



Connect Transit will record the Board of Trustees meetings for sharing on our YouTube channel after the meeting. Anyone who attends the meeting or addresses a public meeting during Public Comment time will be heard and may be seen on the livestream. Any audio and video captured will be in the recording.

## AGENDA

### Connect Transit Board of Trustees, Regular Session

April 28, 2026 – 4:30 p.m.

Connect Transit Board Room, 351 Wylie Drive, Normal, IL 61761

- A. Call to Order
- B. Roll Call
  - a. Attendance by Other Means/Virtual
- C. Pledge of Allegiance and Mission Statement
- D. Safety Moment
- E. Public Comments
- F. Consent Agenda
  - a. Approval of Annual Meeting Minutes for March 31, 2026
  - b. Approval of Regular Session Minutes for March 31, 2026
  - c. Approval of Financial Information for March 2026
  - d. Monthly Statistical Report for March 2026
- G. New Business
  - a. Fall 2026 Proposed Service Adjustments - Informational
  - b. Recommendation for Approval of Downtown Transit Center Property Agreements – Roll Call Vote
  - c. Recommendation for Roof Replacement Contract – Roll Call Vote
  - d. Recommendation for Facility Security Equipment Upgrade Contract – Roll Call Vote
  - e. Recommendation for Release/Hold of Closed Session Minutes – Roll Call Vote
- H. Committee Reports
- I. Board Chair’s Report
- J. Deputy Managing Director’s Report
- K. Trustee Comments
- L. Executive Session
- M. Adjournment

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#### Mission:

Connect Transit provides safe, reliable transportation and access to opportunity to strengthen and enrich individual lives, our community, the economy, and the environment.





# March 2026

## Financial Reports



351 Wylie Drive, Normal, IL 61761



309-828-9833



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## Connect Transit Cash Disbursement Report March 2026

Name	Check Number	Date	Amount	Description
A.T.U. - C.O.P.E.	00061784	06-Mar-26	\$263.59	Payroll Deduction
Abbey Placements LLC	00061785	06-Mar-26	\$364.00	Human resources
ABC Bus Companies	00061786	06-Mar-26	\$1,424.81	Bus Parts
ABC Bus Companies	00061836	20-Mar-26	\$1,505.14	Bus Parts
Advance Auto Parts	00061787	06-Mar-26	\$1,256.50	Maintenance Supplies
Advance Auto Parts	00061837	20-Mar-26	\$629.87	Maintenance Supplies
Amalgamated Transit Union Local 752	00061788	06-Mar-26	\$8,132.00	Payroll Deduction
Amalgamated Transit Union Local 752	00061838	20-Mar-26	\$300.00	Payroll Deduction
Amazon Capital Service	00061789	06-Mar-26	\$1,776.10	Bus Parts, Computer Hardware & Office Supplies
Amazon Capital Service	00061839	20-Mar-26	\$89.01	Bus Parts, Computer Hardware & Office Supplies
American Public Transportation Assoc.	00061790	06-Mar-26	\$1,175.00	Trustees Expense
Ancel Glink, P.C.	00061840	20-Mar-26	\$770.00	Legal Service
Aric Tackett	00061791	06-Mar-26	\$100.00	Tool Reimbursement
Bill.com	ACH	02-Mar-26	\$127.59	Office Supplies
Bill.com	ACH	02-Mar-26	\$2,637.97	Software Licensing
Bill.com	ACH	02-Mar-26	\$39.99	Dues & Subscriptions
Bill.com	ACH	02-Mar-26	\$8,694.12	Travel & Meetings
Bill.com	ACH	02-Mar-26	\$139.10	Employee Recognition
Bill.com	ACH	02-Mar-26	\$44.96	Advertising - Promotions
Bill.com	ACH	02-Mar-26	\$395.74	Public Notices
Bill.com	ACH	02-Mar-26	\$634.79	Safety/Training
BCBS	ACH	31-Mar-26	\$151,303.45	Health Insurance
Blue Springs, Inc	00061841	20-Mar-26	\$400.00	Portable Restrooms
Blunier Builders, Inc	00061842	20-Mar-26	\$820.26	Snow Removal
Brandon Miles	00061843	20-Mar-26	\$104.17	Travel Reimbursement
Bridgestone Americas	00061792	06-Mar-26	\$2,139.05	Tires
Bridgestone Americas	00061844	20-Mar-26	\$4,615.83	Tires
Cardinal Infrastructure, LLC	00061845	20-Mar-26	\$7,000.00	Consulting
Carle	00061846	20-Mar-26	\$1,419.50	Empl Physicals & Drug Testing
Carle BroMenn Medical Center	00061847	20-Mar-26	\$120.00	Empl Physicals & Drug Testing
Carol Tribble	00061848	20-Mar-26	\$19.99	Uniform Reimbursement
Central States Bus Sales, Inc	00061793	06-Mar-26	\$75.91	Bus Parts
Chakeyah Sutton	00061849	20-Mar-26	\$31.86	Uniform Reimbursement
Champaign-Urbana Mass Transit District	00061850	20-Mar-26	\$7,500.00	ERP-EAM Procurement
Checkr, Inc.	00061794	06-Mar-26	\$1,981.27	New Hire Background Checks
Childers Door Service of Central IL, LLC	00061795	06-Mar-26	\$3,387.21	Overhead Doors
CIRBN, LLC	00061851	20-Mar-26	\$299.89	Internet
CIT Trucks, LLC - Normal	00061796	06-Mar-26	\$8,775.32	Bus Parts
CIT Trucks, LLC - Normal	00061852	20-Mar-26	\$9,716.70	Bus Parts
City of Bloomington(Water)	00061797	06-Mar-26	\$1,227.05	Utilities
City of Bloomington-Finance Department	00061853	20-Mar-26	\$4,706.89	Safety/ Training
Clark Baird Smith, LLP	00061854	20-Mar-26	\$3,753.75	Legal Service
Clean Exhaust Specialist	00061798	06-Mar-26	\$1,226.00	Bus Parts
Clean Exhaust Specialist	00061855	20-Mar-26	\$533.00	Bus Parts
Commerce Bank	ACH	10-Mar-26	\$459.61	Bank Fees
Commerce Bank	ACH	23-Mar-26	\$56.26	Loan Interest
Corn Belt Energy Corp.	00061856	20-Mar-26	\$3,827.78	Utilities
Cornerstone Government Affairs	00061857	20-Mar-26	\$4,000.00	Consulting
Cubic	ACH	27-Mar-26	\$196,425.00	Fare Collection System
Culligan Water Conditioning	00061799	06-Mar-26	\$105.00	Bottled Water Service
Cummins Sales and Service	00061800	06-Mar-26	\$9,268.08	Bus Parts



## Connect Transit Cash Disbursement Report March 2026

Name	Check Number	Date	Amount	Description
Cummins Sales and Service	00061858	20-Mar-26	\$3,491.25	Bus Parts
Cummins Sales and Service	ACH	3/27/20026	\$167,764.41	Bus Overhaul
Dejuan McClelland	00061801	06-Mar-26	\$113.39	Tool Reimbursement
Dixon Graphics, Inc.	00061802	06-Mar-26	\$499.56	Printing
Dust and Son Auto Supplies, Inc.	00061859	20-Mar-26	\$493.47	Garage Equipment Repair
Eagle Automotive	00061803	06-Mar-26	\$772.58	Bus Parts
Eagle Automotive	00061860	20-Mar-26	\$331.58	Bus Parts
Fasteners Etc.	00061804	06-Mar-26	\$1,367.52	Maintenance Supplies
Fasteners Etc.	00061861	20-Mar-26	\$537.89	Maintenance Supplies
Fitzgerald Equipment Co., Inc.	00061862	20-Mar-26	\$2,782.32	Building Maintenance & Garage Equipment Repair
Galls, LLC	00061805	06-Mar-26	\$665.43	Admin & Operations Uniforms
Galls, LLC	00061863	20-Mar-26	\$1,289.21	Admin & Operations Uniforms
Genfare, LLC	00061806	06-Mar-26	\$7,704.63	Software and Hardware
Genfare, LLC	ACH	16-Mar-26	\$113.00	Bus Pass Refund
Genfare, LLC	00061864	20-Mar-26	\$4,530.00	Software and Hardware
Getz Fire Equipment	00061807	06-Mar-26	\$549.00	Building Maintenance
Gillig LLC	00061808	06-Mar-26	\$179.10	Bus Parts
Gillig LLC	00061865	20-Mar-26	\$25.05	Bus Parts
Girl Scouts of Central Illinois, Inc	00061866	20-Mar-26	\$1,000.00	Sponsorship
Glenn D Newman	00061867	20-Mar-26	\$2,949.75	Legal Service
Global Industrial	00061809	06-Mar-26	\$103.70	Garage Supplies
Grainger	00061810	06-Mar-26	\$492.99	Office Cabinets
Grainger	00061868	20-Mar-26	\$57.92	Office Cabinets
Harbor Freight/MSTS Receivables LLC	00061811	06-Mar-26	\$392.42	Garage Maintenance Equipment
Heritage Machine & Welding, Inc.	00061812	06-Mar-26	\$2,298.30	Bus Parts
Heritage Machine & Welding, Inc.	00061869	20-Mar-26	\$628.45	Bus Parts
Heritage-Crystal Clean, LLC	00061813	06-Mar-26	\$75.25	Environmental Services
Illinois Department of Employment	ACH	27-Mar-26	\$475.00	SUTA
Illinois Department of Revenue	ACH	09-Mar-26	\$19,460.72	State Taxes
Illinois Department of Revenue	ACH	23-Mar-26	\$19,659.59	State Taxes
Illinois Dept of Revenue Wage Levy Unit	00061814	06-Mar-26	\$319.96	Payroll Deduction
Illinois Dept of Revenue Wage Levy Unit	00061870	20-Mar-26	\$318.45	Payroll Deduction
Illinois Disbursement	ACH	05-Mar-26	\$1,235.41	Payroll Deduction
Illinois Disbursement	ACH	19-Mar-26	\$1,582.84	Payroll Deduction
Illinois Funds	ACH	11-Mar-26	\$900,000.00	Transfer to Savings
Illinois Funds	ACH	26-Mar-26	\$1,000,000.00	Transfer to Savings
Jamie Schwoerer	00061871	20-Mar-26	\$9.96	Materials & Supplies
Jerwon Hudson	00061872	20-Mar-26	\$115.23	Tool Reimbursement
Ken's Oil Service, Inc	00061815	06-Mar-26	\$41,319.07	Bus Parts, Fuel & Lubricants
Ken's Oil Service, Inc	00061873	20-Mar-26	\$43,093.04	Bus Parts, Fuel & Lubricants
Kim Tuckenberg	00061874	20-Mar-26	\$111.55	Uniform Reimbursement
Kirk's Automotive, Inc	00061816	06-Mar-26	\$440.00	Bus Parts
Kirk's Automotive, Inc	00061875	20-Mar-26	\$749.00	Bus Parts
KL2 Connects LLC	00061876	20-Mar-26	\$11,188.00	Executive Recruiting
Left Lane Auto LLC	00061877	20-Mar-26	\$129.12	Bus Parts
Malik Ware	00061878	20-Mar-26	\$273.27	Uniform Reimbursement
Martin One Source	00061879	20-Mar-26	\$48.00	Printed Materials
McLean Co Unit School District No 5	00061880	20-Mar-26	\$1,000.00	Media Promotions
McLean County Chamber of Commerce	00061881	20-Mar-26	\$150.00	Advertising- Promotions
Menards	00061817	06-Mar-26	\$127.08	Materials & Supplies
Menards	00061882	20-Mar-26	\$365.40	Materials & Supplies



## Connect Transit Cash Disbursement Report March 2026

Name	Check Number	Date	Amount	Description
Midwest Transit Equipment, Inc.	00061883	20-Mar-26	\$327.44	Bus Parts
Miller Janitor Supply	00061884	20-Mar-26	\$457.45	Maintenance Supplies
Missionsqre	ACH	05-Mar-26	\$39,879.54	Retirement
Missionsqre	ACH	19-Mar-26	\$39,050.55	Retirement
Mobile Communications America, Inc	00061885	20-Mar-26	\$28,583.68	Telecommunications
Morris Avenue Garage	00061818	06-Mar-26	\$280.00	Vehicle Inspection
Morris Avenue Garage	00061886	20-Mar-26	\$400.00	Vehicle Inspection
Motion Industries, Inc.	00061887	20-Mar-26	\$255.12	Bus Parts
Mutual of Omaha	00061906	23-Mar-26	\$27,412.14	Life, AD&D, STD & LTD
Napa Auto Parts	00061819	06-Mar-26	\$303.73	Bus Parts
Napa Auto Parts	00061888	20-Mar-26	\$791.08	Bus Parts
Nicor Gas	00061889	20-Mar-26	\$11,011.97	Utilities
Nontop	ACH	16-Mar-26	\$45,578.05	Health Insurance
Oberlander Alarm Systems, Inc.	00061820	06-Mar-26	\$230.00	Security Alarm Service Fee
ODP Business Solutions, LLC	00061890	20-Mar-26	\$234.38	Office Supplies
OSF Medical Group - Occupational Health	00061891	20-Mar-26	\$725.00	Drug Testing
Patrick Donovan	00061821	06-Mar-26	\$625.00	Tool Reimbursement
Patrick Kuebrich	00061892	20-Mar-26	\$89.90	Travel Reimbursemetn
Payroll	ACH	05-Mar-26	\$314,520.72	
Payroll	ACH	19-Mar-26	\$329,860.98	
Piercy Auto Body	00061822	06-Mar-26	\$1,960.26	Outside Repair
Piercy Auto Body	00061893	20-Mar-26	\$2,560.30	Outside Repair
Pipco Companies, LTD	00061823	06-Mar-26	\$376.20	Building Maintenance
Pitney Purchase	ACH	25-Mar-26	\$51.75	Postage
Powerlift/Hupp Toyotalift	00061824	06-Mar-26	\$3,019.60	Lift, jacks and trucks
Powerlift/Hupp Toyotalift	00061894	20-Mar-26	\$354.35	Lift, jacks and trucks
Purchase Power	00061825	06-Mar-26	\$303.75	Postage
Republic Services # 368	00061826	06-Mar-26	\$252.48	Garbage Disposal
Roanoke Motor Co. Inc.	00061827	06-Mar-26	\$316.69	Bus Parts
Roanoke Motor Co. Inc.	00061895	20-Mar-26	\$153.00	Bus Parts
Safety-Kleen Systems, Inc	00061828	06-Mar-26	\$619.45	Lubricant Waste Disposal
Safety-Kleen Systems, Inc	00061896	20-Mar-26	\$431.60	Lubricant Waste Disposal
Sam Leman Ford	00061829	06-Mar-26	\$177.11	Outside Repair
Sam Leman Ford	00061897	20-Mar-26	\$409.72	Outside Repair
Stratus Networks	00061898	20-Mar-26	\$2,796.73	Internet
TeVoert Auto Repair	00061830	06-Mar-26	\$421.95	Outside Repair
TeVoert Auto Repair	00061899	20-Mar-26	\$808.45	Outside Repair
The Aftermarket Parts Company LLC	00061831	06-Mar-26	\$6,115.11	Bus Parts
The Aftermarket Parts Company LLC	00061900	20-Mar-26	\$4,195.10	Bus Parts
The Copy Shop	00061832	06-Mar-26	\$22.00	Printing
Town of Normal-Utility Billing	00061833	06-Mar-26	\$665.80	Utilites
TX Child Support SDU	00061834	06-Mar-26	\$643.59	Payroll Deduction
TX Child Support SDU	00061901	20-Mar-26	\$643.59	Payroll Deduction
United States Treasury	ACH	05-Mar-26	\$104,383.29	Federal Taxes
United States Treasury	ACH	19-Mar-26	\$104,682.20	Federal Taxes
Verizon Wireless	00061902	20-Mar-26	\$4,260.18	Mobile Data Terminals for SS
Vestis Services, LLC (fka Aramark)	00061835	06-Mar-26	\$895.39	Cleaning Uniforms & Rugs
Vestis Services, LLC (fka Aramark)	00061903	20-Mar-26	\$768.62	Cleaning Uniforms & Rugs
William F. Basham	00061904	20-Mar-26	\$100.00	Tool Reimbursement
William Richardson	00061905	20-Mar-26	\$100.00	Tool Reimbursement
		Total	\$3,782,282.96	

# Bloomington Normal Public Transit

## Balance Sheet

Division: 99 Board Reports

As of: 3/31/2026

Fiscal Year: 2026 Period: 9 Mar-2026

### Assets

#### Current Assets

Checking and Savings	\$5,756,820.71
Accounts Receivable	\$3,891,344.18
Inventory Asset - Fuel	\$72,009.42
Inventory Asset - Parts	\$505,189.99
Inventory Asset - Tires	\$0.00
Other Current Assets	\$645,144.04

**Total Current Assets** \$10,870,508.34

Fixed Assets \$28,390,262.37

**Total Assets** \$39,260,770.71

### Liabilities & Equity

#### Liabilities

Accounts Payable	\$356,160.91
Payroll Liabilities	\$1,659,345.70
Contracts	\$0.00
Due to Illinois Funds Account	\$0.00
Deferred Revenue	\$279,692.75
Deficit Funding Advance	\$0.00

**Total Liabilities** \$2,295,199.36

#### EQUITY

Fixed Asset Equity	\$12,539,853.77
Unreserved Fund Equity	\$6,750,412.62
Underground Petroleum Storage	\$20,000.00

**Total Equity** \$19,310,266.39

Retained Earnings \$17,655,304.96

**Total Liabilities & Equity** \$39,260,770.71

## Bloomington Normal Public Transit Income Statement With Approved Budget

From Fiscal Year: 2026 Thru Fiscal Year: 2026	From Period 9 Thru Period 9	Division: 98 Operating Profit/Loss			As of: 3/31/2026
		Mar-2026		Jul-2025 Mar-2026	Approved Budget
<b>Operating Revenue</b>					
Passenger Fares		\$43,577.38	7.80%	\$419,634.94	75.09% \$558,825.00
ISU Contract Fare		\$53,126.53	8.75%	\$498,572.22	82.08% \$607,410.00
Other Contract Fares		\$8,000.00	3.64%	\$129,236.39	58.79% \$219,840.00
Advertising Revenue		(\$9,816.67)	-8.05%	\$87,299.96	71.62% \$121,900.00
Miscellaneous Revenue		\$5,323.75	5.07%	\$52,598.44	50.09% \$105,000.00
<b>Total Operating Revenue</b>		<b>\$100,210.99</b>	<b>6.21%</b>	<b>\$1,187,341.95</b>	<b>73.61%</b> <b>\$1,612,975.00</b>
<b>Operating Expenses</b>					
Operators Wages		\$716,650.04	7.68%	\$6,671,356.33	71.46% \$9,335,983.51
Maintenance Wages		\$135,757.17	7.02%	\$1,256,823.87	64.98% \$1,934,072.46
Administration Wages		\$106,384.82	7.75%	\$1,113,720.55	81.12% \$1,372,868.01
Employer Payroll Tax Expense		\$80,820.30	7.94%	\$725,352.70	71.27% \$1,017,798.78
Retirement Plan		\$34,796.88	5.36%	\$325,838.11	50.16% \$649,637.32
Group Insurance		\$226,667.50	8.26%	\$1,992,661.10	72.66% \$2,742,530.64
Uniform Expense		\$3,727.79	6.60%	\$30,366.40	53.80% \$56,444.66
Professional Services		\$42,036.72	10.16%	\$299,140.23	72.29% \$413,815.00
Outside Repair-Labor		\$8,779.90	6.20%	\$145,972.36	103.16% \$141,500.00
Contract Maintenance Services		\$39,673.88	17.03%	\$170,881.84	73.33% \$233,028.22
Custodial Services		\$1,310.59	6.20%	\$8,226.84	38.93% \$21,133.00
Employee Recruiting/Testing/Temp Help		\$670.00	1.49%	\$15,595.25	34.66% \$45,000.00
Fuel		\$87,609.26	5.23%	\$761,479.20	45.44% \$1,675,929.00
Lubricants		\$4,078.08	4.31%	\$35,646.29	37.68% \$94,610.00
Tires		\$4,480.83	7.04%	\$44,531.42	69.92% \$63,691.00
Bus Repair Parts		\$57,470.24	11.20%	\$529,621.63	103.25% \$512,974.00
Other Materials & Supplies		\$6,356.72	5.86%	\$82,556.61	76.11% \$108,473.00
Computer and Office Supplies		\$53,296.43	8.88%	\$351,274.60	58.54% \$600,092.99
Utilities		\$36,008.50	26.23%	\$123,971.56	90.31% \$137,277.41
Corporate Insurance		\$56,943.20	7.59%	\$527,135.08	70.28% \$750,000.00
Dues/Subscriptions/Fees		\$21,010.68	4.68%	\$272,549.54	60.68% \$449,168.00
<b>Total Operating Expenses</b>		<b>\$1,724,529.53</b>	<b>7.71%</b>	<b>\$15,484,701.51</b>	<b>69.26%</b> <b>\$22,356,027.00</b>
<b>Operating Assistance</b>					
Operating Deficit Before Subsidies and Grants		(\$1,624,318.54)	7.83%	(\$14,297,359.56)	68.93% (\$20,743,052.00)
City of Bloomington Operating Assistance		\$75,833.33	8.33%	\$683,499.97	75.11% \$910,000.00
Town of Normal Operating Assistance		\$49,166.66	8.33%	\$442,499.94	75.00% \$590,000.00
Illinois Downstate Operating Assistance		\$1,106,521.00	7.61%	\$9,992,539.00	68.77% \$14,531,418.00
State Operating 5311		\$19,846.85	6.99%	\$149,898.25	52.76% \$284,094.00
FTA 5307 Operating Assistance		\$344,784.15	7.79%	\$2,896,221.75	65.41% \$4,427,540.00
<b>Total Operating Assistance</b>		<b>\$1,596,151.99</b>	<b>7.69%</b>	<b>\$14,164,658.91</b>	<b>68.29%</b> <b>\$20,743,052.00</b>



<b>March 2026</b>	<b>Current Month</b>	<b>Month in Prior Year</b>	<b>Percent Change</b>	<b>Year to Date</b>	<b>Prior Year to Date</b>	<b>% Change YTD</b>
<b>System Statistics:</b>						
<b>System Ridership</b>	<b>209,196</b>	<b>200,615</b>	<b>4.28%</b>	<b>1,811,327</b>	<b>1,719,268</b>	<b>5.35%</b>
Fixed Ridership	193,996	185,730	4.45%	1,676,944	1,591,069	5.40%
Mobility Ridership	10,505	9,976	5.30%	88,842	85,089	4.41%
FLEX Ridership	4,695	4,909	-4.36%	45,541	43,110	5.64%
<b>System Service Hours</b>	<b>15,399</b>	<b>14,735</b>	<b>4.51%</b>	<b>132,289</b>	<b>126,037</b>	<b>4.96%</b>
Fixed Service Hours	9,982	9,306	7.27%	85,218	80,479	5.89%
Mobility Service Hours	4,405	4,351	1.24%	38,101	36,270	5.05%
FLEX Service Hours	1,012	1,078	-6.12%	8,970	9,288	-3.42%
<b>System Service Miles</b>	<b>191,802</b>	<b>180,517</b>	<b>6.25%</b>	<b>1,660,400</b>	<b>1,549,841</b>	<b>7.13%</b>
Fixed Service Miles	124,979	113,637	9.98%	1,074,824	976,495	10.07%
Mobility Service Miles	52,944	52,284	1.26%	459,048	449,336	2.16%
FLEX Service Miles	13,879	14,596	-4.91%	126,528	124,010	2.03%
<b>System Revenue Vehicles</b>	<b>51</b>	<b>58</b>	<b>-12.07%</b>	<b>53</b>	<b>64</b>	<b>-17.19%</b>
Fixed Revenue Vehicles	25	32	-21.88%	27	38	-28.95%
Mobility Revenue Vehicles	21	21	0.00%	21	21	0.00%
FLEX Revenue Vehicles	5	5	0.00%	5	5	0.00%
<b>System Miles/Revenue Vehicle</b>	<b>3,761</b>	<b>3,112</b>	<b>20.84%</b>	<b>31,328</b>	<b>24,216</b>	<b>29.37%</b>
Fixed Miles/Revenue Vehicle	4,999	3,551	40.78%	39,808	25,697	54.91%
Mobility Miles/Revenue Vehicle	2,521	2,490	1.26%	21,859	21,397	2.16%
FLEX Miles/Revenue Vehicle	2,776	2,919	-4.91%	25,306	24,802	2.03%
<b>System Efficiencies:</b>						
<b>System Ridership/Service Hour</b>	<b>13.58</b>	<b>13.61</b>	<b>-0.22%</b>	<b>13.69</b>	<b>13.64</b>	<b>0.37%</b>
Fixed Ridership/Revenue Hour	19.43	19.96	-2.62%	19.68	19.77	-0.46%
Mobility Ridership/Revenue Hour	2.38	2.29	4.01%	2.33	2.35	-0.61%
FLEX Ridership/Revenue Hour	4.64	4.55	1.88%	5.08	4.64	9.37%
<b>System Percent On-Time Trips</b>	<b>88.86%</b>	<b>92.81%</b>	<b>-4.26%</b>	<b>86.96%</b>	<b>90.41%</b>	<b>-3.81%</b>
Fixed Percent On-Time Trips	91%	93%	-2.15%	87%	90%	-3.74%
Mobility Percent On-Time Trips	89%	97%	-8.25%	93%	96%	-2.91%
FLEX Percent On-Time Trips	0%	77%	-100.00%	73%	80%	-8.74%
<b>System Subsidy/Passenger</b>	<b>\$8.29</b>	<b>\$7.93</b>	<b>4.58%</b>	<b>\$8.09</b>	<b>\$7.61</b>	<b>6.32%</b>
Fixed Subsidy/Passenger	\$4.90	\$5.40	-9.21%	\$5.04	\$5.31	-5.02%
Mobility Subsidy/Passenger	\$62.87	\$49.14	27.94%	\$57.28	\$44.00	30.20%
FLEX Subsidy/Passenger	\$26.34	\$19.98	31.85%	\$24.52	\$20.85	17.60%
<b>Operator Pay Hours/Service Hour</b>	<b>1.38</b>	<b>1.27</b>	<b>9.28%</b>	<b>1.37</b>	<b>1.33</b>	<b>3.66%</b>
<b>Vehicle Maintenance Expense/Mile</b>	<b>\$1.29</b>	<b>\$1.40</b>	<b>-7.72%</b>	<b>\$1.44</b>	<b>\$1.28</b>	<b>13.00%</b>



## MEMO

Date: April 28, 2026  
To: Board of Trustees  
From: Brady Lange, Deputy Managing Director  
Subject: Recommendation for Approval of a Purchase and Sale Agreement and a Lease Agreement Between Connect Transit and the City of Bloomington for Property Located at 202 W. Market Street.

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### Recommendation:

Authorize the Deputy Managing Director to execute a Purchase and Sale Agreement [enclosure 1] and a Lease Agreement [enclosure 2] between Connect Transit and the City of Bloomington for property located at 202 W. Market Street in Downtown Bloomington.

### Background:

The Downtown Bloomington Transit Center has been the focus of a multi-year planning and design effort between Connect Transit and the City of Bloomington. Early work, including National Environmental Policy Act review and subsequent design phases, confirmed the need for a modern, centralized transit facility to replace the current on-street transfer environment and improve safety, accessibility, and system efficiency. As planning progressed, both agencies identified the Market Street Garage site—an aging structure at the end of its useful life—as the most viable and cost-effective location for the project.

The proposed facility is designed to serve as a multimodal hub that enhances passenger experience through improved connectivity and weather-protected amenities, while also supporting broader downtown revitalization efforts. The architectural approach blends historic downtown character with contemporary design elements, and the project is currently at approximately 60 percent design completion.

### Discussion:

The proposed agreements formalize a partnership framework under which the City of Bloomington will convey the Market Street Garage property to Connect Transit for a nominal purchase price of \$10. Connect Transit will accept the property in its current “as-is” condition and assume full responsibility for demolition of the existing structure and construction of the new facility at their sole expense.

The City will contribute just over \$358,000 toward design costs, while Connect Transit will fund the balance of the project. In addition, the City will provide short-term support for site security and maintenance following the approval of these agreements for the existing garage, covering these costs for the first six months and sharing costs for an additional six months if demolition has not yet commenced.

Upon completion, Connect Transit will retain ownership of the property and operate the transit facility. The City will lease the public parking facility and police security office for a 99-year term at a nominal rate of \$10 per year. Under this structure, the City will have full responsibility for operating, maintaining, and collecting revenue from the parking facility, as well as providing snow removal and maintaining surrounding site elements. Connect Transit will retain access to 12 dedicated parking spaces for operational needs.

Overall, the agreements establish a balanced approach that enables development of a modern transit hub while clearly defining long-term responsibilities between the parties.

**Financial Impact:**

If approved, Connect Transit will purchase the Market Street Garage for a total cost of \$10.

## PURCHASE AND SALE AGREEMENT

**THIS PURCHASE AND SALE AGREEMENT (“Agreement”)** is made and entered into this \_\_\_\_ day of April, 2026 (“**Effective Date**”), by and between the **CITY OF BLOOMINGTON**, an Illinois municipal corporation and home rule unit of local government with offices located at 115 E. Washington Street, Bloomington, Illinois (“**Seller**”), and **BLOOMINGTON NORMAL PUBLIC TRANSIT SYSTEM doing business as Connect Transit** an Illinois Intergovernmental Agency, with offices located at 351 Wylie Drive, Normal, Illinois (“**Purchaser**”) (collectively, the Seller and Purchaser are the “**Parties**” and, sometimes, individually, a “**Party**”).

### RECITALS

**WHEREAS**, the Seller owns certain parcel of real property which is currently occupied by a public parking structure and related improvements, located at 202 West Market Street Bloomington, Illinois, commonly referred to as the Market Street Garage, which property is legally described in Exhibit A (collectively, “**Property**”); and

**WHEREAS**, Purchaser wishes to acquire and redevelop the Property as a transfer station and is willing to include within the design Seller-controlled parking and a police satellite facility adequate to meet the needs of the Seller; and

**WHEREAS**, the Parties have agreed that in exchange for Seller transferring ownership of the Property to Connect, and Purchaser will, except as otherwise set forth herein, construct at its sole expense, a multi-level facility (“**Premises**”) on the Property that will include a Transportation Transfer Station (“**TTS**”) and (2) a downtown satellite facility (“**DSF**”) for the exclusive use of the Bloomington Police Department on the upper (street) level and a public parking facility (“**PPF**”) with eighty five (85) to ninety five (95) parking spaces on the ground floor; and

**WHEREAS**, upon completion of construction, the Purchaser shall operate the TTS, and the Seller shall have exclusive control of the PPF and the DSF as further set out in the terms of the Lease Agreement attached as Exhibit C; and

**WHEREAS**, the Seller is authorized to enter into this Agreement pursuant to, among other sources of authority, the Seller’s home rule powers and local ordinances; and

**WHEREAS**, the Parties wish to enter into this Agreement setting forth the terms and conditions applicable to the Purchaser’s acquisition of the Property;

### AGREEMENT

In consideration of the recitals, covenants, and agreements contained herein, the Parties agree as follows:

**1. Recitals and Exhibits.** The foregoing recitals are incorporated as though fully set forth in this Section 1. All exhibits attached to this Agreement are incorporated herein by this reference.

**2. Property to be Purchased.** Subject to compliance with this Agreement's terms and conditions, Seller agrees to convey, and Purchaser agrees to purchase the Property from Seller.

**3. Consideration.**

(a) The purchase price for the Property shall be **Ten (\$10.00) Dollar** ("**Purchase Price**") plus other valuable consideration as further set out herein.

(b) As additional consideration for the purchase of the Property, Purchaser agrees to enter into a 99-year lease with the Seller, commencing as soon as construction of the Premises permits, allowing the Seller to continue to operate a public parking facility on the Property as further outlined below, under the terms set out in the Lease Agreement attached hereto as Exhibit C.

(c) Purchaser shall, at its own expense, demolish the existing structure and construct the Premises, which shall include at least one level of parking on the ground floor with access from Market Street. The ground floor shall contain 85 to 95 parking spaces, which shall be leased to and under the exclusive control of the Seller, with twelve (12) spaces reserved for the Purchaser, with additional spaces made available for meetings of the Purchaser's Board, and for other Purchaser activities as mutually agreed to by the Parties. Additionally, the street level shall include a Bloomington Police Department Downtown Satellite Facility ("DSF"), the design of which shall be subject to the Seller's approval as well as the Transportation Transfer Station (TTS). The construction of the Premises, including the TTS, PPF, and DSF, shall be undertaken and completed at the sole cost and expense of the Purchaser. Seller agrees to contribute to the cost of design as set out below.

(d) The Seller has already contributed approximately \$182,670.00 toward the design of the Premises. The Seller agrees to contribute up to an additional \$176,043.00 toward the final design, for a total maximum contribution of \$358,713.00 toward the overall design costs of the Premises.

**4. Closing.** The closing of the purchase and sale of the Property ("**Closing**") will occur on \_\_\_\_\_, 2026, at the offices of Chicago Title Insurance Company ("**Title Company**"), or such other place and time as may be agreed upon by the Purchaser and the City Manager ("**Closing Date**").

**5. Title and Survey.**

(a) The obligations of Purchaser under this Agreement are subject to and conditioned upon the determination by Purchaser, in its sole discretion and judgment, that the Property is satisfactory for the Purchaser's purposes.

(e) No later than five (5) days after Effective Date, the Seller shall cause to be delivered to the Purchaser any plat of survey of the Property in the Seller's possession ("**Existing Survey**"). Purchaser shall be responsible, at its sole cost, for preparing any additional survey ("**Survey**") necessary for the Purchaser's or the Title Company's purposes.

(f) Within five (5) days after the Effective Date, Seller will order a title commitment from the Title Company, dated within thirty (30) days of the Effective Date, and the Seller will deliver to the Purchaser an Alta Form B title commitment (“**Title Commitment**”) for an owner’s title insurance policy including copies of all underlying recorded documents issued by the Title Company in the amount of the Purchase Price for the Property showing fee simple title to the Property vested in the Seller. Within ten (10) days of receiving the Title Commitment, the Purchaser will notify the Seller (“**Purchaser Title Notice**”) of any exceptions to title shown on the Title Commitment that are not acceptable to the Purchaser (“**Unpermitted Exceptions**”). Any title exceptions that Purchaser fails to object to in the Purchaser Title Notice will become permitted exceptions, and Exhibit B to this Agreement will be modified accordingly. At least five (5) days before the Closing, the Seller will obtain a pro forma Title Commitment. The cost of the title insurance policies to be issued pursuant to the Title Commitment and the cost of all endorsements shall be paid by the Seller. All required state, county, transfer taxes shall be paid by the Seller and municipal transfer taxes, if any, shall be paid by the party as stated by local ordinance.

**6. Representations.** Except as otherwise stated in this agreement, including the exhibits attached hereto, no representations or warranties have been made or are made and no responsibility has been or is assumed by seller or by any officer, employee, person, firm, agent or representative acting or purporting to act on behalf of seller as to the condition or repair of the property or the value, expense of operation, or income potential thereof or as to any other fact or condition which has or might affect the property or the condition, repair, value, expense of operation or income potential of the property or any portion thereof. The parties agree that all understandings and agreements heretofore made between them or their respective agents or representatives, are merged in this agreement and the exhibits hereto, which alone fully and completely express their agreement, and that this agreement has been entered into after full investigation, or with the parties satisfied with the opportunity afforded for investigation, neither party relying upon any statement or representation by the other unless such statement or representation is specifically embodied in this agreement or the exhibits attached hereto.

**A. Seller Representations.** To induce Purchaser to enter into this Agreement, Seller represents, warrants, and covenants to Purchaser as set forth below. Each of the following representations shall be deemed remade as of the Closing Date and survive the Closing for a Period of nine months.

1. Seller has the legal power, right, and authority to enter into this Agreement, to consummate the transactions contemplated herein, and to execute and deliver all documents and instruments to be delivered by Seller hereunder. The individual(s) executing this Agreement on behalf of Seller have the legal power, right, and actual authority to bind Seller to the terms and conditions of this Agreement.
2. All parking rights in the parking structure have been terminated effective April 1, \_\_\_\_, 2026. No options, warrants, rights, or agreements to purchase, participate in, or acquire all or any portion of the premises are outstanding. The Property will be delivered vacant, at the closing.

3. To the best of Seller's knowledge, the Property is tax exempt.
4. There are no written or oral contracts or commitments relating to the Property including, without limitation, for management, performance of service, employment, or purchase or lease of equipment ("**Contracts**") relating to the Property with respect to any third party.
5. To the best of Seller's knowledge, there are no lawsuits threatened or pending involving all or any portion of the Property and no notice has been received by Seller of any condemnation proceedings or any building, zoning, environmental, fire or health code violations which are threatened or pending. If between the Effective Date and the Closing Date, any notice of code violations is received or any lawsuits are initiated with respect to the Property, Seller will promptly notify Purchaser of same, and with respect to code violations, will correct same prior to Closing.

Zoning and Waiver of City Fees. Purchaser acknowledges that the Property is not currently zoned for Purchaser's intended use. Purchaser shall be solely responsible for applying for and obtaining all necessary zoning approvals, permits, and entitlements required to construct and/or operate the Premises. The City agrees to waive any applicable municipal application or connection fees and to reasonably cooperate with Purchaser in connection with the zoning and permitting process.

6. The execution of this Agreement is not in violation of or prohibited by any contract, agreement, or other obligation to which Seller is bound, and the party executing this Agreement for Seller warrants his/her authority to bind Seller.
7. All of the documents delivered to the Purchaser pursuant to this Agreement are true and correct.
8. Seller further covenants to Purchaser and agrees that between the date hereof and the Closing Date:
  - a) Seller shall not enter into any new undertakings or agreements relating to the management, financing or maintenance of the Property which extend beyond the Closing Date or prepay for a period of more than one (1) month any sums payable under any Contracts, without prior written notice to and approval of Purchaser.
  - b) Seller shall keep Property adequately insured by financially sound and reputable insurers against loss or damage by fire with extended coverage endorsements and maintain reasonably adequate liability insurance covering liability for personal injury or property damage

to the extent and in the manner customary for Property of its character.

**B. Purchaser Representations.** To induce Seller to enter into this Agreement, Purchaser represents, warrants, and covenants to Seller as set forth below. Each of the following representations shall be deemed remade as of the Closing Date:

1. This Agreement and all documents or instruments delivered by Purchaser in connection with the transaction contemplated by this Agreement have been or will be at the time of delivery duly authorized and all obligations of Purchaser under this Agreement and the aforementioned documents and instruments are or at the time of delivery thereof shall be legal, valid and binding obligations of it and, as of the time of delivery, neither this Agreement nor any of the other aforementioned documents or instruments violates or will be in violation of the provisions of any other agreement to which Purchaser is a party or to which it is subject;
2. There are no actions, suits, or proceedings pending or, to the knowledge of Purchaser, threatened against or affecting Purchaser before any administrative, regulatory, adjudicatory or arbitration body or agency of any kind that have, or could reasonably be expected to have, a material and adverse effect on the performance by Purchaser of its obligations pursuant to and as contemplated by the terms and provisions hereof;
3. Purchaser is in compliance with the requirements of Executive Order No. 133224, 66 Fed. Reg. 49079 (Sept. 25, 2001) (“**Order**”) and other similar requirements contained in the rules and regulations of the Office of Foreign Assets Control, Department of the Treasury (“**OFAC**”) and in any enabling legislation or other Executive Orders or regulations in respect thereof (the Order and such other rules, regulations, legislation, or orders are collectively called the “**Orders**”). Purchaser is not listed on the Specially Designated Nationals and Blocked Persons List maintained by OFAC pursuant to the Order and/or on any other list of terrorists or terrorist organizations maintained pursuant to any of the rules and regulations of OFAC or pursuant to any other applicable Orders

## **8. Condition of Property.**

(a) Purchaser acknowledges that it is fully aware of the current condition of the property, and agrees to accept the property in “as is” condition at the time of closing, including, without limitation, any defects or environmental conditions, whether known or unknown, whether such defects or conditions were discoverable through inspection or not. Purchaser acknowledges that Seller, its agents and representatives have not made, and the Seller specifically negates and disclaims, any representations, warranties, promises, covenants, agreements or guarantees, implied or express, oral or written with respect to the following:

- 1) the granting of any required permits or approvals, if any, of any governmental bodies which have jurisdiction over the construction or development of the Property, including, without limitation, the Seller;
- 2) the habitability, merchantability, marketability, profitability or fitness of the Property for any use or purpose.

(b) The Closing of this transaction shall constitute acknowledgement by the Purchaser that Purchaser had the opportunity to retain independent, qualified professionals to inspect the Property and that the condition of the Property is acceptable to the Purchaser. The Purchaser agrees that the Seller shall have no liability for any claims or losses the Purchaser or the Purchaser's successors or assigns may incur as a result of construction or other defects which may now or hereafter exist with respect to the Property. This Section shall survive Closing.

(c) It is understood and agreed by the Seller that the property shall be delivered vacant and not subject to any leases, licenses or other use agreements at the closing. Any parking agreements shall be terminated prior to closing. Agreement to this arrangement and term is a condition precedent to each Party proceeding with the purchase of the Property.

**9. Taxes and Special Assessments.** The Seller will ensure that there are no outstanding and unpaid real estate tax or special assessment liabilities due and owing up to and including the Closing Date, and that the Property will be conveyed to the Purchaser free of any such taxes, transfer taxes, assessments or liens.

**10. Closing Costs; Related Fees.** Except as provided herein, the Parties shall evenly split (*i.e.*, 50% / 50%) the costs of Closing, including escrow costs and fees.

**11. Seller's Obligations at Closing.** At or prior to the Closing Date, Seller shall deliver the following:

(a) a duly recordable warranty deed to the Property with all stamps affixed thereto conveying to Purchaser fee simple title to the Property and all of Seller's rights appurtenant thereto, together with all required transfer declarations duly executed by Seller;

(b) affidavit of Seller confirming that Seller is not a "foreign corporation" within the meaning of Section 1445 of the Internal Revenue Code;

(c) an ALTA Statement, on Title Company's standard form, executed by Seller;

(d) an affidavit stating that there is no property manager at the Property; and

(e) Deliver to Title Company a settlement statement; and

(f) Deliver an Affidavit of Title executed by the Seller warranting that no outstanding mechanic's lien rights exist and that the property is subject to no leases, liens or other claims or encumbrances of title except those specifically permitted pursuant to this Agreement.

(g) Delivery of an executed lease agreement for the lease of a public parking structure to be constructed, managed and maintained by Seller and located below the transportation transfer facility to be constructed, managed and maintained by Purchaser.

The Parties shall also deliver such additional documents and matters as shall be reasonably required to close the transactions contemplated by this Agreement including, without limitation, Real Estate Transfer Tax Declarations, copies of paid real estate tax bills, and most recent notices of assessment valuation, if any. Drafts of all Seller Closing documents listed in this Section 11 will be delivered to the Purchaser at least five (5) days before the Closing Date for the Purchaser's approval.

**12. Purchaser's Obligations at Closing.** At Closing, and subject to the terms, conditions, and provisions hereof, and the performance by Seller of its obligations as set forth herein, Purchaser shall deliver the Purchase Price, and Purchaser's share of Closing costs. At or before Closing, Purchaser shall execute and deliver to the Title Company such documents, and perform such acts, as are reasonably necessary to accomplish and/or consummate the Closing. Purchaser shall also Deliver an executed lease agreement for the lease of a public parking structure to be located on the ground floor, and a downtown satellite facility (DSF) located at street level, both to be managed and maintained by Seller, with the provision that the transportation transfer facility (TTF) shall be managed and maintained by Purchaser. A copy of the proposed Lease Agreement for the public parking structure is attached as **EXHIBIT C**.

**13. Possession, Security, and Schedule.** Seller shall deliver legal fee simple title to the Property, together with the right of reversion, to Purchaser at Closing. Upon closure of the parking facility currently located on the Property, Seller shall, at its sole expense, take all necessary steps to secure the Property for a period of six (6) months, or until Purchaser is ready to commence demolition of the existing structure, whichever occurs first. If Purchaser is not ready to commence demolition within the initial six (6) month period, the Parties shall share equally the cost of securing the Property for an additional period of up to six (6) months. If demolition has not commenced within twelve (12) months from the Effective Date of this Agreement, Purchaser shall be solely responsible for all costs associated with securing the Property from that point forward, until the existing structure is demolished and the new Premises is completed. Purchaser agrees to make every reasonable effort to commence the demolition and to complete the construction as soon as practicable.

**14. Deed and Right of Reversion.** Seller shall deliver at Closing a warranty deed conveying a fee simple determinable estate, granting title to Purchaser so long as the Property and any premises located upon it is thereafter continuously used as a public transportation transfer station and public parking facility. Should Purchaser cease to operate a TTS facility on the Property at any time, title to the Property shall automatically and immediately revert to the Lessee without the need for further action. The deed shall expressly include this condition and state that the estate granted is determinable, with reverter rights held by the Lessee and subject to the interests of the Federal Transportation Administration and the Illinois Department of Transportation.

**15. Conditions to the Seller's Performance.** The Seller shall have the right, at the Seller's sole discretion, to terminate this Agreement if:

(a) The Seller, at the Seller's sole discretion, determines that the sale of the Property to the Purchaser or any related transactions are in any way associated with illegal activity of any kind; or

(b) Any material misrepresentation is made by the Purchaser.

**16. Conditions to the Purchaser's Performance.** The Purchaser shall have the right to, at the Purchaser's sole discretion, to terminate the Agreement if:

(a) Any material misrepresentations made by the Seller.

**(a) 16. Indemnification.** The Purchaser agrees to indemnify and fully protect, defend, and hold harmless the Seller and its elected and appointed officials, officers, directors, employees, representatives, agents, attorneys, brokers, successors or assigns from and against any and all claims, costs, liens, loss, damages, attorney's fees and expenses of every kind and nature that may be sustained by or made against any of the Seller Parties resulting from or arising out of: Inspections, repairs, or demolition of the Premises made by the Purchaser or its agents, employees, contractors, successors or assigns; and

**(b)** The Purchaser's or the Purchaser's tenants, agents or representatives use and/or occupancy of the Property prior to Closing, if any, except to the extent caused by the willful or intentional act of the Seller. This Section shall survive Closing.

**17. Risk of Loss.** In the event of fire, destruction or other casualty loss to the Property after the Seller's acceptance of this Agreement and prior to Closing shall have no bearing or effect on this agreement.

**18. Discharge.** Seller's delivery of the deed to the Property to the Purchaser shall be deemed to be full performance and discharge of all of the Seller's obligations under this Agreement, except those obligations that survive closing or that are created by the Lease.

**19. Brokerage.** Seller has not contract with any real estate broker, agent, finder or similar person in connection with the negotiation and execution of this Agreement, the transactions contemplated hereby or the sale and purchase of the Property. Purchaser has not contracted with any real estate broker, agent, finder or similar person in connection with the negotiation and execution of this Agreement, the transactions contemplated hereby or the sale and purchase of the Property. The Parties represent to each other that no brokerage fee is due to anyone because of this sale and agree to hold each other harmless from any such claim. The provisions of this Section shall survive Closing.

**20. Remedies.** Except as provided in Section 6(b), if either Party defaults in the performance of this Agreement, the non-defaulting Party's exclusive remedies shall be to either: (i) terminate this Agreement and, in the case of a Purchaser default, the Seller will retain the Earnest Money; or (ii) pursue specific performance. Except as provided in Section 6(b), Seller

and Purchaser hereby acknowledge and agree that neither Party shall be entitled to any monetary or legal damages, excluding the Earnest Money as a result of any breach of this Agreement.

**21. Miscellaneous.** The following general provisions govern this Agreement.

(a) No Waiver. The waiver by either Party hereto of any condition or the breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of any other condition or of any subsequent breach of the same or of any other term, covenant or condition herein contained. Either Party, in its sole discretion may waive any right conferred upon such Party by this Agreement, provided that such waiver shall only be made by giving the other Party written notice specifically describing the right waived.

(b) Time of Essence. Time is of the essence of this Agreement.

(c) Governing Law. This Agreement is made and executed under and in all respects to be governed and construed by the laws of the State of Illinois and the Parties hereto hereby agree and consent and submit themselves to any court of competent jurisdiction situated in McLean County, Illinois.

(d) Notices. All notices and demands given or required to be given by any Party hereto to any other Party shall be deemed to have been properly given if and when delivered by email, or Overnight mail addressed as follows (or sent to such other address as any Party shall specify to the other Party pursuant to the provisions of this Section):

**If to Seller:**

**City of Bloomington  
c/o Mr. Jeff Jurgens  
City Manager  
115 E. Washington Street, Suite 401  
Bloomington, Illinois 61701**

**With a Copy to:**

**City of Bloomington  
c/o Christopher J. Spanos  
Corporation Counsel  
115 E. Washington Street, Suite 401  
Bloomington, Illinois 61701**

**If to Purchaser:**

**With a Copy to:**

Any Party, by notice given as aforesaid, may change the address to which subsequent notices are to be sent to such Party.

(e) Assignability. In no event may Seller convey or encumber the Property during the term of this Agreement, and neither Seller nor Purchaser may assign this Agreement or its rights herein to any third Party without the prior written consent of the other Party.

(f) Severability. If for any reason any term or provision of this Agreement shall be declared void and unenforceable by any court of law or equity it shall only affect such particular term or provision of this Agreement and the balance of this Agreement shall remain in full force and effect and shall be binding upon the Parties hereto.

(g) Disputes. Notwithstanding any other provisions herein to the contrary, if any action or proceeding is brought by Seller or Purchaser to interpret the provisions hereof or to enforce either Party's respective rights under this Purchase Agreement, the prevailing Party shall be entitled to recover from the unsuccessful Party therein, in addition to all other remedies, all costs incurred by the prevailing Party in such action or proceeding, including reasonable attorney's fees and court costs.

(h) Complete Agreement. All understandings and agreements heretofore had between the Parties are merged into this Agreement, including the terms and conditions of the Lease attached as Exhibit C, which alone fully and completely expressed their agreement. This Agreement may be changed only in writing signed by both Parties hereto and shall apply to and bind the successors and assigns of each of the Parties hereto and shall merge with the deed delivered to Purchaser at Closing except as specifically provided herein.

(i) No Third Party Beneficiaries. The covenants and agreements contained herein shall be binding upon and inure to the sole benefit of the Parties hereto, and their successors and assigns. Nothing herein, express or implied, is intended to or shall confer upon any other person, entity, company, or organization, any legal or equitable right, benefit or remedy of any nature whatsoever under or by reason of this Agreement.

(j) Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument, and any signatures to counterparts may be delivered by facsimile or other electronic transmission and shall have the same force and effect as original signatures.

(k) Force Majeure. Whenever performance must be delayed at any time by a Force Majeure Event (as defined below), then the Party delayed from performing shall be excused from performance: 1) only after delivery of notice to the other Party, which notice shall identify the nature of the Force Majeure Event and the anticipated duration of the delay due to the Force Majeure Event; 2) only during the duration of the Force Majeure Event; and 3) only so long as the Party whose performance is impaired continues to take reasonable steps to mitigate the effect of the Force Majeure Event and to substantially perform despite the occurrence of the Force Majeure Event.

For the purposes of this section "Force Majeure Event" shall mean strikes, lockouts, acts of God, damage due to fire or other casualty, or other factors beyond a party's reasonable control and reasonable ability to remedy; provided, however, that Force Majeure Event shall not include

delays caused by weather conditions, unless those conditions are unusually severe or abnormal considering the time of year and the particular location of the Property. In no event shall an increase in costs or other financial considerations be considered a Force Majeure Event.

[Signature page follows]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year set forth below.

**PURCHASER:  
BLOOMINGTON NORMAL PUBLIC  
TRANSIT SYSTEM**

**ATTEST**

\_\_\_\_\_  
Name:  
Title:  
  
Date: \_\_\_\_\_


\_\_\_\_\_  
Name:  
Title:  
  
Date: \_\_\_\_\_

**SELLER:**

**CITY OF BLOOMINGTON**  
an Illinois Municipal Corporation

**ATTEST**

\_\_\_\_\_  
Name: Jeff Jurgens  
Title: City Manager  
  
Date: 4/16/2026 | 12:41 PM CDT

  
\_\_\_\_\_  
Name: Leslie Smith-Yocum  
Title: City Clerk  
  
Date: 4/19/2026 | 10:03 PM CDT



**LEASE**

This Lease is made this \_\_\_\_ day of \_\_\_\_\_, 2026 between **Bloomington Normal Public Transit System, an Illinois intergovernmental agency, doing business as Connect Transit**, hereinafter referred to as "**Lessor**," and the **City of Bloomington, Illinois, a home rule unit of local government**, hereinafter referred to as "**Lessee**."

**RECITALS**

**WHEREAS**, Lessor and Lessee (hereinafter the "Parties") entered into a Purchase and Sale Agreement ("Sale Agreement"), a copy of which is attached hereto as Exhibit A, through which the Lessor purchased from the Lessee the parcel of property located at 202 West Market Street, Bloomington, Illinois, (hereinafter referred to as the "Property"); and

**WHEREAS**, Lessor has agreed to purchase the Property from the Lessee for the purpose of constructing a new facility (the "Premises"), which will include: (i) a transportation transfer station ("TTS") to be operated and controlled exclusively by the Lessor; and (ii) a public parking facility ("PPF") containing a minimum of eighty-five (85) to ninety-five (95) parking spaces, located on the ground floor, and a police security office ("PSO") consisting of approximately one hundred fifty (150) square feet, located within the TTS facility and to be built out by Lessee at Lessee's expense, with both the PPF and PSO to be operated, maintained, and controlled by the Lessee; provided, however, that the PSO may, upon mutual agreement of the parties, be made available for use by the Bloomington Police Department as a downtown satellite security office in connection with security for the TTS and surrounding area; and

**WHEREAS**, the Sale Agreement provides that Lessor shall develop the Property at Lessor's sole expense, including the cost of construction of the TTS, the PPF, and the PSO, all in accordance with plans mutually developed and approved by the Parties; and

**WHEREAS**, the Parties intend that this Lease shall commence as soon as construction of the Premises permits, allowing the Lessee to operate the PPF and the PSO as soon as the construction schedule will reasonably allow; and

**WHEREAS**, Lessor and Lessee have cooperatively engaged architectural, engineering, and other professional services necessary to design the Premises to include the TTS, the PPF, and the PSO; and

**NOW THEREFORE**, in consideration of the mutual promises contained herein and other good and valuable consideration, the receipt of which is acknowledged, it is agreed between the parties as follows:

1. **Recitals and Exhibits.** The foregoing recitals are incorporated as though fully set forth in this Section 1. All exhibits attached to this Lease are incorporated herein by this reference.
2. **Description of Premises, Leasing and Use of Public Parking Facility.** As further described herein, Lessor leases to Lessee and Lessee leases from Lessor the PPF and the PSO

constructed on the ground floor of the Premises as further described in the Purchase Agreement attached hereto as Exhibit A.

**Commonly known as:**

Market Street Parking Garage  
202 West Market Street,  
Bloomington, Illinois 61702

**TAX ID#:**

See also a copy of the Plat of Survey attached hereto as Exhibit B. The real estate is hereafter referred to as the “**Property.**”

3. **Term of Lease.** The term of this Lease shall be ninety-nine (99) years to begin on the \_\_\_ day of \_\_\_\_\_, 2026 and shall terminate on the \_\_\_ day of \_\_\_\_\_, 2125.
4. **Rental.** Lessee shall pay the sum of ten dollars per year as basic rent. City may pay the annual rent for the term of this Lease (99 years) in advance.
5. **Right of Reversion.** If, at any time during the term of this Lease or any renewal thereof, the Lessor ceases to operate, or causes operations to cease, of a transportation transfer station on the Property, then ownership of the Property shall automatically revert to the Lessee, without the need for further action, as provided in the Sale Agreement and the deed executed in connection with the conveyance of the Property. Such right to reversion shall be subject to the Federal Transit Administration’s remaining federal interest in the Property at the time of reversion and/or the Illinois Department of Transportation’s remaining state interest in the Property at the time of reversion.
6. **Option(s) to Extend.**
  - A. Provided Lessee shall not be in default in payment or performance of this Lease and provided this Lease has not been previously terminated, Lessee shall have the right to renew the Lease five (5) times for additional ten (10) year periods under the same terms and conditions.
  - B. Following the initial term of the Lease, and at the expiration of any subsequent renewal term, the Lease will automatically renew for a period of ten (10) years unless the Lessee provides the Lessor with at least 60 days' notice of its intent to terminate the Lease prior to the expiration of the current term.
  - C. Rent shall remain the same throughout the Lease period and shall not be increased during any extension period.
7. **Condition of Structure at Commencement of Term.** Lessee has examined the Structure prior to the execution of this Lease and knows the condition thereof

**8. Maintenance and Repairs.** The Parties agree to do nothing to permit a mechanic's lien to be filed against the Property. Lessee agrees to maintain the PPF and the PSO throughout the term of the Lease. Lessee acknowledges that Lessor shall not have any responsibility under this Lease for maintenance or repairs as to that portion of the Property used by Lessee for public parking purposes. Lessor agrees to maintain the TTS and the common areas of the Premises throughout the term of the Lease. Lessor acknowledges that Lessee shall not have any responsibility under this Lease for maintenance or repairs as to that portion of the Property used by Lessor for TTS purposes. The parties agree to create a separate instrument detailing areas of maintenance, repair or replacement for each party and areas of joint responsibility if any. The Parties will work in concert to ensure that any interruption as a result of required maintenance and/or repairs will be performed in a way to minimize as is reasonably practical any adverse effect on the Parties' goals and operations.

**9. Remodeling, Alterations and Modifications.** The Parties have agreed to collaborate on the design and construction of the Premises, including both the TTS and the PPF. However, following the initial design and construction, the Lessee shall have the right, at its sole discretion and expense, to remodel, redecorate, and/or make any necessary changes to the PPF to suit its needs. Likewise, the Lessor retains the right, after the initial design and construction, to remodel, redecorate, or make any necessary changes to the TTS to make it more suitable for the Lessor's purposes, at its sole discretion and expense.

Both the Lessee and the Lessor must provide the other party with at least 60 days' notice prior to commencing any major improvements, repairs, remodeling, or other construction activities on the Premises. All work undertaken by or on behalf of either party must be carried out in a manner that minimizes disruption to the other party's operations (the TTS or PPF) as much as reasonably possible. Any work that could adversely impact transit or public parking functions may only be performed when necessary for public safety purposes or essential to the operations of either the TTS or the PPF to comply with state law that requires that a public property entity must exercise ordinary care to maintain its property in a reasonably safe condition for the use in the exercise of ordinary care of people whom the entity intended and permitted to use the property. Such work must be coordinated with the other party to minimize any impact on services and requires the other party's approval, which shall not be unreasonably withheld. For the purposes of this Lease, "major improvements, repairs, remodeling, or other construction activities" refers to any work expected to take more than 30 days to complete.

The Sale Agreement and this Lease set forth the intent of the parties for the future use of the Premises and areas of responsibility concerning improvement of the Property including the Premises. This lease is an integral component of the Sale Agreement. A copy of said Sale Agreement is attached hereto as Exhibit A for reference. All alterations, improvements and changes Lessee may desire to make to the leased PPF, shall be done by Lessee at Lessee's expense. The Lessee shall be responsible for the expenses associated with design, construction and maintenance of the PPF.

Once the original construction is completed, any improvements made in connection with the TTS shall be at the expense of Lessor and be subject to the interest of the Federal Transit Administration in such Property, and any improvements made in connection with the PPF or the PSO shall be at the expense of Lessee.

All work done by either party shall be done in a safe and workmanlike manner by safe and competent workers under adequate supervision and shall be done with new and good quality materials. All work shall be performed in compliance with all building codes and any other

governmental regulation including but not limited to requirements of prevailing wage. The Party at whose instance the work is being performed shall carry, or cause its contractor to carry, adequate liability coverage and worker's compensation insurance covering all workers employed against injury or death, which insurance shall cover any liability of either Party arising out of such work.

10. **Operation of the Public Parking Facility (PPF).** Lessee shall have the exclusive right to control and maintain the PPF, including access to the facility. Lessee shall have the right to lease or license the use of all parking spaces regardless of location, of which up to twelve (12) parking spaces shall be specifically designated for use by Lessor. In the event the Lessor requires temporary or additional parking spaces beyond those allocated herein, the Lessee agrees to negotiate in good faith to make such spaces available on terms mutually acceptable to both parties. Lessee shall be responsible for these leases and licenses granted for such use to third parties, if any, and shall keep all payments, rents, fees, and other income generated by such leases and licenses. Lessor hereby consents to Lessee's right to lease, license, and otherwise make such space available to 3<sup>rd</sup> parties on such terms and conditions as determined by Lessee, provided however no lease or license for such space shall exceed the term of this lease.

11. **Compliance with the Law.** Lessee shall comply with all governmental regulations and statutes, and with all lawful requirements, affecting the operation of Lessee's business either now or in the future and/or with respect to any alterations, improvements and/or construction for which Lessee is responsible for performing under the Agreement and/or this Lease. Lessee agrees to indemnify, defend, and hold Lessor harmless from and against any claims for loss, costs, expenses, injuries, penalties, damages or charges imposed during or incurred on account of violation of any law, ordinance or requirements of any governmental authorities, whether occasioned by the action or neglect of Lessee or any of the Lessee's patrons, subtenants, agents, employees or contractors hired by Lessee then upon or using the PPF or the Public areas of the Property for which Lessee is responsible under this Lease for maintaining. This agreement to indemnify, defend and hold harmless does not apply to any claims for injuries, damages, expenses or penalties of any sort arising out of or related to a violation of any law, ordinance or requirements of any governmental authorities, whether occasioned by the action or neglect of Lessor or any of the Lessor's patrons, subtenants, agents, employees, or contractors then upon or using the TTS, claims for which if made against the Lessee, the Lessor agrees to indemnify, defend and hold harmless the Lessee.

12. **Trash Removal, Utilities, and Snow Removal.** Lessee shall pay for all trash removal, and all utilities of every description required for the PPF during the Lease term, including but not limited to heat, air conditioning, electricity, hot and cold water, sewer benefit taxes and sanitary district user charges. Lessee will be responsible for all snow removal for all areas on the Property, including all public rights of way and all common areas such as sidewalks, plaza areas, landscape areas and other exterior common elements used by the general public on the Property. Lessor shall pay for all trash removal, telephone installation and service, and all other utilities of every description required for the TTS during the Lease term, including but not limited to heat, air conditioning, electricity, hot and cold water, sewer benefit taxes and sanitary district user charges necessary for operation of the transfer station, its parking facilities, offices and other transit related services. Lessor agrees to be liable for any and all damage caused by freezing water pipes as a result of failure to keep the TTS adequately heated.

13. **Mutual Indemnification and Insurance.**

- a. Insurance. Each party agrees to obtain and maintain at its own expense the following insurance coverage during the term of the Lease:
  - i. General Liability Insurance: Each party shall maintain a minimum of not less than One Million Dollars (\$1,000,000.00) in general liability insurance coverage, naming the other party as an additional insured.
  - ii. Property damage insurance: in an amount of not less than One Hundred Thousand Dollars (\$100,000.00)
  - iii. Property (Fire) Insurance: Each party shall maintain insurance covering its own property and interests against loss or damage, including fire, theft, and vandalism, and shall name the other party as additional insureds during the term of the lease.
- b. Inflation. The parties recognize that due to inflation and other factors this limit of insurance may become inadequate to properly insure future risks during the term of this Lease. Therefore, the Parties agree to engage in good faith negotiations in years ten (10), twenty (20), and thirty (30) of this Lease to determine an appropriate limit of insurance to adequately address the then current liability risk, and the Parties agree to increase their respective limits of liability insurance coverage accordingly.
- c. Certificates of Insurance. Each party shall provide the other with certificates of insurance evidencing the required coverage within [number of days] days of the effective date of this Agreement and upon renewal of policies.
- d. Indemnification. The Parties agree to indemnify, defend, and hold harmless the other party from and against all liability, claims, demands, actions and suits and from all costs, damages, expenses, or judgments and reasonable attorney's fees for or arising out of any injury to or death of any person or damage to the property of any person arising from or in connection with the indemnifying party's use and occupancy of the Premises, or from the operations, acts or omissions, negligence or improper conduct of the indemnifying party or any of its agents or employees, or from its breach of any provision of this Lease, except to the extent caused by the negligence or misconduct of the indemnified party.
- e. Notice of Claims. Each party shall promptly notify the other in writing of any claims, losses, or incidents that may lead to a claim under this Agreement.
- f. Waiver of Subrogation. Each party waives any rights of subrogation against the other for claims covered by insurance. Each party shall ensure that its insurance policies reflect this waiver.
- g. Hazardous Substances. Lessee represents and warrants that it will not keep or dispose of "Hazardous Substances" (as hereinafter defined) upon the PPF, except in accordance with applicable law, nor will it keep or dispose of any asbestos, polychlorinated biphenyls (PCB's), lead base paints or petroleum products, including crude oil, or any fraction of it, and any natural gas, natural gas liquids, synthetic gas,

and liquefied natural gas on the Premises, except in accordance with applicable law. For purposes of this paragraph, the term "Hazardous Substances" means any substances which are hazardous substances as defined by the federal Comprehensive Environmental Response, compensation and Liability Act of 1980 and amendments thereto.

14. **Default by Lessee.** Lessee shall have breached this Lease and shall be considered in default hereunder if (a) Lessee fails to pay any rent when due and does not make the delinquent payment within ninety (90) days after mailing of notice thereof from Lessor; or (b) Lessee fails to perform or comply with any of the agreements, covenants or conditions of this Lease and such failure continues for a period of thirty (30) days after mailing of notice thereof from Lessor. In the event of a breach of this Lease, Lessor shall have the right forthwith to declare this Lease terminated and to recover possession of the PPF and to exclude Lessee therefrom. This Lease shall not become an asset in any bankruptcy proceedings. The remedies herein given Lessor shall be cumulative, and the exercise of any one remedy by Lessor shall not be to the exclusion of any other remedy. Lessor may pursue any rights or remedies provided by law. Lessee's obligation to pay the rent during the full term of this Lease, or any extension or holdover tenancy, shall not be waived, released or terminated by service of any Ten Day Notice, Demand for Possession, notice that the tenancy will be terminated on the date therein named, by institution of any action of forcible detainer or ejection, or judgment for possession that may be rendered in such action, or any other acts resulting in termination of Lessee's right to possession of the PPF.

It is agreed by the parties that after service of Notice or commencement of a suit, or after final judgment for possession of the PPF, Lessor may receive and collect any rent due, and payment of rent shall not waive or affect said notice or judgment. If default should be made in payment of rent, or any portion thereof, or in any of the covenants and conditions herein contained to be kept by the Lessee, and this Lease shall thereafter be terminated by Lessor because of such default, Lessor shall then be entitled to recover immediately as a component of its damages, an amount equal to the unpaid rental for the balance of the rental term. Any sums received by Lessor in reletting the leased PPF during the unexpired term of the Lease will be credited to Lessee's account. Any amount received in excess of Lessee's obligation to pay hereunder shall be retained by Lessor.

15. **Abandoning Premises or Personal Property.** Lessee shall not vacate or abandon the PPF at any time during the term, but if Lessee does vacate or abandon the PPF or is dispossessed by process of law, any personal property belonging to Lessee and left on the PPF shall be deemed abandoned, at the option of the Lessor, and shall immediately become the property of Lessor, at its option. Any such abandonment shall not relieve Lessee of any obligation to pay any amount due as rent or otherwise under this Lease.

16. **Lessor Covenants.** Lessor covenants and agrees that Lessee shall, as long as Lessee shall pay the rentals and perform and carry out Lessee's other obligations hereunder, peaceably and quietly have and enjoy the PPF without interference or hindrance whatsoever.

17. **Default by Lessor.** Lessor shall have breached this Lease and shall be considered in default hereunder if Lessor fails to perform or comply with any of the agreements, covenants or conditions of this Lease and such failure continues for a period of thirty (30) days after mailing of notice thereof from Lessee. In the event of a breach of this Lease, Lessee shall have the right to pursue any remedies allowed by law.

18. **No Waiver of Default.** Any failure by either party to insist upon the prompt and immediate performance of the terms and provisions of this Lease shall not be considered or held to be a waiver of any of their respective rights or obligations, nor shall the performance by Lessor of any obligation of Lessee be considered as a waiver. No waiver of any claimed default shall be deemed effective except as the same is stated in writing, signed by the party making the waiver, and setting forth in substance the alleged default that is waived and no waiver shall be deemed to be a precedent as to any other or to future claimed defaults.

19. **Assignment and Sublease.** Lessee will not assign or sublease its interest in this Lease without the consent of Lessor. No assignment or sublease by Lessee shall adversely impact transit operations.

Nothing herein shall interfere with the Lessee's opportunity to allow other parties to use the PPF and allow the Lessee to charge other parties for said use.

20. **Successors.** All rights and liabilities hereby given to, or imposed upon, the respective parties hereto shall extend to and bind the several respective heirs, executors, administrators, successors and assigns of said parties. No rights, however, shall inure to the benefit of any assignee of Lessee unless the assignment to such assignee has been approved by Lessor in writing.

21. **Notice.** Whenever in this Lease notice is required or desired to be given by either party to the other, such notice shall be in writing and signed by the party, giving the name of the duly authorized agent. Any such notice shall be deemed properly given and effective when deposited for mailing, postage prepaid, by first class mail to the other party at such address as such other party may have theretofore designated in writing. Unless and until a different address shall be so designated, any notice intended for Lessor or for Lessee shall be mailed to the addresses specified after their signatures.

22. **Modification or Alteration.** No modification, change or alteration in this Lease shall be effective except such as may be in writing signed by the parties, and stating that it is a modification, change, or alteration in this Lease. No custom or usage of the business in which Lessee engages in the PPF or any future dealings between the parties hereto shall vary or alter the terms and provisions of this Lease. The parties agree that all the provisions hereof are to be construed as covenants and agreements as though the words importing such covenants and agreements were used in each separate paragraph hereof.

23. **Governing Law.** This Lease shall be construed in accordance with the laws of the State of Illinois.

24. **Partial Invalidity.** The invalidity of any portion of this Lease shall not prevent the remainder from being carried into effect.

25. **Number and Gender.** Whenever the content of any provision shall require it, the singular number shall be held to include the plural number, and vice versa, and the use of any gender shall include any other or all genders.

26. **Headings.** The paragraph and section headings contained in this Lease are for convenience only and do not constitute any part of the provision hereof.

27. **Binding Effect.** This Lease shall be binding upon the successors and assigns of the parties hereto.

28. **Duplicate Originals.** It is agreed and understood that duplicate counterparts of this Lease may be executed by the parties and that the execution of any copy of this Lease by the parties shall be deemed an original and shall be binding on the parties so signing.

29. **Real Estate Taxes.** The parties acknowledge and contemplate that Lessor and Lessee will apply for an exemption from general real estate taxes based upon the fact that both are tax exempt organizations. The parties agree to cooperate in connection with any such application. Notwithstanding the foregoing, Lessee agrees to be responsible for the payment of all general real estate taxes accruing during the lease term, including any extension, in the event any such application for exemption is denied or cannot be obtained for any reason.

**IN WITNESS WHEREOF**, the parties have executed this lease as of the day and year first written above.

**CITY OF BLOOMINGTON**

**BLOOMINGTON NORMAL PUBLIC TRANSIT SYSTEM**


By:  \_\_\_\_\_  
Jeff Jurgens, City Manager

By: \_\_\_\_\_

Date: 4/16/2026 | 12:41 PM CDT

Date: \_\_\_\_\_

**ATTEST**

By:  \_\_\_\_\_  
Leslie Smith-Yocum, City Clerk



Date: 4/19/2026 | 10:03 PM CDT



## MEMO

Date: March 31, 2026  
To: Board of Trustees  
From: Ashley Strupek, Procurement Manager  
CC: Brady Lange, Deputy Managing Director  
Subject: Recommendation for Roof Replacement Contract

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### Recommendation:

Authorize the Deputy Managing Director to execute a contract with Western Specialty Contractors for a roof replacement on the Wylie Drive Administration Building. This contract will be contingent on IDOT's approval.

### Background:

The Wylie Drive Administration Building, which was constructed over fifteen years ago, has experienced ongoing issues with shingle loss over the past several years. These losses have led to leaks that have resulted in additional interior damage, including moisture-related concerns. Our Maintenance Department has engaged third-party contractors to replace shingles on an as-needed basis; however, the frequency of issues poses significant challenges during periods of adverse weather.

To address these concerns, the Maintenance Department developed specifications for a replacement metal roof. This solution is anticipated to provide the Administration Building with a durable low-maintenance roofing system that will support long-term structural integrity.

### Discussion:

On July 9, 2025, Connect Transit issued an Invitation for Bid (IFB) seeking bids for a roof replacement on our Administration Building at our Wylie Drive campus. Connect Transit received three bids in response to the IFB. A bid table is provided below for reference.

BIDDER		Estimated Total (\$)
No.	Bidder Name	
1	Kreiling Roofing Co.	\$417,866.00
2	Top Roofing*	\$290,660.00
3	Western Specialty Contractors	\$414,848.00

A contract from an IFB is awarded to the lowest responsive bidder. In this case, lowest bidder Top Roofing, was deemed unresponsive due to an incomplete bid price sheet, as well as missing

Scope of Work requirements including a lack of project references and manufacturer specifications. The second lowest bidder, Western Specialty Contractors, was deemed responsive and are being recommended for contract award.

Western Specialty Contractors has been in business for over 100 years. Their corporate office is in St. Louis, Missouri and their local office is in Peoria, Illinois. The vendor has expertise in metal roofing, which is the type of roof proposed for installation. The roof work will include tear off and disposal of existing asphalt shingles, underlayment which includes an ice and water shield, and replacement of any damaged/rotted substrates. The roof applied will be a standing seam metal roof that includes all hardware and manufacturer's recommendations and specifications for a watertight installation. All flashing, drip edge, soffits, ridge cap, fascia trim, commercial seamless heavy gauge gutters, and downspouts will be replaced. The warranty for the roof is a 20-year weathertightness, and a 35-year paint and finish which includes cracking, checking, and peeling.

**Financial Impact:**

Funding for this project is provided by FTA 5307 in the amount of \$123,726 and IDOT DOAP Debt Service in the amount of \$291,122 for a total cost of \$414,848.



## MEMO

Date: April 28, 2026  
To: Board of Trustees  
From: Ashley Strupek, Procurement Manager  
CC: Brady Lange, Deputy Managing Director  
Subject: Recommendation for Facility Security Equipment Contract

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### Recommendation:

Authorize the Deputy Managing Director to execute a contract with Senergy Electric, Inc. for facility security equipment for a term of five years.

### Background:

As Connect Transit continues to expand its facilities, the need for a modern, comprehensive security and access control system has become increasingly urgent due to the rapid advancement of technology and software, as well as the aging and failing condition of current equipment. Many of the existing security and access control systems are original to the building and now exceed 15 years in age, with most security cameras at least eight years old and door security mechanisms showing signs of significant wear and obsolescence. An internal audit by the Technology Department revealed that these outdated systems not only pose security risks but also contribute to rising operational costs, particularly with cloud storage expenses for camera footage straining the technology budget. In addition, ensuring a safe and secure workplace for employees is very important. Recognizing these challenges and the advantages that new integrated solutions offer in terms of reliability, functionality, and cost efficiency, the IT team collaborated with the Procurement Department to develop a detailed Scope of Work for upgrading to modern security and access control systems.

### Discussion:

On November 10, 2025, Connect Transit released a Request for Proposals (RFP) seeking proposals to upgrade door locks and security cameras throughout the facilities. Two proposals were received in response to the RFP. The evaluation committee reviewed proposals, conducted interviews, participated in demonstrations, and scored the proposals. A scoring tabulation is provided below.

	Total	Technical Capabilities	Cost & Value	System Features & Functionality	Cyber & Data Protection	Installation, Implementation & Training	Vendor Experience & Qualifications	Warranty, Maintenance, & Support Services
Supplier	100 pts	20 pts	20 pts	20 pts	10 pts	10 pts	10 pts	10 pts
<b>Senergy</b>	88.13	18.13	17.67	17.33	8.833	8.333	8.667	9.167
<b>MCA-Decatur</b>	82	16	14.67	16.89	8.833	8.333	8.444	8.833

The evaluation committee is recommending Senergy Electric, Inc. be awarded the contract to replace current camera systems and access control systems throughout existing facilities. Senergy Electric, Inc. has been in business since 2014 and operates primarily in Illinois, Missouri, and Wisconsin offering services including access control systems as well as cloud-based security and surveillance systems. The company is headquartered in Williamsville, Illinois, and has a strong focus on designing integrated security solutions for commercial businesses, schools, hospitals, municipalities, and law enforcement agencies.

Senergy Electric, Inc. will deliver a comprehensive suite of software based on the Genetec software platform combined with Axis security cameras and Mercury/HID access control systems. All systems are managed under a single platform and offer linked functionality between various hardware systems. The system will include perimeter control of all gates and can be expanded to incorporate new facilities including the Downtown Transit Center. Connect Transit is continuing to work to fulfill our mission of employee safety, and this will bring us closer to that goal.

**Financial Impact:**

The total cost of this project will be \$378,045.74 for equipment and installation and an additional \$7,000 annually for the service level agreement. For capital costs, \$327,200 will be funded through a FY24 Congressionally Directed Spending award from Senator Durbin and the remainder of \$81,800 will be funded with local capital. The \$7,000 annual operating costs are included in the annual operating budget previously approved by the Board of Trustees.



**MEMO**

Date: April 28, 2026  
 To: Board of Trustees  
 From: Brady Lange, Deputy Managing Director  
 Subject: Recommendation for Release/Hold of Closed Session Minutes

**Recommendation:**

Continue to hold from release all confidential closed session minutes and hold from release the closed session minutes as indicated in the chart below.

**Background:**

Illinois State Law requires that all public bodies which are subject to the requirements of the Illinois Open Meetings Act review closed session minutes at least twice each calendar year to determine which of those minutes need to remain confidential and which can be released to the public. It is entirely up to the governing body to make the determination as to whether to release to the public any closed session minutes.

**Discussion:**

Staff has reviewed the closed session minutes in accordance with state statute and is recommending that all minutes previously held by the Board continue to be withheld from public release at this time due to the confidential nature of the items that were discussed during those closed session meetings. Staff further recommends the closed session minutes listed below be held from release due to their confidential nature.

Date	Topic	Reviewed	Decision	Release Date
10/25/25	5 ILCS 120/2(c)(1) Personnel Matters; (5 ILCS 120/2.06) (d) – Rev. of Closed Session Minutes;			
10/25/25	5 ILCS 120/2(c)(5) Property Acquisition	4/28/26	Hold	None
11/25/25	5 ILCS 120/2(c)(1) Personnel Matters	4/28/26	Hold	None

**Financial Impact:**

There will be no financial impact.