Board of Trustees of John Wood Community College
Counties of Adams, Pike, Hancock, Calhoun,
Schuyler, Brown, Morgan, Scott, Cass
and State of Illinois

The meeting will begin at 6:00 o'clock P.M. Requests for public comment may be submitted in accordance with board policy or by calling Leah Benz at (217) 641-4102 or by email at lbenz@jwcc.edu and arrangements will be made to allow public comment through teleconferencing.

Date: **09.16.26 BOARD OF TRUSTEES REGULAR MEETING**

Location: Student Administrative Center, Board Room, 1301 South 48th Street, Quincy IL 62305

Time: **6:00 P.M.**

AGENDA

Page

1. Call to Order/Appointment of Assistant Secretary

2. Roll Call

3. Pledge of Allegiance; Mission Statement – JWCC enriches lives through learning by providing accessible educational opportunities and services at an exceptional value.

4. Introductions

4.1 **New Employees**
Paul Miller, Dean of Career & Technical Education
Jennifer Maple, Fiscal Services Specialist

4.2 **Blazers at their Best**

5. Special Report

6. Consideration of Items from the Floor

7. Public and/or Employee Comment

Mission: JWCC enriches lives through learning by providing accessible educational opportunities and services at an exceptional value.

Vision: JWCC will be the community's partner and leader in education, workforce training and lifelong learning.

Core Values: Excellence Accountability Integrity Servant Leadership Lifelong Learning

8. President and Committee Reports

8.1	**ICCTA/West Central Region Report** – *Ms. Angela Greger, Ms. Paula Hawley-Sargent, first alternate*	Table Folder
8.2	**Board Executive Committee Report** – *Mr. Andy Sprague, Ms. Paula Hawley – Sargent, Mr. Bob Rhea*	Table Folder
8.3	**Board Curriculum Committee Report** – *Ms. Angela Greger, Mr. Don Hess*	Table Folder
8.4	**Board Finance and Audit Committee Report** – *Mr. Larry Fischer, Mr. R. Kent Snider*	Table Folder
8.5	**Student Trustee Report** – *Ms. Lauren McDowell, student trustee*	
8.6	**President Report** – *Dr. Aron Potter*	Table Folder

9. Consent Agenda
Consent business Items

9.1	Request approval of 08.19.26 regular Board meeting minutes	1-9
9.2	Request approval of bills for August payment **Finance and Audit Committee**	
9.3	Request approval of monthly financial statements for August **Finance and Audit Committee**	
9.4	Request approval of trustee & employee travel expenditures for August **Finance and Audit Committee**	
9.5	Request authorization to renew and enter into a twelve (12) month lease agreement with Illinois Valley Paving at the Agricultural Education Center from October 1, 2026-September 30, 2027	10-14
9.6	Request approval to grant an easement request by Quincy Farm Products along our Workforce Development Center property to allow for improvements to the drive lane	15-24

10. Grant items (consent)

10.1	Request authorization to submit a grant application to Illinois Community College Board for FY27 Innovative Bridge & Transitions (IBT) Program for **funds requested $175,000-$375,000**	25-26
10.2	Request authorization to submit a grant application to Illinois Community College Board for FY27 Rural Education, Access, Careers, & Health (REACH) for **funds requested: $221,100**	27-28

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10.3	Request authorization to submit a grant application to Illinois Community College Board for FY27 Noncredit Strategies at Worked (NSAW) for **funds requested**: **$110,000**	29-30
10.4	Request authorization to submit a grant application to Illinois Community College Board for FY27 Rural Outreach, Opportunity, Training, & Success (ROOT) for **funds requested**: $**133,319**	31-32

11. Action Items

11.1	Request approval of acceptance of a 5-yeargrant award of $1,675,000 from the U.S. Department of Labor on behalf of the Department Education for TRIO - Academic Talent Search with an annual available budget of $336,000	33-34
11.2	Request authorization to enter into an agreement between the City of Quincy, Quincy Community Unit School District, Quincy Park District, Quincy Township, and John Wood Community College to provide property tax refunds for new residential construction	35-47

12. Discussion Items

12.1	Calendar of Events	48

13. Notices and Communications

14. Personnel Items

14.1	Request authorization to employ new staff and faculty, accept resignations, retirements, terminations, and implement status changes as presented.	49-50

15. Other Items

16. Closed Session

16.1	A closed session will be necessary to consider the appointment, employment, discipline, performance, or dismissal of specific employees of the public body.	51

17. Resume Open Session

18. Open Session Matters

Approve any matter discussed in closed session as necessary and limited to those matters authorized for discussion in closed session by motion of the Boards specifically including but not limited to, the hiring, including non-contractual, contract approval, and contract amendment, release, discharge, discipline, transfer, resignation, and retirement of staff.

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19. Adjournment

"The agenda may refer to addenda, reports, presentations, or other documents. These are available in the board Packet and are incorporated by reference. The packet is available from the President's office and may be posted on the website with the agenda."

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Date: 08.19.26 Board of Trustees Meeting

RE: **BOARD MEETING MINUTES**

Location: Workforce Development Center, 2710 N 42nd St., Quincy, IL 62305

1. **Call to Order/Appointment of Assistant Secretary**

The **08.19.26** Board of Trustees meeting was called to order at the John Wood Community College Board workforce Development Center, 2710 N 42nd St., Quincy, Il 62305 at 6:00 p.m. by Mr. Andy Sprague, chair. Mr. Sprague appointed Ms. Benz assistant secretary.

2. **Roll Call**

Ms. Benz called roll:

NAME	AYE	NAY	PRESENT	ABSENT
Ms. McDowell			x	
Mr. Snider			x	
Mr. Hess			x	
Ms. Hawley-Sargent			x	
Mr. Rhea			x	
Ms. Greger				x
Mr. Fischer			x	
Mr. Sprague			x	
Voice Vote				

Attendees: Dr. Aron Potter, Ms. Leah Benz, Mr. Jeff Terry, (legal counsel), Mr. Chris Koetters, Mr. Matt Carey, Ms. Laura Matthews, Dr. Chris Kaelke, Ms. Laura Hubbard, Mr. Ron Kraft, Mr. Mark Schenck, Mr. Alexis Charvat, and Ms. Tammy French, Ms. Monica Taft, Ms. Ashley Lieurance, Ms. Jordon Lewton and Ms. Tracy Orne.

3. **Mission Statement -** Ms. Lauren McDowell read the JWCC mission statement, followed by the recitation of the Pledge of Allegiance by those in attendance.

4. **Introductions**

4.1 New Employees – Ms. Baker, Chief Human Resource Officer, introduced:

- Laken Aidich – PT Admissions Recruiter (not in attendance)
- Emma Booher – Custodian (not in attendance)
- Tammy French – Coordinator, Access & Disability
- Ashely Lieurance – Administrative Assistant, Health Sciences

4.2 **Blazers at their Best -** This month, Administration recognized **Monica Taft and Sue Detwiler**, who were nominated for **"Blazers at Their Best"** award.

Monica Taft

Monica Taft was nominated by Jazzlyn Messner, a student, who shared how Monica welcomed her with warmth and provided valuable information about navigating college as a first-time student. Jazzlyn expressed how excited she was to have Monica "in her corner" throughout her college journey.

Monica also demonstrated her caring nature when Jazzlyn experienced a low oil reading in her vehicle. Monica went above and beyond by providing Jazzlyn with the same type of oil she needed. This thoughtful gesture demonstrated Monica's willingness to support students not only in their academic journey, but also in the everyday challenges they may encounter.

Sue Detwiler

Sue Detwiler was nominated by Kristina Johnson, a fellow staff member, who described Sue as one of the people who makes JWCC such a special place. Sue consistently goes above and beyond and serves as a welcoming, caring, and dependable presence for faculty and staff.

Kristina shared that, to Sue, no task is too big, too small, or simply "not her responsibility." When someone needs help, Sue is always willing to step in. Kristina personally experienced Sue dropping everything to assist her when she needed help.

Sue's dedication, genuine kindness, patience, and willingness to serve others embody the spirit of going above and beyond and make a meaningful difference in the JWCC community.

5. **Special Report -** None

6. **Consideration of Items from the Floor -** None

7. **Public and/or Employee Comment -** None

8. **President and Committee Reports**

8.1 **ICCTA/West Central Region Report** – ***Ms. Angela Greger, ICCTA representative, Mr. Pauley Hawley-Sargent.*** No report given.

8.2 **Board Executive Committee Report - *Mr. Andy Sprague, Ms. Paula Hawley, Mr. Bob Rhea***

The Executive Committee met on Wednesday, August 12, 2026, in room C252 at 1:30 p.m. Attendees were trustees; Mr. Andy Sprague, Ms. Paula Hawley and Mr. Bob Rhea, via zoom. Dr. Aron Potter, president, and Ms. Benz; note taker in person. Mr. Josh Welker, vice president of Finance & Operations was also in attendance.

August Board packet items were reviewed and discussed.
Consent and Grant items

- Minutes, bills, financials, travel expenditures, annual Quanada agreement, with three grants being awarded and grant request for application submission.

Board actions included:

- Transfer of operating funds to Auxiliary fund
- Transfer of operating funds to Restricted Purposes fund
- Approval of Collective Bargaining Agreement

Personnel:

- An update was provided regarding the search process to fill the vacant vice-president position. Interviews are scheduled for the week of August 24.

Discussion Items:

- Board Retreat date was confirmed – October 13 at First Bankers Trust
- Convocation – August 13, 2026. Mr. Rhea provided the welcome.
- Inauguration – October 2, 2026; event starts at 3:30 p.m. in the Mary Ellen Orr auditorium
- The college received a request from GREDF, represented by Kyle Moore, regarding a proposed intergovernmental agreement with the City of Quincy. The proposal would provide a tax rebate or refund for qualifying new residential construction within the City of Quincy that is completed during the next two years, with the rebate or refund available for a three-year period. This proposal will also be presented to the Finance and Audit Committee for review and recommendation.
- Contractual agreement review for the Southeast Education Center was discussed. Further inquiries are being carried out.

8.3 **Board Curriculum Committee Report** – ***Ms. Angela Greger, Mr. Don Hess.*** No meeting

8.4 **Board Finance and Audit Committee Report - *Mr. Larry Fischer, Mr. R. Kent Snider*** - The Finance and Audit Committee met on Wednesday, August 12, 2026, at 2:00 p.m., at John Wood Community College. Present were Mr. Larry Fischer and Mr. Kent Snider; trustee, Josh Welker; vice president of finance and operations; Nora Klingele; director of fiscal services, and Jenny Venvertloh; note taker.

August Board items were reviewed and discussed.

- Bills for payment, overnight travel requests, financials, and investments. The finance committee will receive information from Mr. Welker on investment proposals coming from Raymond James.

Business items.

Collective Bargaining Agreement – A three (3) year collective bargaining agreement has been approved by the JWCC Faculty Association. It is recommended that the Board of Trustees approve the FY27-FY29 Collective Bargaining Agreement.

Transfer – The College is requesting a transfer from the operating funds to the auxiliary fund to eliminate deficit fund balances and ensure sufficient funding levels for auxiliary funds including student transportation, athletics, and food service for fiscal year 2027.

Transfer – The College is requesting a transfer from the operating funds to the restricted purposes fund for Board designated initiatives. The transfer will allow for funding of Board-designated initiatives and purposes to be used

8.5 **Student Trustee Report** – ***Ms. Lauren McDowell –*** Trail Blazer orientation was held. An estimated 400 students attended multiple sessions.

SGA held their meeting to discuss the recent changes and challenges that have transpired with the leaving of the JWCC Coordinator.

8.6 **Administration Report – *Dr. Aron Potter* –** Dr. Potter shared her excitement about the start of the new school year and reported that Welcome Week was successful. Many students, faculty, and staff assisted with providing directions and support to students. Welcome Week activities included ice cream floats, flower distribution, coffee and snacks, with pizza, popcorn, and games also planned.

Dr. Potter presented at the four scheduled orientation sessions. A barbecue is planned on campus for all on Tuesday, April 25. Enrollment is trending positively.

A Root-Ed event is planned for Southeastern High School for August 31.

Dr. Potter also noted several upcoming dates. The college will be closed in observance of Labor Day, and the Wine Event is scheduled for September 17.

9. **Consent Agenda**
Business Consent items

9.1 Request for approval of 07.22.26 Board regular meeting minutes

9.2 Request approval of bills for payment for July payment **Finance and Audit Committee**

9.3 Request approval monthly financials for July **Finance & Audit Committee**

9.4 Request approval of trustee & employee travel expenditures for July **Finance & Audit Committee**

9.5 Request authorization to enter into an annual agreement with Quanada

Motion: *Approval of consent agenda items*

Moved by: Ms. Hawley-Sargent
Seconded by: Mr. Hess

Discussion:

NAME	AYE	NAY	PRESENT	ABSENT
Ms. McDowell	x			
Mr. Snider	x			
Mr. Hess	x			
Ms. Hawley-Sargent	x			
Mr. Rhea	x			
Ms. Greger				x
Mr. Fischer	x			
Mr. Sprague	x			
Voice Vote				

10. **Grant Items**

10.1 Request authorization to accept grant funds from Illinois Community College Board for Adult Education & Literacy **Amount Awarded: $222,076**

10.2 Request authorization to accept grant funds from Illinois Community College Board for Adult Volunteer Literacy **Amount Awarded: $$94,834**

10.3 Request authorization to accept grant funds from Illinois Community College Board for FY27 Perkins Basic Grant CTE **Amount Awarded: $178,720**

10.4 Request approval to submit a grant application to Illinois Community College Board for FY27 Mental Health Early Action on Campus Act Allocation for **funds allocated of $50,00**

Motion: *Approval of grant agenda items*

Moved by: Mr. Snider
Seconded by: Mr. Hess

Discussion:

NAME	AYE	NAY	PRESENT	ABSENT
Ms. McDowell	x			
Mr. Snider	x			
Mr. Hess	x			
Ms. Hawley-Sargent	x			
Mr. Rhea	x			
Ms. Greger				x
Mr. Fischer	x			
Mr. Sprague	x			
Voice Vote				

11. **Business**

11.1 **MOTION:** *Request approval to transfer $268,000 from Operating Funds to Auxiliary Fund for FY26*

Discussion: The College requested to transfer $268,000 from the Operating Funds to the Auxiliary Fund for fiscal year 2026. This transfer will eliminate deficit fund balances and ensure sufficient funding levels for auxiliary funds including Student Transportation, Athletics, and Food Service for fiscal year 2027.

Moved by: Mr. Fischer
Seconded by: Mr. Snider

NAME	AYE	NAY	PRESENT	ABSENT
Ms. McDowell	x			
Mr. Snider	x			
Mr. Hess	x			
Ms. Hawley-Sargent	x			
Mr. Rhea	x			
Ms. Greger				x
Mr. Fischer	x			
Mr. Sprague	x			
Voice Vote				

11.2 **MOTION:** *Request approval to transfer $244,000 from Operating Funds to Restricted Purposes Fund for FY26.*

Discussion: The College requested transferring $244,000 from the Operating Funds to the Restricted Purposes Fund for fiscal year 2026 for Board designated initiatives. This transfer will allow for funding of Board-designated initiatives and purposes to be used in future fiscal years.

Moved by: Mr. Hess
Seconded by: Mr. Snider

NAME	AYE	NAY	PRESENT	ABSENT
Ms. McDowell	x			
Mr. Snider	x			
Mr. Hess	x			
Ms. Hawley-Sargent	x			
Mr. Rhea	x			
Ms. Greger				x
Mr. Fischer	x			
Mr. Sprague	x			
Voice Vote				

11.3 **MOTION:** *Request approval of the FY27-FY29 Collective Bargaining Agreement*

Discussion: A three (3) year collective bargaining agreement was approved by the JWCC Faculty Association and was presented for approval to the Board of Trustees.

Moved by: Ms. Hawley-Sargent
Seconded by: Mr. Rhea

NAME	AYE	NAY	PRESENT	ABSENT
Ms. McDowell	x			
Mr. Snider	x			
Mr. Hess	x			
Ms. Hawley-Sargent	x			
Mr. Rhea	x			
Ms. Greger				x
Mr. Fischer	x			
Mr. Sprague	x			
Voice Vote				

12. **Discussion Item**

12.1 Calendar of Events - All of the events were reviewed.

13. **Notices and Communications**

14. **Personnel Items**

14.1 **MOTION:** Authorize *to employ new staff and faculty, accept resignations, retirements, terminations, and implement status changes as presented.*

Moved by: Mr. Snider
Seconded by: Ms. McDowell

Discussion: Two additional employee changes were recommended in an addendum. A part-time program assistant of Access and Disability Services status was changed to a full-time position of Student Access and Support Specialist effective August 17, 2026.

The current full-time Director of Financial Aid change her position to full-time Registrar with an anticipated start date of October 5, 2026.

NAME	AYE	NAY	PRESENT	ABSENT
NAME	x			
Ms. McDowell	x			

Mr. Snider	x			
Mr. Hess	x			
Ms. Hawley-Sargent	x			
Mr. Rhea	x			
Ms. Greger				x
Mr. Fischer	x			
Mr. Sprague	x			
Voice Vote				

15. **Other**

16**.** **Closed Session No closed session.**

16.1 *A closed session will be necessary to consider the appointment, employment, discipline, performance, or dismissal of specific employees of the public body and to discuss collective bargaining matters and for the purpose of discussing "the purchase or lease of real property for the use of the public body, including discussing whether a particular parcel should be acquired or lease."*

Moved by:
Seconded by:

Discussion:

NAME	AYE	NAY	PRESENT	ABSENT
Ms. McDowell	x			
Mr. Snider	x			
Mr. Hess	x			
Ms. Hawley-Sargent	x			
Mr. Rhea	x			
Ms. Greger				x
Mr. Fischer	x			
Mr. Sprague	x			
Voice Vote				

17**.** **Resume Open Session**
MOTION:

Moved by:
Seconded by:

Discussion:

NAME	AYE	NAY	PRESENT	ABSENT
Ms. McDowell				

Mr. Snider				
Mr. Hess				
Ms. Hawley-Sargent				
Mr. Rhea				
Ms. Greger				
Mr. Fischer				
Mr. Sprague				
Voice Vote				

18. Adjournment *Mr. Sprague, Board chair adjourned August 19, 2026, Board of Trustees regular meeting.*

Moved by: Ms. Hawley-Sargent
Seconded by: Mr. Snider

NAME	AYE	NAY	PRESENT	ABSENT
Ms. McDowell	x			
Mr. Snider	x			
Mr. Hess	x			
Ms. Hawley-Sargent	x			
Mr. Rhea	x			
Ms. Greger				x
Mr. Fischer	x			
Mr. Sprague	x			
Voice Vote				

20. Approval:
Approved the **16th of September 2026**, at a meeting of the Board of Trustees of Community College District No. 539, meeting at the Student Administrative Center, 1301 South 48th Street, Quincy Illinois 62305 at which _____voting members were present, constituting a quorum by a vote of ___ayes and _____nays.

CHAIR:X_____SECRETARY:X_____

Office of the President

Board Action Item

DATE: September 16, 2026 Board of Trustees Meeting

DEPARTMENT: Finance & Operations

RE: Illinois Valley Paving Lease Agreement

BACKGROUND:

Illinois Valley Paving, a division of United Contractors Midwest, Inc., has requested to renew the lease agreement at the Agricultural Education Center. It is recommended that the Board of Trustees authorize to renew and enter into a twelve (12) month lease agreement with Illinois Valley Paving beginning October 1, 2026, and terminating on September 30, 2027. The lease agreement is attached.

FUNDING SOURCE: N/A

STRATEGIC INITIATIVE: N/A

PRESIDENT'S RECOMMENDATION: I concur with the recommendation and request the Board of Trustees authorize to renew and enter into a twelve (12) month lease agreement with Illinois Valley Paving.

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LEASE AGREEMENT

John Wood Community College
And
Illinois Valley Paving, a division of United Contractors Midwest, Inc.

LEASE AGREEMENT ("Lease") made this 1st day of October 2026 between John Wood Community College (“Landlord”) and Illinois Valley Paving, a division of United Contractors Midwest, Inc. (Tenant”). WITNESSETH:

Landlord and Tenant agree as follows:
Lease of Premises. In consideration of the obligation of Tenant to pay rent as herein provided, and in consideration of the other terms, provisions and covenants hereof, Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord a certain portion of the buildings commonly known as

Agricultural Education Center
John Wood Community College’s Agricultural Education Center, located at 37803 St. Hwy. 104 in Baylis, Illinois 62314.

Dedicated office space identified as room number 118 totaling 264 square feet.

Term. Tenant shall lease the Premises from Landlord for a term of twelve (12) months beginning on October 1, 2026, and terminating on September 30, 2027. Notice of termination may be executed by Tenant at any time by notifying Landlord at least 60 days prior to Tenant’s planned termination date of this lease.

Rent: Tenant agrees to pay Landlord monthly rent at the monthly rate of $375.00 beginning on the day the lease is executed. The rent shall be considered due and payable on the first day of each month and no later than the tenth day of each month thereafter. Rent shall be $375.00 per month for the twelve (12) months from October 1, 2026, until September 30, 2027.

A late charge of 5% per month will be assessed on rent that is not paid by the fifteenth of the month. Electronic funds transfers can be arranged and will be accommodated by the Landlord. Checks or money orders are to be made payable to John Wood Community College and mailed to Landlord’s address specified below:

Business Office
John Wood Community College
1301 South 48th Street
Quincy, IL 62305

Condition of Premises. Tenant has examined the Premises and agrees to accept possession of the Premises in their present "as is" condition.

Care of Premises and Building. In addition to the other provisions of this Lease, Tenant agrees: To comply with all applicable laws, ordinances, or regulations of any governmental body having a jurisdiction over the Premises and to conform to all reasonable rules or regulations which Landlord may establish. Not to damage any part of the Premises or the Building. Not to permit any trade or occupation to be conducted on the Premises which is unlawful or to engage in any activity which

would create a hazard, or which would adversely affect any insurance on the Premises or Building. Not to place any sign on the Premises or the Building except that which Landlord has first approved in writing.

Security Deposit. No security deposit required.

Indemnification by Tenant: Liability & Workers Compensation Insurance.

Landlord shall not be liable to Tenant or to any other person for any damage to any person or property caused by any act, omission, or neglect of Tenant. Tenant agrees to indemnify and hold Landlord harmless from any such liability. In addition, Tenant shall, during the term of this Lease, maintain comprehensive public liability insurance, issued by a reputable insurance company, licensed to transact business in the State of Illinois, with limits of not less than one million dollars ($1,000,000.00) for bodily injury and death and not less than one hundred thousand dollars ($100,000) for property damage or one million dollars ($1,000,000) combined single limit of bodily injury, death and property damage protecting Landlord and Tenant against liability for any accident, injury or damage on the Premises or the Building. Also, Tenant shall, during the term of this Lease, maintain Worker's Compensation in the statutory amount.

For all insurance required to be maintained under this Article, Tenant shall send to Landlord annually evidence of such coverage in the form of a certificate of insurance. Each insurance policy shall contain an agreement that the policy shall not be cancelled without prior written notice to the Landlord.

Repairs By Landlord. Except as otherwise stipulated, Landlord shall be responsible for all maintenance and repair to the Building including, without limitation, the parking lot and common area. Landlord shall repair the roof, exterior walls, the structural components of the Building and all air conditioning, heating, plumbing, electrical and sewage systems which serve more than one tenant or the common area.

Repairs by Tenant and Covenant Against Waste. Tenant shall throughout the term, at Tenant's expense, keep the interior of the Premises in good order, condition and repair, ordinary wear and tear excepted and shall repair and/or replace all glass, light bulbs and fixtures as well as any HVAC systems which are installed by Tenant and which serve only the Premises.

Right of Entry. Tenant's use of the Building is non-exclusive. That is to say, Tenant shall have the right to use the Premises that Tenant occupies. However, the remainder of the Building may be leased to other parties or may be available to Landlord. Tenant shall have at all times by his agent, employees free ingress and egress to and from the Premises as necessary to make use of the Premises for the purposes hereby leased.

Utilities Services.
Landlord is responsible for electricity, gas, water, telephone, internet, and any other utility currently available with the center.
The landlord shall provide standard janitorial and cleaning services for the premises of the building.

Tenant Default. Any one or more of the following shall be a default by Tenant under this Lease:
Tenant fails to pay on the due date any rent or additional obligation provided for in this Lease;
Tenant fails to observe or perform any other promise or obligation in this Lease which failure is not cured by Tenant within thirty (30) days of receiving notice thereof from Landlord;
After notice from Landlord, Tenant fails to immediately cure any potentially hazardous conditions

which Tenant has created; or
Tenant abandons property.

Landlord's Rights and Remedies. If a Tenant default occurs, Landlord shall have the following rights and remedies:
Landlord may terminate this Lease by giving Tenant written notice as required by law and thereupon repossess the Premises without prejudice to Landlord's right to recover all rent due and to become due at the time of termination.
If Landlord terminates this Lease as provided above, Landlord shall be entitled to recover from Tenant all unpaid rent due at the time of termination and all rent to become due during the remainder of the term of the Lease, as well as any additional sums provided for by law or as otherwise provided in this Lease for which Tenant is liable or as to which Tenant has agreed to indemnify Landlord under the provisions of this Lease. In addition, Landlord shall have the right to recover from Tenant any attorneys' fees and expenses incurred by Landlord in pursuing such remedies or recovering any such rent.

Holding Over: Should Tenant hold over after the term of this Lease or any extended term expires, Tenant shall become a month-to-month tenant upon all of the terms and conditions specified in this Lease.

Assignment And Subletting. Tenant shall not assign or sublet its interest in this Lease without the prior written consent of Landlord. Any assignment or sublease shall not relieve Tenant of any of its obligations under this Lease.

Environmental Compliance; Indemnity. Tenant hereby represents and warrants to the Landlord:
That at all times during the occupation of the Premises by Tenant, Tenant will not violate, in any material way, any provisions of federal, state or local laws, regulations or ordinances protecting the environment or the public health and welfare.
Tenant shall pay, indemnify and hold Landlord harmless of, from and against any and all liability to third parties, including any governmental authority, agency or entity , if such liability relates to, or arises out of any operations at the Premises by Tenant, or results in any violation or exposure under any environmental laws, regulations, or ordinances; including, but not limited to, the release or discharge into the environment, or disposal of, hazardous materials or other pollutants at or in connection with the Premises.

Smoke Free Environment. It is acknowledged by Tenant that the building is a smoke free environment, and no smoking therein will be enforced accordingly by Landlord.

No Animals/Pets. No animals or pets of any kind are permitted in the building or within the Premises.

End of Term. Tenant shall surrender the Premises at the end of this Lease in good order and condition except for reasonable wear and tear.

Relationship of Landlord and Tenant. Tenant shall not use any trademark, service mark or trade name of Landlord, nor shall Tenant hold itself out as having any business affiliation with Landlord without having specific written agreement from Landlord. All references by Tenant to “John Wood Community College" or other such reference shall exclude any reference to John Wood Community College or any other name or mark of Landlord's.

No Waiver of Breach. Any failure or neglect by Landlord to assert or enforce any rights or

remedies because of any breach or default by Tenant under this Lease shall not (except as to those specific instances when express time limits are provided for taking action) prejudice Landlord's rights or remedies concerning any existing or subsequent breaches or defaults. Acceptance of any partial payment from Tenant will not waive Landlord's right to pursue Tenant for any remaining balance due, nor shall any endorsement or statement on any check or any letter which acknowledges a check or payment as rent be deemed an accord and satisfaction.

Burden and Benefit. This Lease shall be binding upon and shall ensure to the benefit of the respective successors and assigns of Landlord and Tenant.

Applicable Law. This Lease shall be construed according to the laws of the State of Illinois.

Notices. Whenever any payment notice, consent, or request is given or made under this Lease, it shall be in writing, in person or mailed by certified mail. Communications and payments to Tenant shall be addressed to:

Illinois Valley Paving, a division of
United Contractors Midwest, Inc.
3151 Robbins Road
Springfield, IL 62791

or any other address as may have been specified by prior written notice to Landlord. Communications and payments to Landlord shall be addressed to:

Business Office
John Wood Community College
1301 South 48th St
Quincy, IL 62305

Entire Agreement. This Lease contains all the agreements and understandings made between the parties and may only be modified in writing and signed by the parties of their respective successors in interest.

_____ Date

Landlord
John Wood Community College
Dr. Aron Potter, President

_____ Date

Tenant
Illinois Valley Paving, a division of
United Contractors Midwest, Inc.
Dirk Erickson

Office of the President

Board Action Item

DATE: September 16, 2026 Board of Trustees Meeting

DEPARTMENT: Finance & Operations

RE: Quincy Farm Products Request for Easement

BACKGROUND:

Attached is a request by Quincy Farm Products for an easement from the College along our Workforce Development Center property to allow for improvements to the drive lane. It is recommended the Board of Trustees approve the easement request from Quincy Farm Products.

FUNDING SOURCE: N/A

STRATEGIC INITIATIVE: N/A

PRESIDENT'S RECOMMENDATION: I concur with the recommendation and request the Board of Trustees approve the easement request from Quincy Farm Products.



RECIPROCAL EASEMENT AGREEMENT

THIS RECIPROCAL EASEMENT AGREEMENT (this "Agreement"), is made this _____ day of _____, 2026, by and between **BOARD OF TRUSTEES OF COMMUNITY COLLEGE DISTRICT NO. 539, COUNTIES OF ADAMS, PIKE, HANCOCK, CALHOUN, SCHUYLER, BROWN, MORGAN, SCOTT AND CASS, AND STATE OF ILLINOIS, COMMONLY KNOWN AS JOHN WOOD COMMUNITY COLLEGE, A PUBLIC COMMUNITY COLLEGE** ("JWCC"), and **ASL PROPERTIES, LLC**, an Illinois limited liability company ("ASL"). JWCC and ASL are sometimes collectively referred to herein as the "Parties" or individually as "Party".

WITNESSETH:

WHEREAS, JWCC is the owner of that certain tract of land described in Exhibit A attached hereto and incorporated herein (the "JWCC Property"); and

WHEREAS, ASL is the owner of that certain tract of land described in Exhibit B, attached hereto and incorporated herein (the "ASL Property," the ASL Property and the JWCC Property are sometimes individually referred to herein as a "Parcel" and collectively as the "Parcels"); and

WHEREAS, the Parties to this Agreement desire to enter into this Agreement in order to create a reciprocal easement which will provide access across each Parcel.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. Grant of Access Easement.

a. JWCC hereby grants to ASL, for the benefit of and appurtenant to the ASL Property, a non-exclusive access and roadway easement (the "JWCC Easement") for motor vehicle, and pedestrian ingress, egress, access and travel on, over and across that portion of the JWCC Property described and depicted on Exhibit C attached hereto and incorporated herein by this reference (the "JWCC Easement Area").

b. ASL hereby grants to JWCC, for the benefit of and appurtenant to the JWCC Property, a non-exclusive access and roadway easement (the "ASL Easement" and together with the JWCC Easement, the "Easements" and each an "Easement") for motor vehicle, and pedestrian ingress, egress, access and travel on, over and across that portion of the ASL Property described and depicted on Exhibit D attached hereto and incorporated herein by this reference (the "ASL Easement Area" and together with the JWCC Easement Area, the "Easement Area").

2. Use of Easement. The Easements granted hereunder shall be used solely for the purpose of providing access, ingress and egress to and from the JWCC Property and the ASL Property, respectively, in connection with and to the extent reasonably necessary for operation of the business of each Party, their successors and assigns (including any tenants), and all other related uses, including, but not limited to, access for customers, vendors and invitees (and those of any successors or assigns) (the "Permitted Uses").

3. Non-Exclusivity of Rights; Non-Interference. The rights granted hereunder are non-exclusive. Specifically, and without limiting the foregoing, each Party agrees not to: (i) obstruct or hinder the other Party's access to, through or across the Easement Area; (ii) take or permit any action not otherwise permitted hereunder that would in any way interfere with, hinder, or restrict the use and enjoyment of the Easement Area by a Party; or (iii) use or permit use of the Easement Area for anything other than the Permitted Uses.

4. Maintenance of Easement Area. The parties agree and acknowledge that, as of the date of this Agreement, the Easement Area is sufficiently maintained. JWCC shall maintain the JWCC Easement Area, and the maintenance costs in connection with the JWCC Easement Area shall be paid solely by JWCC. ASL shall maintain the ASL Easement Area, and the maintenance costs in connection with the ASL Easement Area shall be paid solely by ASL. Such maintenance of each Easement Area shall be at or above its current condition. In the event a Party places an improvement on an Easement Area, notwithstanding anything else herein, that Party shall be responsible for maintenance of such improvement.

5. Improvements. If a Party would like to add an improvement to the Easement Area, the Party shall notify the other Party of the request and such other Party shall have ten (10) days from the delivery of such request to the other Party (proof of delivery confirmed) to object to the requested improvement. If not objected to in such time period, the request will be deemed approved. No party shall object unreasonably to a request under this Section 5. Any improvement installed by a Party shall be undertaken solely for such Party's own benefit, at such Party's sole cost and expense, and the installing Party shall be solely responsible for obtaining any required permits, engaging and supervising any contractors, and complying with all laws, ordinances, regulations, and other legal requirements applicable to such work.

6. Termination. The Easement shall not be terminated or extinguished by nonuse or abandonment but may be terminated as provided in this Agreement. No rights against a Party and adverse to an Easement shall be acquired by adverse possession or prescription as a result of or arising out of the occupancy, possession, destruction or blockage of an Easement or any portion thereof, or by reason of any other act of any person or entity following the recordation of this Agreement.

7. Obligations to Run with the Land. The Easement, the rights and obligations of the Parties hereto under the terms and conditions hereof, and the terms, rights, conditions, restrictions and limitations contained herein with respect thereto, shall burden and run with the Parcels, shall be appurtenant to the Parcels, and shall inure to the benefit and use of the Parties, and any successor owner(s) or tenant(s) of the Parcels and its and their successors and assigns, so long as the terms of this Agreement are followed.

8. Enforcement. Enforcement of this Agreement may be by legal proceedings against any Party violating any restriction, covenant, condition or agreement herein contained, either to restrain or

enjoin such violation, obtain specific performance, or recover damages; provided, however, that no such covenant or any such similar right or privilege may be enforced by legal action or otherwise by any persons whatsoever except the owners or tenants of the Parcels and their respective successors and assigns.

9. Payment of Taxes. Nothing herein shall affect the responsibilities for payment of taxes.

10. Insurance. Each Party shall separately insure such Party's Parcel.

11. Entire Agreement. This Agreement contains the entire agreement between the Parties relating to the rights herein granted and the obligations hereunder assumed. Any oral representations or modifications concerning this Agreement shall be of no force and effect. This Agreement may be modified or amended only in writing, signed by the Party to be charged.

12. Attorneys' Fees. In the event of any controversy, claim, or dispute relating to this Agreement or the breach thereof, the prevailing Party shall be entitled to recover from the non-prevailing Party the prevailing Party's costs and expenses, including, without limitation, reasonable attorneys' fees and costs.

13. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the respective heirs, personal representatives, successors, and assigns of the Parties hereto.

14. Severability. In the event any term or provision of this Agreement shall be held to be unenforceable for any reason whatsoever by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other term or provision hereof.

15. No Waiver. The waiver by either Party hereto of a breach of any provision of this Agreement shall not be deemed a continuing waiver or a waiver of any subsequent breach of the same or any other provision hereof.

16. Captions. None of the captions of the paragraphs of this Agreement shall be construed as a limitation upon the language of the paragraphs, said captions having been inserted as a guide and partial index and not as a complete index of the contents of such paragraphs.

17. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be regarded as an original and all of which when taken together shall constitute one and the same document.

18. Governing Law. This Agreement shall be governed by, interpreted under and construed and enforced in accordance with the laws of the State of Illinois.

19. Interpretation. This Agreement shall not be construed against any Party. Unless expressly stated to the contrary, the word "including" when used herein shall mean "including, without limitation."

20. Further Assurances. From and after the execution, delivery and recordation of this Agreement, each Party shall cooperate with the other Party in taking such actions, executing such instruments and granting such rights as may be reasonably necessary to effectuate the purposes of the parties in entering into this Agreement and to perfect the rights granted hereunder.

21. Public Body Reservation. Nothing in this Agreement is intended to waive, limit, or impair any immunities, defenses, rights, or protections available to JWCC under applicable Illinois law.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed under seal and delivered by their respective authorized representatives on the day and year first above written.

ASL:

ASL PROPERTIES, LLC

By: _____
Name: Bryan K. Stokes
Title: Manager

By: _____
Name: Brooke T. Stokes
Title: Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF ADAMS)

This instrument was acknowledged before me on this _____day of_____, 2026, by Bryan K. Stokes and Brooke T. Stokes, as the managers of ASL Properties, LLC, on behalf of the limited liability company.

_____
Notary Public

My commission expires:

_____

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[SIGNATURES CONTINUE ON FOLLOWING PAGES.]

JWCC:

BOARD OF TRUSTEES OF COMMUNITY COLLEGE DISTRICT NO. 539, COUNTIES OF ADAMS, PIKE, HANCOCK, CALHOUN, SCHUYLER, BROWN, MORGAN, SCOTT AND CASS, AND STATE OF ILLINOIS, commonly known as John Wood Community College, a public community college

By: _____
Name: _____
Title: _____
Date: _____

Attest: _____
Name: _____
Title: _____

Board Approval Date: _____

STATE OF ILLINOIS)
) ss.
COUNTY OF ADAMS)

This instrument was acknowledged before me on this _____day of _____, 2026, by _____ and _____, as _____ and _____, respectively, of the Board of Trustees of Community College District No. 539, Counties of Adams, Pike, Hancock, Calhoun, Schuyler, Brown, Morgan, Scott and Cass, and State of Illinois, commonly known as John Wood Community College, a public community college, on behalf of said public community college.

_____
Notary Public

My commission expires:

_____

AFTER RECORDING RETURN TO:
Schmiedeskamp Robertson Neu & Mitchell LLP
Attn: Natalie L. Oswald
525 Jersey
Quincy, IL 62301
noswald@srnm.com
217-223-3030

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Exhibit A

JWCC Property

Tract 1

Part of the Northeast Quarter of Section Twenty-Nine (29), Township One (1) South of the Base Line, Range Eight (8) West of the Fourth Principal Meridian, Adams County, Illinois, described as follows:

Commencing at a one (1) inch iron pipe marking the North Quarter corner of Section Twenty-Nine (29), thence North 89 degrees 15 minutes 49 seconds East one hundred eighty (180) feet along the North line of said Northeast Quarter to the East right of way line of 42nd Street, thence South 01 degrees 02 minutes 20 seconds East along said East line 40 feet to the TRUE POINT OF BEGINNING, thence running parallel with said North line North 89 degrees 15 minutes 49 seconds East six hundred twenty-two and twenty-nine hundredths (622.29) feet, thence South 01 degrees 02 minutes 20 seconds East nine hundred sixty (960) feet, thence South 81 degrees 55 minutes and 58 seconds West six hundred twenty-six and ninety-five hundredths (626.95) feet to the East right of way line of 42nd Street, thence North 01 degrees 02 minutes 20 seconds West one thousand forty (1040) feet along said right of way line to the point of beginning, containing 14 acres, more or less.

P.I.N. 19-0-0568-003-00

Tract 2

Part of the Northeast Quarter (NE ¼) of Section Twenty-nine (29), in Township One (1) South of the Base Line, Range Eight (8) West of the Fourth Principal Meridian, in Adams County, Illinois, described as follows:

Commencing at the Northwest corner of said Northeast Quarter (NE ¼); thence North 90° 00’ 00” East 1335.00 feet along the North line of said Northeast Quarter (NE ¼); thence South 00° 03’ 01” West 492.00 feet; thence South 89° 50’ 25” West 529.58 feet to the true point of beginning; thence South 01° 02’ 20” East 468.00 feet to a set 5/8” iron bar; thence North 89° 50’ 25” East 526.48 feet to a set 1/2” iron bar; thence North 00° 03’ 01” East 506.53 feet to a point, being the Southeast corner of a 6 acre tract conveyed by Warranty Deed recorded in Book 708, at page 4879; thence South 89° 50’ 25” West 529.58 feet to the true point of beginning, containing 6.086 acres, more or less, reference is hereby made to plats of survey recorded in Book 705 at page 1419 and in Book 707 at page 1809.

P.I.N. 19-0-0568-000-00

Exhibit B

ASL Property

PART OF THE NORTHEAST QUARTER OF SECTION 29 IN TOWNSHIP 1 SOUTH OF THE BASE LINE, RANGE 8 WEST OF THE 4TH P.M., ADAMS COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT A 1 INCH IRON PIPE AT THE NORTH QUARTER CORNER OF SECTION 29; THENCE NORTH 89 DEGREES 15 MINUTES 49 SECONDS EAST 180.00 FEET ALONG THE NORTH LINE OF SAID SECTION 29 TO A POINT; THENCE LEAVING SAID NORTH LINE SOUTH 01 DEGREES 02 MINUTES 20 SECONDS EAST 1080.00 FEET TO A 5/8 INCH IRON BAR AT THE POINT OF BEGINNING; THENCE NORTH 81 DEGREES 55 MINUTES 58 SECONDS EAST 626.95 FEET TO A 5/8 INCH IRON BAR; THENCE NORTH 89 DEGREES 50 MINUTES 25 SECONDS EAST 526.48 FEET TO A 1/2 INCH IRON BAR; THENCE SOUTH 00 DEGREES 03 MINUTES 01 SECONDS WEST 687.27 FEET TO A 1/2 INCH IRON BAR; THENCE SOUTH 89 DEGREES 50 MINUTES 25 SECONDS WEST 1144.51 FEET TO A 1/2 INCH IRON BAR; THENCE NORTH 01 DEGREES 02 MINUTES 20 SECONDS WEST 600.00 FEET TO THE POINT OF BEGINNING, CONTAINING 17.30 ACRES, MORE OR LESS.

P.I.N. 19-0-0568-004-00

Exhibit C
JWCC Easement Area

A part of a tract of land described in a deed recorded in Book 708 at Page 10437 in the Office of the Adams County Recorder of Deeds, said tract being part of the Northeast Quarter of Section 29 in Township 1 South of the Base Line, in Range 8 West of the Fourth Principal Meridian, Adams County, Illinois, described as follows:

Beginning at the southwest corner of said tract; thence North 01 degree 17 minutes 16 seconds East on the west line of said tract 60.97 feet; thence 47.39 feet on a nontangential curve to the left having a central angle of 36 degrees 25 minutes 14 seconds and a radius of 74.56 feet, the chord of said curve bears South 68 degrees 17 minutes 13 seconds East 46.60 feet; thence North 82 degrees 34 minutes 25 seconds East 182.14 feet; thence 103.07 feet on a curve to the right having a central angle of 09 degrees 17 minutes 27 seconds and a radius of 635.62 feet, the chord of said curve bears North 87 degrees 13 minutes 05 seconds East 102.95 feet; thence South 88 degrees 08 minutes 12 seconds East 295.86 feet to the southeast corner of said tract; thence South 84 degrees 15 minutes 58 seconds West on the south line of said tract to the point of beginning , containing 0.458 acres, more or less.

Exhibit D
ASL Easement Area

A part of a tract of land described in a deed recorded as Document Number 2021R-09378 in the Office of the Adams County Recorder of Deeds, said tract being part of the Northeast Quarter of Section 29 in Township 1 South of the Base Line, in Range 8 West of the Fourth Principal Meridian, Adams County, Illinois, described as follows:

Beginning at the northeast corner of said tract; thence South 01 degree 39 minutes 59 seconds West on the east line of said tract 25.00 feet; thence North 88 degrees 31 minutes 54 seconds West parallel with the north line of said tract 723.88 feet to a point on the northerly boundary of said tract, said northerly boundary being the southerly boundary of a tract recorded in Book 708 at Page 10437; thence North 84 degrees 15 minutes 58 seconds East on said boundary 199.41 feet to a corner on said northerly boundary line; thence South 88 degrees 31 minutes 54 seconds East on said northerly boundary 526.13 feet to the point of beginning , containing 0.359 acres, more or less.

DATE: 9/16/2026

DEPARTMENT: Office of Grants

RE: GRANT Application for New grant

BACKGROUND:

A. GRANT PROPOSAL TITLE: FY27 Innovative Bridge & Transitions (IBT) Program

B. GRANT AGENCY: Illinois Community College Board (ICCB)

C. GRANT APPLICATION DEADLINE: 10/02/2026
GRANT AWARD PERIOD: 1/01/27 – 3/31/2028

D. PROPOSAL DESCRIPTION: JWCC's FY2027 IBT application will pursue Objective 3 (Wrap-Around Support Services), developing non-credit college readiness coursework and support services to help GED, ESL, and College for Life students transition seamlessly into credit coursework or employment. The project anticipates serving at least 55 students. *The grantor places a $3500 per student maximum request so final request will depend on # students served.*

E. FUNDS REQUESTED: $175,000 - $375,000 FUNDS AWARDED: $

F. OBLIGATION OF INSTITUTIONAL FUNDS/RESOURCES: All activities are paid for from the requested grant funds or are absorbed into already budgeted activities. No match is required for this grant.

G. PERSONNEL POSITIONS REQUIRED: Current staff will oversee the activities associated with this grant.

H. (DATE) GRANT APPLICATION SUBMITTED TO BOARD: 9/16/2026

I. (DATE) BOARD APPROVED ACCEPTANCE OF FUNDS:

J. VP/DEAN/DIRECTOR REQUESTING APPROVAL: Vice President of Academic Affairs

K. FUNDING SOURCE: ICCB state funds

L. STRATEGIC INITIATIVE: Excellence in Programs, Leadership and Partnerships, Student Success

PRESIDENT'S RECOMMENDATION*:* I concur with the recommendation and request the Board of Trustees approve the application for the FY27 Innovative Bridge & Transition grant.



Mission: JWCC enriches lives through learning by providing accessible educational opportunities and services at an exceptional value.

Vision: JWCC will be the community's partner and leader in education, workforce training and lifelong learning.

Core Values: Excellence Accountability Integrity Servant Leadership Lifelong Learning

DATE: 9/16/ 2026

DEPARTMENT: Office of Grants

RE: GRANT Application for New grant

BACKGROUND:

A. GRANT PROPOSAL TITLE: FY27 Rural Education, Access, Careers, & Health (REACH)

B. GRANT AGENCY: Illinois Community College Board (ICCB) – federal pass through

C. GRANT APPLICATION DEADLINE: 9/18/2026
GRANT AWARD PERIOD: 9/01/26 – 6/30/2027

D. PROPOSAL DESCRIPTION: With a focus on expanding the RN program, JWCC will use REACH funding to update the nursing simulation lab, add staff to support lab operations, and reduce direct costs for nursing students through supplies and exam fee assistance. The college will also strengthen clinical and transfer partnerships and explore dual-credit pathways from area high schools into the RN program, while meeting required statewide reporting and collaboration commitments.

E. FUNDS REQUESTED: $221,100 FUNDS AWARDED: $

F. OBLIGATION OF INSTITUTIONAL FUNDS/RESOURCES: All activities are paid for from the requested grant funds or are absorbed into already budgeted activities. No match is required for this grant.

G. PERSONNEL POSITIONS REQUIRED: Grant will fund temporary part-time lab support.

H. (DATE) GRANT APPLICATION SUBMITTED TO BOARD: 9/16/2026

I. (DATE) BOARD APPROVED ACCEPTANCE OF FUNDS:

J. DEAN/ REQUESTING APPROVAL: Matt Carey, Dean of Business, Academic Programs, & Instruction

K. FUNDING SOURCE: Federal pass through – Rural Health Initiative

Mission: JWCC enriches lives through learning by providing accessible educational opportunities and services at an exceptional value.

Vision: JWCC will be the community's partner and leader in education, workforce training and lifelong learning.

Core Values: Excellence Accountability Integrity Servant Leadership Lifelong Learning

L. STRATEGIC INITIATIVE: Excellence in Programs, Leadership and Partnerships, Student Success

PRESIDENT'S RECOMMENDATION: I concur with the recommendation and request the Board of Trustees approve the funding application for the Rural Health Initiative – Rural Education, Access, Careers, & Health (REACH) grant.

Mission: JWCC enriches lives through learning by providing accessible educational opportunities and services at an exceptional value.

Vision: JWCC will be the community's partner and leader in education, workforce training and lifelong learning.

Core Values: Excellence Accountability Integrity Servant Leadership Lifelong Learning

DATE: 9/16/2026

DEPARTMENT: Office of Grants

RE: GRANT Application for New grant

BACKGROUND:

A. GRANT PROPOSAL TITLE: FY27 Noncredit Strategies at Work (NSAW)

B. GRANT AGENCY: ICCB – Illinois Community College Board

C. GRANT APPLICATION DEADLINE: 09/16/2026
GRANT AWARD PERIOD: 01/01/27 – 12/31/2027

D. PROPOSAL DESCRIPTION: Noncredit Strategies at Work (NSAW) grant funds help colleges provide modern, employer-connected noncredit training that meets local workforce and employer demands, with the goal of using noncredit completion as a bridge to a for-credit credential. JWCC plans to use its funds to offer a range of noncredit trainings spanning safety and compliance, digital and data skills, leadership development, and technical/industrial upskilling. This approach lets area workers and employers access flexible, in-demand training while creating a clear on-ramp into JWCC's credit programs.

E. FUNDS REQUESTED: $110,000 FUNDS AWARDED: $

F. OBLIGATION OF INSTITUTIONAL FUNDS/RESOURCES: All activities are paid for from the requested allocated grant funds or are absorbed into already budgeted activities. No match is required for this grant.

G. PERSONNEL POSITIONS REQUIRED: Current staff will oversee the activities associated with this grant.

H. (DATE) GRANT APPLICATION SUBMITTED TO BOARD: 9/16/2026

I. (DATE) BOARD APPROVED ACCEPTANCE OF FUNDS:

J. DEAN REQUESTING APPROVAL: Paul Miller, Dean of Agriculture & Workforce Programs

K. FUNDING SOURCE: ICCB state funds

L. STRATEGIC INITIATIVE: Excellence in Programs, Leaderships and Partnerships, Student Success

PRESIDENT'S RECOMMENDATION: I concur with the recommendation and request the Board of Trustees grant permission to apply for the FY27 Noncredit Strategies at Work Grant Program.



DATE: 9/16/ 2026

DEPARTMENT: Office of Grants

RE: GRANT Application for New grant

BACKGROUND:

A. GRANT PROPOSAL TITLE: FY27 Rural Outreach, Opportunity, Training, & Success (ROOTS)

B. GRANT AGENCY: Illinois Community College Board (ICCB) – federal pass through

C. GRANT APPLICATION DEADLINE: 9/18/2026
GRANT AWARD PERIOD: 9/01/26 – 6/30/2027

D. PROPOSAL DESCRIPTION:
JWCC will use ROOTS funding to expand and strengthen its CNA, EMT, Paramedicine, and CMA programs, including building a CNA advancement pathway and adding staff and lab capacity to support growing enrollment. The college will also reduce cost barriers for students, strengthen employer and clinical partnerships, and expand outreach to area high schools, while meeting required reporting and collaboration commitments.

E. FUNDS REQUESTED: $ 133,319 FUNDS AWARDED: $

F. OBLIGATION OF INSTITUTIONAL FUNDS/RESOURCES: All activities are paid for from the requested grant funds or are absorbed into already budgeted activities. No match is required for this grant.

G. PERSONNEL POSITIONS REQUIRED: Grant will fund temporary part-time support to assist with developing and managing expanded health sciences programs.

H. (DATE) GRANT APPLICATION SUBMITTED TO BOARD: 9/16/2026

I. (DATE) BOARD APPROVED ACCEPTANCE OF FUNDS:

J. DEAN REQUESTING APPROVAL: Matt Carey, Dean of Business, Academic Programs, & Instruction

K. FUNDING SOURCE: Federal pass through – Rural Health Initiative

Mission: JWCC enriches lives through learning by providing accessible educational opportunities and services at an exceptional value.

Vision: JWCC will be the community's partner and leader in education, workforce training and lifelong learning.

Core Values: Excellence Accountability Integrity Servant Leadership Lifelong Learning

L. STRATEGIC INITIATIVE: Excellence in Programs, Leadership and Partnerships, Student Success

PRESIDENT'S RECOMMENDATION: I concur with the recommendation and request the Board of Trustees approve the funding application for the Rural Outreach, Opportunity, Training, & Success (ROOTS) grant.



Mission: JWCC enriches lives through learning by providing accessible educational opportunities and services at an exceptional value.

Vision: JWCC will be the community's partner and leader in education, workforce training and lifelong learning.

Core Values: Excellence Accountability Integrity Servant Leadership Lifelong Learning

DATE: 9/16/2026

DEPARTMENT: Office of Grants

RE: GRANT Acceptance of New grant

BACKGROUND:

A. GRANT PROPOSAL TITLE: TRIO – Academic Talent Search

B. GRANT AGENCY: U.S. Department of Labor on behalf of Department of Education

C. GRANT APPLICATION DEADLINE: 5/01/2026
GRANT BUDGET PERIOD: 9/01/26 – 8/31/2027
GRANT AWARD PERIOD: 9/01/26 – 8/31/2031

D. PROPOSAL DESCRIPTION: Pre-college outreach program that identifies students from low-income families or with no college-graduate parents, typically in middle and high school, and helps them stay in school and prepare for postsecondary education. It provides services like academic advising, career and financial-aid counseling, tutoring referrals, and college application/admissions guidance to encourage enrollment in and completion of a college or career program.

E. **FUNDS REQUESTED: $1,675,000 ($335,000 annually for 5 years)**
FUNDS AWARDED: $335,000 (year 1)

F. OBLIGATION OF INSTITUTIONAL FUNDS/RESOURCES:
All activities are paid for from the requested grant funds or are absorbed into already budgeted activities. No match is required for this grant.

G. PERSONNEL POSITIONS REQUIRED:
Current Talent Search staff will oversee the activities associated with this grant. These positions are funded by the grant.

H. (DATE) GRANT APPLICATION SUBMITTED TO BOARD: 4/15/2026

I. (DATE) BOARD APPROVED ACCEPTANCE OF FUNDS: 9/16/2026

J. DEAN/DIRECTOR REQUESTING APPROVAL: Brittany McKeown, Dean of Student Affairs & Enrollment Management

K. FUNDING SOURCE: U.S. Department of Labor on behalf of Department of Education

L. STRATEGIC INITIATIVE: Excellence in Programs, Leadership and Partnerships, Student Success

PRESIDENT'S RECOMMENDATION: I concur with the recommendation and request the Board of Trustees approve the acceptance of the TRIO - Academic Talent Search funds.



Office of the President

Board Action Item

DATE: September 16, 2026 Board of Trustees Meeting

DEPARTMENT: Finance & Operations

RE: Quincy Intergovernmental Property Tax Refund Agreement

BACKGROUND:

Attached is an agreement between the City of Quincy, Quincy Community Unit School District, Quincy Park District, John Wood Community College, and Quincy Township to provide property tax refunds for new residential construction. It is recommended the Board of Trustees authorize the College to enter into the agreement.

FUNDING SOURCE: N/A

STRATEGIC INITIATIVE: N/A

PRESIDENT'S RECOMMENDATION: I concur with the recommendation and request the Board of Trustees authorize the College to enter into the agreement.

Mission: JWCC enriches lives through learning by providing accessible educational opportunities and services at an exceptional value.

Vision: JWCC will be the community's partner and leader in education, workforce training and lifelong learning.

Core Values: Excellence Accountability Integrity Servant Leadership Lifelong Learning

INTERGOVERNMENTAL AGREEMENT

ON PROPERTY TAX REFUNDS FOR NEW RESIDENTIAL CONSTRUCTION

BETWEEN AND AMONG

THE CITY OF QUINCY, ILLINOIS;

ADAMS COUNTY, ILLINOIS;

QUINCY COMMUNITY UNIT SCHOOL DISTRICT NO. 172;

QUINCY PARK DISTRICT;

JOHN WOOD COMMUNITY COLLEGE; AND

QUINCY TOWNSHIP

This Intergovernmental Agreement on Property Tax Refunds for New Residential Construction (this "Agreement") is entered into as of the ____ day of _____, 2026 (the "Effective Date"), by and among:

THE CITY OF QUINCY, ILLINOIS, a home rule municipality organized and existing under the laws of the State of Illinois ("City");

ADAMS COUNTY, ILLINOIS, a unit of local government organized and existing under the laws of the State of Illinois ("County");

QUINCY COMMUNITY UNIT SCHOOL DISTRICT NO. 172, an Illinois school district organized and existing under the laws of the State of Illinois ("School District");

THE QUINCY PARK DISTRICT, a park district organized and existing under the laws of the State of Illinois ("Park District");

JOHN WOOD COMMUNITY COLLEGE, a community college organized and existing under the laws of the State of Illinois ("College"); and

QUINCY TOWNSHIP, a township organized and existing under the laws of the State of Illinois ("Township").

The City, County, School District, Park District, College, and Township are collectively referred to herein as "Participants," and each individually as a "Participant."

WHEREAS, the Illinois Constitution, Article VII, Section 10(a) authorizes school districts and units of local government to associate among themselves to cooperatively exercise their powers in any manner not prohibited by law or by ordinance;

WHEREAS, the Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.) authorizes units of local government and school districts to contract with each other to perform any governmental service, activity, or undertaking which each entity is authorized by law to perform;

WHEREAS, each Participant is empowered by Illinois law and statutory authority to levy, collect, and authorize refunds of real property taxes within their respective jurisdictions;

WHEREAS, the City of Quincy is experiencing historically low housing inventory, making it difficult for residents, prospective homeowners, investors, and employers to obtain adequate housing within the City;

WHEREAS, stimulating new residential construction increases the overall property tax base, supports neighborhood stabilization, attracts workforce talent, and generates long-term economic benefits for all taxing bodies and residents of the City;

WHEREAS, the Participants desire to create an intergovernmental agreement establishing a New Residential Construction Property Tax Refund Program (the "Program") compliant with the policies of all Participants, constituting a proper exercise of governmental authority, and tending to foster new residential investment within the City;

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Participants agree as follows:

ARTICLE I — DEFINITIONS

As used in this Agreement and the attached Program, the following terms shall have the meanings set forth below:

1.1 "Agreement" means this Intergovernmental Agreement on Property Tax Refunds for New Residential Construction, including all exhibits attached hereto.

1.2 "Base Tax Amount" means the actual property taxes paid on a Qualifying Property for the most recent full tax year immediately preceding the issuance of the building permit for the new residential construction, as documented at the time of enrollment.

1.3 "Building Permit" means a valid residential building permit issued by the City of Quincy authorizing new residential construction on a Qualifying Property. A Building Permit is required for eligibility; properties for which a Building Permit was not obtained are not eligible for the Program.

1.4 "Incremental Tax Amount" means the difference between the total property taxes levied on a Qualifying Property in a given tax year and the Base Tax Amount for that property. The Incremental Tax Amount represents only the tax increase attributable to the new residential construction and shall not be less than zero.

1.5 "Planning and Development Director" means the Director of Planning and Development of the City of Quincy, or such designee as may be appointed by the City.

1.6 "Department of Inspections and Enforcement" means the Department of Inspections and Enforcement of the City of Quincy, acting through its Director or the Director's designee.

1.7 "Occupancy Permit" means a valid certificate of occupancy issued by the City of Quincy for a Qualifying Property upon completion of new residential construction.

1.8 "Participants" means, collectively, the City, County, School District, Park District, College, and Township, as further defined in this Agreement.

1.9 "Program" means the New Residential Construction Property Tax Refund Program established under this Agreement, as described in Exhibit A hereto.

1.10 "Program Administrator" means the City of Quincy Planning and Development Department, which shall administer the Program on behalf of all Participants.

1.11 "Program Deadline" means December 31, 2028, by which date a Qualifying Property must have received an Occupancy Permit to be eligible for the Program.

1.12 "Qualifying Owner" means the owner of a Qualifying Property who has been approved by the Program Administrator as eligible to receive a Refund under the Program.

1.13 "Qualifying Property" means a parcel of real estate located within the corporate limits of the City of Quincy and within the boundaries of Quincy Township, within the boundaries of all Participants' respective jurisdictions, that meets all eligibility requirements set forth in this Agreement and Exhibit A.

1.14 "Refund" means the payment made to a Qualifying Owner by the Program Tax Administrator on behalf of the Participants, equal to one hundred percent (100%) of the Incremental Tax Amount, for each of the first three (3) full tax years following the issuance of an Occupancy Permit.

1.15 "Minimum Housing Standards" means the housing codes, property maintenance codes, and ordinances applicable within the City of Quincy and the jurisdiction in which the Qualifying Property is located, as may be amended from time to time.

1.16 "Program Tax Administrator" means, collectively, the Adams County Collector and the Adams County Supervisor of Assessments, acting in the capacities described in Section 2.4 of this Agreement.

1.17 "Intent to Enroll Form" means the notice form described in Section 4.1, submitted to the Program Administrator within thirty (30) days of the issuance of a Building Permit to provide notice of an owner's anticipated participation in the Program.

ARTICLE II — PURPOSE AND PROGRAM ESTABLISHMENT

2.1 Purpose. The purpose of this Agreement is to establish a cooperative property tax refund program to incentivize new residential construction within the City of Quincy by providing eligible property owners with a refund of the incremental property taxes attributable to new construction for a period of three (3) years.

2.2 Program Established. The Participants hereby establish the New Residential Construction Property Tax Refund Program as described in this Agreement and in Exhibit A, which is incorporated herein by reference. This Agreement is adopted in 2026; the Program shall be effective for the program years 2027 and 2028, commencing January 1, 2027.

2.3 Program Administrator. The City of Quincy Planning and Development Department shall serve as the Program Administrator and shall be responsible for: (a) developing and maintaining all Program forms and materials; and (b) determining whether properties and owners qualify for the Program.

2.4 Program Tax Administrator. The Adams County Collector and the Adams County Supervisor of Assessments shall serve as the Program Tax Administrator and shall be responsible for: (a) calculating Refund amounts; (b) notifying Participants of approved Refunds; and (c) distributing Refunds to Qualifying Owners.

ARTICLE III — ELIGIBILITY REQUIREMENTS

3.1 Qualifying Property Requirements. To be eligible under the Program, a property must satisfy all of the following conditions:

- (a) The property must be located within the corporate limits of the City of Quincy, Illinois;
- (b) The property must be located within the taxing boundaries of each Participant and within the boundaries of Quincy Township;

• (c) A Building Permit for new residential construction must have been issued by the City on or after January 1, 2027;

• (d) An Occupancy Permit must be issued no later than the Program Deadline of December 31, 2028, or within twelve (12) months of the issuance of the Building Permit, whichever is earlier;

• (e) The completed structure must be one of the following residential property types: a single-family home, a two-family home (duplex), or a multi-family dwelling consisting of three (3) or four (4) units. Residential structures consisting of five (5) or more units are not eligible for the Program;

• (f) The completed structure must consist of new construction only; rehabilitation of existing structures does not qualify;

• (g) A valid Building Permit must have been obtained prior to commencement of construction; properties for which a Building Permit was not obtained are ineligible;

• (h) The property must not be located within a Tax Increment Financing (TIF) District;

• (i) The property must not be receiving a property tax abatement through the Enterprise Zone, or any other property tax abatement, related to the construction or the property; provided, that a property receiving only a sales tax incentive through the Enterprise Zone remains eligible for the Program.

Owner-occupancy is not a requirement of the Program. A Qualifying Property may be owner-occupied or held as a rental property, provided all other eligibility requirements of this Agreement are satisfied.

3.2 Disqualifying Conditions. A property shall be ineligible for the Program if any of the following apply:

• (a) The property is subject to a development agreement or cost-participation agreement with the City of Quincy related to the construction;

• (b) The property is receiving any State or Federal tax credit, grant, or subsidy related to the construction;

• (c) The property is located within a Tax Increment Financing (TIF) District;

• (d) The property is receiving a property tax abatement through the Enterprise Zone, or any other property tax abatement (receipt of an Enterprise Zone sales tax incentive alone does not render the property ineligible);

• (e) The Qualifying Owner challenges, appeals, or protests the assessed value of the property during any year in which a Refund is claimed or during the five (5) year period commencing upon the issuance of the Occupancy Permit;

• (f) The property has any outstanding liens of any kind during the Agreement period;

• (g) All property taxes on the Qualifying Property have not been paid in full for the applicable tax year.

3.3 Base Tax Documentation. At the time of enrollment, the Qualifying Owner must submit documentation of the Base Tax Amount, including the most recent tax bill or certified tax record for the property prior to construction, as verified by the Adams County Assessor or Treasurer records.

3.4 Assessed Value Protest Prohibition. As a condition of participation and as a continuing obligation throughout the five (5) year period following issuance of the Occupancy Permit, a Qualifying Owner shall not challenge, appeal, or protest the assessed value of the Qualifying Property. Any such challenge, appeal, or protest during this period shall result in immediate disqualification from the Program and forfeiture of any future Refunds.

3.5 Minimum Housing Standards Compliance. A Qualifying Owner must maintain the Qualifying Property in compliance with all applicable Minimum Housing Standards for the entire period during which Refunds are being paid. Failure to maintain such compliance shall result in suspension or termination of Refund eligibility until compliance is restored, as determined by the Program Administrator.

3.6 Lien and Tax Payment Requirements. As a continuing condition of eligibility, the Qualifying Property must remain free of all liens, and all property taxes must be paid in full, for the entire period of the Agreement. Any lien placed on the property or any delinquent tax obligation shall result in suspension of Refund payments until such lien is released and all taxes are paid in full.

ARTICLE IV — ENROLLMENT AND APPLICATION

4.1 Intent to Enroll. Upon issuance of a Building Permit for new residential construction, the property owner shall submit a completed Intent to Enroll Form to the City of Quincy Planning and Development Department within thirty (30) days of the issuance of the Building Permit. The Intent to Enroll Form places the Program Administrator and the Participants on notice of the owner's anticipated participation in the Program and of the Participants' potential Refund obligations. Submission of an Intent to Enroll Form does not constitute enrollment in the Program and does not guarantee eligibility; enrollment requires a completed Enrollment Application under Section 4.2.

4.2 Enrollment Application. To participate in the Program, an eligible property owner must submit a completed Enrollment Application to the City of Quincy Planning and Development Department. The Enrollment Application shall include, at minimum:

- (a) Legal description and parcel identification number (PIN) of the property;
- (b) Owner certification of deed and title to the property and acknowledgment of Program requirements;
- (c) Owner contact and identity information;
- (d) Proof of Building Permit issuance;
- (e) Documentation of the Base Tax Amount and proof that all current property taxes on the property have been paid in full.

4.3 Enrollment Deadline. Enrollment Applications must be submitted within thirty (30) days of the issuance of the Occupancy Permit. Applications submitted after this deadline shall be deemed ineligible regardless of circumstances. An owner whose Occupancy Permit is issued on or before the Program Deadline of December 31, 2028 shall have the full thirty (30) day period in which to enroll, even if that period extends beyond December 31, 2028; in no event shall any Enrollment Application be accepted after January 30, 2029.

4.4 Permit and Inspection Requirements. Upon approval of the project and prior to commencement of construction, the Qualifying Owner shall obtain all required permits. The Qualifying Owner must allow all mandatory inspections during the construction process as required by code in the jurisdiction of the project. The Director of Inspections or the Director's designee may conduct inspections at any stage of construction to confirm compliance with applicable codes and ordinances. Failure to obtain required permits or allow required inspections shall result in immediate disqualification.

4.5 City Right to Inspect. The City of Quincy retains the right to inspect the Qualifying Property at any time during the Refund period to confirm compliance with all applicable codes and ordinances within the property's jurisdiction. If an inspection reveals a deficiency, Refund payments shall be suspended until the deficiency is corrected and compliance is confirmed.

4.6 Annual Refund Request. Following enrollment, a Qualifying Owner must submit an Annual Refund Request Form to the Planning and Development Department each year a Refund is claimed. Annual Refund Requests must be submitted between June 1 and September 30 of the year in which the Refund is sought, accompanied by proof of full payment of property taxes for the applicable tax year and all other documentation required by the Program Administrator. It is solely the responsibility of the Qualifying Owner to submit all required paperwork, in complete

and accurate form, by the applicable deadline. Failure to submit any required paperwork, or to submit it by the applicable deadline, shall disqualify the Qualifying Owner from the Program.

4.7 Annual Application Review. The Program Administrator shall review all Enrollment Applications and Annual Refund Requests following the close of the annual filing window on September 30 and shall complete its review no later than October 31 of each year. Upon completion of the review, the Program Administrator shall transmit a summary of reviewed applications and supporting documentation to the Quincy Township Assessor for verification of assessed values and tax information, which verification shall be completed no later than November 15. A Refund shall only be issued upon confirmation by the Quincy Township Assessor that all property taxes on the Qualifying Property have been paid in full.

ARTICLE V — REFUND AMOUNTS AND DISTRIBUTION

5.1 Refund Amount. Each Qualifying Owner shall receive a Refund equal to one hundred percent (100%) of the Incremental Tax Amount for each of the first three (3) full tax years following the issuance of the Occupancy Permit. The Refund period consists of the three (3) full tax years commencing on January 1 of the year immediately following the issuance of the Occupancy Permit; no Refund shall be paid for the partial tax year in which the Occupancy Permit is issued. No Refund shall be paid for any tax assessed on the Base Tax Amount, ensuring that each Participant retains all revenue it was collecting prior to the new construction.

5.2 Each Participant's Share. Each Participant shall bear its proportionate share of the total Refund equal to the ratio of that Participant's property tax levy on the Qualifying Property to the total property tax levy on the Qualifying Property for the applicable tax year.

5.3 Payment of Refunds. Upon approval of an Annual Refund Request following the annual review and verification described in Section 4.7, and confirmation by the Quincy Township Assessor that all property taxes have been paid in full and that no liens exist on the property, all Refunds shall be issued by the Adams County Collector, as Program Tax Administrator, on behalf of the Participants. Refunds shall be issued in November of each year, and in no event later than November 30. Each Participant's proportionate share of each Refund shall be satisfied by deduction from the property tax distributions otherwise payable to that Participant by the Adams County Collector for the applicable tax year, and no separate remittance or invoicing of Participants shall be required. The rebate incentive may convey upon the sale or transfer of the Qualifying Property; however, the new owner is responsible for completing all applicable Program paperwork to remain enrolled in the Program, including submitting a new Enrollment Application and any required Annual Refund Request Forms. Refund payments shall be suspended during any period in which the required paperwork has not been submitted by the new owner.

5.4 Maximum Program Duration. No Qualifying Owner shall receive a Refund for more than three (3) full tax years under the Program.

5.5 No Refund on Base Amount. Under no circumstances shall any Refund reduce the property tax revenues received by any Participant below the Base Tax Amount established at the time of enrollment.

ARTICLE VI — ADMINISTRATION AND RECORDKEEPING

6.1 Program Materials. The City of Quincy Planning and Development Department shall develop and maintain all Program forms, notices, and materials, and shall make such materials available to the public.

6.2 Participant Cooperation. Each Participant agrees to cooperate with the Program Administrator and the Program Tax Administrator and to provide, upon request, any information reasonably necessary to administer the Program, including tax levy and assessment data.

6.3 Records. The Program Administrator shall maintain records of all enrollments, Refund requests, and disbursements for a minimum of seven (7) years following the expiration or termination of this Agreement. Because all Refunds are issued by the Adams County Collector, the County shall provide the Program Administrator with proof of payment of each Refund issued, promptly following disbursement, for inclusion in the Program records.

6.4 Annual Report. The Program Administrator shall provide an annual written report to all Participants by April 30 of each year summarizing Program activity, Refunds paid — as documented by the proof of payment provided by the County under Section 6.3 — and the number of enrolled properties.

ARTICLE VII — TERM AND TERMINATION

7.1 Term. This Agreement shall be effective as of the Effective Date and shall remain in effect until all obligations arising under the Program have been fulfilled. The Program shall operate for the program years 2027 and 2028; no new enrollments shall be accepted after December 31, 2028, except as provided in Section 4.3 for properties whose Occupancy Permit is issued on or before December 31, 2028, for which the final enrollment date is January 30, 2029.

7.2 Withdrawal. A Participant may withdraw from this Agreement upon not less than sixty (60) days' written notice to all other Participants; provided, however, that withdrawal shall not affect any Refund obligations already approved prior to the effective date of withdrawal.

7.3 Termination by Agreement. This Agreement may be terminated by unanimous written agreement of all Participants.

ARTICLE VIII — INDEMNIFICATION

8.1 Each Participant shall be responsible for its own acts and omissions in connection with this Agreement. Nothing herein shall be construed to create a joint enterprise or to impose joint liability on the Participants. Each Participant shall indemnify, defend, and hold harmless all other Participants from any claims, losses, or damages arising from that Participant's own negligence or willful misconduct in connection with this Agreement.

ARTICLE IX — MISCELLANEOUS

9.1 Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Illinois.

9.2 Entire Agreement. This Agreement, together with Exhibit A, constitutes the entire agreement among the Participants with respect to the Program and supersedes all prior agreements or understandings relating to the subject matter hereof.

9.3 Amendment. This Agreement may be amended only by a written instrument signed by authorized representatives of all Participants.

9.4 Severability. If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall continue in full force and effect.

9.5 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

9.6 Notices. All notices under this Agreement shall be in writing and delivered to:

City of Quincy City Council

730 Maine Street, Quincy, Illinois 62301

Adams County Board
521 Vermont Street, Quincy, Illinois 62301

Quincy Community Unit School District No. 172
1416 Maine Street, Quincy, Illinois 62301

Quincy Park District
1231 Bonansinga Drive, Quincy, Illinois 62301

John Wood Community College
1301 South 48th Street, Quincy, Illinois 62305

Quincy Township
706 Maine Street, Room 202, Quincy, Illinois 62301

ARTICLE X — AUTHORITY

Each person signing this Agreement represents and warrants that he or she is duly authorized to execute this Agreement on behalf of the respective Participant and to bind such Participant to the terms hereof.

IN WITNESS WHEREOF, the Participants have executed this Agreement as of the date first written above.

CITY OF QUINCY, ILLINOIS

_____

Linda Moore, Mayor, City of Quincy
Date: _____

ADAMS COUNTY, ILLINOIS

_____

Bret Austin, Chairman, Adams County Board
Date: _____

QUINCY COMMUNITY UNIT SCHOOL DISTRICT NO. 172

_____

Dr. Larry Gray II, Superintendent
Date: _____

QUINCY PARK DISTRICT

_____

Rome Frericks, Executive Director, Quincy Park District
Date: _____

JOHN WOOD COMMUNITY COLLEGE

_____

Dr. Aron Potter, President, John Wood Community College
Date: _____

QUINCY TOWNSHIP

_____

Maggie Hoyt, Supervisor, Quincy Township

Date: _____

EXHIBIT A

NEW RESIDENTIAL CONSTRUCTION PROPERTY TAX REFUND PROGRAM

PROGRAM SUMMARY

SECTION A — PROGRAM OVERVIEW

The New Residential Construction Property Tax Refund Program (the "Program") is established by the City of Quincy, Adams County, Quincy Community Unit School District No. 172, the Quincy Park District, John Wood Community College, and Quincy Township (collectively, the "Participants") to encourage new residential construction within the corporate limits of the City of Quincy, Illinois, for properties located within the boundaries of Quincy Township. This Agreement is adopted in 2026. The Program is effective for the program years 2027 and 2028, commencing January 1, 2027.

Under the Program, eligible property owners receive a refund equal to one hundred percent (100%) of the incremental increase in property taxes attributable to new residential construction — and only that incremental increase — for each of the first three (3) full tax years following the issuance of an Occupancy Permit. The Refund period consists of the three (3) full tax years beginning January 1 of the year after the Occupancy Permit is issued; no refund is paid for the partial year in which the Occupancy Permit is issued.

SECTION B — PROGRAM ADMINISTRATOR

The City of Quincy Planning and Development Department administers the Program on behalf of all Participants. All Refunds are calculated and issued by the Adams County Collector and the Adams County Supervisor of Assessments, serving as the Program Tax Administrator. For information, contact:

City of Quincy Planning and Development Department
706 Maine Street, 3rd Floor, Quincy, Illinois 62301
Phone: (217) 228-4515

SECTION C — ELIGIBILITY REQUIREMENTS

To qualify for the Program:

- The property must be located within the corporate limits of the City of Quincy, within the boundaries of Quincy Township, and within the taxing boundaries of all Participants.
- A Building Permit for new residential construction must have been issued on or after January 1, 2027. A Building Permit is required; properties that did not obtain a Building Permit are not eligible.
- An Occupancy Permit must be issued by December 31, 2028, or within twelve (12) months of the Building Permit, whichever is earlier.
- The completed structure must be one of the following residential property types: a single-family home, a two-family home (duplex), or a multi-family dwelling consisting of three (3) or four (4) units. Residential structures of five (5) or more units are not eligible.
- Owner-occupancy is not required. The property may be owner-occupied or a rental property.
- The construction must be new construction; rehabilitation of existing structures does not qualify.
- The property must NOT be located within a Tax Increment Financing (TIF) District.

• The property must NOT be receiving a property tax abatement through the Enterprise Zone, or any other property tax abatement, related to the construction or the property. (A property receiving only an Enterprise Zone sales tax incentive remains eligible.)

• The property must comply with all applicable Minimum Housing Standards for the entire Refund period.

• All property taxes must be paid in full and the property must remain free of all liens for the entire period of the Agreement.

SECTION D — REFUND STRUCTURE

Eligible property owners will receive a refund of one hundred percent (100%) of the Incremental Tax Amount — the difference between the total property taxes assessed on the completed structure and the Base Tax Amount (the taxes assessed on the property prior to construction).

The Base Tax Amount is locked at enrollment and is never refunded. Each Participant retains all property tax revenues it was collecting before the new structure was built.

The Refund period consists of the three (3) full tax years commencing January 1 of the year immediately following issuance of the Occupancy Permit. No refunds are issued for the partial tax year in which the Occupancy Permit is issued.

SECTION E — APPLICATION PROCESS

Step 1: Intent to Enroll — Within thirty (30) days of receiving your Building Permit, submit an Intent to Enroll Form to the City of Quincy Planning and Development Department. This places all Participants on notice of your anticipated participation. It does not constitute enrollment and does not guarantee eligibility.

Step 2: Enrollment — Submit a completed Enrollment Application to the City of Quincy Planning and Development Department within thirty (30) days of receiving your Occupancy Permit (for Occupancy Permits issued in December 2028, the final enrollment date is January 30, 2029). Applications submitted after this deadline will not be accepted. Include your Base Tax Amount documentation and proof that current property taxes are paid in full.

Step 3: Permits and Construction Inspections — Prior to construction, obtain all required permits. Mandatory inspections must be allowed throughout the construction process as required by applicable code. The Program Administrator or its designee may conduct additional inspections to verify compliance.

Step 4: Annual Property Inspections — The City of Quincy retains the right to inspect the property at any time during the Refund period to confirm compliance with all applicable codes and ordinances. Failure to allow an inspection or a finding of non-compliance may result in suspension of Refund payments.

Step 5: Annual Refund Request — Each year a refund is due, submit an Annual Refund Request Form between June 1 and September 30, with proof that property taxes for the applicable year have been paid in full and that no liens exist on the property. It is the applicant's sole responsibility to submit all required paperwork, complete and on time; failure to do so will disqualify the applicant from the Program. Requests are reviewed by the Program Administrator by October 31 and forwarded to the Quincy Township Assessor, which completes verification by November 15.

Step 6: Refund Disbursement — Upon approval, all refunds will be issued by the Adams County Collector, as Program Tax Administrator, in November of each year. Each Participant's share is satisfied by deduction from that Participant's property tax distributions. The rebate incentive may convey upon the sale or transfer of the property; however, the new owner is responsible for completing all applicable Program paperwork, including submitting a new Enrollment Application and any required Annual Refund Request Forms, to remain enrolled in the Program.

SECTION F — DISQUALIFYING CONDITIONS

Properties are NOT eligible if:

- The property is subject to a development or cost-participation agreement with the City of Quincy.
- The property is receiving State or Federal tax credits, grants, or subsidies related to the construction.
- The property is located within a Tax Increment Financing (TIF) District.
- The property is receiving a property tax abatement through the Enterprise Zone, or any other property tax abatement. (Receiving an Enterprise Zone sales tax incentive alone does not disqualify the property.)
- The owner challenges or appeals the property's assessed value during any Refund year or during the five (5) year period following issuance of the Occupancy Permit.
- The property has outstanding liens of any kind during the Agreement period.
- A Building Permit was not obtained prior to construction.
- The completed structure consists of five (5) or more residential units.
- The property fails to comply with Minimum Housing Standards during the Refund period.
- The applicant fails to submit any required Program paperwork, complete and by the applicable deadline (see Section E, Step 5).

[END OF EXHIBIT A]

09.16.2026 BOARD OF TRUSTEES MEETING

BOT MEETING CALENDAR

September 16, 2026 @ 6:00 p.m.	Board of Trustees Meeting
September 17, 2026 @ 5:30 p.m.	JWCC Foundation Wine Pull Quincy Country Club
October 2, 2026 @ 3:30 p.m.	Dr. Aron A. Potter inauguration Mary Ellen Orr Auditorium
October 13, 2026	Board Retreat (Fall) First Bankers Trust
October 20,2026	Scholarship Reception
October 21, 2026 @ 6:00 p.m.	Board of Trustees Meeting
November 18, 2026 @ 6:00 p.m.	Board of Trustees Meeting
December 3, 2026	Pathfinder Event – Honoring Mr. Larry Fischer *(details will be shared at a later date)*
December 16, 2026 @ 6:00 p.m.	Board of Trustees Meeting

Date: **9.16.2026** BOARD OF TRUSTEES MEETING

From: Amy Baker, Chief Human Resources Officer

RE: Personnel

Personnel Items to Be Approved:

New Hires—Regular

Gilbert, Sara Jean-Director of Admissions
Request authorization to hire into full-time, exempt, benefits-eligible position effective September 14, 2026, at an annual salary of $60,000.

Rayl, Matthew-CTE Success Coach & Recruiter
Request authorization to hire into full-time, exempt, benefits-eligible position effective August 24, 2026, at an annual salary of $36,000.

Status Change

Johnson, Eric-Campus Police Officer
Request authorization to change status to full-time, exempt, benefits-eligible position of Campus Police Sergeant effective September 5, 2026, at an annual salary of $50,000.

Sheridan, Logan-Sous Chef
Request authorization to change status to full-time, non-exempt, benefits-eligible position of Chef effective September 5, 2026, at an annual salary of $44,928.

Wisslead, Erin-Manager, Learning Recourses Center
Request authorization to change status to full-time, exempt, benefits-eligible position of Director of Library Services effective September 5, 2026, at an annual salary of $63,478.

New Hires--Associate Faculty

Ensinger, Chad-Instructor, Fine Arts
Request authorization to hire into part-time position effective August 17, 2026, at rate of $711 per credit hour.

Griggs, Jaicee-Instructor, Fine Arts
Request authorization to hire into part-time position effective August 17, 2026, at rate of $711 per credit hour.

Vacancies

Campus Police Office
Request authorization to fill full-time, non-exempt, benefits-eligible position pending appropriate administrative review.

Personnel Items Reported:

New Hires—Non-Board Approved, Variable Part-time

Bradley, Jasmine	Peer Mentor	Student Affairs	$15.00
Buckner, Olivia	Peer Mentor	Student Affairs	$15.00

Mission: JWCC enriches lives through learning by providing accessible educational opportunities and services at an exceptional value.

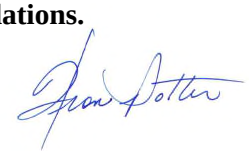
Vision: JWCC will be the community's partner and leader in education, workforce training and lifelong learning.

Core Values: Excellence Accountability Integrity Servant Leadership Lifelong Learning

Burke, Isabelle	Peer Mentor	Student Affairs	$15.00	
Kennedy, Linda	Specialist, Mt Sterling	Academic Affairs	$15.00	
Mota de Almeida, Diogo	Peer Mentor	Student Affairs	$15.00	
Winking, Bailey	Peer Mentor	Student Affairs		$15.00

Retirements/Resignations-Accepted by President
Steinkamp, Phil-Instructor, Truck Driver Training –Retirement August 31, 2026

I concur with the Personnel recommendations.



John Wood Community College

Financial Reports

Board of Trustees Meeting

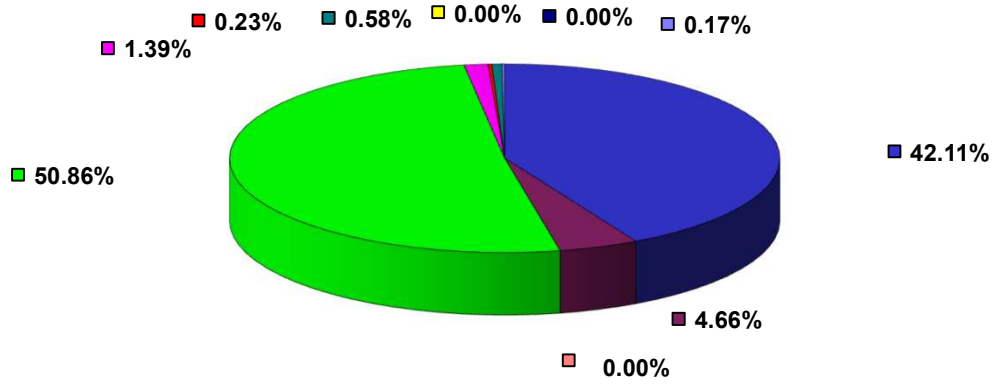
September 16, 2026

John Wood Community College, District No. 539
Comparison of Actual to Budget - FY' 27 to FY' 26
As of August 31, 2026
Unaudited

Operating Funds

	Actual FY ' 27	Budget FY ' 27	% of Budget FY ' 27	Actual FY ' 26	Budget FY ' 26	% of Budget FY ' 26
REVENUES:						
Local Government Revenue	$3,856,565	$7,939,200	48.58 %	$3,542,611	$7,623,000	46.47 %
State Government Revenue	$426,849	$1,764,307	24.19 %	$289,206	$2,077,360	13.92 %
Federal Government Revenue	$0	$0	0.00 %	$0	$0	0.00 %
Student Tuition and Fees	$4,658,239	$8,448,380	55.14 %	$4,714,709	$8,577,150	54.97 %
Sales and Services Revenue	$127,299	$672,700	18.92 %	$123,411	$560,150	22.03 %
Facilities Revenue	$20,850	$75,000	27.80 %	$21,100	$92,600	22.79 %
Investment Revenue	$53,423	$400,000	13.36 %	$67,973	$450,000	15.11 %
Gifts and Grants Revenue	$0	$10,000	0.00 %	$0	$10,000	0.00 %
Other Revenue	$321	$13,500	2.38 %	$1,191	$13,500	8.82 %
Transfers From	$15,274	$285,000	5.36 %	$11,641	$162,931	7.14 %
TOTAL REVENUES:	**$9,158,820**	**$19,608,087**	**46.71 %**	**$8,771,842**	**$19,566,691**	**44.83 %**
EXPENDITURES:						
Salaries	$1,291,046	$10,226,706	12.62 %	$1,346,950	$9,895,611	13.61 %
Employee Benefits	$453,500	$2,862,114	15.84 %	$469,597	$2,920,554	16.08 %
Contractual Services	$467,006	$1,950,662	23.94 %	$172,367	$1,684,597	10.23 %
General Materials and Supplies	$372,288	$1,191,029	31.26 %	$359,449	$1,181,376	30.43 %
Travel & Conference/Meeting Expense	$29,855	$396,314	7.53 %	$17,800	$423,048	4.21 %
Fixed Charges	$41,328	$184,154	22.44 %	$25,925	$121,814	21.28 %
Utilities	$82,556	$890,500	9.27 %	$69,549	$737,000	9.44 %
Capital Outlay	$523	$260,397	0.20 %	$24,901	$752,259	3.31 %
Other Expenditures	$186,649	$1,105,714	16.88 %	$151,448	$1,285,605	11.78 %
Transfers To	$0	$540,497	0.00 %	$0	$564,827	0.00 %
TOTAL EXPENDITURES:	**$2,924,752**	**$19,608,087**	**14.92 %**	**$2,637,986**	**$19,566,691**	**13.48 %**
REVENUES OVER (UNDER) EXPENDITURES	**$6,234,068**			**$6,133,856**		

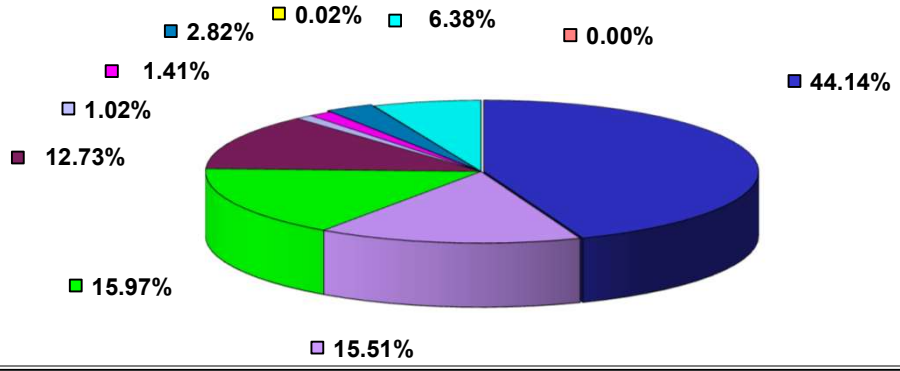
FY27 Operating Fund Revenues YTD as of August 31, 2026
Unaudited



Operating Fund Revenues: **$9,158,820**

42.11%	Local Government Sources	$3,856,565
4.66%	State Government Sources	$426,849
0.00%	Federal Government Sources	$0
50.86%	Student Tuition and Fees	$4,658,239
1.39%	Sales and Service Fees	$127,299
0.23%	Facilities Revenue	$20,850
0.58%	Investment Revenue	$53,423
0.00%	Gifts and Grants Revenue	$0
0.00%	Other Revenues	$321
0.17%	Transfers from Other Funds	$15,274

FY27 Operating Fund Expenditures YTD as of August 31, 2026
Unaudited



Operating Fund Expenditures: **$2,924,752**

44.14%	Salaries	$1,291,046
15.51%	Employee Benefits	$453,500
15.97%	Contractual Services	$467,006
12.73%	Materials and Supplies	$372,288
1.02%	Conference and Meeting	$29,855
1.41%	Fixed Charges	$41,328
2.82%	Utilities	$82,556
0.02%	Capital Outlay	$523
6.38%	Other Expenditures	$186,649
0.00%	Transfer to/from Other Funds	$0

Balance Sheet - All Funds
As of August 31, 2026
Unaudited

	Operating Funds	Oper. & Maint. Fund (Restricted)	Grant Restricted Funds	Special Levy Tax Fund	Working Cash Fund	Bond & Interest Fund	Auxiliary Enterprise Fund
ASSETS							
Cash	$8,947,251	$6,544,699	$1,131,929	$1,843,733	$1,171,826	$1,201,962	$4,202,756
Investments	$2,606,010	$2,024,149	$0	$0	$4,343,940	$0	$0
Receivables	$3,388,224	$0	$37,486	$0	$0	$0	$0
Accrued Revenue	$13,406	$9,766	$118,251	$1,325	$8,311	$0	$3,504
Interfund Receivables	$0	$0	$0	$0	$0	$0	$0
Inventory	$152,381	$0	$0	$0	$0	$0	$206,514
Other Assets	$0	$95,736	$0	$0	$0	$0	$0
Prepaid Expenses/Deferred Charges	$188,724	$0	$0	$9,105	$0	$0	$0
TOTAL ASSETS	**$15,295,995**	**$8,674,350**	**$1,287,666**	**$1,854,163**	**$5,524,076**	**$1,201,962**	**$4,412,774**
LIABILITIES							
Payroll Deduction Liabilities	($7,016)	$0	$0	($894)	$0	$0	$0
Accounts Payable	$1,427	$0	($3,068)	$0	$0	$0	$319,160
Accrued Expense	$1,049,741	$0	$59,973	$43,379	$0	$0	$21,117
Interfund Payables	$0	$0	$0	$0	$0	$0	$0
Deferred Revenue	$3,717	$0	$4,960	$0	$0	$0	$0
Other Liabilities	$39	$0	$0	$0	$0	$0	$0
CLEARING ACCOUNTS	$177,422	$0	$0	$0	$0	$0	$0
TOTAL LIABILITIES	**$1,225,329**	**$0**	**$61,865**	**$42,484**	**$0**	**$0**	**$340,277**
FUND BALANCE 7/01/2026	$7,843,327	$8,805,433	$727,909	$1,541,677	$5,516,770	$474,990	$4,029,114
Revenue Over (Under) Expense	$6,234,068	($131,084)	$497,892	$270,002	$7,306	$726,972	$43,382
FUND BALANCE 8/31/2026	**$14,077,395**	**$8,674,350**	**$1,225,801**	**$1,811,679**	**$5,524,076**	**$1,201,962**	**$4,072,496**
TOTAL LIABILITIES AND FUND BALANCE	**$15,302,724**	**$8,674,350**	**$1,287,666**	**$1,854,163**	**$5,524,076**	**$1,201,962**	**$4,412,774**

John Wood Community College District #539

Reconciliation of Fund Equity to Net Position as of August, 2026

Total fund equity	$ 36,587,759
Reconciling items:	
Capital assets, net	$ 30,142,822
Deferred contractually required contributions	$ 0
Deferred salaries	$ 0
Subscription liability	$ (928,378)
Bonds payable	$ (3,410,000)
Lease obligations	$ (420,956)
OPEB deferred inflow s	$ (3,597,322)
OPEB deferred outflow s	$ 386,946
OPEB liability	$ (2,852,541)
Accrued interest on bonds	$ (5,066)
Deferred summer tuition	$ 0
Retiree healthcare liability	$ (141,265)
Accrued sick leave	$ (117,332)
Net position	$ 55,644,667

JWCC Investment Report
FY 2027

UNAUDITED REPORT

Total Cash and Investments	**Value as of August 2026**
JWCC Shadow Account	4,460,872.23
Illinois Funds	16,191,684.40
Raymond James Financial Services - Brokered CDs	4,459,336.84
JWCC CDs & Treasuries	8,974,099.24
Total Cash and Investments	34,085,992.71

Held by JWCC	**Interest Rate**	**Maturity Date**		Fund
FBT Shadow Account	2.25%		4,460,872.23	all funds
Raymond James Financial Services - Brokered CDs	3.92%		4,459,336.84	all funds
IL FUND Money Market	3.785%		16,191,684.40	all funds
	Yield Rate			
Homebank - CD	4.41%	9/24/2026	269,767.20	32
Bank of Springfield - CD	4.91%	10/9/2026	281,661.56	07
Bank of Springfield - CD	4.91%	10/9/2026	112,664.63	07
Eagle Valley Bank - CD	4.55%	12/18/2026	279,436.27	07
Eagle Valley Bank - CD	4.55%	12/18/2026	111,774.50	07
Mercantile Bank - CD	4.12%	1/22/2027	250,000.00	32
Mercantile Bank - CD	4.18%	3/21/2027	250,000.00	07
Mercantile Bank - CD	4.18%	3/21/2027	100,000.00	07
Mercantile Bank - CD	4.10%	3/26/2027	250,000.00	32
Commerce Bank - Treasury	3.70%	5/15/2027	2,606,010.13	01
Town & Country Bank Midwest	4.00%	6/26/2027	254,382.04	32
Eagle Valley Bank - CD	3.70%	7/2/2027	109,308.32	07
Eagle Valley Bank - CD	3.70%	7/2/2027	273,270.81	07
Mercantile Bank - CD	3.77%	9/18/2027	250,000.00	32
First Bankers Trust - CD	3.77%	9/23/2027	266,837.13	07
First Bankers Trust - CD	3.77%	9/23/2027	106,734.86	07
Town & Country Bank Midwest - CD	3.50%	12/9/2027	250,000.00	32
Mercantile Bank - CD	4.17%	1/22/2028	100,000.00	07
Mercantile Bank - CD	4.17%	1/22/2028	250,000.00	07
Mercantile Bank - CD	3.60%	3/12/2028	250,000.00	32
Mercantile Bank - CD	4.31%	3/26/2028	250,000.00	07
Mercantile Bank - CD	4.31%	3/26/2028	100,000.00	07
Eagle Valley Bank - CD	4.14%	6/18/2028	250,000.00	32
Mercantile Bank - CD	4.00%	6/30/2028	250,000.00	07
Mercantile Bank - CD	4.00%	6/30/2028	100,000.00	07
Mercantile Bank - CD	3.72%	9/18/2028	250,000.00	07
Mercantile Bank - CD	3.72%	9/18/2028	100,000.00	07
Town & Country Bank Midwest - CD	3.50%	12/9/2028	101,752.83	07
Bank of Advance - CD	3.55%	12/12/2028	250,000.00	07
Mercantile Bank - CD	3.65%	3/12/2029	100,000.00	07
Mercantile Bank - CD	3.65%	3/12/2029	250,000.00	07
First Bankers Trust - CD	4.08%	6/17/2029	250,356.40	07
First Bankers Trust - CD	4.08%	6/17/2029	100,142.56	07
Total Cash and Investments			34,085,992.71	

John Wood Community College

Expenditures for Payment

Accounts Payable. . . . . *Presented to Finance Committee*
Payroll. . . . . *Presented to Finance Committee*
Petty Cash. . . . . *Presented to Finance Committee*
Purchase Cards. . . . . *Presented to Finance Committee*

Ratification of Expenditures

The foregoing summary of obligations have been processed for payment. The College Administration certifies that these obligations, have been incurred in accordance with Board Policy, and where required, quotes and or bids were obtained. The Finance Committee of the Board has reviewed the payments and reported their findings to the Board of Trustees at the regular meeting.

Ratified this 16th day of September 2026.

_____
Chair

_____
Secretary

Board of Trustees of Community College
District No. 539, Counties of Adams,
Pike, Hancock, Calhoun, Schuyler,
Brown, Morgan, Scott, and Cass,
and the State of Illinois.

Board of Trustees Meeting