

## CITY COUNCIL MEETING AGENDA

Monday May 15, 2023

7:00 PM

Eldridge City Hall · 305 N 3<sup>rd</sup> Street · Eldridge, IA

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Approval of Agenda
4. Public Comment
  
5. Mayor's Agenda
  - A. Consideration to Approve City Council Minutes from May 1, 2023
  - B. Consideration to Approve Bills Payable
  - C. Consideration to Approve a Liquor License Renewal for The Fun Station
  - D. Consideration to Approve a Liquor License Renewal for Casey's General Store
  
6. Old Business
  - A. Consideration of Third and Final Reading of Ordinance 2023-12 Rezoning 230 S 9<sup>th</sup> Ave from C-1 Neighborhood Commercial District to C-3 General Commercial District
  - B. First & LeClaire Intersection Update – Shive Hattery
  
7. New Business
  - A. Consideration of Approving a recommendation from the Economic Development Board to offer a TIF Development Agreement to RILCO for an annual property tax rebate based on a \$4.3 million assessment valuation for the remainder of the current term of the TIF district.
  - B. Building Permit Report
  - C. Budget Report
  
8. Closed Session per Iowa Code 21.5(1)I "To evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session."
  
9. Adjournment

Next Meeting: Monday, June 5, 2023 at 7:00pm at Eldridge City Hall

Mayor Frank King  
Councilman Adrian Blackwell

Councilman Bruce Cheek  
Councilman Bernie Peeters

Councilman Brian Dockery  
Councilman Daniel Collins

# City of Eldridge Special City Council Meeting Minutes

The City of Eldridge, Iowa, City Council met in an open session at Eldridge City Hall at 7:00 pm on May 1, 2023.

Council Members Present: Dan Collins, Brian Dockery, Bernie Peeters, Bruce Cheek, and Adrian Blackwell.

Presiding: Mayor Frank King

Also present: Tony Rupe, Jeff Martens, Brian Wessel, Joe Sisler, Andrew Lellig, Ashley Lacey, Marty O'Boyle, Jennifer & Kent Gehrls, Ryan Iossi, Sue Cheek, Angie King, Greg Schaapveld, Robert Hartz, Tisha Boussetot, Brendan Peters, Luke Belkin, and Mark Ridolfi.

Motion by Dockery to Approve the Agenda. Second by Collins. Motion approved unanimously by voice vote.

## Mayor's Agenda

Motion by Peeters to approve City Council Minutes from April 17, 2023. Second by Cheek. Motion approved unanimously by voice vote.

Motion by Blackwell to approve the bills payable in the amount of \$758,508.08. Second by Collins. Motion approved unanimously by voice vote.

## Old Business

Mayor King verified with city staff that no comments or concerns had been received after the first reading of Ordinance 2023-12 Rezoning 230 S 9<sup>th</sup> Ave from C-1 Neighborhood Commercial District to C-3 General Commercial District. Motion by Cheek, second by Dockery, to approve the second reading of Ordinance 2023-12. Dockery mentioned again about including a 12–18-month limit on it, that way if it doesn't need rezoning it can go back to a C-1 so that it doesn't leave a spot zone on the parcel next to it. Martens informed the Council that if they could let him know a consensus on what they would like written in, he would include it in the next reading. Roll Call indicated Collins (Aye), Blackwell (Aye), Cheek (Aye), Peeters (Aye), and Dockery (Aye).

First St & LeClaire Intersection Update -Greg Schappveld the city engineer explained that when Valley Construction was originally given the job, they were given 204 working days, up to Monday's meeting Valley has only used 150 days (these days are agreed upon by both Shive and Valley). From December 9-April -10, they could not pave, per the City of Eldridge and the DOT because it was too cold and wet, and the concrete would not cure. Most of the underground work is complete, and just the paving remains. They are hopeful to have LeClaire opened in the next 4 weeks and then 1<sup>st</sup> St within the next 4 weeks. There will be side work that will need completing (i.e., sidewalks, bike trail, and stripping, topsoil, and grass seed.)

New Business

Motion by Blackwell, second by Dockery to approve the street closure for Maloney’s Pub on March 13, 2023, and July 8, 2023, pending checking with the North Scott Chamber to verify it will not impede with the road closures that the Chamber had approved. Motion approved unanimously by voice vote.

Motion by Blackwell, second by Cheek to approve the authorization of the Eldridge Police Department to proceed with the K9 program, purchasing the K-9 and upfitting an existing squad to a K9 squad. Chief Sisler presented the quote from 424 Warning Systems and Cedar Creek Kennels, and with the approval from Council, the officer that is selected and the K-9 will begin a 10-week training on July 31, 2023, at Cedar Creek Kennels in Monmouth, IL. Deputy Chief Lellig then presented the costs that the department will incur with the purchase of the K-9, currently with all the donations it will not cost the City any money out of the budget. They have also had companies offer to provide the kennel, the bulletproof/stab-proof vest, and veterinary services. Dockery had a few questions about the quote from 424 warning systems and why they are making a few of the changes on the vehicle. Collins questioned Standard Operating procedures for the dog and the handler, Chief Sisler will provide a copy to the Council when they are complete.

Dockery made a motion to adjourn at 8:29 p.m. Second by Peeters. Motion approved unanimously by voice vote.

Frank King  
Mayor

Ashley Lacey  
Billing Clerk

Bills for 5/1/23

4TE*NJ CRIMINAL INTERD MILLSTONE	CREDIT FOR TRAINING FOR BEHRENS/SKI	\$ (298.00)
ACCESS SYSTEMS LEASING	CITY SHOP COPIER LEASE	\$ 162.50
AHLERS & COONEY P.C.	LEGAL SERVICE TIF	\$ 178.50
ALWAYS CLEAN LLC	CLEANING SERVICE	\$ 708.75
AMAZON CAPITAL SERVICES	CAVANAUGH/PATECLOTHING ALLOWNACE	\$ 459.97
AMERICAN LOCKSETS	DOOR LOCKS	\$ 3,031.21
AMERICINN	GALE/CAVAHAUGH HOTEL FOR TRAINING	\$ 448.00
ANDREW LELLIG	DRIVING INSTR RECERTIFICATION	\$ 177.00
ARROWHEAD FORENSICS	BLOOD/URINE ALCOHOL COLLECTION	\$ 169.71
AUXIANT	INSURANCE	\$ 9,404.63
BROOKS LAW FIRM P.C.	LEGAL SERVICE	\$ 532.00
CAVANAUGH TONY	MASON CITY TRAINING	\$ 225.00
CENTRAL SCOTT TELEPHONE	INTERNET	\$ 1,058.44
CINTAS CORPORATION	FLOOR MATS	\$ 42.69
COBRA HELP	INSURED EMPLOYESS	\$ 22.40
CUMMINS SALES AND SERVICE	INSITE PRO	\$ 411.95
DELTA DENTAL	INSURANCE	\$ 1,575.95

DOLLAR GENERAL	PACKING TAPE	\$ 8.56
DULTMEIER SALES	HIGH ABRASION HOSE	\$ 215.50
EASTERN IOWA TIRE	SLUDGE WAGON TIRE INSTALL	\$ 966.00
ENGELBRECHT BROTHERS	ROAD DITCH INTAKE	\$ 60.54
FARM & FLEET	2012 F350 BATTERY	\$ 628.72
FBI LEEDA	TRAINING CAVANAUGH/GALE	\$ 1,590.00
GALE RYAN	MASON CITY TRAINING	\$ 225.00
GRAINGER	AIR FILTERS/LAB SUPPLIES	\$ 650.25
HARBOR FREIGHT	SHOP TOOLS	\$ 156.95
HENDERSON PRODUCTS INC	MOTOR HYD/VALVE AIR CONTROL	\$ 314.16
IA ASSN. MUNICIPAL UTIL.	SAFETY TRAINING QUARTER 4	\$ 2,439.45
INDEED	JOB LISTING	\$ 38.00
INTEGRITY MANAGEMENT SOLUTIONS LLC	EVIDENCE MANGEMENT 12 MO LICEN	\$ 100.00
JODY COFFMAN	INCODE TRAINING MILAGE - ANKENY	\$ 205.67
LAWSON PRODUCTS INC.	HOSE CLAMP HOLD DOWN	\$ 259.48
LEGAT ARCHITECTS	NS YMCA	\$ 483.75
MENARDS	VOLTMETER/LAB WATER/USB CORD	\$ 168.34
MERSCHMAN HARDWARE	SUPPLIES	\$ 335.39
MIDAMERICAN ENERGY COMPANY	105 E LECLAIRE RD SIGN SHOP	\$ 9,482.79
MIDLAND PAPER COMPANY	TISSUE	\$ 458.22
NORTHERN TOOL	POWER WASHER NOZZLES	\$ 92.94
NOTARYSTAMP.COM	NOTARY STAMP JAHNS/JOHNSON	\$ 47.94
OFFICE SPECIALISTS/FILE FOLDERS	COPY PAPER	\$ 114.02
PATE BRANDON	GAS CAN	\$ 13.90
PAYROLL	PAYROLL	\$ 89,051.48
PREMIER PEST MANAGEMENT	CITY HALL SERVICE	\$ 65.00
QUAD CITIES TAS	ANSWERING SERVICE	\$ 67.76
RIVER VALLEY COOPERATIVE	DIESEL/TREE HERBICIDE	\$ 1,926.74
RNJS DISTRIBUTION INC.	WATER	\$ 81.00
SAMS CLUB	CLEANING SUPPLIES	\$ 98.37
SCOTT COUNTY SHERIFFS DEPT.	BOOKING FEES	\$ 350.00
SHIVE-HATTERY ENGINEERS	ELDRIDGE PROJECTS 2022	\$ 8,511.14
TIPTON ELECTRIC MOTORS INC.	POWER WASHER REPAIR	\$ 84.00
TRI STATE ENGINE SERVICE LLC	EDGER	\$ 10.47
TYLER TECHNOLOGIES	TRANSACTION AND ANNUAL FEES	\$ 15,465.85
UNITED STATES TREASURY	AUXIANT MEMBER FEES	\$ 72.00
UNUM	INSURANCE	\$ 734.61
US POST OFFICE	POSTAGE	\$ 61.29
VALLEY CONSTRUCTION CO.	1 ST & LECLAIRE INTERSECTION	\$ 578,290.98

VERIZON WIRELESS	PD/CITY CELLULAR	\$ 1,007.70
VERMEER SALES & SERVICE	CUTTER BRUSH /MOTOR HYDRAULIC	\$ 2,032.73
WELMARK	INSURANCE	\$ 18,613.32
WEX	FUEL	\$ 4,284.87
WHITE ROOFING CO. INC.	CRANE SERVICE SLUDGE WAGON	\$ 332.50
	TOTAL	\$ 758,508.08

## BILLS PAYABLE

STREETS	001-5-210-6310	A & A AIR COND & REFRIGERATION INC	ICE MACHINE	\$62.50
POLICE	001-5-110-6725	ACCESS SYSTEMS LEASING	PD COPIER LEASE	\$340.56
FINANCE	001-5-620-6340	ACCESS SYSTEMS LEASING	CITY HALL COPIER LEASE	\$290.07
LEGAL	001-5-640-6410	AHLERS & COONEY P.C.	LABOR EMPLOYMENT	\$28.50
SALES TAX	121-5-750-64071	ALLEN CODY	SQR REIMBURSEMENT	\$730.00
STREET LIGHT	001-5-230-6371	ALLIANT ENERGY CO.	ELD STREET LIGHTS	\$323.50
STREET LIGHT	001-5-230-6371	ALLIANT ENERGY CO.	350 S 16TH AVE	\$56.95
STREET LIGHT	001-5-230-6371	ALLIANT ENERGY CO.	1300 E LECLAIRE RD	\$20.77
STREET LIGHT	001-5-230-6371	ALLIANT ENERGY CO.	HWY 61 STOP LIGHT	\$22.26
SEWER	610-5-815-6371	ALLIANT ENERGY CO.	STREET LIGHTS	\$19.69
POLICE	001-5-110-6599	ALWAYS CLEAN LLC	CLEANING SERVICES	\$236.25
STREETS	001-5-210-6310	ALWAYS CLEAN LLC	CLEANING SERVICES	\$236.25
ADMINISTRATION	001-5-611-6310	ALWAYS CLEAN LLC	CLEANING SERVICES	\$236.25
VEHICLE MAINT	001-5-299-6504	AMAZON CAPITAL SERVICES	SHOP URINAL SCREENS	\$24.65
ADMINISTRATION	001-5-611-6506	AMAZON CAPITAL SERVICES	NEVADA OFFICE SUPPLIES	\$86.14
ADMINISTRATION	001-5-611-6601	AMERICAN LEGAL	SUPPLEMENT PAGES	\$432.00
SEWER	610-5-815-6455	ANTHONY RUPE	GPS GRADE STICK	\$201.92
POLICE	001-5-110-6331	AQUA-TECH CAR WASH	FLEET CARWASH	\$120.00
ADMINISTRATION	001-5-611-6213	BI-STATE REGIONAL COMM	MANAGERS/ADMIN MEETING	\$15.62
VEHICLE MAINT	001-5-299-6504	BUSINESS RADIO SALES AND SERVICE INC.	COAX KIT CONNECTOR	\$118.05
SALES TAX	121-5-750-64071	DARLAND JACK	SQR REIMBURSEMENT	\$615.00
VEHICLE MAINT	001-5-299-6504	DULTMEIER SALES	SS WAND EXT	\$36.90
STREET LIGHT	001-5-230-6371	ELDRIDGE ELECT. UTILITY	STREET LIGHTS	\$3,570.84
SALES TAX	121-5-750-64071	ENSLOW KAREN	SQR REIMBURSEMENT	\$325.00
SEWER	610-5-815-6181	GRAINGER	SAFETY GLASSES	\$306.72
SEWER	610-5-815-6320	GRAINGER	ROOFTOP HVAC BEARING	\$41.52
SALES TAX	121-5-750-64071	HALVERSON PATRICIA	SQR REIMBURSEMENT	\$300.00
VEHICLE MAINT	001-5-299-63323	HENDERSON PRODUCTS INC	CHAIN	\$812.93
TRAFFIC DEPT	001-5-240-6515	IA DEPT TRANSPORTATION	TRAFFIC PAINT	\$5,057.70
STREET PROJECTS	310-5-210-6762	IA DEPT TRANSPORTATION	MATERIAL TESTING	\$1,568.17
ADMINISTRATION	001-5-611-6213	IOWA CITY/COUNTY MANAGEMENT ASSOC	22-23 DUES RENEWAL	\$150.00
POLICE	001-5-110-6250	IOWA LAW ENFORCEMENT ACADEMY	COSTAS FIREARMS INSTRUCTOR	\$175.00
SALES TAX	121-5-750-6766	IOWA STATE FIRE MARSHAL DIVISION	ARCH PLAN REVIEW	\$4,579.68
COMM POLICING	008-5-110-6599	JOE SISLER	TOP QUALITY PAW PATROL	\$486.00
TRAFFIC DEPT	001-5-240-6380	LIGHTING MAINTENANCE	SIREN RADIO UPGRADW	\$1,468.65
VEHICLE MAINT	001-5-299-6332	NAPA AUTO PARTS	UNIT 821 AIR & OIL FILTER	\$27.44
VEHICLE MAINT	001-5-299-6332	NAPA AUTO PARTS	UNIT 821 BRAKE PAD	\$71.10
VEHICLE MAINT	001-5-299-6332	NAPA AUTO PARTS	UNIT 102 OIL FILTER	\$8.44
VEHICLE MAINT	001-5-299-6332	NAPA AUTO PARTS	UNIT 712 OIL FILTER	\$8.44
VEHICLE MAINT	001-5-299-6332	NAPA AUTO PARTS	UNIT 101	\$8.44
VEHICLE MAINT	001-5-299-63322	NAPA AUTO PARTS	SOD CUTTER AIR FILTER	\$19.19
VEHICLE MAINT	001-5-299-63322	NAPA AUTO PARTS	SOD CUTTER CARBURETOR KIT	\$16.79
VEHICLE MAINT	001-5-299-63322	NAPA AUTO PARTS	UNIT 25 OIL & AIR FILTER	\$35.89
VEHICLE MAINT	001-5-299-63322	NAPA AUTO PARTS	FITTING	\$5.68
VEHICLE MAINT	001-5-299-63322	NAPA AUTO PARTS	UNIT 83 HOSE END FITTING	\$18.00
VEHICLE MAINT	001-5-299-63323	NAPA AUTO PARTS	UNIT 33 HOSE END FITTING	\$105.06
VEHICLE MAINT	001-5-299-6504	NAPA AUTO PARTS	SHOP SUPPLIES	\$183.40
VEHICLE MAINT	001-5-299-6504	NAPA AUTO PARTS	HOSE END FITTING	\$33.54
VEHICLE MAINT	001-5-299-6504	NAPA AUTO PARTS	SHIOP SUPPLIES	\$93.40
VEHICLE MAINT	001-5-299-6504	NAPA AUTO PARTS	SHOP SUPPLIES	\$68.28
SEWER	610-5-815-6332	NAPA AUTO PARTS	SEWER DEPT HUSTLER	\$48.01
FINANCE	001-5-620-6414	NORTH SCOTT PRESS	CITY COUNCIL MINUTES	\$518.18
ADMINISTRATION	001-5-611-6506	OFFICE SPECIALISTS	NAMEPLATES NEVADA	\$30.57
SEWER	610-5-815-6490	QC ANALYTICAL SERVICES LLC	ECOLI TESTING	\$156.00
SANITATION	001-5-290-6497	REPUBLIC SERVICES #400	GARBAGE SERVICES	\$31,981.25
ROAD USE	110-5-210-6530	RIVERSTONE GROUP INC	UPMMIX	\$271.60
ROAD USE	110-5-210-6530	RIVERSTONE GROUP INC	UPMMIX	\$669.20
SALES TAX	121-5-750-6766	RUSSELL CONSTRUCTION	NS YMCA	\$267,523.29

STREETS	001-5-210-64071	SEILER	TRIMBLE R2 GPS RECIEVER	\$3,730.00
SEWER	610-5-815-6455	SEILER	TRIMBLE R2 GPS RECIEVER	\$2,713.24
POLICE	001-5-110-6319	SHARED IT INC	IT SERVICES OFFICE 365	\$637.35
STREETS	001-5-210-6373	SHARED IT INC	IT SERVICES OFFICE 365	\$197.47
FINANCE	001-5-620-6373	SHARED IT INC	IT SERVICES OFFICE 365	\$261.65
SEWER	610-5-815-6373	SHARED IT INC	IT SERVICES OFFICE 365	\$133.30
POLICE	001-5-110-6506	SHRED-IT C/O STERICYCLE INC	SHREDDING SERVICES	\$44.60
FINANCE	001-5-620-6506	SHRED-IT C/O STERICYCLE INC	SHREDDING SERVICES	\$44.59
SEWER	610-5-815-6490	STATE HYGENIC LABORATORY	AMMONIA TESTING	\$20.00
FINANCE	001-5-620-6373	TRI-CITY ELECTRIC COMPANY OF IOWA	CALL FORWARD TO CELL SCAM	\$196.00
FINANCE	001-5-620-6373	TRI-CITY ELECTRIC COMPANY OF IOWA	LABOR - TROUBLE SHOOT PHONE	\$180.00
ADMINISTRATION	001-5-611-6601	TSS	NEVADA LEMKE	\$87.50
STREETS	001-5-210-6499	TWIN-STATE ENG. & CHEM.	SEWER	\$237.89
SEWER	610-5-815-6490	USA BLUE BOOK	LAB TESTING SUPPLIES	\$388.91
SEWER	610-5-815-6550	USA BLUE BOOK	SEWER TRACING DYE	\$113.49
VEHICLE MAINT	001-5-299-63322	VERMEER SALES & SERVICE	KNIFE SHARPENING	\$61.60
VEHICLE MAINT	001-5-299-63322	VERMEER SALES & SERVICE	YELLOW ARESOL	\$37.83
SANITATION	001-5-290-6601	WASTE COMMISSION OF SCOTT COUNTY	INDUSTRIAL LOOSE	\$353.88
SPLIT	820-5-001-6183	AUXIANT	INSURANCE	\$2,782.25
SPLIT	SPLIT	DELTA DENTAL	INSURANCE	\$349.72
SPLIT	SPLIT	UNUM	INSURANCE	\$136.17
SPLIT	SPLIT	WELLMARK	INSURANCE	\$2,349.30
SPLIT	SPLIT	PAYROLL	PAYROLL	\$90,972.51

#### CREDIT CARD

ANDREW LELLIG	001-5-110-6240	HYATT PLACE	TRAINING IN DSM	\$248.64
ASHLEY LACEY	001-5-620-6319	AMAZON	WINDOWS 11 PRO FOR LAPTOP	\$99.99
GREGORY O'BRIEN	610-5-815-6181	THEISENS	CLOTHING ALLOWANCE - BOOTS	\$181.91
JEFFERY MARTENS	001-5-611-6240	IOWA LEAGUE OF CITIES	TRAINING & NUISANCE ABATEMENT	\$75.00
JEFFERY MARTENS	001-5-611-6601	IOWA STORMWATER EDUC PARTNERSHIP	INS & MAINT OF STORMWATER CERT	\$45.00
JEFFERY MARTENS	001-5-611-6601	IOWA STORMWATER EDUC PARTNERSHIP	IA CERT CONSTR SITE POLLUTION PRE	\$77.50
KEITH SCHNECKLOTH	001-5-299-63322	SHOUP	DISC PARTS	\$495.00
KEITH SCHNECKLOTH	610-5-815-6332	FARM & FLEET	BATTERY FOR SEWER MOWER	\$144.99
KEITH SCHNECKLOTH	001-5-210-6512	ARCMATE	TRASH GRABBERS	\$100.98
KEITH SCHNECKLOTH	610-5-815-6310	ARCMATE	TRASH GRABBERS	\$100.98
TONY RUPE	610-5-815-6181	FARM & FLEET	CLOTHING ALLOWANCE & BOOTS	\$296.99
			BILLS PAYABLE	\$431,026.48
			CREDIT CARD	\$1,866.98
			TOTAL	\$432,893.46



# State of Iowa

## Alcoholic Beverages Division

### Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
EDWARDS ENTERTAINMENT QUAD CITIES, LLC	The Fun Station Quad Cities	(319) 540-0921		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
400 South 14th Avenue		Eldridge	Scott	52748
MAILING ADDRESS	CITY	STATE	ZIP	
P.O. Box 11036	Cedar Rapids	Iowa	52410	

### Contact Person

NAME	PHONE	EMAIL
Nick Edwards	(319) 540-0921	nick@gofunstation.com

*ON TO APPROVES  
5/10/23*

### License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LC0047914	Class C Retail Alcohol License	12 Month	Submitted to Local Authority

EFFECTIVE DATE	EXPIRATION DATE	LAST DAY OF BUSINESS
Jan 27, 2023	Jan 26, 2024	

#### SUB-PERMITS

Class C Retail Alcohol License

#### PRIVILEGES





# State of Iowa

Alcoholic Beverages Division

## Status of Business

BUSINESS TYPE

Limited Liability Company

## Ownership

### • Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Nick Edwards	Cedar Rapids	Iowa	52403	Owner	100.00	Yes

## Insurance Company Information

INSURANCE COMPANY

HDI Global Specialty SE

POLICY EFFECTIVE DATE

Nov 30, 2022

POLICY EXPIRATION DATE

Nov 30, 2023

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE



# State of Iowa

Alcoholic Beverages Division

## Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS
Casey's Marketing Company	Casey's General Store #2531	(563) 231-2604

ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
840 E Le Claire		Eldridge	Scott	52748

MAILING ADDRESS	CITY	STATE	ZIP
1 SE CONVENIENCE BLVD	Ankeny	Iowa	50021-8045

A handwritten signature in black ink, appearing to read "Madi Paulson", with the date "6/1/23" written below it.

## Contact Person

NAME	PHONE	EMAIL
Madison Paulson	(515) 381-5974	madi.paulson@caseys.com

## License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LE0002363	Class E Retail Alcohol License	12 Month	Submitted to Local Authority

EFFECTIVE DATE	EXPIRATION DATE	LAST DAY OF BUSINESS
June 18, 2023	June 17, 2024	

### SUB-PERMITS

Class E Retail Alcohol License

### PRIVILEGES



# State of Iowa

Alcoholic Beverages Division

## Status of Business

BUSINESS TYPE

Corporation

## Ownership

### • Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
DOUGLAS BEECH	Ankeny	Iowa	50021	ASSISTANT SECRETARY	0.00	Yes
SAMUEL JAMES	Ankeny	Iowa	50021	PRESIDENT	0.00	Yes
BRIAN JOHNSON	Johnston	Iowa	50131	VICE PRESIDENT	0.00	Yes
SCOTT FABER	Johnston	Iowa	50131	SECRETARY	0.00	Yes
ERIC LARSEN	Ankeny	Iowa	50023	TREASURER	0.00	Yes
42-0935283 Casey's General Stores, Inc.	Ankeny	Iowa	50021-804	Owner	100.00	Yes
JESSICA GENERAL STORES	Urbandale	Iowa	50322			

## Insurance Company Information



# State of Iowa

Alcoholic Beverages Division

INSURANCE COMPANY

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE  
DATE

OUTDOOR SERVICE EXPIRATION  
DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE  
DATE

TEMP TRANSFER EXPIRATION  
DATE



## ORDINANCE 2023-12

### AN ORDINANCE AMENDING CHAPTER TWO, TITLE D OF THE ELDRIDGE CITY CODE, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

**Section one.** That the zoning map referred to in Chapter Two, Title D of the Eldridge City Code, and being a part of the ordinance of the City of Eldridge, in so far as said map pertains to the land known 230 S. 9<sup>th</sup> Avenue and described as follows:

Lot 4 in Pheasant Hills Commercial Park Addition to the City of Eldridge, Iowa, being more particularly described as follows:

Parcel ID 931407104, PHEASANT HILLS COMM. PARK 1ST Lot: 004

Containing .62 acres, more or less.

The parcel is currently **C-1 Neighborhood Commercial District** and is being rezoned to **C-3 General Commercial District**.

In addition, the following parcel map is attached herewith and made a part hereto as the same pertains to said area is enacted as a substitute and in lieu of the same area described as shown on said district map.

Be it further enacted that the zoning map, together with the boundaries of the districts, designations, notations, references and other information shown thereon as the same pertains to the area described above are, and by way of amendment, made a part of the zoning ordinance of the City of Eldridge, Iowa, and shall have the same force and effect with respect to said area as if the zoning map and all notations, references and other information shown thereon were as fully set forth or described therein, the original of said amendment is properly attested and is on file with the City Clerk of the City of Eldridge, Iowa.

**Section two. Repealer.** All ordinances, resolutions, and parts of ordinances and resolutions in conflict with this ordinance are hereby repealed.

**Section three. Effective date.** This ordinance shall take effect upon its passage and publication as provided by law.



PASSED AND APPROVED THIS 15TH DAY OF MAY, 2023.

Attest:

\_\_\_\_\_  
Mayor, Frank King

\_\_\_\_\_  
Tony Rupe, City Administrator

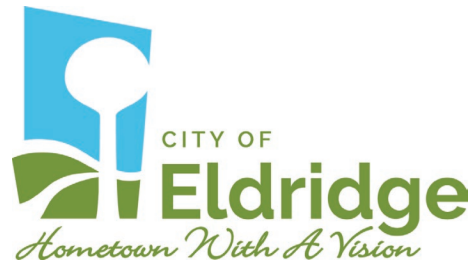
Blackwell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> Absent
Cheek	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> Absent
Collins	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> Absent
Dockery	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> Absent
Peeters	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> Absent



Mayor Frank King  
Councilman Adrian Blackwell

Councilman Bruce Cheek  
Councilman Daniel Collins

Councilman Bernie Peeters  
Councilman Brian Dockery



To: Mayor and City Council  
From: Jeff Martens, Assistant City Administrator  
Re: 230 S. 9<sup>th</sup> Ave. Rezoning  
Date: 04/17/23

Kent Gehrls is seeking a rezoning of his property at 230 S. 9<sup>th</sup> Avenue. The property is currently zoned C-1 Neighborhood Commercial District and is requested to be rezoned to C-3 General Commercial District. The Planning and Zoning Commission approved this request on March 30, 2023.

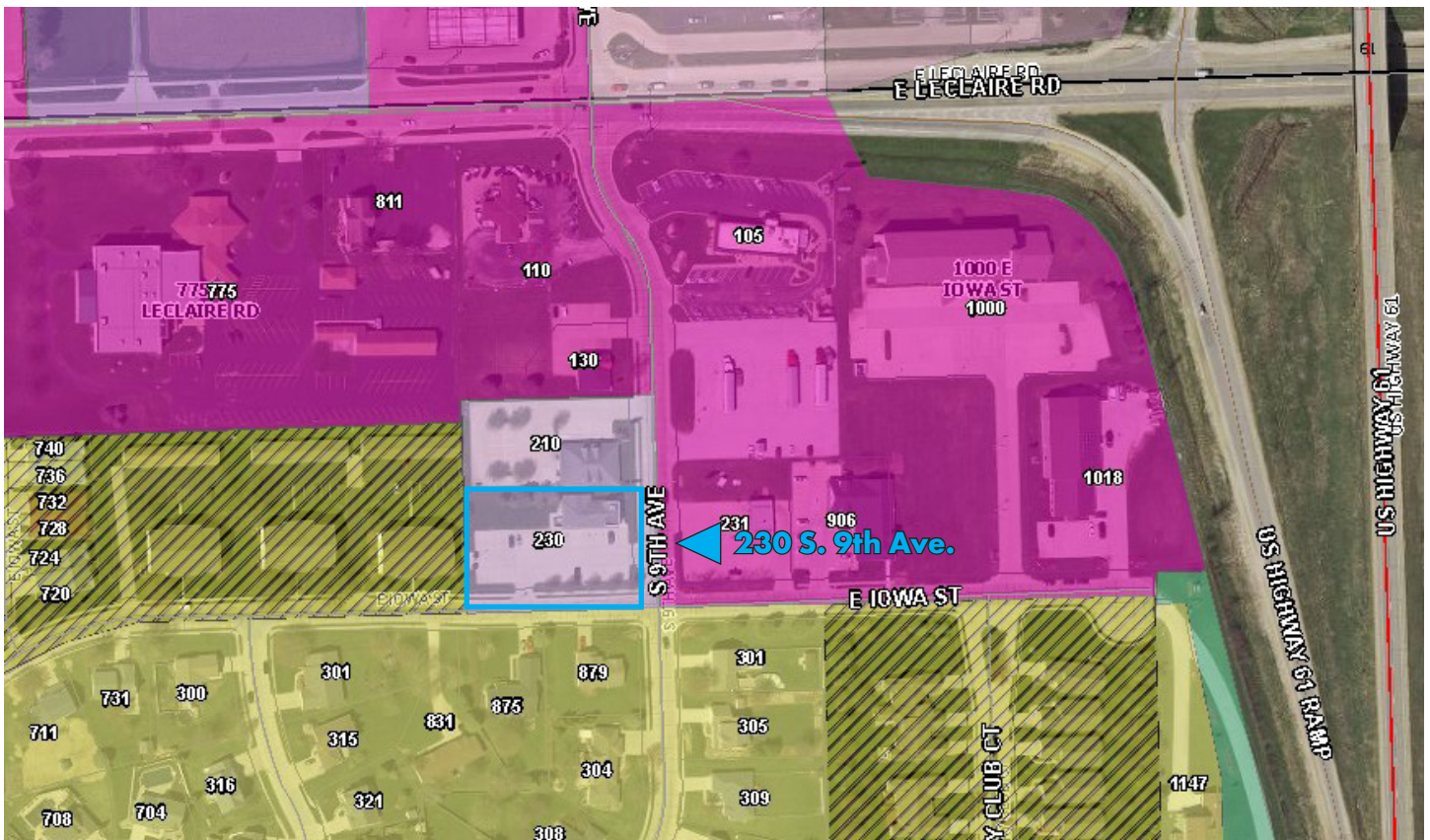
Following this location exhibit is a zoning map, the P&Z minutes from March 30, the application, the permitted uses in C-1 to C-3 Commercial Districts, the letter sent to adjacent property owners, the letter of opposition and the public notice published in the NSP.



Karl Donaubauer  
Tisha Boussetot  
Terry Harbour

Mike Martin  
Nancy Gruber

Brad Merrick  
Duane Miller



City Limit	C/I-Commercial Industrial Transition District	R-MH-Mobile Home Park Residence District
Parcel	I-2-General Industrial District	O-T-Office/Transitional District
C-1-Neighborhood Commercial District	I-1-Light Industrial District	PUD-Planned Unit Development District
C-2-Central Business District	R-1-Single Family Residential District	P/M-Public and Municipal District
C-3-General Commercial District	R-2-Two-Family Residential District	SA-Suburban Agriculture District
C-4-Highway-Oriented Commercial District	R-3-Multiple Family Residential District	

230 S. 9th Avenue is currently zoned C-1 Neighborhood Commercial District and is requesting a zoning change to C-3 General Commercial District.





**Eldridge Planning and Zoning Commission  
March 30, 2023, 6:00 p.m., Eldridge City Hall**

**Minutes**

The Eldridge Plan and Zone Commission met in open session at Eldridge City Hall at 6:00 p.m. on March 30, 2023. The meeting was called to order at 6:00 p.m. by acting chairman Duane Miller. Present were Tisha Boussetot, Mike Martin, Brad Merrick, Duane Miller and Terry Harbour. Nancy Gruber and Karl Donaubaauer were absent. Also present were Jeff Martens, Kent Gehrls and Jennifer Gehrls.

The minutes from the February 16, 2023, meeting were presented for approval. Motion by Harbour to approve the minutes. Seconded by Martin. Motion carried 5-0 by voice vote.

Consideration of rezoning application from Kent Gehrls to rezone his property at 230 S. 9<sup>th</sup> Avenue from C-1 Neighborhood Commercial District to C-3 General Commercial District. The public hearing opened at 6:02 p.m. Martens gave a review of the request and presented location and zoning maps for the area. Kent Gehrls shared that he had interest in the building from a couple of people interested in starting a day care at this location but they have not taken any action yet because it is not zoned for a day care. Martens reported that he had received a call from Superwash co-owner Dennis Boeck asking questions about the rezoning and after those questions were answered he had no opposition to the change. Martens then read a letter of opposition from Pheasant Hills Condo Association. Martens also reported he received a hand full of calls asking questions about the rezoning. Martens said the comprehensive plan for the city maps the future use of this area as commercial so the city staff does not oppose this request. The public hearing was closed at 6:10 p.m. The Board asked a few questions of Gehrls and discussed the issue briefly.

Motion by Boussetot to approve the request. Seconded by Merrick. Motion carried 5-0 by voice vote.

Martin made a motion to adjourn at 6:14 p.m. Harbour seconded. Motion carried 5-0 by voice vote.



# REZONING APPLICATION

## Plan and Zone Commission

Property Address 230 South 9<sup>th</sup> Ave.  
Rezoning Request From C-1 Neighborhood Comm. To C-3  
Legal Description of Property Lot 4 Pheasant Hills Comm. Park 1<sup>st</sup>

Applicant Name Kent Gehrls  
Address P.O. Box 110 Eldridge, Ia 52748  
Phone Number 563-370-3604  
Email Address kentgehrls@gmail.com  
Main Contact Person Kent Gehrls

Title Holder's (If different than applicant)  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone Number \_\_\_\_\_

Signature of Applicants (s) [Handwritten Signature]

Intended property use (please be specific) None yet. Would like to rezone for potential buyers. More options for a new business.

On 8 1/2" x 11" paper, please provide the following:  
A map showing the property location and surrounding zoning

For office use only				
Filing Fee Paid	\$	<u>154</u>	Date Filed	<u>3/7/2023</u>
Payment Method		<u>Check</u>	Meeting Date	<u>March 30, 2023</u>
Courtesy Letters Sent		<u>3/7/2023</u>		

24.01 PRINCIPAL PERMITTED USES. Property and buildings in a "C-I" Neighborhood Commercial District shall be used only for the purposes outlined in Section [24.01](#) A through O.

A. Any permitted residential use allowed in the "R-3" Multiple-Family Residential District provided that such use is located above the ground or first floor and that the ground or first floor is used for a principal permitted use listed in section [24.01](#), B through P:

B. Antique retail shop, not to include furniture refinishing;

C. Art and school supply store book or stationary shop;

D. Bank and other financial institutions;

E. Barber shop and beauty shop;

F. Camera, computer shop;

G. Dry Cleaning or Laundry pick up and drop off stations

H. Grocery store, meat market, bakery, delicatessen, candy, dairy or ice cream store;

I. Florist shop, gift shop, jewelry store;

J. Municipal administrative or public service office, library or other culture uses;

K. Pharmacy

L. Photographer or artist studio;

M. Professional and business office;

N. Shoe repair, tailor or wearing apparel shop;

O. Variety store, toy store;

P. Accessory uses or buildings customarily incidental to any of the above uses;  
and

Q. Any other use determined by the Board to be of the same general character as the foregoing permitted uses.

24.02 PERMITTED USES ON REVIEW. The following principal uses may be permitted on review by the Board in accordance with provisions contained herein:

A. Model home;

B. Drive-up windows for any permitted use;

C. Outdoor storage and display of items

D. Any other use determined by the Board to be of the same general character as the foregoing permitted uses on review.

25.01 PRINCIPAL PERMITTED USES. Property and buildings in the "C-2" Central Business District shall be used only for the purposes outlined in Section [25.01](#), A-N.

- A. Any permitted use in the "C-1" Neighborhood Commercial District;
- B. Automobile service station;
- C. Bar, tavern, or restaurant;
- D. Bicycle sales, rental and repair store;
- E. Convenience store;
- F. Department store;
- G. Gunsmithing, locksmith;
- H. Indoor theater;
- I. Laundry and dry cleaning shop;
- J. Parking lots and parking garages;
- K. Pet shop;
- L. Private club or lodge;
- M. Accessory uses or buildings customarily incidental to any of the above uses;

N. Any other use determined by the Board to be of the same general character as the foregoing permitted uses.

24.02 PERMITTED USES ON REVIEW. The following principal uses may be permitted on review by the Board in accordance with provisions contained herein:

- A. Garages for the repairing and servicing of motor vehicles not including body repair or painting.
- B. Funeral Homes and Mortuaries
- C. Drive-up windows for any permitted use
- D. Outdoor storage and display of items
- E. Any other use determined by the Board to be compatible with the other permitted uses allowed in this district.

24.03 HEIGHT REGULATIONS. No building or structure shall exceed three (3) stories or forty (40) feet in height.

26.01 PRINCIPAL PERMITTED USES. Property and buildings in "C-3" General Commercial District shall be used only for the purposes outlined in Sections [26.01](#), A-S

- A. Any permitted use in the "C-2" Central Business District.
- B. Amusement establishments, including: bowling alleys, miniature golf course, practice golf range, pool halls, dance halls, swimming pools, skating rinks, archery ranges, shooting galleries, and similar amusement facilities:
- C. Animal hospitals and kennels;
- D. Auction rooms;
- E. Automobile laundries;
- F. Automobile, boat, farm implement, machinery, motor vehicle and mobile home sales not including junk yards;
- G. Frozen food locker;
- H. Fuel and oil sales;
- I. Furniture refinishing, repair and upholstery;
- J. Garages - for storing, repairing, and servicing of motor vehicles. including body repair, painting and engine rebuilding providing all work and storage is completely within an enclosed structure;
- K. General retail merchandising including furniture and discount stores;
- L. Hotel or motel;
- M. Medical and dental laboratories;
- N. Monument sales, mortuary and funeral homes;
- O. Printing, publishing, engraving, or lithographing shop;
- P. Produce market;
- Q. Storage warehouse, rental storage units;
- R. Accessory uses or buildings customarily incidental to any of the above uses; and
- S. Any other use determined by the Board to be of the same general character as the foregoing permitted uses, but not including any use that may become noxious or offensive in a "C-3" District.
- T. Adult movie theater ( subject to the restrictions of section [43A.00](#))
- U. Adult book store ( subject to the restrictions of section [43A.00](#))
- V. Adult entertainment facility ( subject to the restrictions of section [43A.00](#))
- X. Multiple family housing intended for senior citizens. The lot area per dwelling unit will follow the provisions of the R-3, Multiple Family District. Deed restrictions will be required during the site plan review process documenting the terms of eligibility for persons inhabiting the

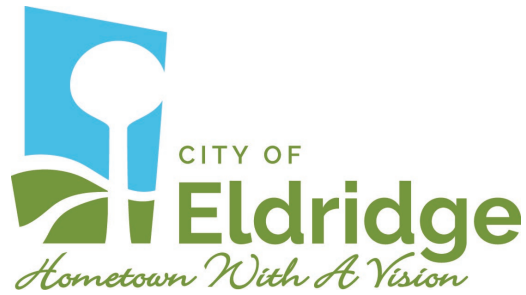
housing development. Such deed restrictions are considered a provision of the zoning ordinance of the City of Eldridge, and may only be amended by following the procedure found in Section [18](#) of this chapter.

Y. Child Care Centers

26.02 PERMITTED USES ON REVIEW. The following principal uses may be permitted on review by the Board in accordance with provisions contained herein:

- A. Contractor shop and construction office;
- B. Model home and garage displays;
- C. Outdoor storage and display of items;
- D. Stadium and auditorium;
- E. Water treatment plant;

F. Any other use determined by the Board to be of the same general character as the foregoing permitted uses on review, but not any use which may become noxious or offensive in a "C-3" District.



305 N. Third Street, P. O. Box 375  
Eldridge, Iowa 52748-0375  
(563) 285-4841  
(563) 285-7376 fax

March 17, 2023

Property Owner,

This is a courtesy letter from the City of Eldridge informing you that the property owners at 230 S. 9<sup>th</sup> Avenue have submitted a rezoning request that will be considered at a public Planning and Zoning Commission meeting scheduled for Thursday, March 30, 2023 in Eldridge City Hall at 6:00 p.m. The request is to rezone from C-1 Neighborhood Commercial District to C-3 General Commercial District.

Additional information regarding this matter may be obtained from City Hall during regular business hours. Interested individuals may make comments regarding this matter at the meeting. Written comments will be accepted until 4:00 p.m. March 30, 2023.

Jeff Martens  
Assistant City Administrator/Zoning Official  
City of Eldridge, Iowa

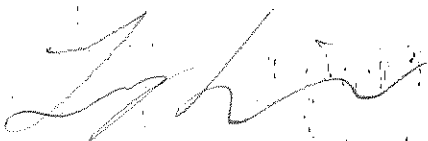
To the City of Eldridge Planning and Zoning Commission:

As the President of the Homeowners association for the Pheasant Hills Condo Association, I am writing this letter to express our opposition to the re-zoning of the old Subway property located adjacent to our property from C-1 to C-3.

This is a quiet residential neighborhood, with families and elderly folks, as such the introduction of C-3 type businesses would have a detrimental effect on our neighborhood, as well as change the nature and character of this area.

There are areas in Eldridge more suitable for businesses that fall into the C-3 category, and unless the plan is to re-zone this whole section of the city, we strongly urge this board to reject this request.

Thank you



Larry Neiryck

President

Pheasant Hills Eldridge Condo Association



PUBLIC HEARING NOTICE  
CITY OF ELDRIDGE

The Eldridge City Council will conduct a public hearing at 7:00 p.m., April 17, 2023 at the Eldridge City Hall, 305 N. 3<sup>rd</sup> Street, on the following matter:

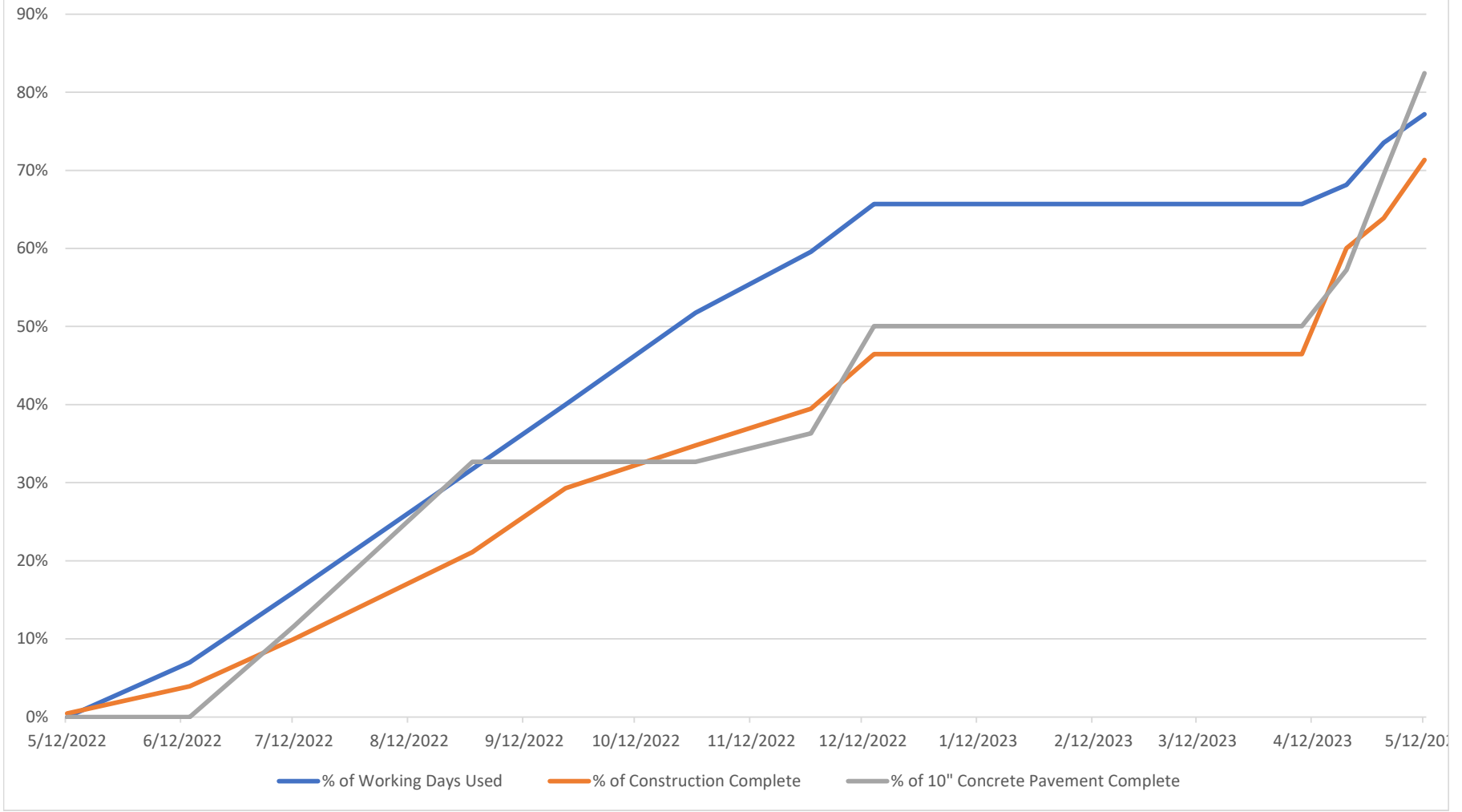
Kent Gehrls seeking a rezoning of his property at 230 S. 9<sup>th</sup> Avenue, Lot 4 in Pheasant Hills Commercial Park First Addition to the City of Eldridge, Iowa, from C-1 Neighborhood Commercial District to C-3 General Commercial District.

Additional information regarding this matter may be obtained from city hall during regular business hours. Interested individuals may make comments regarding this matter at the meeting. Written comments will be accepted until 4:00 p.m. April 17, 2023.

Jeff Martens  
Assistant City Administrator

**Please publish on Wednesday, April 5, 2023**

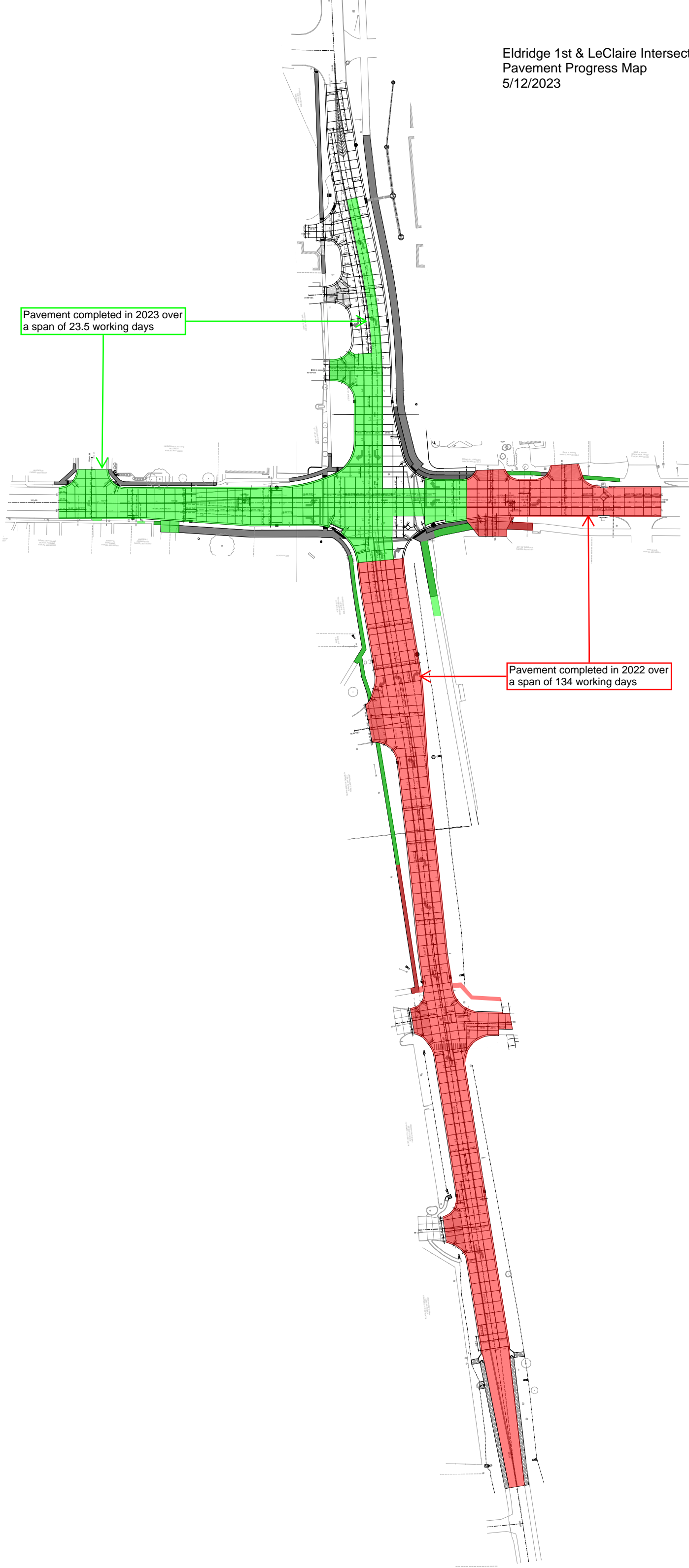
Construction Progress 5/12/22 through 5/12/23



Eldridge 1st & LeClaire Intersection  
5/1/23 Council Progress Update

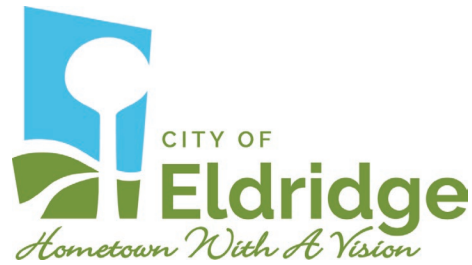
	5/12/2022 Pay App 1	6/14/2022 Pay App 2	7/12/2022 Pay App 3	8/29/2022 Pay App 4	9/23/2022 Pay App 5	10/28/2022 Pay App 6	11/28/2022 Pay App 7	12/15/2022 Pay App 8	4/9/2023 Work Resumed	4/21/2023 Pay App 9	5/1/2023	5/12/2023
Working Days Used	0	14	32	63.5	80	103.5	121.5	134	134	139	150	157.5
Working Days Available	200	200	200	200	200	200	204	204	204	204	204	204
% of Working Days Used	0%	7%	16%	32%	40%	52%	60%	66%	66%	68%	74%	77%
Construction Money spent	\$ 21,500	\$ 190,054	\$ 481,177	\$ 1,018,029	\$ 1,414,758	\$ 1,680,160	\$ 1,918,260	\$ 2,258,557	\$ 2,258,557	\$ 2,918,302	\$ 3,105,366	\$ 3,467,665.45
Estimated Construction Total	\$ 4,824,158	\$ 4,824,158	\$ 4,824,158	\$ 4,824,158	\$ 4,832,429	\$ 4,832,429	\$ 4,861,570	\$ 4,861,570	\$ 4,861,570	\$ 4,861,570	\$ 4,861,570	\$ 4,861,570
% of Construction Complete	0%	4%	10%	21%	29%	35%	39%	46%	46%	60%	64%	71%
10" Concrete Pavement Complete	-	-	1,806	5,074	5,074	5,074	5,642	7,773	7,773	8,890	10,779	12,805
10" Concrete Pavement Anticipated	15,529	15,529	15,529	15,529	15,529	15,529	15,529	15,529	15,529	15,529	15,529	15,529
% of 10" Concrete Pavement Complete	0%	0%	12%	33%	33%	33%	36%	50%	50%	57%	69%	82%

Eldridge 1st & LeClaire Intersection  
Pavement Progress Map  
5/12/2023



Pavement completed in 2023 over a span of 23.5 working days

Pavement completed in 2022 over a span of 134 working days

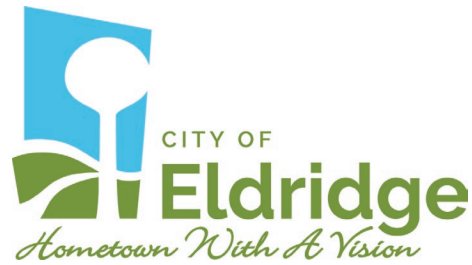


To: Mayor and City Council  
From: Jeff Martens, Assistant City Administrator  
Re: Economic Advisory Committee RILCO TIF application recommendation  
Date: 05/15/23

The city has received the attached TIF application from RILCO who recently purchased the former Bawden Building. They are planning extensive remodeling offices and a 58,000 sq. ft. expansion of warehouse which is detailed in the application.

The Eldridge Economic Advisory Committee met on May 11 to discuss this issue. The committee is recommending a rebate on a valuation of \$4.3 million dollars from the time improvements are made to the expiration of the Urban Renewal District in fiscal year 32/33. If the improvements are finished in 2023 this would be 8 years of rebates. If the improvements are finished in 2024 this would be 7 years of rebates.

The property was purchased in December of 2022 for \$12 million. The 1/1/2022 valuation was \$3.5 million and the 1/1/2023 valuation was \$7.5 million.



**Economic Development Committee Meeting  
Thursday, May 11, 2023, Noon, Eldridge City Hall**

**Minutes**

The Economic Development Committee was called to order at 12:01 p.m. Committee members present were Nathan Kessler, Joe Stutting, Steve Fahrenkrog, Lacey Daedlow and Tabbitha Kramer. Absent was Mitch Cunningham and Patrick Reid. Also present were Mayor Frank King, Councilman Brian Dockery (committee liaison), City Administrator Nevada Lemke, Assistant City Administrator Jeff Martens and Building Official Ray Nees.

Martens presented an overview of the request along with a map from the City Comprehensive Plan showing the future land use of that area and a map of what a new Urban Renewal District could look like. The application requested a 10-year TIF with a 100% tax rebate of the accessed amount over \$3.2 million.

Discussion was held on the economic impact of the project and the impact of creating a new Urban Renewal Area. Martens presented that the application stated 81 jobs would be created and \$7.5 million would be invested in the building per the application. The possibility of a new Urban Renewal Area was further discussed and a map of what that area could possibly look like was considered. The committee decided to table creating a new Urban Renewal Area until there was more demand for it in that area. The committee also said that they were not aware that any the land in the new proposed area that was currently available for sale. The concern was that if they start a new area too soon that we may be in the same situation 10 years from now as new areas are only available for 20 years from the date of designation.

Kessler motioned recommending to the City Council that a TIF rebate be offered to RILCO in the amount of the taxes on a \$4.3 million valuation. This would be the difference between the 1/1/22 valuation and the current valuation of \$7.5 million. Stutting seconded the motion. Motion carried 5-0 by voice vote.

Nathan Kessler

Mitch Cunningham

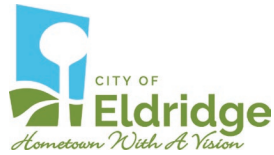
Tabbitha Kramer

Patrick Reid

Lacey Daedlow

Steve Fahrenkrog

Joe Stutting



**ECONOMIC ADVISORY COMMITTEE MEETING AGENDA**  
**Thursday, May 11, 2023 Noon**  
**Eldridge City Hall 305 N 3<sup>rd</sup> Street**

1. Call to Order
2. Consideration of approval of minutes from April 5, 2022
3. Consideration of approval of TIF Application from RILCO
4. Consideration of creation of new Urban Renewal District
5. Adjournment

Nathan Kessler

Mitch Cunningham

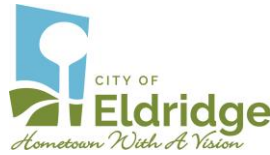
Tabbitha Kramer

Patrick Reid

Lacey Daedlow

Steve Fahrenkrog

Joe Stutting



**ECONOMIC ADVISORY COMMITTEE MEETING AGENDA**  
**Tuesday, April 5th, 2022 6:00 PM**  
**Eldridge Community Center 400 S 16<sup>th</sup> Ave**

Minutes

The Economic Advisory Committee met in open session at 6:00pm on April 5<sup>th</sup>, 2022 at the Eldridge Community Center. Committee members present were Nate Kessler, Patrick Reid, Joe Stutting, Steve Fahrenkrog, Lacey Daedlow and Tabbitha Kramer. Also present was Mayor Frank King, Councilman Brian Dockery (committee liaison) and Tony Rupe.

Tony Rupe gave an overview of what has been shared about the project. Tony Rupe presented a TIF application that was received by a distribution project currently titled Project Whiskey. The TIF application requested a 10-year TIF, beginning with 100% the first year and declining 10% each year over the 10 years.

Discussion was held on the economic impacts of the project. Joe Stutting made a motion recommending to City Council that the TIF request be fulfilled as presented while also giving the City Administrator flexibility to increase the offering if that is what is needed to secure the project. Second by Nate Kessler. Motion passed unanimously by voice vote 6-0.

Meeting adjourned at 6:35pm.

Respectively submitted by

Tony Rupe  
Interim City Administrator

Nathan Kessler  
Patrick Reid  
Tabbitha Kramer

Joe Stutting  
Steve Fahrenkrog  
Council Liaison Brian Dockery

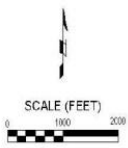
Mitch Cunningham  
Lacey Daedlow





# City of Eldridge

## Unified Urban Renewal Area Map



Map Prepared By  
**SHIVE-HATTERY**  
ARCHITECTURE + ENGINEERING  
MARCH 2016



### Zoning Key

P.U.D.	Planned Unit Development District	C-1	Neighborhood Commercial District
SA	Suburban Agricultural District	C-2	Central Business District
R-1	Single Family Residential District	C-3	General Commercial District
R-2	Two Family Residential District	C-4	Highway-Oriented Commercial District
R-3	Multiple Family Residential District	I-1	Light Industrial District
R-3PR	Multiple Family Planned Residential Overlay District	I-2	Heavy Industrial District
OT	Office Transition District	P/M	Public/Municipal
		C/I	Commercial Industrial Transition District

### Urban Renewal Area Key

	LeClaire Road Urban Renewal Area 1993 & 1994	} Land added by Amendment #1
	Blackhawk Trail Urban Renewal Area 1994	
	Unification Corridor 2012	
	Sheridan Meadows Park 2012	
	Canadian Pacific 2012	
	West 1/2 of Buttermilk Road 2016	} Land to be added by Amendment #2
	Canadian Pacific 2016	

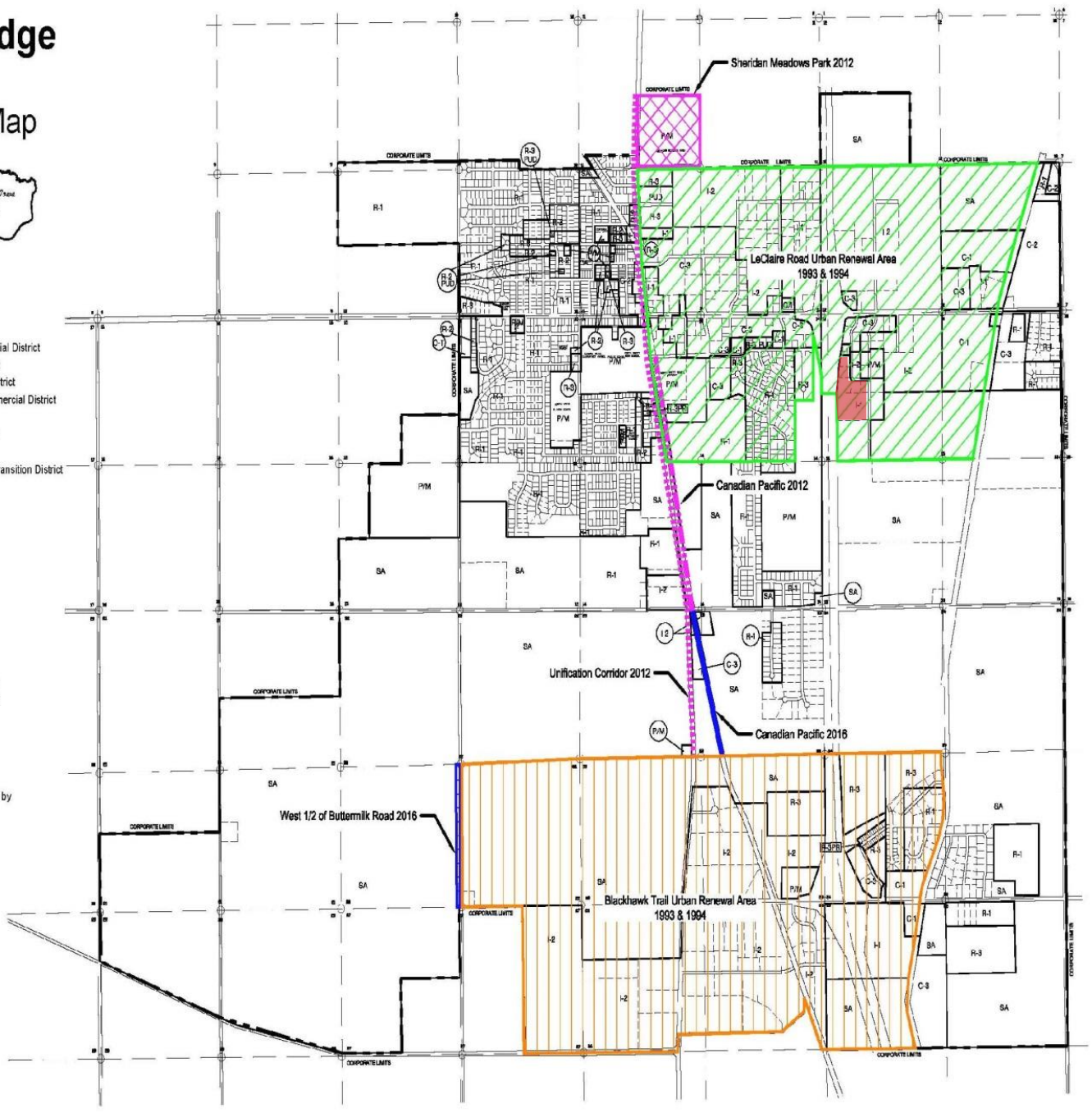


EXHIBIT C



Future Corporate  
Headquarters  
Eldridge, IA

## CITY OF ELDRIDGE TIF APPLICATION FORM

This application must be completed by any business/developer who intends to apply for Tax Increment Finance (TIF) assistance from the City of Eldridge. Feel free to use additional sheets of paper to expound on any information requested in the application.

Name of business: RILCO Inc  
Address: 3501 69th Ave (Current Address)  
Moline, IL 61265  
Telephone: (309) 430-6005  
Email: dlawrence@rilcoinc.com

Form of Entity:     Corporation                       General Partnership  
                          Limited Partnership             Sole Proprietorship

State of Organization: Illinois                      Taxpayer ID #: 36-3022909

Please provide name, address, telephone number, and percent ownership for each owner of business enterprise:

Conrad N. Wagner (100% Owner)  
19370 251st Street  
Bettendorf, IA 52722  
(309) 314-4620

\*If more than three please attach a separate sheet with requested information

Type of business for which TIF funds are requested:

Lubricant Distribution and Industrial Services

For what purpose are TIF funds being requested?     Infrastructure     Building     Both

The request is for:     expansion of an existing business     a new business

Type of building(s) or infrastructure for which TIF assistance is being requested:

Extensive office and warehouse build-out and approx. 58,000 sq ft addition to the property located at  
400 South 14th Ave

Estimated date of completion:    January/February 2024

**Amount of TIF funds requested:**

A 10-year rebate of all TIF funds based upon the January 1, 2022 taxable value of \$3,230,109

**Current taxable value (including structures) of the property for which TIF funding is requested:**

\$3,230,109

**Dollar value of building/improvements to be constructed:**

Approximately \$7,500,000

**Square feet of new building(s):**

We are planning on adding approximately 58,000sq ft to the existing 328,000sq ft building

**Estimated taxable value of the property once the improvements are made:**

Estimated at \$19,500,000

**Number of jobs generated by the project:** \_\_\_\_\_ existing jobs      81 new jobs

**Describe the types of jobs maintained or created by the project (including wage ranges and benefits):**

RILCO Inc will has a number of different job offerings from production/warehouse, logistics, trucking, office staff, sales people and executive management which will all be housed at the proposed Eldridge Headquarters. Hourly rates range from \$17- \$96 per hour. RILCO offers health benefits, paid vacation and 401k with match. Of the 81 jobs created, 62 are in excess of 125% of Scott County median income.

**Physical location (address/description) of project:**

The property is located at 400 South 14th Avenue, Eldridge. We are planning an extensive office and warehouse renovation as well as an approximate 58,000 sq ft expansion of the warehouse, and additional parking.

**Will the business enterprise own or lease the project site and facilities?**  Own  Lease

**If lease, list the owner name, address and phone number:**

The property is held by GRT Eldridge Property LLC. (Conrad Wagner is an owner of this entity as well.)

GRT Eldridge, LLC: 2172 56th Ave W. Bettendorf IA 52722, (563) 323-2626

**Zoning classification of the subject property:** Industrial

**Describe how the development project is to be financed:**

The project will include an equity injection from the owners, commercial bank financing, tenant improvement funds and the proposed TIF proceeds.

**Describe specific utility/infrastructure needs of the project:**

We are still in the process of design/engineering, but we assume at this time there will be little need for additional Utility/infrastructure.

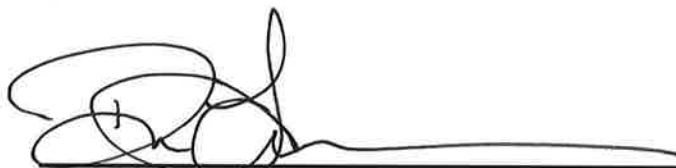
**How will the City benefit from the project?**

Relocating RILCO's Headquarters will bring 81 jobs to the City of Eldridge. In addition, the relocation will necessitate a investment in property expansion and improvements which will increase the real estate tax base. Moving our headquarters to the City will also likely entice a number of RILCO employees to consider moving to Eldridge. RILCO employees and visitors are also likely to frequent local hospitality and retail establishments in the Eldridge area.

**How does the project accomplish the goal of the TIF program to encourage quality economic development, enhance the industrial and commercial property tax base, create quality employment and attract businesses that contribute to the general well-being and quality of life of Eldridge's residents?**

As discussed above, this project will increase the real estate tax base, bring employment opportunities to the area, entice new potential residents to the City and increase spending at other local Eldridge businesses.

Name of applicant	GRT, LLC and RILCO, Inc
Title	Co-CEO RILCO, Inc and Representative of GRT, LLC
Email address	dlawrence@rilcoinc.com
Phone	563-505-8153
Date	2/10/23



Signature of Applicant



RILCO Inc is one of the largest lubricant distribution and industrial service providers in the country. We have aligned ourselves with some of the largest and most well-regarded names in the industry, including Shell Lubricants (SOPUS) and Quaker Houghton Chemical as well as several others. In addition to these strong vendor relationships, RILCO has also developed our own proprietary brands of lubricants, antifreeze and greases under the Tec-Guard and Tec-Kool badges.

As the company has continued to evolve, we have aggressively expanded our aftermarket packaging. We have established relationships with Original Equipment Manufacturers throughout the country (and a few internationally) to package their lines of OEM branded lubricant products. Companies like Vermeer, UHAUL, and Mahindra, to name a few, have entrusted us with their products and reputation.

Our products are sold and distributed to industrial, agricultural, construction and retail customers in bulk primarily in Iowa and Illinois, and our packaged OEM products are distributed throughout the country.

RILCO Inc also provides a wide array of equipment and reliability services, all of which are designed to provide customers with a comprehensive solution to their equipment reliability challenges. We provide educational training for lubrication best practices and hands-on implementation of lubrication process and procedure programs. This training is designed to reduce equipment down time, increase efficiency, improve productivity and the profitability of our customers.

In addition to RILCO Inc, we would also be collocating RILCO Fluid Care to our contemplated new facility. This entity has common ownership with RILCO Inc.

Rilco Fluid Care's (RFC) field reliability management division addresses lubrication and industrial plant related predictive maintenance needs. RFC helps customers discover equipment that is in a pre-failure mode to help convert unscheduled maintenance to scheduled maintenance and prevent costly downtime. RFC also helps with root cause analysis of failures, then partners with those customers to prevent future failures before they become costly.

**RILCO Pella**  
905 West 8th Street  
Pella, IA 50219  
641.628.8949

**RILCO Rock Island**  
2929 5th Avenue  
Rock Island, IL 61201  
309.788.5631

**RILCO Romeoville**  
27 Forestwood Ct.  
Romeoville, IL 60446  
630.448.7452

**RILCO Elk Grove**  
750 Estes Avenue  
Elk Grove Village, IL 60007  
847.437.7321

**RILCO Peoria**  
2714 W. 2nd Street  
Peoria, IL 61615  
309.678.1162



**RILCO OFFICE**

**RILCO WAREHOUSE**

**RILCO**

**RILCO WAREHOUSE**

**RILCO WAREHOUSE**

**RILCO**

**RILCO WAREHOUSE**

**RILCO PROPOSED**

**RILCO PROPOSED**



RELCO OFFICE

RELCO WAREHOUSE

RELCO WAREHOUSE

RELCO PROPOSED  
28,000 SF

RELCO

JOHN DEERE WAREHOUSE

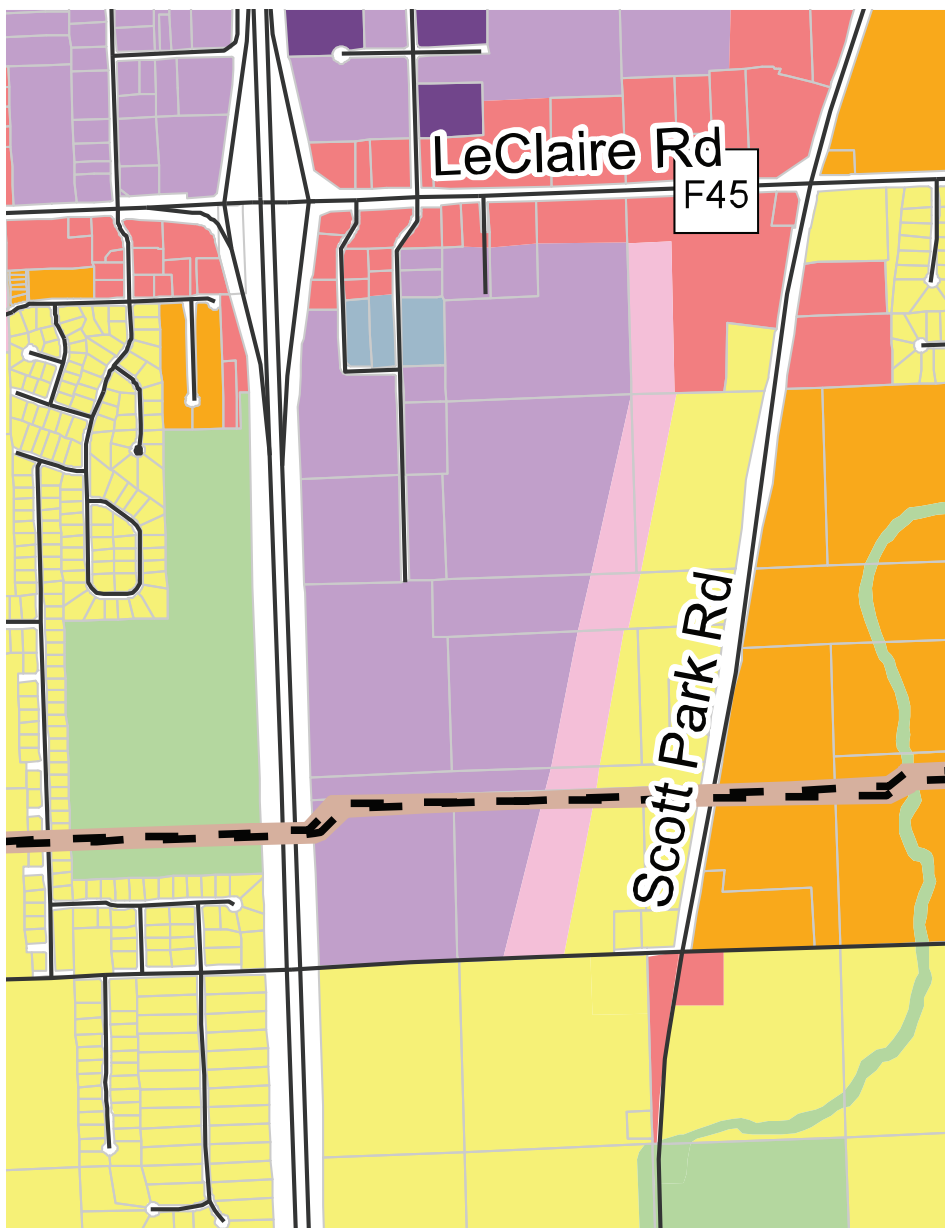
JOHN DEERE WAREHOUSE

JOHN DEERE PROPOSED  
30,350 SF

PLAY STATION



# ELDRIDGE FUTURE LAND USE MAP

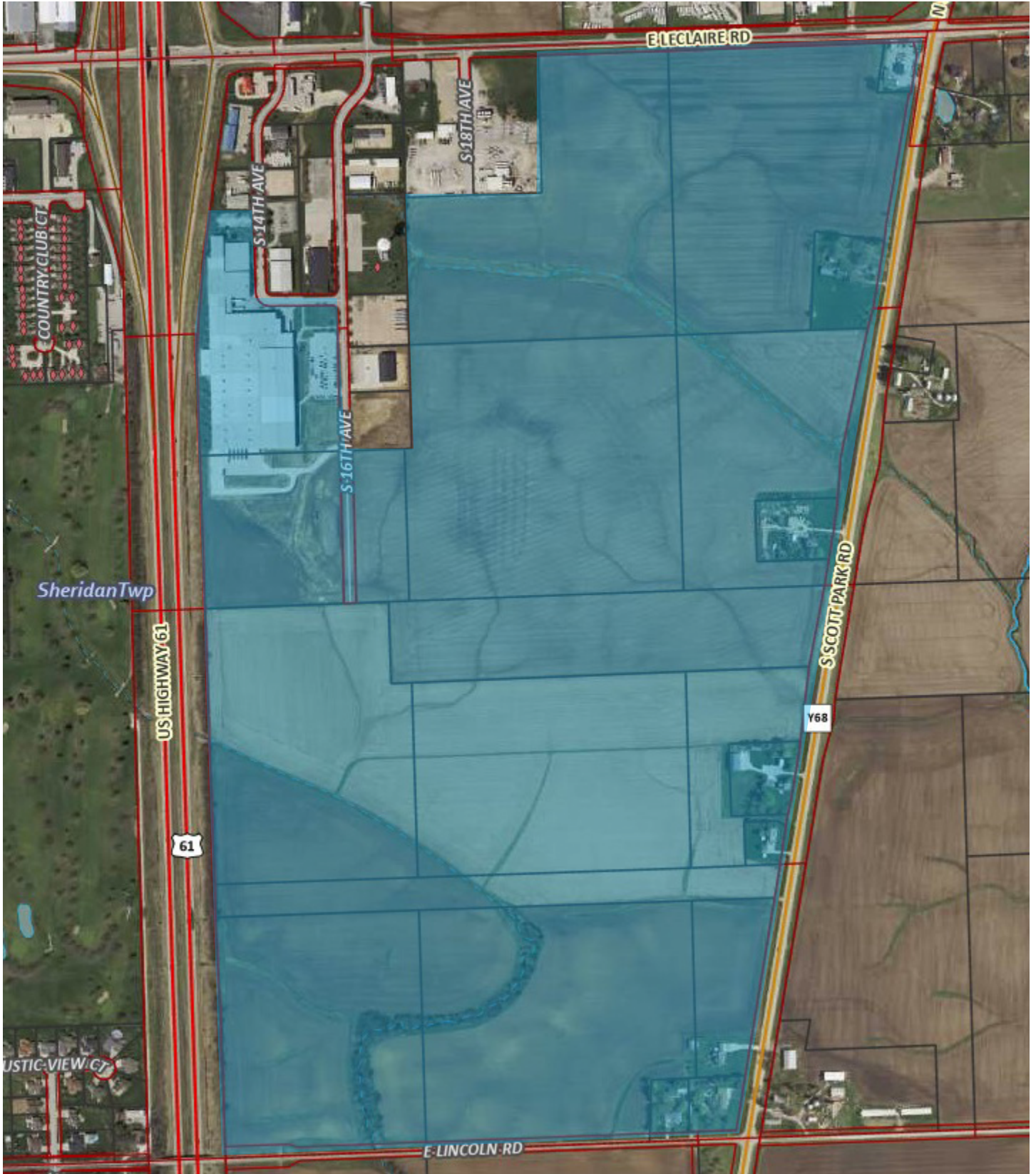


## Legend

### Proposed Land Use

- Low Density Residential
- High Density Residential
- Institutional
- Heavy Industrial
- Light Industrial
- Commercial
- Office
- Recreation
- Planning Area Boundary
- Eldridge Corporate Limits
- Other Corporate Limits
- Parcels
- Pipelines
- 50' Buffer of Pipelines
- Roads
- Railroads
- Existing
- Proposed

# POSSIBLE NEW URBAN RENEWAL DISTRICT



The regular meeting of the Eldridge Electric and Water Utility Board was called to order at 5:00 P.M. on May 2, 2023, at Eldridge City Hall.

Board members present were Brock Kroeger, Mike Anderson, Paula Steward, Barb O'Brien and Jim Skadal. Also, present Jake Rowe, Jody Coffman and Nevada Lemke. No visitors.

Public Comment- None

Motion by Steward, second by O'Brien to approve the agenda All ayes.

Motion by Skadal, second by Steward to approve the minutes from April 18, 2023. All ayes.

FINANCIAL – Motion by Kroeger to approve bills payable in the amount of \$274,066.87, second by Anderson. All ayes.

ELECTRIC – Rowe presented a Rate Study to the Board. There was a discussion on how to move forward and what option would be the best. The Board will continue this discussion at the next meeting with possible action.

Department update: Doug Stutt announced his retirement, and his last day will be May 5<sup>th</sup>. The crew completed the annual PCB transformer inspections. Work continues on the IUB inspections. Disconnects started up in April. The crew assisted the water department with dirt work from last fall's water main breaks. The pole change out on S 11<sup>th</sup> Ave was completed. Our five-year recloser maintenance is completed. Progress continues with Stanley Consultant on our CIP/Arc Flash study. The safety training this month was Flagger Safety.

WATER- Rowe discussed the Annual Water Report with the Board. We strive for under a 20% water loss and we are at 4%.

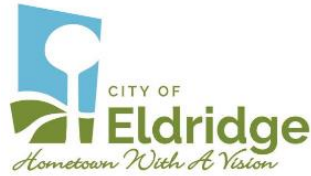
Department update: The 12" raw water meter at the plant was sent in for calibration. The crew relocated the 8" meter at well #4. GIS mapping continues around town. The crew completed flushing hydrants last week. Valley Construction finished the installation of the water main at the intersection. I-Smile with the Iowa Department of Public Health awarded the water plant with a certificate for maintaining optimum fluoride levels in 2022. The crew worked on dirt work from last fall's main breaks. Bacterial samples were completed. Giese Roofing installed the new roof at the plant last week.

ADMINISTRATION-

Department update: Allen Bonderman filed our Attachment O Document with MISO. Rowe completed the EIA-861 and form C tax report last week. Rowe attended the WSEC4 and LGS Spring Meetings and gave an update. Rowe updated the Board on the meeting he had with CMPAS about future capital projects.

Motion by Anderson to adjourn the meeting at 6:08 P.M., second by Steward. All ayes.

Jody Coffman  
Billing Clerk



Eldridge Community Center  
May 10, 2023

The Eldridge Community Center Board meeting was called to order at 11:34 a.m. by Tom Knapper at the Eldridge Community Center.

Board Members present: Tom Knapper, Deanna Jensen-Valliere, Gigi Seibel, and Tracy Harris. Paul Petersen was absent. Also present Lexie Diedrich, Gage Lane, Jody Coffman and Nevada Lemke.

Seibel made a motion to approve the agenda with the addition of Personnel and Manager Report. Harris seconded the motion. Motion carried.

Harris made a motion to approve the minutes from April 5, 2023 with the change of food to door under new business item #3. Seibel seconded. Motioned carried.

Jensen-Valliere made a motion to approve the bills payable in the amount of \$62,572.86, Harris seconded the motion. Motion carried.

End of Month report was presented. Highlights included admission income was good. Admissions or down due to the nice weather.

Old Business:

1. Cameras - Knapper said we have received bids and some just come in right before the meeting. He suggested to take time to look them over and then meet with a few to clarify what we are getting. A decision has been tabled till the next meeting.
2. Game room door- The Board discussed having a door constructed on the opening, Gage is going to reach out to get some quotes for this to be completed.

New Business:

1. New keys for lockers- Lexi will check to see if any other rinks are selling any lockers or if there are any lockers for sale on Market Place.

Manager Report:

Gage brought forth a few ideas he would like to be done in the future, such as a new sign, selling merchandise, painting the walls and restroom doors and getting a wheel cleaner. The Board suggested getting pricing on these items so they can see what can be done.

Personnel:

Lexie informed the Board that a couple employees had to be let go, but staffing is good.

Seibel made a motion at 12:36 to adjourn the meeting, second by Jensen-Valliere. Motion carried.



**CITY**

FUND	NAME	BEGINNING BALANCE	RECEIPTS	EXPENSES	AP/BONDS PREPAID INS	AUDITORS ENTRIES	ENDING BALANCE	COMPUTER BALANCE	DIFFERENCE
001	GENERAL	\$ 1,652,200.90	\$ 108,604.75	\$ 270,408.55	\$ 30,949.79	\$ -	\$ 1,459,447.31	\$ 1,459,447.31	-
002	GENRL EQUIP REPLACE	\$ 82,466.78	\$ -	\$ 73,900.00	\$ -	\$ -	\$ 8,566.78	\$ 8,566.78	-
004	PARK BOARD	\$ 9,707.67	\$ 1,515.26	\$ 3,702.40	\$ -	\$ -	\$ 7,520.53	\$ 7,520.53	-
005	FITNESS CENTER	\$ (179,395.63)	\$ 799,680.47	\$ (302.85)	\$ 719.54	\$ -	\$ 619,868.15	\$ 619,868.15	-
008	COMMUNITY POLICING	\$ 99,727.95	\$ 1,973.00	\$ 6,049.49	\$ -	\$ -	\$ 95,651.46	\$ 95,651.46	-
110	ROAD USE	\$ 2,080,327.21	\$ -	\$ (65,509.64)	\$ 2,651.60	\$ -	\$ 2,143,185.25	\$ 2,143,185.25	-
121	SALES TAX PROJECTS	\$ 4,252,990.04	\$ 98,327.86	\$ 271,587.30	\$ -	\$ -	\$ 4,079,730.60	\$ 4,079,730.60	-
122	HOTEL TAX	\$ 96,214.96	\$ -	\$ -	\$ -	\$ -	\$ 96,214.96	\$ 96,214.96	-
125	TAX INCRMENT DEBT	\$ 493,521.39	\$ 4,662.44	\$ -	\$ -	\$ -	\$ 498,183.83	\$ 498,183.83	-
126	BLACKHAWK TR TIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
200	DEBT SERVICE	\$ 104,497.19	\$ -	\$ -	\$ -	\$ -	\$ 104,497.19	\$ 104,497.19	-
301	CAPITAL IMPROVEMENTS	\$ 55,265.02	\$ -	\$ 1,527.78	\$ (1,527.78)	\$ -	\$ 55,265.02	\$ 55,265.02	-
310	STREET PROJECTS	\$ 156,740.85	\$ -	\$ -	\$ -	\$ -	\$ 156,740.85	\$ 156,740.85	-
315	ARPA FUND	\$ 1,023,634.03	\$ -	\$ -	\$ -	\$ -	\$ 1,023,634.03	\$ 1,023,634.03	-
610	SEWER	\$ 6,432,960.48	\$ 136,727.47	\$ 41,169.76	\$ -	\$ -	\$ 6,528,518.19	\$ 6,528,518.19	-
611	SINKING	\$ (4,174,148.31)	\$ -	\$ -	\$ -	\$ -	\$ (4,174,148.31)	\$ (4,174,148.31)	-
612	DEBT SERV RESERVE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
613	IMPROVEMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
614	SEWER EQUIP REPLACE	\$ 311,967.08	\$ -	\$ -	\$ -	\$ -	\$ 311,967.08	\$ 311,967.08	-
615	SEWER PROJECTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
750	COMM CENTER	\$ 65,505.46	\$ 37,287.27	\$ 26,704.64	\$ (332.60)	\$ -	\$ 76,420.69	\$ 76,420.69	-
820	INS SELF FUNDING	\$ (81,416.96)	\$ -	\$ 1,879.62	\$ -	\$ -	\$ (83,296.58)	\$ (83,296.58)	-
822	ACCRUED EMP LEAVE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
	TOTALS	\$ 12,482,766.11	\$ 1,188,778.52	\$ 631,117.05	\$ 32,460.55	\$ -	\$ 13,007,967.03	\$ 13,007,967.03	

**UTILITY**

FUND	NAME	BEGINNING BALANCE	RECEIPTS	EXPENSES	AP/BONDS PREPAID INS	AUDITORS ENTRIES	ENDING BALANCE	COMPUTER BALANCE	DIFFERENCE
600	WATER	\$ 1,785,209.75	\$ 63,923.14	\$ 28,933.94	\$ -	\$ -	\$ 1,820,198.95	\$ 1,820,198.95	-
601	WATER SINKING	\$ 79,438.31	\$ -	\$ -	\$ -	\$ -	\$ 79,438.31	\$ 79,438.31	-
603	WATER DEPRECIATION	\$ 497,037.24	\$ -	\$ -	\$ -	\$ -	\$ 497,037.24	\$ 497,037.24	-
604	WATER PROJECT	\$ 170,281.74	\$ -	\$ 94,409.50	\$ -	\$ -	\$ 75,872.24	\$ 75,872.24	-
605	WATER IMPROVEMENT FUND	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ 50,000.00	\$ 50,000.00	-
630	ELECTRIC	\$ 5,747,765.29	\$ 501,407.08	\$ 422,912.10	\$ (161.63)	\$ -	\$ 5,826,421.90	\$ 5,826,421.90	-
631	SINKING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
632	DEBT SERVICE RESERVE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
635	ELECTRIC DEPRECIATION	\$ 673,722.10	\$ -	\$ -	\$ -	\$ -	\$ 673,722.10	\$ 673,722.10	-
636	ELECTRIC PROJECTS	\$ 609,717.10	\$ -	\$ -	\$ -	\$ -	\$ 609,717.10	\$ 609,717.10	-
637	RENEWABLE ENERGY FUN	\$ 1,827.00	\$ 5.00	\$ -	\$ -	\$ -	\$ 1,832.00	\$ 1,832.00	-
821	INS SELF FUNDING	\$ 94,575.82	\$ -	\$ 5,065.35	\$ -	\$ -	\$ 89,510.47	\$ 89,510.47	-
823	ACCRUED LEAVE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
824	TRUST AND AGENCY	\$ 106,864.39	\$ -	\$ -	\$ 1,452.21	\$ -	\$ 105,412.18	\$ 105,412.18	-
	TOTALS	\$ 9,816,438.74	\$ 565,335.22	\$ 551,320.89	\$ 1,290.58	\$ -	\$ 9,829,162.49	\$ 9,829,162.49	

**CITY**

FUND NAME	CURRENT		% OF BUDGET	BUDGET	
	BUDGET	YEAR TO DATE		BALANCE	
001 GENERAL	\$3,950,635.00	\$ 2,175,617.36	55.77%	\$ 1,775,017.64	EXP
001 GENERAL	\$3,950,635.00	\$ 1,981,694.06	50.16%	\$ 1,968,940.94	EXP
002 GENRL EQUIP REPLACE	\$100,000.00		0.00%	\$100,000.00	REV
002 GENRL EQUIP REPLACE	\$118,000.00	\$ 78,583.00	66.60%	\$ 39,417.00	EXP
004 PARK BOARD	\$ 191,860.00	\$ 18,313.06	9.55%	\$ 173,546.94	REV
004 PARK BOARD	\$ 191,860.00	\$ 108,677.48	43.36%	\$ 83,182.52	EXP
005 FITNESS CENTER	\$ 62,670.00	\$ 8,326,368.58	1328.18%	\$ (8,263,698.58)	REV
005 FITNESS CENTER	\$ 62,670.00	\$ 92,623.80	147.80%	\$ (29,953.80)	EXP
008 COMMUNITY POLICING	\$ -	\$ 93,781.05		\$ (93,781.05)	REV
008 COMMUNITY POLICING	\$ -	\$ 22,103.49		\$ (22,103.49)	EXP
110 ROAD USE	\$ 840,750.00	\$ 541,382.60	64.39%	\$ 299,367.40	REV
110 ROAD USE	\$ 974,500.00	\$ 240,560.64	24.69%	\$ 733,939.36	EXP
121 SALES TAX PROJECTS	\$ 4,596,837.00	\$ 2,285,470.44	49.72%	\$ 2,311,366.56	REV
121 SALES TAX PROJECTS	\$ 6,644,851.00	\$ 3,786,770.36	56.99%	\$ 2,858,080.64	EXP
122 HOTEL TAX	\$ 22,000.00	\$ 23,424.99	106.48%	\$ (1,424.99)	REV
122 HOTEL TAX	\$ 26,000.00	\$ 10,150.80	39.04%	\$ 15,849.20	EXP
125 TAX INCRMENT DEBT	\$ 958,644.00	\$ 584,155.78	60.94%	\$ 374,488.22	REV
125 TAX INCRMENT DEBT	\$ 958,644.00	\$ 62,240.80	6.49%	\$ 896,403.20	EXP
200 DEBT SERVICE	\$ 1,324,468.00	\$ 117,985.78	8.91%	\$ 1,206,482.22	REV
200 DEBT SERVICE	\$ 1,324,468.00	\$ 125,080.76	9.44%	\$ 1,199,387.24	EXP
301 CAPITAL IMPROVEMENTS	\$ 100,000.00	\$ 76,494.00	76.49%	\$ 23,506.00	REV
301 CAPITAL IMPROVEMENTS	\$ 100,000.00	\$ 167,027.13	167.03%	\$ (67,027.13)	EXP
310 STREET PROJECTS	\$ 25,000.00		0.00%	\$ 25,000.00	REV
310 STREET PROJECTS	\$ 25,000.00		0.00%	\$ 25,000.00	EXP
315 ARPA FUND				\$ (511,817.00)	REV
315 ARPA FUND					
610 SEWER	\$ 1,596,000.00	\$ 959,323.27	60.11%	\$ 636,676.73	REV
610 SEWER	\$ 1,951,010.00	\$ 437,908.28	22.45%	\$ 1,513,101.72	EXP
614 SEWER EQUIP REPLACE	\$ 100,000.00		0.00%	\$ 100,000.00	REV
614 SEWER EQUIP REPLACE	\$ 100,000.00		0.00%	\$ 100,000.00	EXP
615 SEWER PROJECTS	\$ -			\$ -	REV
615 SEWER PROJECTS	\$ -			\$ -	EXP
750 COMM CENTER	\$ 306,100.00	\$ 243,006.13	79.39%	\$ 63,093.87	REV
750 COMM CENTER	\$ 308,200.00	\$ 280,130.03	90.89%	\$ 28,069.97	EXP
820 INS SELF FUNDING	\$ 140,000.00	\$ 5,357.00	3.83%	\$ 134,643.00	REV
820 INS SELF FUNDING	\$ 140,000.00	\$ 69,324.41	49.52%	\$ 70,675.59	EXP
822 ACCRUED CITY LEAVE				\$ -	REV
822 ACCRUED CITY LEAVE				\$ -	EXP

**UTILITY**

FUND NAME	CURRENT		% OF BUDGET	BUDGET	
	BUDGET	YEAR TO DATE		BALANCE	
600 WATER	\$ 993,465.00	\$ 567,566.73	57.13%	\$ 425,898.27	REV
600 WATER	\$ 1,293,465.00	\$ 408,212.75	31.56%	\$ 885,252.25	EXP
603 WATER DEPRECIATION	\$ -			\$ -	REV
603 WATER DEPRECIATION	\$ -			\$ -	EXP
604 WATER PROJECTS	\$ 300,000.00			\$ 300,000.00	REV
604 WATER PROJECTS	\$ 350,000.00	\$ 300,990.00	86.00%	\$ 49,010.00	EXP
630 ELECTRIC	\$ 4,596,718.00	\$ 4,747,182.18	103.27%	\$ (150,464.18)	REV
630 ELECTRIC	\$ 4,596,718.00	\$ 3,554,434.67	77.33%	\$ 1,042,283.33	EXP
635 ELECTRIC DEPRECIATION	\$ 85,000.00		0.00%	\$ 85,000.00	REV
635 ELECTRIC DEPRECIATION	\$ 85,000.00	\$ 30,950.00	36.41%	\$ 54,050.00	EXP
636 ELECTRIC PROJECTS	\$ -			\$ -	REV
636 ELECTRIC PROJECTS	\$ -			\$ -	EXP
637 RENEWALBE ENERGY	\$ -			\$ -	REV
637 RENEWALBE ENERGY	\$ -			\$ -	EXP
821 INS SELF FUNDING	\$ 20,000.00		0.00%	\$ 20,000.00	REV
821 INS SELF FUNDING	\$ 20,000.00	\$ 24,193.21	120.97%	\$ (4,193.21)	EXP
823 ACCRUED UTILITY LEAVE				\$ -	REV
823 ACCRUED UTILITY LEAVE		\$ -		\$ -	EXP