



W.I.B.A. Punch List



September 2023

WIBA Membership Meeting

**Wednesday, September 20th 6:30p.m.
156 East at 156 E. Main St. Galesburg**

**Speakers: Kelly Jensen
James Bozym
Lowes**



Board Members

President:
Dee Spivey

Vice President:
Steve Hawkinson

Treasurer:
Amy Schwartz

Past President:
Neil Thomas

Directors:
Scott Howe
Terry Allen
Doug Slaton
Zack Thiel

Life Director:
Bill Johnson

Executive Director:
Kaylee Johnson

Key Performance Indicators

**Keep
People
Informed**

**Keep
People
Involved**

**Keep
People
Interested**

**Keep
People
Inspired**

Inside this issue:

Board Highlights
Save The Date **2**

WIBA
Membership Meeting **3**

WIBA Day at
Lake Bracken **4**

WIBA Day at
Lake Bracken **5**

Social Media, Email,
Website, Features,
and Dues **6**



Photographer Unknown



W.I.B.A. Board Highlights

*45 WIBA Members

*WIBA Membership Meeting
September 20, 2023 6:30p.m.

156 East meeting room

156 E. Main St. Galesburg

* WIBA Board Meeting

October 4, 2023 6:30a.m.

Perkins Restaurant

* WIBA Christmas Party

December 7, 2023 6:30p.m.

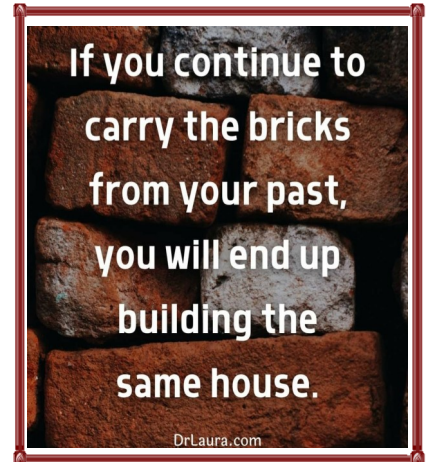
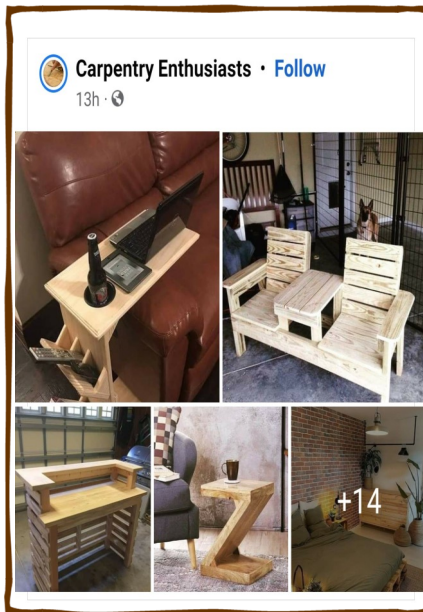
156 East meeting room

156 E. Main St. Galesburg

* WIBA Home Show 2024

April 13, 2024 10a.m.-4p.m.

Knights of Columbus



CONGRATULATIONS!

The 50/50 Drawing was for \$14 and Chris Pepmeyer, REMax Preferred Properties, won! Congratulations, Chris!

The Cash Drawing was \$100, and Coach House Garages was drawn but not present, so it rolls over to \$125 at the September WIBA Membership Meeting.

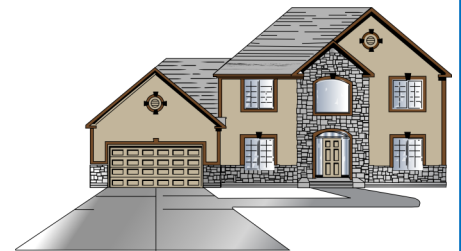


WIBA Home Show 2024

April 13th

10a.m.-4p.m.

Knights of Columbus



Save the Date

WIBA Membership Meeting



Our speakers were Gerald Smith, City Manager, and Steve Gugliotta, Development Director, City of Galesburg.

Gerald Smith was hired as the City Manager in November 2022. He has served 32 years in public service in economic development, housing development, and as a city manager.

One of his projects was a 52-acre plot of land developed in Deerfield, IL. in the central business district. This was attained by strategies and programs for expansion and 2 TIF Districts. Another was a \$3 million project for Lake Cook Corridor developed from farm to commercial business including 3 large anchors. Gerald also helped to develop a pocket neighborhood in Maquoketa, Iowa with the help of state, county, and city resources to supplement the costs for those who may have a harder time buying a home. Homeowners were required to keep possession of the home for at least 5 years.

The most important consideration for economic development is the citizen's view.

Gerald believes in pooling resources from federal, state, TIF, county, city, and even some businesses.

Gerald suggested holding a city workshop for builders, remodelers, and realtors.

The City of Galesburg has requested that a housing study be done, and a plan of action be formed for the city council. What are our demographics? What is the condition of our housing. What is the availability of homes? What size are the property lots?

We need to define Galesburg. We have lost population. 20% of citizens are at or below poverty level. How do we attract people to move here? Factories are great and worth pursuing but having a diversity of businesses is important too.

Mid to high range housing is needed. Can the former Churchill middle school be used for residential purposes?

Castlebury Estates was our last fully finished neighborhood developed and it was around 20 years ago when it was completed.

The City of Galesburg has demolished 18 homes.

The City of Galesburg is still using the 2012 International Code for building inside the city.

The city is currently leasing land to Community Solar for 2 projects. There is a different solar company with a project on Farnham St. and yet another company looking at land near that one.

Steve reminded us that there is an incentive from the city for developing a subdivision available.

I.D.O.T. has delayed the reconstruction of Grand Ave. until 2024. It will go from the new bridge to Knoxville. Existing buildings will get repairs also.

The City of Galesburg has 6 TIF districts. The money comes from property taxes to improve areas that need it.

Over 30 facades downtown have been redone.

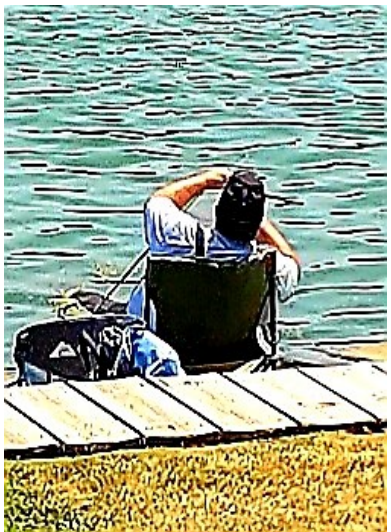
Dunkin Donuts is working on a plan for IDOT for truck access and a landscaping plan for the city as it has residential property behind it. It will be at the former Steak-house location.

There is a 4-tenant building replacing the former Sirloin Stockade building on N. Henderson St.

Landlords can do an annual self-checklist for rental property if there are no violations. Rental Inspections are every 5 years in the city.



WIBA Day at Lake Bracken



WIBA Day at Lake Bracken





Business Name Builders Association

2163 E. Main St.
Galesburg, Illinois 61401

Phone: 309-343-2116
Fax: 309-343-1114
Email:

westernillinoisbuilders@gmail.com



WIBA Christmas Party

December 7, 2023 6:30p.m.

156 East in Galesburg, Il.

Save The Date



WIBA Membership Meeting



**September 20th
6:30 p.m.**

156 East Meeting Room

**156 E. Main St.
Galesburg**

Our Website



www.wibaweb.org

**“Support Your Local Communities,
Where Professionals do Professional Work”**



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www.wibaweb.org



Website Features

Neil Thomas Plumbing & Heating

People's Do It Best Rental

REMax Preferred

Properties- Chris Pepmeyer



WIBA Dues



October

F&M Bank pd.

First Mid Bank & Trust pd.

Sherwin Williams

REMAX Preferred

Properties- Zack Thiel