniforms	0	0	0
Workers Comp Insurance	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>
CONTRACTUAL SERVICES			
Advertising	0	0	0
Contractual Services	2,660	0	2,500
Dues and Subscriptions	550	550	600
Engineering Services	0	0	0
Insurance and Bonding	0	0	0
Legal and Audit Fees	0	0	0
Maintenance Service - Buildings	11,761	130	0
Maintenance Service - Equipment	9,199	0	5,000
Maintenance Service - Grounds	0	0	0
Maintenance Service - Street and Sidewalks	0	0	0
Maintenance Service - Utility System	26,038	0	5,000
Maintenance Service - Vehicles	0	0	0
Telephone and Internet	0	0	0
Testing and Lab Fees	0	0	0
Travel and Training	0	0	0
Utilities and Trash	0	0	0
Other - Economic Development	177,447	97,276	105,000
	<u>227,655</u>	<u>97,956</u>	<u>118,100</u>
COMMODITIES AND SUPPLIES			
Books and Periodicals	0	0	0
Chemicals	0	0	0
Commodity Purchases	0	0	0
Commodity Tax	0	0	0
Gasoline and Oil	0	0	0
Office Supplies	0	0	0
Operating Supplies	0	0	0
Postage	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>
CAPITAL OUTLAY			
Land	0	0	0
Buildings	0	0	0
Equipment	23,445	50,058	55,000
Infrastructure Improvements	256,000	0	75,000
Utility System Improvements	0	0	270,000
Vehicles	0	0	0
	<u>279,445</u>	<u>50,058</u>	<u>400,000</u>
OTHER EXPENDITURES			
Bank Charges	0	0	0
Bond/Loan Interest	0	0	0
Bond/Loan Principal	0	0	0
Miscellaneous Expense	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL TIF FUND	<u>\$507,100</u>	<u>\$148,014</u>	<u>\$518,100</u>

**CITY OF VIENNA, ILLINOIS
CDAP HOUSING FUND - APPROPRIATION
FOR THE YEAR ENDING APRIL 30, 2027**

	Actual 4/30/2025	Estimated 4/30/2026	Appropriated 4/30/2027
CDAP HOUSING FUND			
PERSONNEL			
Salaries - Officials	\$0	\$0	\$0
Salaries - Administration	0	0	0
Salaries - Employees	0	0	0
Payroll Taxes	0	0	0
Unemployment	0	0	0
Retirement	0	0	0
Health Insurance	0	0	0
Uniforms	0	0	0
Workers Comp Insurance	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>
CONTRACTUAL SERVICES			
Advertising	0	0	0
Contractual Services	40,993	21,500	23,000
Dues and Subscriptions	0	0	0
Engineering Services	0	0	0
Insurance and Bonding	0	0	0
Legal and Audit Fees	0	0	0
Maintenance Service - Buildings	0	0	0
Maintenance Service - Equipment	0	0	0
Maintenance Service - Grounds	0	0	0
Maintenance Service - Street and Sidewalk	0	0	0
Maintenance Service - Utility System	0	0	0
Maintenance Service - Vehicles	0	0	0
Telephone and Internet	0	0	0
Testing and Lab Fees	0	0	0
Travel and Training	0	0	0
Utilities and Trash	0	0	0
Other	0	0	0
	<u>40,993</u>	<u>21,500</u>	<u>23,000</u>
COMMODITIES AND SUPPLIES			
Books and Periodicals	0	0	0
Chemicals	0	0	0
Commodity Purchases	0	0	0
Commodity Tax	0	0	0
Gasoline and Oil	0	0	0
Office Supplies	0	0	0
Operating Supplies	0	0	0
Postage	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>
CAPITAL OUTLAY			
Land	0	0	0
Buildings	0	0	0
Equipment	0	0	0
Infrastructure Improvements	0	0	0
Utility System Improvements	0	0	0
Vehicles	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>
OTHER EXPENDITURES			
Bank Charges	0	0	0
Bond/Loan Interest	0	0	0
Bond/Loan Principal	0	0	0
Miscellaneous Expense	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL CDAP HOUSING FUND	<u>\$40,993</u>	<u>\$21,500</u>	<u>\$23,000</u>

**CITY OF VIENNA, ILLINOIS
GARBAGE FUND - APPROPRIATION
FOR THE YEAR ENDING APRIL 30, 2027**

	Actual 4/30/2025	Estimated 4/30/2026	Appropriated 4/30/2027
GARBAGE FUND			
PERSONNEL			
Salaries - Officials	\$0	\$0	\$0
Salaries - Administration	0	0	0
Salaries - Employees	14,832	0	0
Payroll Taxes	1,135	0	0
Unemployment	29	0	0
Retirement	0	0	0
Health Insurance	0	0	0
Uniforms	0	0	0
Workers Comp Insurance	0	0	0
	<u>15,996</u>	<u>0</u>	<u>0</u>
CONTRACTUAL SERVICES			
Advertising	0	0	150
Contractual Services - Refuse Removal	83,328	87,112	99,000
Dues and Subscriptions	0	0	0
Engineering Services	0	0	0
Insurance and Bonding	0	0	0
Legal and Audit Fees	0	0	0
Maintenance Service - Buildings	0	0	0
Maintenance Service - Equipment	0	0	0
Maintenance Service - Grounds	0	0	0
Maintenance Service - Street and Sidewalk	0	0	0
Maintenance Service - Utility System	0	0	0
Maintenance Service - Vehicles	0	0	0
Telephone and Internet	0	0	0
Testing and Lab Fees	0	0	0
Travel and Training	0	0	0
Utilities and Trash	0	0	0
Other	0	0	0
	<u>83,328</u>	<u>87,112</u>	<u>99,150</u>
COMMODITIES AND SUPPLIES			
Books and Periodicals	0	0	0
Chemicals	0	0	0
Commodity Purchases	0	0	0
Commodity Tax	0	0	0
Gasoline and Oil	0	0	0
Office Supplies	189	203	250
Operating Supplies	76	0	200
Postage	1,377	1,539	1,700
	<u>1,642</u>	<u>1,742</u>	<u>2,150</u>
CAPITAL OUTLAY			
Land	0	0	0
Buildings	0	0	0
Equipment	0	0	0
Infrastructure Improvements	0	0	0
Utility System Improvements	0	0	0
Vehicles	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>
OTHER EXPENDITURES			
Bank Charges	0	0	0
Bond/Loan Interest	0	0	0
Bond/Loan Principal	0	0	0
Miscellaneous Expense	0	0	200
	<u>0</u>	<u>0</u>	<u>200</u>
TOTAL GARBAGE FUND	\$100,966	\$88,854	\$101,500

**CITY OF VIENNA, ILLINOIS
WATER FUND - APPROPRIATION
FOR THE YEAR ENDING APRIL 30, 2027**

	Actual 4/30/2025	Estimated 4/30/2026	Appropriated 4/30/2027
WATER FUND			
PERSONNEL			
Salaries - Officials	\$0	\$0	\$0
Salaries - Administration	0	0	0
Salaries - Employees	187,886	141,011	150,000
Payroll Taxes	14,373	10,722	11,500
Unemployment	364	229	300
Retirement	0	0	0
Health Insurance	16,546	15,454	18,000
Uniforms	0	0	0
Workers Comp Insurance	0	0	0
	<u>219,169</u>	<u>167,416</u>	<u>179,800</u>
CONTRACTUAL SERVICES			
Advertising	0	24	0
Contractual Services	3,934	5,321	5,600
Dues and Subscriptions	335	333	360
Engineering Services	30,186	29,739	31,500
Insurance and Bonding	39,379	31,325	34,000
Legal and Audit Fees	264	295	350
Maintenance Service - Buildings	803	6,287	6,700
Maintenance Service - Equipment	11,106	9,350	10,000
Maintenance Service - Grounds	160	0	0
Maintenance Service - Street and Sidewalk	12,268	548	1,500
Maintenance Service - Utility System	32,880	22,664	25,000
Maintenance Service - Vehicles	1,031	109	1,200
Telephone and Internet	1,199	1,254	1,500
Testing and Lab Fees	6,102	4,119	6,500
Travel and Training	1,149	1,115	1,200
Utilities and Trash	32,220	33,002	35,500
Other	0	0	500
	<u>173,016</u>	<u>145,485</u>	<u>161,410</u>
COMMODITIES AND SUPPLIES			
Books and Periodicals	0	0	0
Chemicals	62,050	62,158	66,500
Commodity Purchases - Water	7,030	0	0
Commodity Tax	0	0	0
Gasoline and Oil	6,418	5,938	7,000
Office Supplies	209	1,039	1,200
Operating Supplies	4,382	1,119	4,800
Postage	1,929	2,627	5,000
	<u>82,018</u>	<u>72,881</u>	<u>84,500</u>
CAPITAL OUTLAY			
Land	0	0	0
Buildings	0	0	0
Equipment	2,500	17,689	55,000
Infrastructure Improvements	0	0	0
Utility System Improvements	0	1,003,691	0
Vehicles	10,000	13,631	10,000
	<u>12,500</u>	<u>1,035,011</u>	<u>65,000</u>
OTHER EXPENDITURES			
Bank Charges	0	0	0
Bond/Loan Interest	0	8,167	8,800
Bond/Loan Principal	0	0	0
Depreciation	72,000	110,000	116,000
Miscellaneous Expense	37	18	500
	<u>72,037</u>	<u>118,185</u>	<u>125,300</u>
TOTAL WATER FUND	<u>\$558,740</u>	<u>\$1,538,978</u>	<u>\$616,010</u>

**CITY OF VIENNA, ILLINOIS
SEWER FUND - APPROPRIATION
FOR THE YEAR ENDING APRIL 30, 2027**

	Actual 4/30/2025	Estimated 4/30/2026	Appropriated 4/30/2027
SEWER FUND			
PERSONNEL			
Salaries - Officials	\$0	\$0	\$0
Salaries - Administration	0	0	0
Salaries - Employees	132,098	150,811	165,000
Payroll Taxes	10,106	11,467	12,200
Unemployment	256	245	300
Retirement	0	0	0
Health Insurance	16,546	15,454	18,000
Uniforms	0	0	0
Workers Comp Insurance	0	0	0
	<u>159,006</u>	<u>177,977</u>	<u>195,500</u>
CONTRACTUAL SERVICES			
Advertising	0	0	0
Contractual Services	3,199	630	2,000
Dues and Subscriptions	328	340	500
Engineering Services	0	0	0
Insurance and Bonding	30,458	21,446	26,000
Legal and Audit Fees	264	295	500
Maintenance Service - Buildings	45	0	500
Maintenance Service - Equipment	1,588	20,486	15,000
Maintenance Service - Grounds	0	0	0
Maintenance Service - Street and Sidewalks	582	0	0
Maintenance Service - Utility System	1,032	5,721	6,500
Maintenance Service - Vehicles	308	26	1,000
Telephone and Internet	0	0	0
Testing and Lab Fees	2,583	3,296	4,000
Travel and Training	214	90	500
Utilities and Trash	41,562	43,140	46,500
Other	0	0	500
	<u>82,163</u>	<u>95,470</u>	<u>103,500</u>
COMMODITIES AND SUPPLIES			
Books and Periodicals	0	0	0
Chemicals	1,104	672	1,500
Commodity Purchases	0	0	0
Commodity Tax	0	0	0
Gasoline and Oil	3,733	2,978	4,000
Office Supplies	189	208	350
Operating Supplies	1,417	595	1,500
Postage	1,390	1,539	1,800
	<u>7,833</u>	<u>5,992</u>	<u>9,150</u>
CAPITAL OUTLAY			
Land	0	0	0
Buildings	0	0	0
Equipment	8,687	8,591	45,000
Infrastructure Improvements	0	0	0
Utility System Improvements	0	0	0
Vehicles	10,000	13,631	10,000
	<u>18,687</u>	<u>22,222</u>	<u>55,000</u>
OTHER EXPENDITURES			
Bank Charges	0	0	0
Bond/Loan Interest	29,713	28,988	29,000
Bond/Loan Principal	0	0	0
Depreciation	115,000	135,000	142,000
Miscellaneous Expense	132	0	500
	<u>144,845</u>	<u>163,988</u>	<u>171,500</u>
TOTAL SEWER FUND	<u>\$412,534</u>	<u>\$465,649</u>	<u>\$534,650</u>

**CITY OF VIENNA, ILLINOIS
GAS FUND - APPROPRIATION
FOR THE YEAR ENDING APRIL 30, 2027**

	Actual 4/30/2025	Estimated 4/30/2026	Appropriated 4/30/2027
GAS FUND			
PERSONNEL			
Salaries - Officials	\$0	\$0	\$0
Salaries - Administration	0	0	0
Salaries - Employees	212,062	201,220	223,000
Payroll Taxes	16,223	15,300	16,200
Unemployment	411	327	400
Retirement	0	0	0
Health Insurance	16,558	15,454	18,000
Uniforms	0	0	0
Workers Comp Insurance	0	0	0
	<u>245,254</u>	<u>232,301</u>	<u>257,600</u>
CONTRACTUAL SERVICES			
Advertising	0	0	0
Contractual Services	11,150	12,380	13,500
Dues and Subscriptions	3,260	2,975	3,600
Engineering Services	0	0	0
Insurance and Bonding	9,310	6,405	7,500
Legal and Audit Fees	7,301	9,567	12,000
Maintenance Service - Buildings	38	0	500
Maintenance Service - Equipment	5,308	9,004	9,500
Maintenance Service - Grounds	0	0	0
Maintenance Service - Street and Sidewalk	0	25	0
Maintenance Service - Utility System	14,472	18,001	20,000
Maintenance Service - Vehicles	694	26	1,200
Telephone and Internet	1,199	1,254	1,500
Testing and Lab Fees	0	0	0
Travel and Training	1,000	200	500
Utilities and Trash	0	0	0
Other	0	0	500
	<u>53,732</u>	<u>59,837</u>	<u>70,300</u>
COMMODITIES AND SUPPLIES			
Books and Periodicals	0	0	0
Chemicals	2,108	1,493	2,000
Commodity Purchases - Gas	272,977	482,609	510,000
Commodity Tax	18,952	24,853	26,500
Gasoline and Oil	3,753	2,994	4,000
Office Supplies	189	275	500
Operating Supplies	2,560	391	1,500
Postage	1,527	1,612	1,800
	<u>302,066</u>	<u>514,227</u>	<u>546,300</u>
CAPITAL OUTLAY			
Land	0	0	0
Buildings	0	0	0
Equipment	2,906	3,656	15,000
Infrastructure Improvements	0	0	0
Utility System Improvements	0	0	0
Vehicles	10,000	13,631	10,000
	<u>12,906</u>	<u>17,287</u>	<u>25,000</u>
OTHER EXPENDITURES			
Bank Charges	0	0	0
Bond/Loan Interest	0	0	0
Bond/Loan Principal	0	0	0
Depreciation	10,000	15,000	16,000
Miscellaneous Expense	60	85	500
	<u>10,060</u>	<u>15,085</u>	<u>16,500</u>
TOTAL GAS FUND	\$624,018	\$838,737	\$915,700

**CITY OF VIENNA, ILLINOIS
FIRE INSURANCE TAX FUND - APPROPRIATION
FOR THE YEAR ENDING APRIL 30, 2027**

	Actual 4/30/2025	Estimated 4/30/2026	Appropriated 4/30/2027
FIRE INSURANCE TAX FUND			
PERSONNEL			
Salaries - Officials	\$0	\$0	\$0
Salaries - Administration	0	0	0
Salaries - Employees	0	0	0
Payroll Taxes	0	0	0
Unemployment	0	0	0
Retirement	0	0	0
Health Insurance	0	0	0
Uniforms	0	0	0
Workers Comp Insurance	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>
CONTRACTUAL SERVICES			
Advertising	0	0	0
Contractual Services	0	0	0
Dues and Subscriptions	0	0	0
Engineering Services	0	0	0
Insurance and Bonding	0	0	0
Legal and Audit Fees	0	0	0
Maintenance Service - Buildings	0	0	0
Maintenance Service - Equipment	0	0	0
Maintenance Service - Grounds	0	0	0
Maintenance Service - Street and Sidewalk	0	0	0
Maintenance Service - Utility System	0	0	0
Maintenance Service - Vehicles	0	0	0
Telephone and Internet	0	0	0
Testing and Lab Fees	0	0	0
Travel and Training	0	0	0
Utilities and Trash	0	0	0
Other	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>
COMMODITIES AND SUPPLIES			
Books and Periodicals	0	0	0
Chemicals	0	0	0
Commodity Purchases	0	0	0
Commodity Tax	0	0	0
Gasoline and Oil	0	0	0
Office Supplies	0	0	0
Operating Supplies	0	0	0
Postage	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>
CAPITAL OUTLAY			
Land	0	0	0
Buildings	0	0	0
Equipment	0	0	5,000
Infrastructure Improvements	0	0	0
Utility System Improvements	0	0	0
Vehicles	0	0	0
	<u>0</u>	<u>0</u>	<u>5,000</u>
OTHER EXPENDITURES			
Bank Charges	0	0	0
Bond/Loan Interest	0	0	0
Bond/Loan Principal	0	0	0
Miscellaneous Expense	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL FIRE INSURANCE TAX FUND	\$0	\$0	\$5,000

**CITY OF VIENNA, ILLINOIS
APPROPRIATION SUMMARY
FOR THE YEAR ENDING APRIL 30, 2026**

	Actual 4/30/2025	Estimated 4/30/2026	Appropriated 4/30/2027
GENERAL FUND	\$1,071,578	\$1,232,787	\$1,234,600
IMRF FUND	69,475	83,306	90,000
LIBRARY FUND	33,878	33,602	36,380
MOTOR FUEL TAX FUND	25,646	47,998	74,600
TIF FUND	507,100	148,014	518,100
HOUSING FUND	40,993	21,500	23,000
GARBAGE FUND	100,966	88,854	101,500
WATER FUND	558,740	1,538,978	616,010
SEWER FUND	412,534	465,649	534,650
GAS FUND	624,018	838,737	915,700
FIRE INSURANCE TAX FUND	0	0	5,000
	\$ 3,444,928	\$ 4,499,425	\$ 4,149,540

SECTION 4: That if any section, subdivision, or sentence of this ordinance shall be for any reason be held invalid or unconstitutional, such decision shall not affect the validity of the remaining portion of this ordinance.

SECTION 5: That a certified copy of this ordinance shall be filed with the County Clerk within (30) days after adoption.

SECTION 6: That this ordinance shall be in full force and effect after its passage, approval, and publication, as provided by law.

ADOPTED this day of 2026, pursuant to a roll call vote by the City Council of the City of Vienna, Johnson County, Illinois.

AYES: _____

NAYS: _____

ABSENT: _____

ATTEST:

City Clerk

CITY OF VIENNA, ILLINOIS
CERTIFICATION OF APPROPRIATION ORDINANCE

The undersigned, duly elected, qualified and acting Clerk of the City of Vienna, Johnson County, Illinois, does hereby certify that attached hereto is a true and correct copy of the Appropriation Ordinance of said City for the fiscal year beginning May 1, 2026 and ending April 30, 2027, as adopted on: _____

This certification is made and filed pursuant to the requirement of Public Act 88-455 (35 ILCS 200/18-50) and on behalf of the City of Vienna, Johnson County, Illinois.

Dated This _____ day of _____, 2026

City Clerk

CITY OF VIENNA, ILLINOIS
CERTIFIED ESTIMATE OF REVENUES BY SOURCE

The undersigned, Chief Fiscal Officer of the City of Vienna, Johnson County, Illinois, does hereby certify that the estimate of revenues by source, and anticipated to be received by said taxing district, is either set forth in said ordinance as "Revenues" or hereto by separate document, and is a true statements of said revenues.

This certification is made and filed pursuant to the requirement of Public Act 88-455 (35 ILCS 200/18-50) and on behalf of the City of Vienna, Johnson County, Illinois.

Dated This _____ day of _____, 2026

City Treasurer

**CITY OF VIENNA, ILLINOIS
REVENUES BY SOURCE
FOR THE YEAR ENDING APRIL 30. 2027**

	Actual 4/30/2025	Estimated 4/30/2026	Estimated 4/30/2027
GENERAL FUND			
Property Tax - Corporate	\$34,357	\$35,047	\$40,000
Property Tax - Police	7,784	7,947	9,000
Property Tax - Fire	7,784	7,947	9,000
Property Tax - Park	8,344	8,757	10,200
Property Tax - SS/Tort/WorkComp	76,262	84,962	95,000
Property Tax - Street	7,749	8,133	8,600
Replacement Tax	16,581	15,883	16,000
State Income Tax	233,419	246,249	260,000
Sales and Use Tax	538,261	539,204	570,000
Video Gaming Tax	55,103	53,971	58,000
Cannabis Tax	2,110	2,019	2,300
Motel Tax	6,834	5,963	7,000
Grocery Tax	0	2,220	2,400
Liquor Licenses	8,050	7,050	9,500
Other Licenses	5,895	940	1,500
Service Fees	2,158	4,871	5,200
Court Fines	21,124	13,182	20,000
Fire Fees	25,812	26,010	28,000
Interest Income	48,108	47,544	50,000
Miscellaneous Income	39,838	29,422	40,000
Grants	215,167	387,602	450,000
TOTAL GENERAL FUND	1,360,740	1,534,923	1,691,700
IMRF FUND			
Property Tax	86,277	71,826	75,000
Interest Income	28	27	30
Miscellaneous Income	0	0	0
TOTAL IMRF FUND	86,305	71,853	75,030
LIBRARY FUND			
Property Tax	15,612	15,894	16,700
Fees	0	0	500
Interest Income	0	0	0
Grants	0	0	2,000
Contributions	0	0	1,000
Miscellaneous Income	0	0	3,000
TOTAL LIBRARY FUND	15,612	15,894	23,200
MOTOR FUEL TAX FUND			
Motor Fuel Tax	60,678	61,499	64,600
Interest Income	34	38	45
TOTAL MOTOR FUEL TAX FUND	60,712	61,537	64,645
TIF FUND			
Property Tax	385,882	501,853	52,700
Interest Income	1,306	11,400	12,000
TOTAL TIF FUND	387,188	513,253	64,700
CDAP HOUSING FUND			
Property Tax	0	0	0
Interest Income	0	0	0
TOTAL CDAP HOUSING FUND	0	0	0

**CITY OF VIENNA, ILLINOIS
ALL FUNDS - APPROPRIATION
FOR THE YEAR ENDING APRIL 30, 2027**

	Actual 4/30/2025	Estimated 4/30/2026	Appropriated 4/30/2027	Change
ALL FUNDS				
PERSONNEL				
Salaries - Officials	\$62,786	\$73,959	\$78,000	\$4,041
Salaries - Administration	57,306	56,061	60,200	4,139
Salaries - Employees	944,952	916,576	988,000	71,424
Payroll Taxes	81,326	79,587	81,300	1,713
Unemployment	2,147	1,809	2,150	341
Retirement	92,551	83,306	90,000	6,694
Health Insurance	83,441	101,519	114,375	12,856
Uniforms	6,416	19,419	11,000	(8,419)
Workers Comp Insurance	0	0	0	0
	<u>1,330,925</u>	<u>1,332,236</u>	<u>1,425,025</u>	<u>92,789</u>
CONTRACTUAL SERVICES				
Advertising	3,456	1,506	1,750	244
Contractual Services	195,801	236,667	212,500	(24,167)
Dues and Subscriptions	9,491	81,643	14,210	(67,433)
Engineering Services	32,492	29,739	34,600	4,861
Insurance and Bonding	107,237	108,670	117,200	8,530
Legal and Audit Fees	35,529	27,814	55,450	27,636
Maintenance Service - Buildings	20,541	10,863	15,800	4,937
Maintenance Service - Equipment	38,326	58,959	62,300	3,341
Maintenance Service - Grounds	504	11,985	14,000	2,015
Maintenance Service - Street and Sidewalks	117,814	56,027	81,450	25,423
Maintenance Service - Utility System	74,422	46,386	56,500	10,114
Maintenance Service - Vehicles	38,428	30,641	42,400	11,759
Telephone and Internet	17,392	13,515	15,050	1,535
Testing and Lab Fees	8,685	7,415	10,500	3,085
Travel and Training	9,605	7,443	10,400	2,957
Utilities and Trash	111,615	117,393	130,700	13,307
Other	202,215	104,485	115,000	10,515
	<u>1,023,553</u>	<u>951,151</u>	<u>989,810</u>	<u>38,659</u>
COMMODITIES AND SUPPLIES				
Books and Periodicals	0	0	0	0
Chemicals	71,637	70,306	77,050	6,744
Commodity Purchases	280,007	482,609	510,000	27,391
Commodity Tax	18,952	24,853	26,500	1,647
Gasoline and Oil	34,427	31,461	36,600	5,139
Office Supplies	4,283	5,232	6,380	1,148
Operating Supplies	23,799	14,812	22,400	7,588
Postage	7,547	8,645	12,025	3,380
	<u>440,652</u>	<u>637,918</u>	<u>690,955</u>	<u>53,037</u>
CAPITAL OUTLAY				
Land	0	20,596	0	(20,596)
Buildings	0	0	75,000	75,000
Equipment	105,826	133,249	246,000	112,751
Infrastructure Improvements	256,000	0	75,000	75,000
Utility System Improvements	0	1,003,691	270,000	(733,691)
Vehicles	37,676	116,578	50,000	(66,578)
	<u>399,502</u>	<u>1,274,114</u>	<u>716,000</u>	<u>(558,114)</u>
OTHER EXPENDITURES				
Bank Charges	0	0	250	250
Bond/Loan Interest	29,713	37,155	37,800	645
Bond/Loan Principal	9,950	0	0	0
Bond/Loan Principal	197,000	260,000	274,000	
Miscellaneous Expense	13,633	6,851	15,700	8,849
	<u>250,296</u>	<u>304,006</u>	<u>327,750</u>	<u>9,744</u>
TOTAL ALL FUNDS	\$3,444,928	\$4,499,425	\$4,149,540	(\$363,885)

ORDINANCE NO. 26-03

**AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A
REDEVELOPMENT AGREEMENT BETWEEN THE CITY OF VIENNA, ILLINOIS AND
CRIMSON VENTURES, LLC FOR THE REDEVELOPMENT OF PROPERTY LOCATED AT
102 N FIRST STREET**

WHEREAS, the City of Vienna, Illinois (the "City"), is a municipal corporation organized and existing under the laws of the State of Illinois; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the "TIF Act"), the City has established the Vienna Tax Increment Financing Redevelopment Project Area #1 (the "TIF District") and adopted a redevelopment plan and project therefor; and

WHEREAS, Crimson Ventures, LLC (the "Developer") proposes to redevelop the commercial property commonly known as 102 N First Street, Vienna, Illinois (the "Property"), including the rehabilitation, renovation, and redevelopment of the existing commercial building located thereon for commercial use as a wellness salon operating under the name of Glow Studio; and

WHEREAS, the Developer has requested redevelopment assistance from the City to assist in financing a portion of the costs associated with the Redevelopment Project; and

WHEREAS, the City has determined that the Redevelopment Project will further the objectives of the TIF District by encouraging private investment, reducing commercial vacancy, promoting economic development, expanding commercial opportunities, increasing employment opportunities, enhancing property values, and generating additional tax revenues; and

WHEREAS, the City Council has reviewed the proposed Redevelopment Agreement between the City and the Developer (the 'Redevelopment Agreement'), substantially in the form presented to the City Council and maintained on file with the City Clerk; and

WHEREAS, the City Council finds that approval of the Redevelopment Agreement and the provision of redevelopment assistance pursuant thereto serve a valid public purpose and are in the best interests of the City and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VIENNA, ILLINOIS, AS FOLLOWS:

SECTION 1. Recitals Incorporated.

The foregoing recitals are hereby incorporated into and made a part of this Ordinance as though fully set forth herein.

SECTION 2. Approval of Redevelopment Agreement.

The Redevelopment Agreement between the City and Developer, substantially in the form presented to the City Council and maintained on file with the City Clerk, is hereby approved.

SECTION 3. Authorization to Execute and Negotiate Final Agreement.

The Mayor is hereby authorized and directed to execute the Redevelopment Agreement on behalf of the City, and the City Clerk is hereby authorized and directed to attest the same.

The Mayor, City Attorney, City Clerk, and such other City officials as may be necessary are further authorized to negotiate, approve, and execute such revisions, modifications, insertions, deletions, and completion of blanks to the Redevelopment Agreement as may be necessary or desirable to carry out the intent and purpose of this Ordinance, provided that such revisions do not materially increase the financial obligations of the City, materially reduce the obligations of the Developer, or otherwise substantially alter the terms approved by the City Council.

The execution of the Redevelopment Agreement by the Mayor shall constitute conclusive evidence that any such revisions have been approved in accordance with this Ordinance.

SECTION 4. Authorization of Redevelopment Assistance.

The City is hereby authorized to provide redevelopment assistance to the Developer in accordance with the terms of the Redevelopment Agreement. Such redevelopment assistance may be paid from revenues legally available to the City from the TIF District or such other funds as may be lawfully available for such purposes.

SECTION 5. Severability.

If any section, subsection, paragraph, sentence, clause, or provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate, or nullify the remainder of this Ordinance, which shall remain in full force and effect.

SECTION 6. Effective Date.

This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED & APPROVED by the City Council of the City of Vienna, Illinois on the _____ day
of _____, 20____ on the following roll call vote:

NAME	AYE	NAY	ABSTAIN	ABSENT

Recorded in the Records of the City Clerk and published by the authority of the Mayor and
City Council of the City of Vienna, Johnson County, Illinois this _____ day of
_____, 20____.

MAYOR

ATTEST:

CITY CLERK

{SEAL}

TAX INCREMENT FINANCING REDEVELOPMENT AGREEMENT

CRIMSON VENTURES, LLC DBA GLOW STUDIO
102 N FIRST STREET

THIS REDEVELOPMENT AGREEMENT (including any exhibits and attachments hereto, collectively, this "Agreement") is entered into on this _____ day of _____, 2026, by and between the CITY OF VIENNA, JOHNSON COUNTY, ILLINOIS, an Illinois Municipal Corporation (hereinafter referred to as the "City"), and CRIMSON VENTURES, LLC dba GLOW STUDIO (hereinafter known as the "Developer") (The City and Developer shall collectively be referred to as the "Parties").

RECITALS & PRELIMINARY STATEMENTS

- A. On May 7, 2007, in accordance with the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*), as supplemented and amended (the "TIF Act"), the Mayor and City Council of the City (the "Corporate Authorities") approved ordinances designating a Tax Increment Financing Redevelopment Project Area (also known as the "TIF District" or "TIF #1") and adopting a Redevelopment Plan and Project (the "Redevelopment Plan" or "TIF Plan").
- B. The Developer has submitted a redevelopment proposal to the City for the performance of a project for the renovations and redevelopment of certain buildings and property located within the TIF District which could not or would not be undertaken without the provision of Tax Increment Financing (TIF) assistance from the City.
- C. The Corporate Authorities, after reviewing the redevelopment proposal submitted by the Developer and considering the benefits and impacts it will have on the City, believes that the Redevelopment Project as set forth herein, and the performance generally of this Agreement, are in the best interests of the City, and the health, safety, morals and welfare of its residents, and in accord with the purposes specified in the Redevelopment Plan.
- D. In consideration of the execution of this Agreement and in reliance thereon, the Developer is proceeding with plans to complete the Redevelopment Project as set forth herein.
- E. Any terms which are not defined in this Agreement shall have the same meaning as they do in the TIF Act unless indicated to the contrary.
- F. Each of the Parties represents that it has taken all actions necessary to authorize its representatives to execute this Agreement.
- G. The Parties agree to execute whatever other documents are necessary in furtherance of this Agreement and any exhibits hereto.
- H. The Parties agree that the matters set forth in the recitals and statements above are true and correct and form a part of this Agreement.

COVENANTS AND AGREEMENTS

SECTION 1: Developer's Obligation(s)

In reliance upon this agreement, the Developer intends to redevelop certain real estate within the City of Vienna, Illinois. The real estate is more particularly described in Section 1.1 below. Said real estate shall hereinafter be referred to as the "Subject Property." The Developer agrees to undertake and complete the Redevelopment Project to be located on the Subject Property, subject to and in accordance with the terms, conditions, obligations, and requirements set forth in this Agreement. The Developer shall conduct the Redevelopment Project in a manner consistent with the purposes of this Agreement and in compliance with all applicable laws and shall perform all work and fulfill all responsibilities as more fully described below.

The Developer shall perform or cause to be performed all work in a good and workmanlike manner, consistent with industry standards, and in accordance with all applicable federal, state, and local laws, ordinances, and regulations. All permits and approvals required for completion of the Project shall be obtained prior to commencement of construction.

1.1 Subject Property. The Redevelopment Project shall take place on "Subject Property" as shall be defined and identified by the following address, legal description, and parcel identification numbers (PINs), including any future subdivision or combination thereof:

Address(s): 102 N First Street, Vienna, Illinois 62995

Legal Description: PT NW (96 FT X 115 FT) SW QTR (.25A)

Parcel Identification Number: 08-04-301-016

1.2 Redevelopment Project Description & Scope. For purposes of this Agreement, the "Redevelopment Project" shall mean the redevelopment, rehabilitation, repair, modernization, and improvement of the Subject Property to be undertaken by the Developer pursuant to this Agreement, including the capital improvements and related work described herein.

The Subject Property shall be used in the operation of a wellness salon operating under the name "Glow Studio".

The Redevelopment Project shall include, but not necessarily be limited to, the following work:

- A. Interior demolition and build-out
- B. Wall framing and drywall installation
- C. Flooring installation throughout the facility
- D. Interior painting and finishing
- E. Plumbing upgrades and water line improvements
- F. Electrical upgrades and installation of dedicated equipment circuits
- G. Construction of tanning rooms and wellness service areas
- H. Installation of interior doors and hardware
- I. Reception area construction and cabinetry
- J. Exterior building improvements and painting

- K. Parking lot repair, sealing, and striping
- L. Signage and branding improvements
- M. Security and access control systems
- N. HVAC and mechanical improvements as needed

The foregoing description is intended to reflect the general scope of the Redevelopment Project as proposed and approved by the Municipality and shall not be construed to require any particular materials or construction methods, provided the Redevelopment Project is completed in substantial conformance with this Agreement.

1.3 Developer Performance Obligations. As part of this Agreement, the Developer shall also be responsible for the following:

A. Timely Completion

The Developer agrees to diligently pursue completion of the Redevelopment Project in accordance with a schedule of performance as described herein, or as otherwise mutually agreed upon by the Parties.

B. Compliance with Laws and Approvals

All work undertaken by the Developer shall be performed in accordance with applicable federal, state, and local laws, regulations, codes, and ordinances. The Developer shall obtain all permits, approvals, and insurance coverage which may be required for the performance of the Redevelopment Project activities described herein.

C. Documentation and Inspection

Maintain documentation of work performed, including invoices and contractor agreements, and permit the City to inspect the work periodically upon reasonable notice.

D. Occupancy and Commencement of Commercial Operations

Cause the Subject Property and building(s) located thereon to be occupied and operated by Glow Studio or another commercial tenant acceptable to the City following completion of the Redevelopment Project.

E. Proof of Completion

Submit documents, reports, or other evidence confirming the completion of all work items related to the Redevelopment Project, as may be reasonably requested by the City.

1.4 Project Design. The Developer shall be responsible for the design, engineering, and construction of the Redevelopment Project and shall obtain all permits, approvals, and authorizations required by applicable law prior to commencement of construction.

The Redevelopment Project shall be completed in substantial conformity with the general scope and purpose described in this Agreement. The Developer may make such modifications to the plans, specifications, materials, methods of construction, tenant improvements, or other aspects of the Redevelopment Project as the Developer deems appropriate, provided such modifications do not materially alter the nature, scope, or intended commercial use of the Redevelopment Project.

Any material change to the Redevelopment Project shall require prior written notice to the City and approval by the City, which approval shall not be unreasonably withheld,

conditioned, or delayed.

1.5 Timeline for Construction of Improvements. Developer shall commence construction activities within sixty (60) days following the date of execution of this agreement and shall substantially complete the Redevelopment Project within ninety (90) days of the date of execution of this Agreement. An extension to these deadlines may be granted with written approval from the City, of which will not be unreasonably withheld given adequate evidence of need.

1.6 Substantial Completion of the Project. The Redevelopment Project shall be deemed substantially complete when the improvements comprising the Redevelopment Project have been completed in all material respects, all required governmental inspections have been completed, a certificate of occupancy (or equivalent approval for occupancy) has been issued if required, and the proposed business entity has opened for business to the general public from the Subject Property.

SECTION 2: Reimbursement of Eligible Costs.

Should the Developer comply with all the obligations in Section 1 and elsewhere in this Agreement in all material respects, the City agrees to reimburse the Developer for certain Eligible Redevelopment Project Costs incurred during the performance of the Redevelopment Project.

2.1 Eligible Redevelopment Project Costs. “Eligible Redevelopment Project Costs” shall be the costs actually paid and incurred by the Developer in connection with the Redevelopment Project which are authorized to be reimbursed or paid from revenues collected pursuant to the TIF Act as provided in Section 5/11-74.4-3(q) of the TIF Act, as determined and verified by the City, in the City’s reasonable discretion. For the purposes of this Agreement, Eligible Redevelopment Project Costs may include, but are not limited to the work items and described and estimated in cost attached hereto as **Exhibit A**.

2.2 Cost Certification. Within thirty (30) days of substantial completion of the Redevelopment Project, Developer shall submit to the City a completed “**Project Cost Certification Form**” attached as **Exhibit B**, including supporting invoices, receipts, and lien waivers to confirm, verify, and create record of all costs, including Eligible Redevelopment Project Costs, incurred pursuant to the Redevelopment Project.

2.3 Review and Approval. All submitted costs may be subject to review and approval by the City. The City shall determine, in its sole reasonable discretion, which submitted costs qualify as Eligible Redevelopment Project Costs as allowable under the TIF Act.

SECTION 3: Project Cost Reimbursement Terms & Structure.

Subject to the terms of this Agreement, reimbursement payments of Eligible Redevelopment Project Costs from the City to the Developer shall be made available in the following forms and with the following terms and limitations:

3.1 Cost Reimbursement Structure. After substantial completion of the following indicated

portions of the Redevelopment Project, the City agrees to reimburse the Developer for certain Eligible Redevelopment Project Costs incurred during the completion of the Redevelopment Project ("Incentive Payments"). Such Incentive Payments shall be at the indicated reimbursement rates and reimbursement limits:

#	Work Item	Reimbursement Rate	Reimbursement Limit
1	Existing Building Renovation, Remodeling, Repair, and Improvement	40%	\$17,500.00
TOTAL			\$17,500.00

3.2 Reimbursement Limit. The total reimbursement the City shall provide to the Developer for qualifying work items and activities performed under this Agreement shall not exceed a cumulative total amount of **\$17,500.00, or forty percent (40%) of the total verified costs incurred pursuant to the Redevelopment Project** (the "Reimbursement Limit"), regardless of the actual costs incurred or the allocation among different categories of improvements.

SECTION 4: Disbursement of Payment(s).

All payments made from the City to the Developer pursuant to this Agreement shall be subject to the following terms, limitations, and requirements.

4.1 Conditions Precedent to Payment. The City's obligation to make any Incentive Payment under this Agreement shall be conditioned upon satisfaction of the following requirements:

- (a) **Completion of the Redevelopment Project.** The Redevelopment Project as described herein shall have been substantially completed in accordance with this Agreement, applicable laws, codes, and all City approvals.
- (b) **Approval of Cost Certification.** The Developer shall have submitted to the City a completed Cost Certification Form, together with supporting documentation, and such certification shall have been reviewed and approved by the City.
- (c) **Occupation and Commencement of Operations.** Glow Studio shall have commenced operations and opened to the general public from the Subject Property.
- (d) **Required Inspections and Approvals.** The Developer shall have obtained all required final inspections, certificates of occupancy (if applicable), and other governmental approvals necessary for lawful occupancy and use of the Subject Property.
- (e) **No Default.** The Developer shall not be in default under this Agreement, and no event shall have occurred which, with notice or the passage of time, would constitute a default.
- (f) **No Liens or Encumbrances.** The Subject Property shall be free from mechanic's liens or similar claims arising from the Redevelopment Project, except those being contested in good faith or otherwise approved by the City

4.2 Requests for Payment. Prior to disbursement of any payment, the Developer agrees to

submit Requests for Payment of the Incentive Payment(s) in substantially the same form as set forth in **Exhibit C** ("Requests for Payment"). All Requests for Payment shall be accompanied by invoices, statements, vouchers or bills for the amount requested (including evidence of payment thereof as to any amounts for which payment or reimbursement is requested) and lien waivers for all services or materials furnished by subcontractors, except as to any retainage, related to amounts for which reimbursement is requested. It is the sole responsibility of the Developer to submit any all Requests for Payment at the time it believes all obligations of the Developer have been completed and payment may be eligible for disbursement in accordance with the terms of this Agreement.

4.3 Approval of Requests. The City shall approve or deny any Requests for Payment within 30 days of the submittal thereof. If the City denies any Request for Payment or any portion thereof, it shall state in writing the reasons therefore and provide the Developer a reasonable opportunity to clarify or correct any deficiency in the Request for Payment without penalty.

4.4 Release of Payment. Within thirty (30) days of the City's approval of any Request for Payment, the City shall release such payments to the extent monies are available in the Special Allocation Fund for the TIF District. Disbursement of payment in accordance with this Agreement will be in the form of a one-time lump sum grant payment and will only be eligible for disbursement upon completion of all components and conditions of the Redevelopment Project as verified and approved by the City, in the City's sole discretion, and not before submission of a proper Request for Payment by the Developer, of which must be approved by an authorized representative of the City.

4.5 Payment Limited to Special Allocation Fund. Notwithstanding any other term or provision of this Agreement, the City's obligations for payments pursuant to this Agreement are limited to monies in the Special Allocation Fund for the TIF District and from no other source. This Agreement does not compel the City's General Fund, or any other source of funds, to provide monies for any payment or obligation identified herein. The "Special Allocation Fund" shall be the fund or account set up by the City specifically to deposit monies collected pursuant to the TIF Act for the TIF District.

4.6 Administration Fees. The Developer agrees that all payment(s) received from the City may be subject to the deduction of an "Administration Fee" for the creation and administration of this Redevelopment Agreement and all matters related to the context of this Agreement. Administration Fees will be calculated as an amount equal to **10%** of any payment made to the Developer from the City pursuant to this agreement, **not to exceed a total of \$750.00 per occurrence.** The City may waive this fee at its own discretion.

SECTION 5: Default, Remedies, and Termination of Agreement.

The Developer agrees that if any of the following events occur after the date of execution of this Agreement (the "Effective Date") and for the following five (5) consecutive years after the date of substantial completion of the Redevelopment Project, the Developer may be considered to be in default of the Agreement, all pending and future payments shall immediately be forfeit by the Developer, and the City will have the right to recover from the Developer certain portions of the total payments granted from the City to the Developer

pursuant to this Agreement, as well as terminate the Agreement in its entirety.

5.1 Conditions of Default. The occurrence of any one or more of the following shall constitute a default by the Developer under this Agreement ("Event of Default"):

- a) Failure to Timely Perform the Redevelopment Project: The Developer fails to commence, diligently pursue, or complete the Redevelopment Project or any material portion thereof within the timeframes set forth in this Agreement, including failure to achieve Substantial Completion in accordance with the approved schedule of performance.
- b) Failure to Maintain Operation of the Business: The Developer, or any tenant or operator occupying the Property, ceases operation of commercial business conducted on the Property, or the Property otherwise becomes vacant or inactive for commercial purposes for a continuous period of more than one (1) month following commencement of business operations, without the prior written consent of the City; provided, however, that temporary closures for remodeling, repairs, casualty events, seasonal operations approved by the City, or other circumstances beyond the reasonable control of the Developer shall not constitute an Event of Default if the Developer is diligently pursuing recommencement of operations.
- c) Misuse of Funds: The Developer uses any funds disbursed pursuant to this Agreement for purposes not authorized by this Agreement or provides false or materially misleading documentation in support of a payment or reimbursement request.
- d) Failure to Submit Required Documentation: The Developer fails to submit the required cost certification, lien waivers, permits, or other documentation required as conditions precedent to disbursement of funds.
- e) Failure to Maintain Insurance of Legal Compliance: The Developer fails to maintain the required insurance coverage or violates any applicable federal, state, or local law, regulation, or ordinance in connection with the Redevelopment Project.
- f) Abandonment or Unauthorized Transfer: The Developer abandons the Redevelopment Project or transfers the Property or the Developer's interest in this Agreement without the prior written consent of the City.
- g) Insolvency or Bankruptcy: The Developer becomes insolvent, makes an assignment for the benefit of creditors, or files or has filed against it a petition in bankruptcy that is not dismissed within sixty (60) days.
- h) Change in Property Tax Status: The Property, or any portion thereof, becomes exempt from ad valorem property taxation for any reason not previously approved in writing by the City.
- i) Failure to Pay Property Taxes: The Developer fails to pay any real estate taxes or assessments levied against the Property when due, and such failure is not cured within thirty (30) days after written notice from the City or other authorized entity.
- j) Failure to Cure After Notice: The Developer fails to cure any non-monetary default under this Agreement within thirty (30) days after receiving written notice from the

City specifying the nature of the default (or such longer period as may be reasonably necessary if the default cannot be cured within thirty (30) days, provided that the Developer commences and diligently pursues such cure).

5.2 Continuing Obligations. The Developer's obligations to (i) maintain the Property, (ii) pay all real estate taxes and assessments when due, (iii) comply with applicable laws, codes, and regulations, and (iv) maintain active commercial operation, shall be continuing covenants and conditions for the entire duration of this Agreement and any incentive payment period. Failure to maintain any such continuing obligation shall constitute an Event of Default.

5.3 Remedies. Upon the occurrence of an Event of Default by the Developer, and following written notice and expiration of any applicable cure period set forth in this Agreement, the City shall have the right to exercise any one or more of the following remedies, which shall be cumulative and in addition to any other rights or remedies available at law or in equity:

(a) Suspension of Payments.

The City may suspend, withhold, or discontinue any pending or future incentive payments otherwise due to the Developer until such Event of Default has been cured to the reasonable satisfaction of the City.

(b) Termination of Agreement.

The City may terminate this Agreement by written notice to the Developer, whereupon any obligation of the City to make unpaid incentive payments shall immediately cease; provided, however, that such termination shall not affect any rights, claims, or remedies of the City arising prior to or as a result of such termination.

(c) Repayment of Disbursed Funds.

In the event of an uncured Event of Default occurring after the disbursement of incentive funds, the City may require the Developer to repay all or a portion of any incentive payments previously disbursed under this Agreement, together with interest thereon at the statutory judgment rate from the date of disbursement until repaid. The City may determine the amount subject to repayment based upon the nature, severity, and timing of the default, the public benefit received, and such other factors as the City deems relevant.

(d) Specific Performance or Injunctive Relief.

The City shall have the right to seek specific performance, injunctive relief, or any other equitable remedy necessary to enforce compliance with the terms and conditions of this Agreement.

(e) Costs of Enforcement.

The City may recover its reasonable costs of enforcement incurred in connection with any Event of Default, including reasonable attorneys' fees, court costs, administrative expenses, and collection costs, to the extent permitted by law.

5.4 Notice and Cure Procedure. In the event of any alleged default by the Developer, the City shall provide written notice to the Developer specifying in reasonable detail the nature of the default and the actions required to cure such default. The Developer shall have a period

of thirty (30) days from receipt of such notice to cure the default, or, if the default is of a nature that cannot reasonably be cured within thirty (30) days, such additional period of time as may be reasonably necessary to complete the cure, provided that the Developer commences the cure within the initial thirty (30)-day period and diligently and continuously pursues the same to completion.

If the Developer fails to cure or commence curing the default within the applicable period, the City may immediately exercise any of the remedies set forth in Section 5.3 or otherwise available at law or in equity. The City shall have no obligation to provide additional notice or opportunity to cure prior to exercising its remedies in the event of a repeated or continuing default of the same nature previously noticed.

Notice shall be deemed given when delivered personally, deposited in the U.S. Mail by certified or registered mail (return receipt requested), or sent by recognized overnight courier service to the parties at their last known business addresses, or to such other address as may be designated by a party in writing.

5.5 Enforcement of Provisions. In the event of any default under this Agreement that results in either party taking action to enforce any provision hereof, the defaulting party shall be responsible for and shall reimburse the non-defaulting party upon demand for all reasonable costs and expenses incurred in connection with such enforcement, including reasonable attorneys' fees, expert fees, and court costs. This obligation shall survive the termination of this Agreement.

SECTION 6: MISCELLANEOUS PROVISIONS

6.1 No Individual Liability of the City. All covenants, stipulations, promises, agreements and obligations of the City contained herein shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the City and not of any of its Corporate Authorities, officials, agents, employees or independent contractors in their individual capacities. No member of the Corporate Authorities, officials, agents, employees or independent contractors of the City shall be personally liable to the Developer **(i)** in the event of a Default or Breach by any party under this Agreement, or **(ii)** for the payment of any portion of the Reimbursement Amount which may become due and payable under the terms of this Agreement.

6.2 City Not Liable for Developer Obligations. Notwithstanding anything herein to the contrary, the City shall not be liable to the Developer for damages of any kind or nature whatsoever arising in any way from this Agreement, from any other obligation or agreement made in connection therewith or from any default or breach under this Agreement; provided that nothing in this Agreement shall limit otherwise permissible claims by the Developer against the TIF District or Special Allocation Fund, or actions by the Developer seeking specific performance of this Agreement or other relevant contracts in the event of a breach of this Agreement by the City.

6.3 Hold Harmless of the City. The Developer agrees to indemnify, defend and hold harmless the City, its Corporate Authorities, officials, agents, employees and independent

contractors, from and against any and all suits, claims and cost of attorneys' fees, resulting from, arising out of, or in any way connected with **(i)** any of the Developer's obligations under or in connection with this Agreement, **(ii)** the performance of the Redevelopment Project, **(iii)** the Developer's compliance with fair labor practices including the Prevailing Wage Act if, as and when applicable to the Project, and **(iv)** the negligence or willful misconduct of the Developer, its officials, agents, employees or independent contractors in connection with the management, development, redevelopment, construction or installation of the Project, except as such may be caused by the intentional conduct, gross negligence, negligence or breach of this Agreement by the City, its Corporate Authorities, officials, agents, employees or independent contractors.

6.4 Provision Enforceability. If any term or provision of this Agreement is held invalid or unenforceable by a court of competent jurisdiction, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect to the maximum extent permitted by law.

6.5 Assignment. Developer shall have the right to assign this Agreement to a third party such as a future buyer, lender, or other financing party, provided that the original-named Developer shall not be released from liability hereunder upon such assignment. The Developer agrees that it shall not otherwise sell, assign or otherwise transfer any of its rights and obligations under this Agreement without the prior written consent of the City, which shall not be unreasonably withheld. Any unpermitted assignment in whole or in part shall be void and shall, at the option of the City, terminate this Agreement. No such sale, assignment or transfer, including any with the City's prior written consent, shall be effective or binding on the City, however, unless and until the Developer delivers to the City a duly authorized, executed and delivered instrument which contains any such sale, assignment or transfer and the assumption of all the applicable covenants, agreements, terms and provisions of this Agreement by the applicable parties thereto.

6.6 No Joint Venture, Agency, or Partnership Created. Nothing in this Agreement nor any actions of either of the City or the Developer shall be construed by either of the City, the Developer or any third party to create the relationship of a partnership, agency, or joint venture between or among the City and any party being the Developer.

6.7 Force Majeure. Neither the City nor Developer nor any successor in interest shall be considered in breach or default of their respective obligations under this Agreement, and times for performance of obligations hereunder shall be extended in the event of any delay caused by Force Majeure, including, without limitation, damage or destruction by fire or casualty; strike; lockout; civil disorder; war; restrictive government regulations; lack of issuance of any permits and/or legal authorization by the governmental entity necessary for Developer to proceed with construction of the Redevelopment Project or any portion thereof, including rezoning; shortage or delay in shipment of material or fuel; acts of God; pandemic or epidemic; or other causes beyond the parties' reasonable control, including but not limited to, any litigation, court order or judgment resulting from any litigation affecting the validity of this Agreement (each an event of "Force Majeure"), provided that such event of Force Majeure shall not be deemed to exist as to any matter initiated or unreasonably

sustained by Developer or the City in bad faith, shall not act to delay any payment obligation under this Agreement, and further provided that the party seeking an extension notifies the other party.

6.8 Entire Agreement and Amendments. The parties hereto stipulate that each has obtained advice and consultation of legal counsel of its own choosing and have not relied upon the legal representation or opinions of the other party. All agreements between the parties are expressly set forth herein, and no statements or expressions of the separate parties previously made and not set forth in writing in this document shall be binding upon said party. The parties agree that this Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof, and that no other such agreements or representations other than those contained in this Agreement have been made by the parties. This Agreement shall be amended only in writing and effective when signed by the authorized agents of the parties.

IN WITNESS WHEREOF, the City and the Developer have caused this Agreement to be executed by their duly authorized officers or managers as of the date set forth below.

"CITY"

CITY OF VIENNA, JOHNSON COUNTY, ILLINOIS

By: _____ Date: _____
Steve Penrod, Mayor

ATTEST

By: _____ Date: _____
Aleatha Wright, City Clerk

"DEVELOPER"

**CRIMSON VENTURES, LLC
DBA
GLOW STUDIO**

By: _____ Date: _____
Morgan Norris, Owner/Operator

EXHIBIT A
ESTIMATED REDEVELOPMENT PROJECT COSTS

ESTIMATED PROJECT COSTS		
Work Item Description	Estimated Total Cost	Estimated TIF Eligible Cost
Exterior Painting & Building Improvements	\$750	\$750
Asphalt Repair & Parking Lot Resealing	\$2,500	\$2,500
Wall Framing & Drywall Materials	\$6,000	\$6,000
General Construction Labor	\$10,000	\$10,000
Interior Room Doors & Hardware	\$2,000	\$2,000
Flooring	\$4,000	\$4,000
Interior Painting & Supplies	\$1,500	\$1,500
Plumbing Improvements & Modifications	\$5,000	\$5,000
Cabinetry Installation	\$2,000	\$2,000
Furniture & Reception Area Setup	\$2,000	\$0
Electrical Upgrades & Equipment Circuits	\$8,000	\$8,000
Total	\$43,750	\$41,750

CITY OF VIENNA, ILLINOIS QUALIFICATIONS-BASED SELECTION (QBS) POLICY AND PROCUREMENT PROCEDURES

The City of Vienna periodically receives federal funds, which may be used to fund the engineering and design related consultants' services. Our written policies and procedures as describe herein for QBS will meet the requirements of 23 CFR 172 and the Brooks Act.

1. Initial Administration – The City of Vienna's QBS policy and procedures assigns responsibilities to the either the Director of Public Works or Mayor within the City of Vienna's organization for the procurement, management, and administration for consultant services.
2. Written Policies and Procedures – The City of Vienna believes their adopted QBS written policies and procedures substantially follows Section 5-5 of the BLRS Manual and specifically Section 5-5.06(e), therefore; approval from IDOT is not required.
3. Project Description – The City of Vienna will use the following five items when developing the project description and may include additional items when unique circumstances exist.
 - Describe in general terms the need, purpose, and objective of the project;
 - Identify the various project components;
 - Establish the desired timetable for the effort;
 - Identify any expected problems
 - Determine the total project budget.
4. Public Notice – The City of Vienna will post an announcement on our website, www.cityofviennail.net and/or publish an ad in a newspaper with appropriate circulation. The item will be advertised for at least 14 days prior to the acceptance of proposals, and at least twice in the newspaper and/or on continuous display on our website.
5. Conflict of Interest – The City of Vienna require consultants to submit a disclosure statement with their procedures. The City of Vienna requires the use of the IDOT BDE DISC 2 Template as their conflict-of-interest form.

6. Suspension and Debarment – The City of Vienna will use of SAM Exclusions, IDOT's Chief Procurement Office website and the three other state Chief Procurement Office websites to verify suspensions and debarments actions to ensure the eligibility of firms short listed and selected for projects.
7. Evaluation Factors – The City of Vienna allows the Director of Public Works or Mayor to set the evaluation factors for each project but must include a minimum of [number] criterion and stay within the established weighting range. The maximum of DBE and local presence combined will not be more that 10% on projects where federal funds are used. Project specific evaluation factors will be included at a minimum in the Request for Proposals. [List the criterion and weighting range].

Possible Criteria and weighting per the City of Vienna's QBS procedures:

Rating Criteria/Description	Weighted%
Firm Experience with required project work	10-30%
Staff Capabilities (in house and sub-consultant)	10-30%
Past Performances on similar projects	10-30%
Specialized Expertise (in house and sub-consultant)	0-30%
Technical Project Approach/Understanding of Project	0-30%
Project Specific Criteria	0-30%
Work Load Capacity	0-30%
Local Presence and/or DBE Sub-Consultant Use	0-10%

8. Selection – The City of Vienna require a minimum of a three-person selection committee. Typically, the selection committee members include the Director of Public Works, Mayor, and Alderman. The selection committee members must certify that they do not have a conflict of interest. Selection committee members are chosen by the Director of Public Works for each project. The City of Vienna requires each member of the selection committee to provide an independent score for each proposal using the form below prior to the selection committee meeting.

Criteria	Weighting	Firm 1		Firm 2		Firm 3	
		Rating	Total	Rating	Total	Rating	Total
Criterion 1							
Criterion 2							
Criterion ?							
Totals:	100%						

Rating is a 1-5 scale: 1-Poor, 2-Below Average, 3-Average, 4-Above Average, 5-Excellent

The selection committee members' scores are averaged for a committee score which is used to establish a short list of three firms. The committee score is adjusted by the committee based on

group discussion and information gained from presentations and interviews to develop a final ranking. If there are other firms within 10% of the minimum score, the Director of Public Works may choose to expand the short list to include more than three firms.

9. Independent Estimate – The City of Vienna will prepare an independent in-house estimate for the project prior to contract negotiation. The estimate is used in the negotiation.
10. Contract Negotiation – The City of Vienna will require a two-person team to negotiate with firms. The team consists of any combination of the Director of Public Works, Mayor, or Alderman. Members of the negotiation team may delegate this responsibility to staff members.
11. Acceptable Costs – The City of Vienna may require the City Engineer or Mayor to review the contract costs and the indirect cost rates to assure they are compliant with Federal cost principles prior to submission to IDOT.
12. Invoice Processing – The City of Vienna requires the City Treasurer and designated administrative official assigned to any project using federal funds to review and approve all invoices prior to payment and submission to IDOT for reimbursement.
13. Project Administration – The City of Vienna require the assigned City Engineer or Mayor to monitor work on the project in accordance with the contract and to file reports with the City Clerk. The City of Vienna procedures require an evaluation of the consultant's work at the end of each project. These reports are maintained in The City of Vienna consultant information database. The City of Vienna follows IDOT's requirements and the required submission of Form BLR 05613 to the IDOT district at contract close-out along with the final invoice.

POLICY ADOPTION RECORD

Method of Adoption: Approved via Motion and City Council Roll Call Vote

Date of Adoption: _____, 2026

Vote Count: ____ Ayes / ____ Nays / ____ Absent

ATTEST:

Vienna City Clerk