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Standing on solid ground

Cover photo by Norma Zuniga

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Everything old is new again

In last year's commercial development issue of *SBJ*, we profiled three significant sites that had potential for redevelopment: the former Benedictine University campus, the Vinegar Hill Mall complex and the former Pillsbury Mills. The first two are now under new ownership with renovation efforts already underway, and a dedicated group of community activists is still working to gain ownership of the Pillsbury site and transform it (pg. 16).

A number of notable projects are currently underway in downtown Springfield as well, and it's refreshing to see investors taking another look at the heart of the city instead of automatically gravitating toward cornfields to the west or south (pg. 32). Some would say that any development is good development, but the reality is that expanding the physical boundaries of Springfield without the population growth to support it places an increased burden on our infrastructure needs, as well as police and fire departments. On the contrary, revitalizing a vacant property makes use of existing city services, while also increasing the property values and tax base for the area. If the property happens to be located in a TIF district, that increase in property tax revenue is then available to reinvest in other projects in the TIF district – a win/win cycle.

Even the Capitol buildings are getting an overhaul, with work wrapping up on restoration efforts at the Old State Capitol and a major project getting underway at the current State Capitol (pg. 20). This month's Q&A subject, John Goetz of R.D. Lawrence Construction, noted that he has the distinction of working on both Capitols at the same time (pg. 6)

Goetz is part of a multigenerational family business, as is Josh Broughton of P.H. Broughton & Sons, Inc., a paving company that just celebrated 100 years in business (pg. 14). With so many familiar names in the construction industry, it can be hard for newcomers to get started, but that's exactly what our cover subject, William Bishop IV, is trying to help others do (pg. 26). Thanks to mentoring and guidance he received from O'Shea Builders, Bishop has been able to launch the Minority Trades Network to help connect other young people interested in construction with those in various trades.

It's a busy time for commercial contractors, and there is much to celebrate, both old and new.



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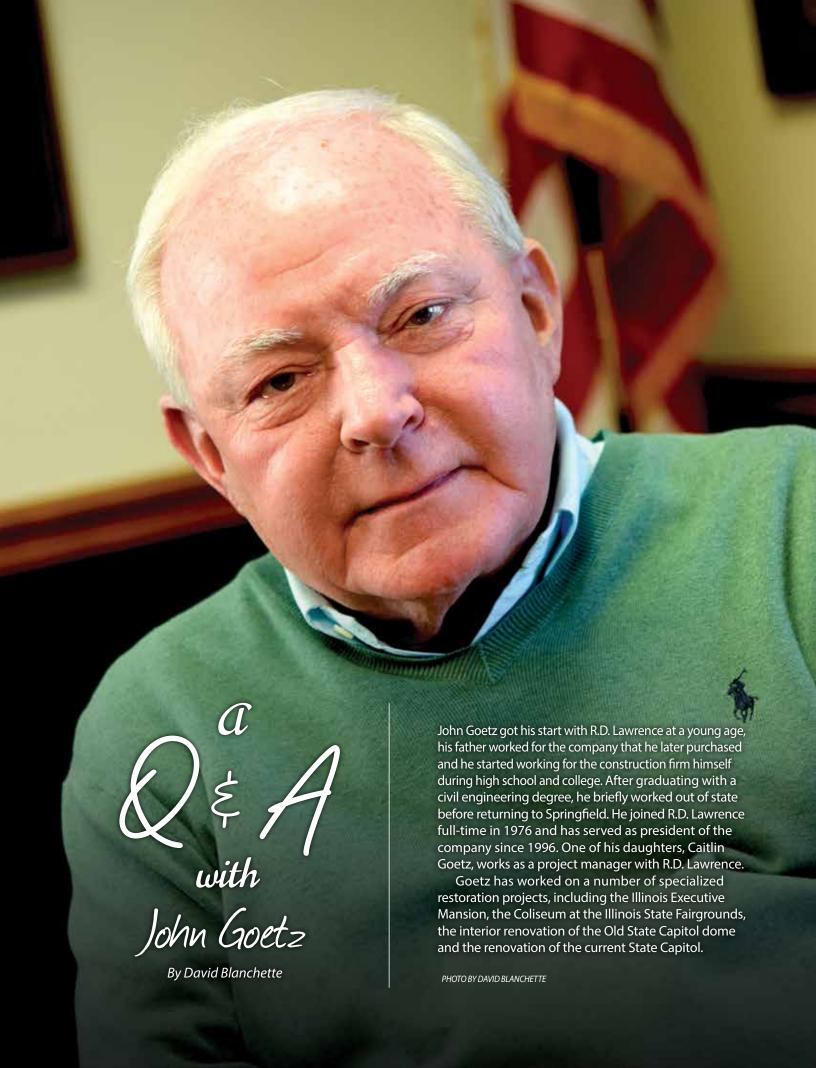
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At what age did you decide your career path?

When I was a very young child, my dad was a general field superintendent for R.D. Lawrence. He would bring home plans to study them and be prepared to line up the work for the next day or week. I would look at those plans, and I could read those plans. Reading plans is not something that you usually can do at that young age but it was just something I picked up.

When I got out of the eighth grade in 1963, my dad took me over to Jacksonville where R.D. Lawrence had a lot of work. I was there for the next six summers, four while I was a student at Griffin High School in Springfield and two of which were when I was in college at the School of Engineering at Marquette University. Marquette had a co-op program where you go to school for a semester and go to work for a semester, and that's the way it was for my last three years of college. It added an extra year of college but I gained that experience.

You worked in Milwaukee for a while, came back to Springfield to work for the Capital Development Board, then were hired by R.D. Lawrence. At what point did you decide that you wanted to purchase the business?

In the 1980s, the four owners of what I call the Old Co decided it was time for them to get out. My soon-to-be partner and I decided to start our own company and we asked the old partners if we could keep the company name. And they all said, 'We'd be honored.'

Vince Schulte, who was 15 years my senior, and I formed the new corporation in 1984 called R.D. Lawrence Construction Company. We bought the building and the equipment on a contract-for-deed over a period of 10 years. The Old Co back in the 1980s was doing about \$20 million a year in business, and we did about \$2.5 million during that first year. I always tell people we mortgaged the house, the cars, the kids and the dogs to get through. We would be in here cleaning the toilets and mopping the floors and doing whatever it took to keep it together.

Has technology changed the way you have done business over the years?

Technology hasn't changed this guy or the way I do business. I had a subcontractor on an out-of-town job that required a lot of on-site meetings. On one trip he said, "You know, John, with this email I don't have to talk to anybody all day long if I don't want to." And I said, 'That takes away one of the elements that separates you from all of your competition, and that's your personality'"

Technology certainly has changed things. It has made payroll much easier and quicker. But

there are a lot of things I'd love to go back to because it was a simpler time. I ask my people here if they contacted someone and they say, 'Yeah, I sent him an email.' And I ask, 'Did you call him?' And if they say no, I tell them, 'Well, do that when you get out of that chair.' I believe the personal touch, the personal contact, is vital even in today's go, go, go, Wi-Fi world.





(Top) Daughter Maggie Humm, John Goetz, son Jonathan Goetz and daughter Caitlin Goetz. (Bottom) John Goetz has served as president of R.D. Lawrence since 1996. He joined the company full time in 1976. PHOTOS COURTESY OF J

Which of the many construction projects from your career are the most memorable for you?

In the 1970s, the Old Co built a 31,000-squarefoot addition on the back of the Illinois Executive Mansion and built the perimeter brick walls and fence. We went back in there in 2017 and refurbished everything for about \$10.5 million. We followed the Old Co and we were able to refurbish their work and the old mansion as well.

I have worked on many projects at the Illinois State Capitol. They are tearing out much of the stuff that the Old Co put in back in the 1960s and 1970s. The north wing is going to involve the tearing out of the additional floors the Old

Co put in because they want to put it back the way it was historically.

Another job that is near and dear to my heart is the restoration of the interior dome of the Old State Capitol. That was the first time it had ever been touched. We built 140 feet of scaffolding, 150 tons worth, to reach the base of the dome columns. We decked everything on top of that scaffolding, then built an additional 80 feet on top of that to reach the uppermost part of the dome columns. We left a time capsule up there, someday somebody will find it.

We are working on the current State Capitol now. I don't know that any contractor can lay claim to working on the old and new State Capitols at the same time.

What career advice would you give to young people today?

Hard work will pay off, and with the help of God you can do most anything.

What do you enjoy doing in your spare time?

I'm doing something I said I'd never do and that's play golf, because I said if I wanted to do something I wanted to be halfway good at it. And I'm not very good at golf. But it does kind of get under your skin and into your blood.

I do gardening, I have a pool, I like to sail. I love when my grandchildren visit. I have lunch with my buddies, I get together with them on Fridays at the Hand of Fate in Petersburg near where I live.

What may people be surprised to learn about you?

Some people say I'm intimidating. I don't think I am. But we had a project manager from Louisiana who was in town with his little boy, and the boy came up to our office desk – he could hardly see over it – and asked, 'Is Big Bad John here today?' And we thought, 'Well, we know what gets talked about in that household at night!' It was hilarious and very cute.

What do you think when you look back on your career?

I am the oldest of seven siblings, five boys and two girls. Three of us graduated from Marquette. I got a degree in civil engineering but I never wanted to practice engineering, I just wanted to build buildings and see something come out of the ground. When that happens, it's great to know that you had something to do with it.

It's been a long ride. How much longer I'll stay with it, I really don't know. We've been very blessed. I owe everything to God. He's been there time and time again for us.



The 49-acre Cardinal Hill Crossing development in Rochester includes 128 apartment units being built by Joyner Construction Services. PHOTO COURTESY OF EVAN LLOYD ASSOCIATES

By Holly A. Whisler

The National Association of REALTORS® held its third annual economic and real estate summit Dec. 15, and despite several pandemic-related challenges, most panelists were optimistic about the state of the commercial real estate market. The 2021 NAR Real Estate Forecast Summit: The Year Ahead was held virtually again this year due to COVID.

NAR's chief economist, Dr. Lawrence Yun, was the moderator for the five-person panel on commercial real estate, introducing each member prior to their remarks about 2021 and what they anticipate in 2022.

Representing the multifamily sector was Dr. Caitlin Sugrue Walter, vice president of research at the National Multifamily Housing Council. Walter specified that her comments were about investment-grade apartment buildings, not mom-and-pop rental owners. She stated that rental income declined in urban areas in 2020 due to the pandemic, so the rise in rents reported in the media are the year-over-year increases. However, rental income is growing, with a .04% increase from October to November of 2021. Typically,

rental income declines in the fourth quarter because people don't want to move in the winter.

Walter claimed that multifamily rental housing is suffering the same inventory shortage as the single-family housing market, with not enough apartments to meet demand. Since multifamily buildings are expensive to build, she does not see an immediate solution to this shortage. It is likely that rents will continue to increase, with some moderation.

The industrial warehouse sector was represented by James Breeze, senior director and global head of industrial and logistics research at CB Richard Ellis. Breeze stated that industrial has been performing well over the last decade from an occupier-demand standpoint, but what's been seen over the last 12 months has been mind-blowing.

During the past year, 1 billion square feet of industrial warehouse space has been leased. That's 300 million square feet higher than the previous record, and the major reason for this demand is the online shopper, according to Breeze. When shoppers began increasing their online buying in 2020, that required additional warehouse space to hold inventory. Demand became so great that there were inventory shortages, and retailers don't want that to happen again. In order to control inventory, they are leasing more space and adding more warehouse locations. Vacancy rates are now at all-time lows. According to Breeze, an additional 450 million square feet of industrial space is in production and 40% has already been leased.

Breeze reported a projection for rent growth going forward and said that overall, it's a strong market with very little headwind. However, if inflation begins to curb retail sales, then adjustments will need to be made.

Representing the retail sector was Deborah Weinswig, CEO and founder of Coresight Research. She stated that retail outlets are engaging customers on both a one-to-one basis and through social media channels, which allow retailers to communicate with many potential customers at once, such as a with a Facebook or Instagram Live presentation. Consumers'



A record amount of warehouse space was leased in 2021, thanks to a steep increase in online shopping fueled by the pandemic.

expectations are rising, and retail is meeting their demands through a variety of channels: brick-and-mortar stores, digital/e-commerce, live-selling online and instant commerce where you can get anything within 30 minutes. It's hyper-local, close to the consumer and it makes us look at consumption in a different way. It is a new way we are seeing commerce come to life.

Speaking for the hotel and lodging sector was Matt Carrier, vice president of innovation policy and research for the American Hotel and Lodging Association. Carrier said at a high level, the industry is still down compared to 2019. A bulk of the sector's revenue comes from business travel – conferences and annual meetings – and that has not come back yet. Warm-weather markets have seen an uptick in leisure travel but nowhere near typical. Hotel and lodging are very market dependent, said Carrier.

Regarding the labor shortage, Carrier said the industry employed approximately 2.3 million people in on-property hotels pre-pandemic, and it is 300,000 short of that

number now. The shortage is partly due to lack of demand, but also due to an inability to attract talent because the industry took a hit when layoffs took place in 2020.

Historically, the hotel industry has been seen as a steady employer where employees have upward mobility but now is competing with other industries that it didn't previously. The AHLA is launching a nationwide marketing campaign to inform people that the industry pays well and that it's a great career industry. Carrier noted that a hotel with 100 rooms may only be able to sell 75 because there are not enough housekeepers to turn the other 25 rooms.

The office sector was represented by Rebecca Rockey, who is an economist and the global head of forecasting at Cushman & Wakefield. Rockey said that the office sector is still going through its correction and that the recovery has yet to begin. The industry is still recording negative absorption – vacancy is still rising – and to put that in perspective, in prior recessions we've shed about 1 million square feet. Currently, the industry is already

at 179 million square feet, a factor of 1.8 above what we've seen in the past, and Rockey thinks there's more to come into the first half of 2022.

Rockey anticipates the office market will begin its recovery in the second half of 2022. She reports leasing activity is picking up and that office space in the suburbs has been fairly resilient. Also, companies are not following people to the suburbs; in fact, there has been activity to indicate the opposite.

The urban core is going to be even more important as people come in to the office less often and commute longer distances; companies want to be in a more central location. The newest and shiniest products are performing with rent appreciation and very healthy 90-95% occupancy rates, while the remainder of the market rents are falling. Rockey believes that while it is currently a complicated time in the office market, the transition to recovery will happen in 2022.

Holly Whisler is a freelance writer from Springfield who works remotely and enjoys the many different ways of interacting with the retail world from the comfort of home.

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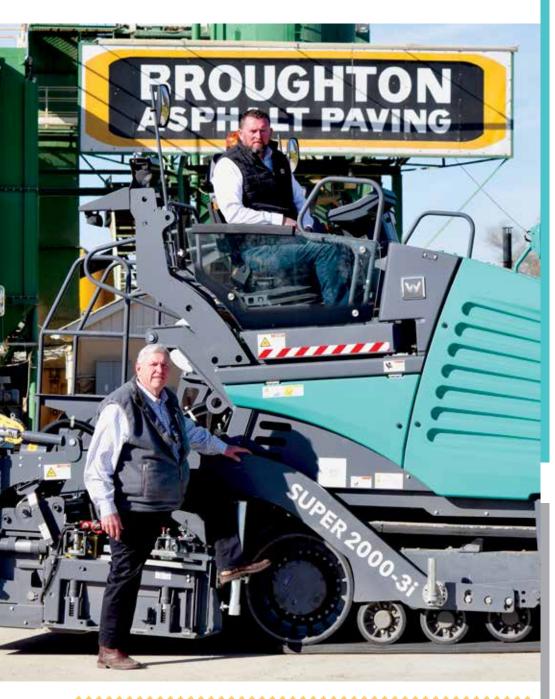


Steve Myers

LAYING

the groundwork for Springfield

P.H. Broughton & Sons, Inc. marks 100 years



By David Blanchette

Perry Broughton got his start in the family business at 4 years old when he accompanied his father to work in the early 1950s. Perry's son, Josh, who also got his start at a tender young age, represents the fourth generation to run P.H. Broughton & Sons, Inc. of Springfield, which celebrated its 100th anniversary in 2021.

"I got the chance to go to work with my father as a child, and when I was 11 years old, he put me to work on an oil truck," the 73-year-old Perry Broughton said. "I went with a couple of his very trusted employees and learned about oil and chipping."

Perry is the secretary-treasurer, and Josh is president of the company founded in 1921 by Perry H. Broughton, who used horses for much of his work until switching to trucks in 1932. The company purchased its first asphalt plant in 1953, began oil and chipping work for the city of Springfield in 1955, and in 1956 moved to its present location at 905 N. Lincoln Ave.

Perry H. Broughton died in 1964, but his wife and three sons, including Bill Broughton, took over the business. Bill died in 1999, leaving his son, Perry, to run the company.

"I'm officially secretary-treasurer. I never wanted to be president, and my father never wanted to be president," Perry said. "He was always secretary-treasurer and I just assumed that title."

Perry's early life helped to prepare him for his eventual role with the company. He made bumper blocks all summer at the age of 13, got a union laborer's card at age 14, oversaw oil and chipping jobs at age 15 and started working on an asphalt paving crew when he was 16 years old.

"I got to keep \$5 per week from my summer wages, and the rest went toward buying my own clothes and paying for all of my school books," Perry said.

Perry attended high school from 7 a.m. until 12:45 p.m. and was enrolled in a program that let him work in the afternoons. He worked for S.J. Groves & Sons, a large firm that had done work all around the world, and gradually learned many aspects of the trade.

"I kind of got a Ph.D. in the contracting business when I worked for them," Perry said.

Perry worked briefly for P.H. Broughton & Sons after high school, returned to S.J. Groves & Sons, then came back to work for his father again in 1972. But Perry decided that he wanted to start his own business and formed Perry Broughton Trucking & Excavating, Inc. that year, a separate firm that he and his son Josh still operate.

Perry Broughton Trucking & Excavating's focus is more on concrete, curb and gutter,



(Left) President Josh Broughton, top, and secretary-treasurer Perry Broughton with a new paving machine at the P.H. Broughton plant on North Lincoln Avenue in Springfield. (Right) P.H. Broughton & Sons third-generation owner Perry Broughton points to an early photo of the 100-year-old company's work on a paving job. PHOTOS BY DAVID BLANCHETTE

sidewalks, sewer work, excavating and fine grading, while P.H. Broughton & Sons concentrates on oil and chipping, paving, parking lot construction, rock grading and road shoulder work.

Perry became involved in P.H. Broughton & Sons once again in 1999 when his father, Bill, died. Perry and his brother John ran the family business together until John's death several years ago.

Meanwhile, Perry was busy helping to groom the fourth generation to head the company, and his son Josh was brought in around age 11 to wash equipment, sweep the shop, help the mechanics and do whatever else was required.

"We were brought up to work and be responsible," the 45-year-old Josh said."I have learned so much from my father. You don't realize how much knowledge somebody has until you grow older and you rediscover the things that they tried to instill in you."

Josh graduated from Southern Illinois University Carbondale with a construction management degree and went to work for another contractor, but returned to P.H. Broughton & Sons after his grandfather's death in 1999 when he was "thrown into the paving crew. There's nothing like baptism by fire," Josh said.

Josh worked his way up to crew foreman, job superintendent, then vice president. When his uncle John died, Josh took the title of company president. Perry was instrumental in bringing P.H.
Broughton & Sons into the 21st century with the early adoption of GPS and other helpful technology, and Josh has kept the company looking toward the future.

"We crush concrete to turn it into roadbed rock. We recycle everything we can in today's world where material prices are going up," Josh said. "We double-grind all of our milling so it can be sold as base material for driveways and parking lots."

P.H. Broughton & Sons hasn't strayed far from their 100-year-old focus on paving work, but now they have an on-site laboratory to fine-tune what goes into each project.

"There's a lot more to making asphalt than what you can see from the outside; it's more than just hot black rocks that go through a machine," Josh said. He cited the current Chatham Road project in Springfield as an example, where Kevlar fibers are being incorporated into the asphalt mix to make the road surface more durable over the long term.

The company employs approximately 60 people during peak season, has more than 80 vehicles and operates two asphalt plants, one on North Lincoln Avenue and the other along Camp Lincoln Road.

Some of P.H. Broughton & Sons' recent big paving jobs have included the parking lots at

Meijer, and the Lowe's and Menards stores on North Dirksen Parkway, as well as the Capitol Avenue streetscape project. The firm paved the Oak Ridge Cemetery roads around Lincoln Tomb, both in the 1950s and recently.

One of Josh's sons is studying engineering at University of Mississippi and works on a P.H. Broughton & Sons paving crew over the summer. The younger son, who is 13, likes to operate the paving machine. Josh isn't sure if either represents the fifth generation of the family business, but said, "I know that I am going to go strong for as long as I can go," he said.

"I feel like we've paved Springfield," Josh said. "It has taken 100 years to build a good name, but it doesn't take long to lose that reputation that you've worked hard to build."

Maintaining that reputation is important to dad Perry, whose motto is "You never get a second chance to make a first impression," he said. "I tell my people that when they do a job, they need to do it as if they were a customer doing that job for themselves."

Although Josh oversees the day-to-day operation of the company, Perry still rises at 4:30 a.m. every day and comes to work.

"I'm kind of like a cow dog. If a cow dog doesn't have a job, he's going to get in trouble," Perry said. "I just come to work every day. This is what I like to do." [58]



The former music hall will be restored for use as a music conservatory and available to rent for public events. PHOTO BY STACIELEWIS

Redevelopment efforts move foward

By Carey Smith

A year ago, Benedictine University and the Vinegar Hill Mall complex appeared to be on the same trajectory as Pillsbury Mills: properties no one could afford to renovate, with time taking its toll on the physical condition of the buildings. But in the last year, a lot has changed.

Benedictine University

Tony and Ann Libri, under their charitable organization Restoration, Inc., are purchasing the Benedictine University campus, which includes 11 buildings on 25 acres.

Libri said that he was originally interested in purchasing only the music conservatory. "It's magnificent, even though it's in a horrid state of repair." After being told individual buildings were not for sale, Libri kept working on a deal that would allow him to purchase the entire campus in a feasible manner.

"They gave me a price for the whole campus and gave me reasonable terms. We signed a deal to buy the whole campus with the understanding we could sell off some of the properties," remarked Libri. All of the major buildings on campus are considered one legal parcel. Libri has worked to



Tony Libri is spearheading the redevelopment of the former Benedictine University campus. PHOTO BY STACIELEWIS

get each property surveyed and subdivided, a process which will take many more months.

Several buildings have already been sold. The Brinkerhoff House will be leased as a historic house with offices on the second floor and event space on the main level. The original King's Daughters Home was sold to a group out of Pennsylvania who intend to "bring it back as a home for elderly people like it was before," said Libri. The former Ursuline Academy has been sold to Destiny Church.

The two buildings still up for sale are Dawson Hall and Becker Library, both of which were part of Benedictine University when it closed in 2018. Libri said both buildings are still in excellent shape.

This leaves the Libris six buildings to renovate. Libri said some of the properties have deteriorated more than others in the years they were left unoccupied. Leaking roofs have destroyed flooring, with illegal copper removal alone totaling \$180,000 in damage, plus many broken windows. Some buildings haven't been occupied since 2007, while others have been used only for storage.

As to the start of the renovation, "The conservatory is coming along real well," stated Libri. "We're hoping the conservatory will have limited ability come next Christmas. It's a magnificent building. That'll be the first one that

comes online."

Libri said he has received a number of calls from businesses who are downsizing and would like to lease a room in the original Ursuline school building. Ann Libri's nonprofit, The Matthew Project, which works with homeless students of District 186, will eventually be housed in the former school building as well.

Plans are still undecided for the remaining buildings, which include the chapel and three former convent units.

Libri and his wife are no strangers to intensive renovations as they have renovated decrepit buildings around the Lincoln's Home neighborhood for 10 years. "We've been buying buildings no one considers," said Libri. "I can see the beauty in these homes. That's what we do here. I'm surprised how many people want to buy new buildings."

In Libri's vision, the former Benedictine University property is a showcase destination of the future: "We're going to see musical acts every week, people getting married and having receptions, dinner theater and educational activities going on. There will be places to eat and to be entertained, as well as a beautiful campus to walk on. I look forward to it as a bright shining spot on the north end. I'm an old north-end kid, and that's important to me."

Vinegar Hill Mall

"We talked about purchasing this a year or two ago, but decided against it because it was such a huge project," says Casey Conn, who, along with his brother Adam, father Court, and Court's wife, Karen, make up the backbone of Conn's Hospitality Group.

A need for storage and office space, however, brought them back for another look. "We fell in love with it. There's so much history. We just thought, we need to save this property. It makes sense," says Conn.

In addition to the Vinegar Hill Mall, the complex's properties include the Dewitt Wickliffe Smith Mansion and the former Baur's Steakhouse, all located on Cook Street between Second and Spring streets, as well as a few nearby surface parking lots. A move of the Conns' corporate office to the mansion has already been completed.

The Vinegar Hill Mall itself "is a staple in Springfield," says Conn. "We thought it was a really interesting place. It lends itself to so many business opportunities in there."

Conn said that the properties have been in need of repairs for some time. "We've gone in with roofers, because there were major leaks. We've had issues with the heating system that we had to address to get through winter. Other than that, we haven't done a whole lot," says Conn.



Casey Conn, Jason Shanle, Lauren Stead, Karen Conn and Court Conn did an initial clean-up at the Vinegar Hill Mall complex on Oct. 27, shortly after purchasing the property. PHOTO COURTESY CONN'S HOSPITALITY GROUP

Pawn King, the only business currently operating in the complex, is expected to be out of the building soon, which will allow the Conns to fully assess the property and begin renovations.

As to the future of Vinegar Hill Mall, Conn states that each member of his family has different ideas to bring to the table. "I personally would love to see a live event venue back in there. When Donnie's was there and the Pizza Machine was there, it was a huge draw. I know for sure we'll be putting a restaurant where Julia's Kitchen was."

Conn says he is heartened by the amount of people he has seen lately in downtown Springfield, encouraged that revitalization efforts are paying off. "We see a light at the end of the tunnel," he said.

"It's kind of a legacy," remarks Conn, of his family's motivation to renovate older buildings in downtown. "My grandpa started this business in 1948 in downtown. There are so many people I run into every day who say they worked for my grandpa, and he was such a great guy. I know I speak for my entire family when I say, we want to keep doing this. We want to preserve what's left, and bring back what Springfield used to be – like being in downtown Chicago with the hustle and bustle. Springfield can do that again."

Conn said, "Everybody needs to preserve what's left of Springfield. It's not about tearing things down and building new parking lots. These older buildings, it's a lot of time and money, but when you're done, it's amazing. It makes everybody feel more positive about being where they're at."

Pillsbury Mills

Chris Richmond, retired fire marshal for the city of Springfield, has long been the driving force behind Moving Pillsbury Forward. The pandemic has stymied much of the public activity of the group, but Richmond says they are still working behind the scenes. Accomplishments include receiving nonprofit status, establishing a website, pillsburyproject.org, and continuing to engage primary stakeholders.

Meetings with the neighborhood association have brought a partnership of strength and resilience. "In 2021, we moved out into the neighborhood and worked with the neighborhood association to do a strategic analysis in the eight-square-block Pillsbury Neighborhood. We worked on cleaning up vacant lots and alleyways, and neighborhood improvements in general," stated Richmond.

A potential big financial change is a proposal to make the Pillsbury area part of the existing Madison Park Place tax increment financing (TIF) district, which would provide an additional funding source for developers. The Springfield City Council approved an ordinance at its Jan. 11 meeting, which now moves to the state legislature for final approval. The Rebuild Illinois Capital Plan will also provide a potential funding source.

The biggest ongoing delay is that ownership of the property is still tangled up in legal proceedings. "I do want the business community to look beyond that, and see what opportunities that 18 acres might afford to Springfield. It's just off the northeast corner of downtown. Robust utilities run to the facility, and it has rail access," Richmond noted.

"We're optimistic that there's potential for good economic development here as well as community development. As soon as we can break through this legal knot, then we'd like the business community to think about redevelopment. Feel free to reach out."

Carey Smith lives in the Enos Park neighborhood, also known as the jewel of Springfield, and appreciates that it is ever-evolving and improving.

COMMERCIAL BUILDERS

	NAME / ADDRESS	PHONE WEBSITE / EMAIL	NUMBER OF FULL-TIME EMPLOYEES	PARTNERS/	AREAS OF SPECIALTY	% SUB- CONTRACTED	RECENT NOTABLE PROJECTS	YEAR EST'D
1	O'Shea Builders 3401 Constitution Drive Springfield, IL 62711	217-522-2826 osheabuilders.com info@osheabuild- ers.com	170	Michael E. O'Shea David L. "Bud" O'Shea	Design-Build, Construction Management, General Contracting Civil Construction	70	YMCA of Springfield-Downtown, LRS campus expansion, West Side Christian Church addition, Taylorville Memorial Hospital replacement hospital, Springfield Clinic First - 900 Building, HSHS St. John's neonatal intensive care unit renovation, Memorial Medical Center campus expansion.	1900
2	United Contractors Midwest, Inc. 3151 Robbins Road Springfield, IL 62704	217-546-6192 ucm.biz contact@ucm.biz	140	Robert Bruner Mike Cullinan	Asphalt Paving, Concrete Paving, Bridge Building, Earthwork	15	Construction of an underpass to carry the Norfolk Southern Railway Company over Laurel Street between 8th Street and 11th Street and the construction of an underpass to carry the Norfolk Southern Railway Company over 8sh Street between 6th Street and 10th Street. Resurfacing of Woodside Road from west of IL 4 to east of Old Chatham Road.	2001
3	Sangamo Construction 2100 E. Moffat Ave. Springfield, IL 62702	217-544-9871 sangamo.net office@sangamo.net	75	Allan Reyhan Jr. Matthew P. Reyhan	Bridge/Highway Construction	20	I-74 Champaign bridge replacements, I-55 Litchfield bridge rehabilitation, City of Springfield street repairs, I-155 Logan County bridge overlay, IL 29 Springfield bridge deck patching, CH 6 Salt Creek bridge rehab, IL 130 Douglas County bridge replacement, I-72 Springfield deck replacements, IL 16 Charleston bridge deck patching, IL 1 bridge rehab, Adams County bridge rehab, US 36/Lake Decatur bridge overlay.	1990
4	R. D. Lawrence Construction 603 N. Amos Ave. Springfield, IL 62702	217-787-1384 rdlawrence.com info@rdlawrence.com	45	John Goetz	General Contract- ing, Design-Build, Commercial, Industrial, Restorations, Remodels, Additions	60	Renovate Old State Capitol Dome, Drum, and interior repairs New State Capitol - North Wing Renovation Ph. 1 Computer building upgrade back-up generator/chillers Morgan County Health Dept Upgrade new facility Treasury - Complete renovations and upgrade I.G. offices FBI new guard houses and special OPS. Spingfield/Sangamon County Transportation Center Ph. 1	1984
5	Jones-Blythe Construction Co. 1030 W. Reynolds St. Springfield, IL 62702	217-787-1640 jones-blythe.com jblythe@jones-blythe. com	40	John F. Blythe	Design-Build, General Contractor, Construction Management, Industrial Construction	60	St. John's Hospital, JP Morgan Chase, MacMurray College, Enbridge Pipeline, pumping and delivery stations, Tallgrass natural Gas Compressor Stations.	1930
6	Evans Construction 1900 E. Washington St. Springfield, IL 62703	217-525-1456 evansconst.com don@evansconst.com	20	Donald Evans	General Contracting, Construction Management, Design/Build, Commercial/Industrial Construction	60	LLCC new agriculture building, IDOT building renovations, additions to Butler and DuBois elementary schools.	1913
7	Siciliano, Inc. 3601 Winchester Road Springfield, IL 62707	217-585-1200 sicilianoinc.com buildit@sicilianoinc. com	15	Richard E. Lawrence Kim Lawrence	General Contractor, Historical Restoration, Design-Build, Commercial/Industrial Construction, Site Work	15	Historical restoration Booth-Bateman/Kennedy-Ferguson Building downtown Springfield, State Retirement System's new security upgrades, SIU School of Medicine.	1968
8	Mid-Illinois Companies 601 N. Amos St. Springfield, IL 62702	217-685-5486 309-222-0510 mic123.com	12	Robert Taylor Debra Young	Interior Systems, Specialty Contractor, General Trades Contractor, UL Firestop Contractor, Fireproofing, Painting, Epoxy Floors	1	Old Springfield Journal-Register renovation, Dominican Monastery of Mary the Queen, Horace Mann, Black Hawk Elementary, HSHS St. John's, Decatur Memorial Hospital, Johns Hill Magnet School.	1970

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(L to R): Larry Hardy - Vice President, Financial Advisor, Michael Witsman- Financial Advisor,
Nancy Klay- Senior Registered Associate, Kip Leverton- Financial Advisor, Chad Golembeck - Associate Vice President, Financial Advisor

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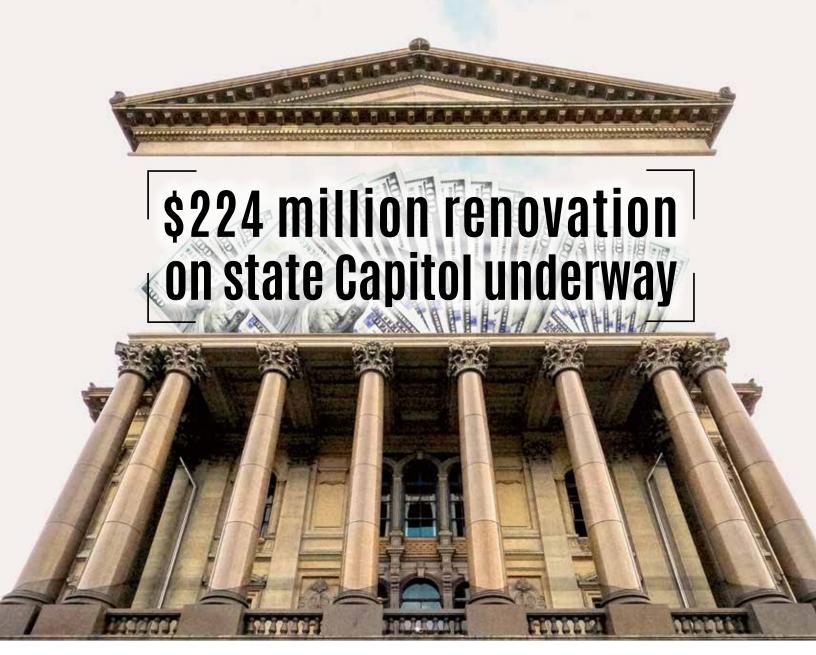


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Senate will make temporary move after spring session

By Beth Hundsdorfer, Capitol News Illinois

Renovations are underway on the north wing of the Illinois Capitol.

Plans include the construction of an underground parking garage, elimination of the circle drive on the north side of the Capitol and the addition of a new entry that improves access and security.

"We are very fortunate that we have a Statehouse to be proud of. There are other states that have statehouses that look like a high-rise that you would see in Chicago, so we want to take care of a historic building and, unfortunately, the older buildings are the ones that need the most work," said Andrea Aggertt, director of the Office of the Architect of the Capitol.

The scheduled renovations carry a total price tag of \$224 million, already appropriated by the Rebuild Illinois Capital Plan. The Illinois Senate will convene in the Howlett Auditorium after the 2022 spring session and will continue meeting there until January 2025

when renovations are scheduled to be completed.

The plans for the renovations include:

- Updated new stairs to allow for emergency exits directly outdoors.
- New fire alarms, sprinklers and lighting.
- Accessible bathrooms, entryways, door hardware.
- Modernized mechanical, electrical, and heating and ventilation systems.

The purpose of the renovation is to address safety and security concerns, but also to return the historic architectural detail to the Capitol.

The restoration will also return some of the history to the building that was completed in 1876 at a cost of \$4.5 million, removing recessed ceilings, non-historic millwork and mezzanines from the north wing.

Construction for the underground parking garage will begin in coming weeks.

The goal of the renovation is to improve security by removing vehicles from close proximity to the building, creating a visitor screen area on the outside of the Capitol structure and installing electronic locking and lockdown capability and duress buttons.

Plans also include an underground conference and meeting room area.

Currently, there is one handicapped accessible entrance to the Capitol.

In 2011, the west wing of the Capitol underwent a two-year, \$50 million renovation. The renovation met with scrutiny when the price for three mahogany doors clad in copper was revealed – \$700,000. The original doors were replaced in the 1970s with glass and aluminum doors.

Contact Beth Hundsdorfer at bhundsdorfer@capitolnewsillinois.com.











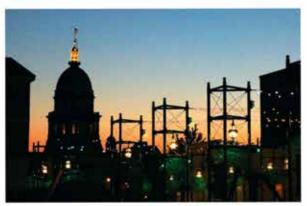
(1) CAPITOL NORTH ENTRANCE AERIAL VIEW - An aerial view of a renovated north entrance to the Illinois Capitol is shown in this artist's rendering. The new entry, part of \$224 million of scheduled renovations, will provide more access and security, according to the Office of the Architect of the Capitol. (2) CAPITOL NORTH ENTRANCE DRAWING - This artist's rendering shows what a renovated north entrance to the Illinois Capitol will look like. The new entry, part of \$224 million of scheduled renovations, will provide more access and security, according to the Office of the Architect of the Capitol. (3) UNDERGROUND CONFERENCE CENTER SKYLIGHT DRAWING - A skylight in a new underground conference center and meeting room area near the Illinois Capitol's west entrance is shown in this artist's rendering. (4) ENTRY LEVEL LOBBY ENTRANCE DRAWING - This artist's rendering shows what a new entry level lobby inside the north entrance of the Illinois Capitol will look like after renovations. (5) LOWER LOBBY NORTH ENTRANCE DRAWING - This artist's rendering shows what a new lower level lobby inside the north entrance of the Illinois Capitol will look like after renovations.

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-Bicentennial Plaza Photo By Carol Weems



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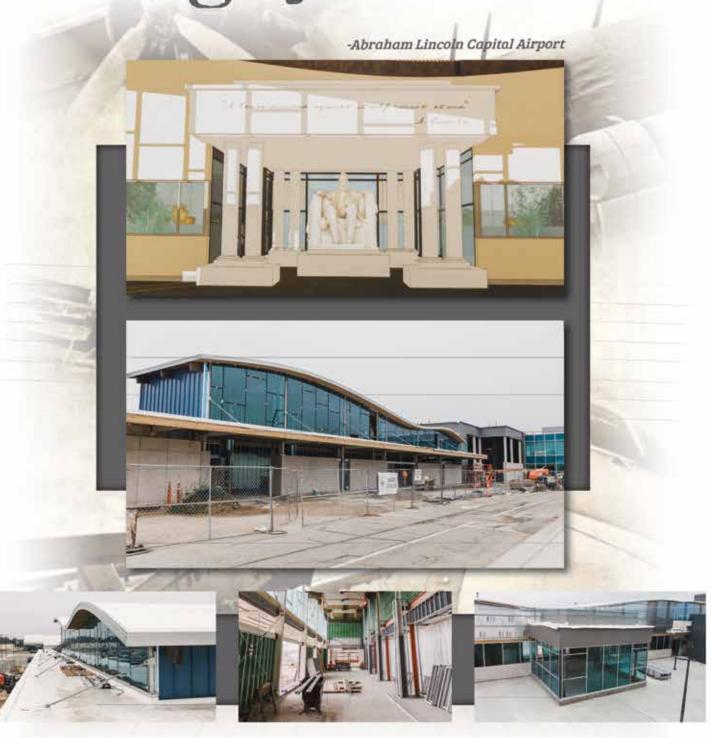
John Goetz, President and CEO



- Illinois State Police Memorial Park Photo Courtesy Knight E/A, Inc.



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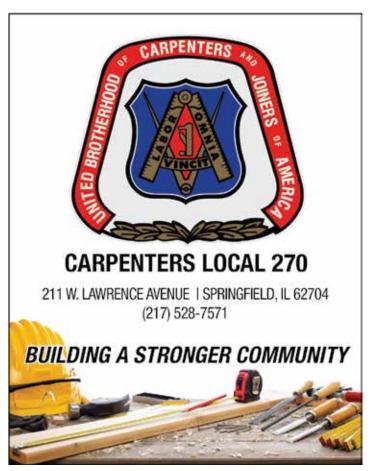


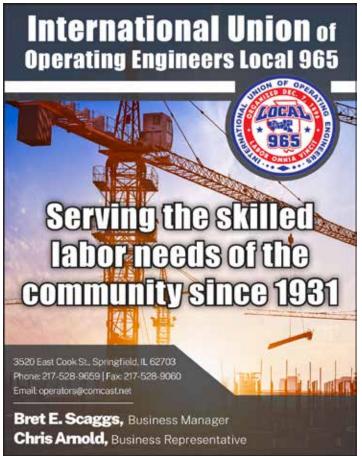
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TRADE UNIONS

	UNION NAME	PHONE WEBSITE / EMAIL	2021 LOCAL MEMBERSHIP	CONTACTS	NUMBER OF IL COUNTIES REPRESENTED	YEAR EST'D
1	International Brotherhood of Teamsters, Local Union 916 3361 Teamster Way Springfield, IL 62707	217-522-7932 teamsters916.org sasha@teamsters916.org	4,450	JP Fyans, President	14	1943
2	Local 477 LIUNA Laborers 1615 N. Dirksen Parkway Springfield, IL 62702	217-522-0014 liuna.org	1,615	Brad Schaive, Business Manager & Secretary/Treasurer	7	1903
3	International Union of Operating Engineers, Local 965 3520 E. Cook St. Springfield, IL 62703	217-528-9659 iuoe965.org operators@comcast.net	1,400	Bret E. Scaggs, Business Manager	15	1931
3	United Brotherhood of Carpenters and Joiners of America, Local No. 270 211 W. Lawrence Ave. Springfield, IL 62704	217-528-7571 carpenters270.com	1,400	Carl Bimm, President	19	1887
4	International Brotherhood of Electrical Workers, Local No. 193 3150 Wide Track Drive Springfield, IL 62703	217-544-3479 ibew193.com ibew193@comcast.net	960	Neil Hervey, Business Manager	9	1901
5	Plumbers & Steamfitters, Local 137 2880 E. Cook St. Springfield, IL 62703	217-544-2724 ua137.org	875	Aaron Gurnsey, Business Manager	16	1895
6	Plasterers and Cement Masons, Local 18 40 Adloff Lane, Suite 6A Springfield, IL 62703	217-585-4221 opcmia18.org localunion18@att.net	750	Mark Winkler, Business Manager	22	1864
7	Sheet Metal Workers, Local 218 2855 Via Verde Springfield, IL 62703	217-529-0161 smart218.org	700	Ed Robison, Business Manager	21	1969
8	Iron Workers, Local 46 2888 E. Cook St. Springfield, IL 62703	217-528-4041 ironworkers46.org iwbaskett46@comcast.net	402	Brian Baskett, Business Manager	20	1908
9	International Union of Painters and Allied Trades, District Council 58, Locals 90 & 2007 3223 Lake Plaza Drive Springfield, IL 62703	618-781-9543 217-529-6976 dc58iupat.net jwilliamson@dc58.org	273	James Williamson, Business Representative	9	1899
10	United Union of Roofers, Waterproofers and Allied Workers, Local 112 301 E. Spruce St. Springfield, IL 62704	217-210-2044 rooferslocal112.com john@rooferslocal112.com	100	John Nicks, Business Manager	14	1930







Standing on solid ground

William Bishop helps minorities get started in the construction industry



"Believe. Strive. Achieve." William Bishop IV's motto has taken him from his roots on Springfield's east side to where he is today: CEO of Solid Ground Solutions, Inc.

A Springfield native, Bishop graduated from Lanphier High School before earning his bachelor's degree from Western Illinois University in 2011, then a master's degree from Benedictine University in 2013.

After graduating from college, Bishop worked as a construction project manager at Memorial Health System from 2011 to 2013. It was

there he came into contact with Tyler Cormeny, vice president of O'Shea Builders, and site supervisor Zach Hogan, and "built a great relationship. We stayed in contact and worked together over the years. The rest is history. Those two guys are my friends. They

are family," said

Bishop. An informal mentorship encouraged Bishop to form his own company in 2014, Solid Ground Solutions, Inc. At first, Bishop and his employees worked in cleaning and housekeeping jobs for hospitals and schools. However, that changed when Cormeny learned of a mentor-protege program, which had been operating in Decatur with the involvement of several community members, ranging from clergy to the Teamsters and Dunn Company, a heavy highway company.

"They talked to us about what they were trying to accomplish," said Cormeny, "and gave us a copy of what (curriculum) they'd been using that had been successful. I immediately thought of William. I said, 'Let's go meet with William and have some intentionality and a system around how we can work better together to grow his business."

With mentoring and networking assistance from O'Shea, Bishop began bidding and receiving jobs for interior demolitions and post-construction cleanups, working mainly in hospitals and schools in both Decatur and Springfield, using the same crew and union contracts that his business had already established.

"O'Shea opened up doors for me and helped me to grow my company and myself," said Bishop. He noted that O'Shea assisted him with estimating, bidding and project management. "Anything to do with the business – they help you and show you everything you need to know," remarked

This success led Bishop to start a program to increase access to the trades for minorities called the Minority Trades Network. Normally, the way into the trades is paved by older family members' involvement and connections. However, due to entrenched racism of the past, many African Americans do not have that family history or connection, making it nearly impossible to get union jobs.

Bishop said, "It's an invisible fence that a lot of minorities see, trying to get into different union halls. Older minorities say you'll never get into the unions or trades. That's what we're working on with the Minority Trades Network is getting over that fence, getting them into the meeting hall and introducing them to training coordinators in the union hall."

Bishop explained that he has employees who worked for years at steady jobs, but only making nearminimum wage. It was the opportunity to break into the trades that gave them union wages and a boost into

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a middle-class life, and now they are able to invest in their own futures, as well as the futures of their children.

Eighteen people recently completed the Minority Trades Network program, which meets two hours weekly for 12 weeks. Each meeting is held at a different union hall.

Bishop explained, "During the meetings, we go to each local union hall. We meet the

business manager and training coordinator, and we learn about union trades, apprenticeship programs and the fringe benefit of each trade. We give them a bridge to the union hall."

Cormeny stated, "There are great career opportunities in the trades. We need to introduce this to more minorities and get them interested. There's a network of people

who are welcoming and encouraging to make those connections that hadn't been there before."

Another group just started the program, which was timed to finish about the time Solid Ground Solutions and O'Shea Builders will begin renovation work at Lanphier High School in hopes that graduates of the program can get right to work. Bishop said his team is currently revamping the application process for future program enrollment and will have a website ready shortly. Until then, contact can be made through Bishop's website or through O'Shea Builders.

Bishop understands the importance of mentoring, having had many mentors throughout the years, from his father and grandfather to family friends and business partners.

His business mentor, Cormeny, stated that it was natural to invest his time and attention in Bishop. "He has an outstanding attitude, energy and enthusiasm for his business. He's got a purpose behind the business in how he wants to impact his community and bring people with him. He has a contagious presence. It's exciting to pour into him and see him continue to grow. Every time we talk to him about an opportunity, he's all in."

Bishop stated that his motivation has changed over the years since having children, who are now 21 months and six months of age. "My original motivation came from growing up on the east side, and seeing that we didn't have opportunities like everyone else. I thought if I could get into a good position, I could help people on my side of town, and all over, to get opportunities I didn't have," he said.

"But now, it's more so toward my kids. Seeing my kids every day and giving them a positive role model and knowing their father is doing something great for the community, that's my motivation now," stated Bishop.

As for his legacy, Bishop said, "I hope people look back and say I did my part to make this world a better place. I hope I can continue to give people opportunities to feed their families and make their lives better. If I could do this for another 50 years, that would make a big difference. For some of these guys, it could change their lives."

Carey Smith appreciates partnerships in the business world that promote equity and social justice restoration, making our community a better place.





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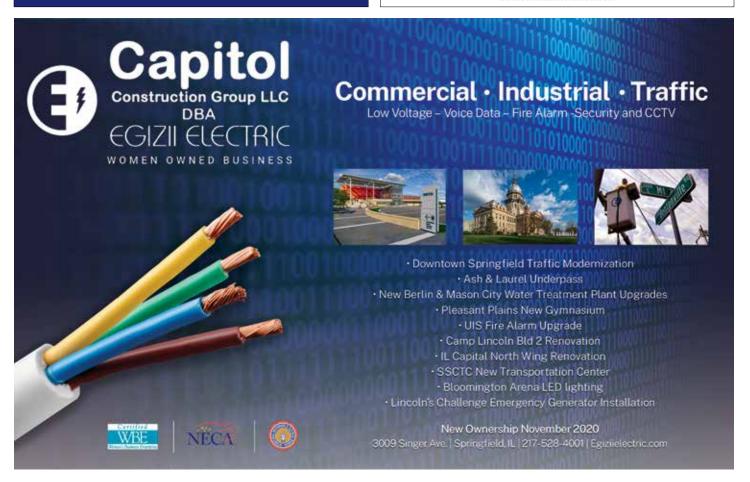


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1	Anderson Electric, Inc. 3501 Sixth St. Frontage Road W. Springfield, IL 62703	217-529-5471 anderson-electric.com wesa@anderson-electric.com	175	Employee-owned	Yes	Harvest Market, Willard Ice Revenue Building, Ill. Dept. of Treasury Relocation, Illinois Governor's Mansion, Ill. State Police Memorial Park, Memorial Medical Center 932 Rutledge Remodel, MMC Surgery and Patient Care Tower, St. John's Hospital fifth floor renovations, SJH Medical Office Building, Passavant Hospital 3S renovations, LLCC AG Bldg, UIS Student Affair, UIS Student Life, UIS Allied Health, Athens HS addition and renovations, Pleasant Plains MS HVAC upgrades, Rivian Automotive Plant, wind farm maintenance and solar installations.	1918
2	B & B Electric, Inc. 3000 Reilly Drive Springfield, IL 62703	217-528-9666 bnbelectric.net todd@bnbelectric.net	88	Todd M. Brinkman Tim Brinkman	Yes	St. John's NICU, St. John's EP Labs, St. John's ICU, Westminster Presbyterian Church Outside Lighting, Horace Mann Solar, Springfield Clinic Optometry, Springfield Clinic Drive Thru Labs, Springfield Memorial Drive Thru Labs, Prairie Sky Snacks, Springfield Clinic Security Upgrades, Illinois State Museum Fire Alarm Upgrades, Kwik Wall, Jacksonville Memorial Hospital MOB Addition, CMS Emergency Generator, Sangamon Valley Schools, Corkscrew, Camp Lincoln AGO Building, Grant Middle School, Brandt West Wing, HSHS Battery Replacement, St. John's Pavilion 4th Floor Renovation, Blue Cross Blue Shield Generator, Springfield Clinic Parking Lots, LLCC Exterior Lighting, Nestle Chiller Replacement, LRS.	1962
3	Capitol Construction Group LLC, DBA Egizii Electric 3009 Singer Ave. Springfield, IL 62703	217-528-4001 ckeating@egiziielectric.com egiziielectric.com	68	Carole Keating	Yes	Downtown Springfield Traffic Modernization; Ash and Laurel Underpass; New Berlin and Mason City Water Treatment Plant Upgrades; Pleasant Plains New Gymnasium; UIS Fire Alarm Upgrade; Camp Lincoln Building 2 Renovation; Illinois Capital North Wing Renovation; SSCTC New Transportation Center; Bloomington Arena LED lighting; Lincoln's Challenge Emergency Generator Installation.	1967
4	Senergy Electric, Inc. 509 N. Elm St. Williamsville, IL 62693	217-566-2826 217-566-2827 senergy-electric.com info@senergy-electric.com	42	Matthew J. Giacomini Brandon M. Keafer	Yes	SIU Center for Family Medicine, Pana Community Hospital addition and renovations, Memorial Medical Center operating room renovation, West Side Christian Church addition, renovation and new worship center, Village of Williamsville and Williamsville School District unified security, OSF Healthcare S2 global security, St. Francis motherhouse addition and renovations, YMCA of Springfield-Downtown, Memorial Medical Center Baylis Building renovations, Riverton schools HVAC upgrades, LLCC Bipolar Ionization and unified security, Springfield School District 186 school security, CWLP Dallman Generating Station HVAC upgrades, South Jacksonville school addition and renovations, Villas Senior Care addition and renovations, Cresco Labs temperature controls, Concordia Village addition and renovations.	2014
5	Ryan Electrical Solutions 4151 W. Jefferson St. Springfield, IL 62707	217-698-4877 ryanelectricalsolutions.com dennis@ryanelectricalsolutions.com	35	Dennis Ryan	No	Various commercial, residential and audio-visual projects, agriculture projects, backup and portable generator sales, installation and service.	1995
6	Ruby Electric 341 S. Meadowbrook Road Springfield, IL 62711	217-787-4949 rubyelectric.com johnruby@rubyelectric.com	22	John Ruby	No	Various commercial, residential, agricultural, automatic standby generator, generator maintenance and repair, commercial & residential solar projects.	1978

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7	Lindsey Electric 3260 Terminal Ave. Springfield, IL 62707	217-544-6789 lindsey-electric.com lori@lindsey-electric.com	12	Catherine A. Lindsey, J. Michael Lindsey, Lori A. Lindsey Von Behren	Yes	Various commercial and residential projects.	1972
8	Prairie State Plumbing & Heating 3900 N. Peoria Road Springfield, IL 62702	217-636-9000	10	Jerry Judd	Yes	Springfield Pepsi, LRS, SIU School of Medicine, Illinois Veterans' Home, Springfield Metro Sanitary District, IDOT, IDNR, UIS, LLCC, Generac generators installation and various commercial and residential upgrades, repairs and remodels.	2005
8	Mansfield Electric Co. 4425 N. Peoria Road Springfield, IL 62702	217-523-0811 ed@mansfield-electric.com	10	H. Edward Midden III	Yes	Sangamon County Complex, Abraham Lincoln Presidential Library, UIS University Hall, The Bridge Short Stay Nursing Home, Enos Elementary School, Hy-Vee.	1949
8	Carmean Electric Inc. 2863 Singer Ave. Springfield, IL 62703	217-789-1155 217-541-6383 carmeanelectric.com carmean0451@carmeanelectric.com	10	Wayne Shephard	Yes	Various residential and commercial projects. Maintenance, new wiring, rewiring, utility work, solar design and installation, LED lighting.	1970
9	R. Watts Electric 2801 E. Sangamon Ave. Springfield, IL 62702	217-652-9950 rwattselectric.com wattselectric1@yahoo.com	7	Robin Watts	NO	McDonald's, Fresenius Kidney Center, Walgreens, Best Buy, Target, Ashley Furniture, Dollar General, Tri-City Library, Dunkin Donuts and various residential and commercial generators and installation and security systems.	2011

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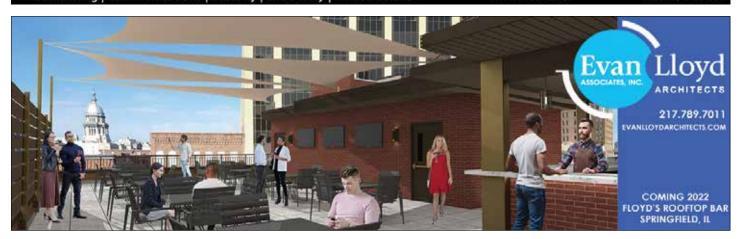


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By Catherine O'Connor

There is plenty of vacant, multistory space available in Springfield's downtown and a program that utilizes tax increment financing (TIF) to reimburse owners for a portion of the cost to acquire property, stabilize buildings, redesign and renovate interiors and upgrade exteriors. But developers are experiencing a shortage of contractors available to undertake small and midsize construction projects. Despite that obstacle, several redevelopment projects are currently aimed at revitalizing the city's historic downtown.

Chris Nickell and David Lee

Local developer Chris Nickell and business partner David Lee are downtown investment advocates who acquired the former Jade's Far East Emporium at Seventh and Adams streets with a plan for renovating first-floor commercial space and creating upper-story residential units. Their project includes adaptive reuse of multiple storefronts running north from 629 E. Adams, once home to Stern's Furniture, a 20th-century entrepreneurial legend.

Some of the typical design problems they've encountered in converting downtown building stock are windows that have been bricked over and interiors chopped up in "interesting" ways, according to Lee and Nickell.

But by far, the greatest challenges are the schedule delays resulting from the ripple effects of labor shortfalls, a crippling impact of temporary pandemic shutdowns. "We posted the projects for open bids in November, and as of yet have had no replies from contractors who pay prevailing wage, which is required to meet city TIF grant program quidelines," Nickell said.

Nickell also has façade grant projects underway at the former Bridge Jewelry building, 215 S. Fifth St., currently the home of Springfield Vintage and Beelzebunz Bakery. In addition, he is working to renovate 415 E. Adams St., which houses Elf Shelf Books & Music on the ground floor. With a total of 19,000 square feet, the building configuration ranges from three stories in the front to five stories in the rear. With such a varied structural configuration, the project is still in the redesign stage, with options that potentially include a combination of residential and specialized event space.

Ben Call, Bill Marriot Jr. and Blake Gebhardt

Right next door, developers Ben Call, Bill Marriot Jr. and Blake Gebhardt are busy at 417 E. Adams St., the former location of a barbershop and tattoo business. The second story has 15,000 square feet of space now leased as individual offices or larger office suites that include copier services and Wi-Fi, among other amenities.

The third and fourth stories of the building, along with the row of upper stories facing Fifth Street, from 5 W. Old State Capitol Plaza to 11 W. Old State Capitol Plaza, have been transformed into a total of 17 loft apartments, featuring one, two and three-bedroom units, ranging in size from 1,000-3,000 square feet.

"We have a wide variety of tenants, including college students, nurses, doctors, lawyers and retired individuals. There is currently one loft apartment that faces the Old State Capitol that is vacant," said Marriott.

In addition, at the corner of Fifth and Adams streets, the first-floor retail spaces from 5-11 W. Old State Capitol Plaza have been leased to Renatta Frazier and her family, who recently opened Great House BBQ and a gaming area in the space formerly occupied by The Incubator. Frazier's son plans to operate a bar at 9 W. Old State Capitol Plaza, the former Remedy Bar & Drinkery space, while her daughter has a bakery in the works for 5 W. Old State Capitol Plaza, where Long Nine Junction was previously located.

Another tenant, Anthony Dandridge, is leasing the former Catch-22 space in the basement level of



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(Left) David Lee is involved in the renovation of the former Jade's Far East Emporium at Seventh and Adams streets. PHOTO BY NORMA ZUNIGA (Right) Exterior work on the building has revealed signage for Stern's Furniture, once a staple of downtown. PHOTOS BY CATHERINE O'CONNOR

the building at 11 ½ W. Old State Capitol Plaza and plans to open a nightclub called The Truth Lounge.

According to Marriott, TIF funding may come into play to update the building facade, which is under control of the Springfield Historic Sites Commission. The commission must approve a plan before the project can begin, but Marriott hopes to start work this spring.

Aaron Acree

Aaron Acree, owner and construction manager of Michael von Behren Builder, Inc., purchased the building at 3 Old State Capitol Plaza in 2020 after the roof collapsed. Located between the Lincoln-Herndon Law Office and the former

Robbie's Restaurant, now an art gallery and cafe, it once housed the Greater Springfield Chamber of Commerce. Along with work to stabilize the structure, Acree is in the design phase, planning for a total of nine residential units primarily on the second and third stories.

The first floor may be a combination of commercial space and one residential unit, he said. Acree hopes that TIF money can help with a portion of the renovation, and there may also be grants available. His greatest concern is the limit on loan funding based on the appraisal value of downtown buildings that need substantial renovation.

"TIF can provide 20% of the total cost, but you

still need to pay prevailing wage, so there's a big gap. You need to come up with one-third of the cost out of pocket. I'm just not there yet," Acree said.

Mike Zerkle

Not far away at 619 and 623 Washington St., Mike Zerkle has been the general contractor for renovations and additions to Anvil & Forge Brewing and Distilling Company, where The Foundry Pizza Kitchen will be operating within the taproom. Headed by chef Nathan Peak, the restaurant will share space, basic operating hours and ingredients with the brewery. Featuring whole signature craft pies and daily chef's choice pizza slices, everything will be made from scratch, in-house, using Anvil

TIF 101 and other financial incentives

Ravi Doshi became the city's tax increment financing (TIF) program administer in October and has adopted a "more boots on the ground" approach to change the face of economic development and business engagement within the city's Office of Planning and Economic Development.

Doshi is excited about a web-based Incentive Area Lookup tool that he has created. It provides site selection maps so businesses and residents can get information such as the ward they live in, county property tax identifiers, zoning classifications, applicable municipal codes and available financial incentives or grant programs.

Tax increment financing is a tool that allows municipalities to use projected future gains in taxes to finance neighborhood redevelopment and community improvement projects, including roadway access, property acquisition, demolition of old buildings, streetscape, site preparation, infrastructure and building rehabilitation.

One fan of the new tool and the city's TIF programs is freshman Ward 5 Ald. Lakeisha Purchase. "I feel like the TIF

program has had a huge impact on the city, as it focuses on blighted areas, to help property owners bring up property values," she said. In addition, Purchase points out that the investment in TIF projects has had a spinoff impact, incentivizing other developers to continue the momentum in her ward.

"We have the downtown and properties in Enos Park eligible for TIF, but have seen projects there also spurring on rehab nearby, at Benedictine and (the former) Shop'n Save, which are outside the TIF district."

Purchase said, "I'm encouraged by the progress from north to south in Ward 5." She noted several recent redevelopment projects that were funded by TIF, including the new YMCA and the Illinois REALTORS'® Bicentennial Plaza project, in addition to ongoing improvements by Springfield Memorial Hospital and HSHS St. John's Hospital.

Financial incentives and grant programs

The City's Incentive Area Lookup tool will help residents find out if they are eligible for financial programs such as:

- •TIF grants of 10% of the purchase price of a singlefamily home, up to \$20,000, available to veterans and first responders who buy houses in qualified areas of the city. Contact: Mesfin Lenth, 217-789-2377 ext. 5473
- Community Development Block Grant funding which makes 0% loans available to subsidize, rehabilitate and improve residential housing. Contact: Veronica Tellez, 217-789-2377 ext. 5456
- 50/50 matching grants for exterior renovation projects for owner-occupied homes in qualified low-income areas of the city. For more information, call 217-789-2377 ext. 5473
- Commercial TIF program grants help businesses in districts throughout the city to acquire property, prepare sites, improve infrastructure and renovate buildings. Contact Ravi Doshi, 217-789-2377 ext. 5477.





(Left) Aaron Acree plans to renovate the building at 3 Old State Capitol Plaza into a combination of commercial and residential units. (Right) Great House BBQ recently opened at Fifth and Adams streets in a space previously occupied by The Incubator. PHOTO BY CATHERINE O'CONNOR

& Forge beer in the crust, sauce and other menu offerings, Zerkle said.

The buildings also have two office tenants in the upper stories with plans for first-floor performance space, an arcade room and a rentable private area for medium or large parties, according to Zerkle.

Lakeisha Purchase, Ward 5 Alderwoman, said she has been a hands-on champion for projects in the downtown historic district since her appointment to Springfield City Council in September 2021. One project she has backed will add a rooftop bar and kitchen expansion at Floyd's Thirst Parlor, 210 S. Fifth St., which is being supported with TIF funding.

She is also enthusiastic about projects underway to redevelop Vinegar Hill Mall, the historic Pasfield House and the old Illinois State Armory, for the positive impact they will have on the neighborhoods south and west of downtown.

"These are important historic places that should be saved, and the neighborhood is excited, because I think they felt they have been neglected in the past," Purchase said.

Catherine O'Connor is the former manager of local government services at the Illinois Historic Preservation Agency, where she helped to guide and foster landmark designation and historic district incentive programs in communities throughout the state.

What is TIF and where does the money come from?

- When a TIF district is created, the value of the property in the area is established as the "base" amount.
- The growth of the property value beyond the base generates the tax increment.
- This increment is collected into a special fund to make additional investments in the TIF project area.
- This reinvestment generates additional growth in property value, which results in even more revenue growth for reinvestment.

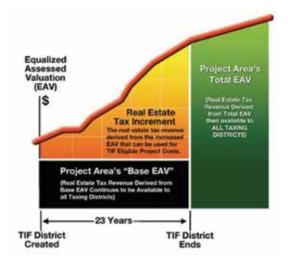
Creating a TIF

- The TIF Act includes three conditions for qualifying an area as a TIF:
- Blighted conditions examples include dilapidation, obsolescence, deterioration, inadequate utilities or declining assessed valuations.
- Conservation conditions at least 50% of the structures in the proposed redevelopment area are 35 years of age or older and some blighting conditions exist.
- Industrial park conservation conditions based largely on a relatively high unemployment rate.
- The city conducts a study of the area and writes a redevelopment plan.
- The redevelopment plan must be approved by city council.

Spending the money

The TIF Act generally authorizes that TIF funds may be used for:

- The administration of a TIF redevelopment project
- · Property acquisition
- Rehabilitation or renovation of existing public or private buildings
- Construction of public works or improvements
- Studies, surveys and plans
- Marketing sites within the TIF
- Professional services such as architectural, engineering, legal and financial planning
- Demolition and site preparation.



Closing a TIF

- The Illinois TIF Act permits a TIF district to exist for a maximum of 23 years.
- An extension for up to an additional 12 years requires approval of the Illinois legislature.
- A TIF district may be terminated earlier if all financial obligations are paid off and the municipality decides to end the district.
- Any increment left in the special allocation fund is distributed to the taxing bodies (Fiat Allis was an example of this).



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1	E. L. Pruitt 3090 Colt Road Springfield, IL 62707	217-789-0966 elpruitt.com	328	John Pruitt	Commercial HVAC/ plumbing/architectural sheet metal installation, plumbing/piping/sheet metal fabrication, HVAC and plumbing service and maintenance, sewer structure rehabilitation and more.	Akorn, Ameren, Athens schools, Blessing Hospital, BOS Center, Brandt, Chase Bank, Chatham Middle School, Concordia Village, Decatur Children's Museum, Decatur Memorial Hospital, Decatur Park District, Decatur Public schools, District 186 schools, Domino's Pizza, Harvest Market, HSHS, INB, Jacksonville Memorial Hospital, Lincoln High School, Lincoln Land Community College, Lincoln Memorial Hospital, Memorial Health, Millikin University, Mission BBQ, MOD Pizza, PORTA schools, Pana Community Hospital, Pleasant Plains High School, Portillo's, Quincy Medical Group, Richland Community College, Rivian Automotive, Salvation Army, SIU School of Medicine, Springfield Clinic, Springfield YMCA - Downtown, Springfield Memorial Hospital, St. John's Hospital, Taylorville Memorial Hospital, University of Illinois Springfield, West Side Christian Church and more.	1971
2	Henson Robinson Company Petersburg Plumbing and Excavating 3550 Great Northern Ave. Springfield, IL 62711	217-544-8451 henson-robinson.com hrc@henson-robinson.com	290	Joe Kulek Brian Vogt	Commercial HVAC, roofing, plumbing, piping, refrigeration, architectural sheet metal, HVAC/ plumbing service, sewer and water mains, excavation, residential heating and cooling installation and service, residential plumbing service, directional boring, sewer cleaning/TV inspection.	Rivian, Williamsville schools, UIS, LLCC, City of Springfield, Ball/Chatham, SHG, Illinois School for the Deaf, Hope School. St. John's, Memorial Medical Center, Blessings Hospital, Springfield Clinic, Prairie Eye Clinic, BCBS, Passavant Hospital. Governor's Mansion, IDOT, IDOC, Illinois State Police, IEMA, Camp Lincoln, CMS, Secretary of State, CWLP, Springfield, Chatham, Taylorville, Jacksonville. Caterpillar, State Farm, Bridgestone Firestone, White Oaks Mall, NAPA, Bunn, Wallmart, Villas Senior Care, Pleasant Plains School, Champaign School District, Carle Hospital, ISU, Millikin University, Kraft Foods, Mt. Pulaski School SCWRD, West Side Christian Church, Decatur School District, YMCA, Rivian, Quincy Veterans Home.	1861
3	MB Heating & Cooling, Inc. 1555 W. Jefferson St. Springfield IL 62702	217-544-4328 (HEAT) mb-heating.com dougg@mb-heating.com	47	Erin Wyss John Wyss	Heating, cooling, plumbing, electrical, solar and generators.	Heating, air conditioning and plumbing, residential service, repair and pre-season maintenance.	1986
4	AlRmasters - Commercial Mechanical Contractor 1330 North Grand Ave. West Springfield, IL 62702	217-522-9793 theairmasters.com dispatch@theairmasters. com	43	Robert Mathews Coltin Cunningham	Commercial mechanical contractor, HVAC, controls, refrigeration, plumbing, piping, sheet metal and restaurant equipment/hot side.	St. John's Hospital Life Safety Projects, St. Mary's Hospital upgrades, White Oaks Mall replacements/upgrades, Casey's General Store upgrades, DCFS Chiller, Vonderlieth Senior Living piping/boilers, Beatty Television upgrades, JC Pennies boilers, Best Buy replacements and upgrades, HSHS, Chatham Schools controls, IDOT freeze thaw equipment, WalMart and Sam's Club, Kohl's and many more.	1993
5	Prairie State Plumbing & Heating 3900 Peoria Road Springfield, IL 62702	217-636-9000 www.prairiestateinc.com jjudd@prairiestateinc.com	40	Jerry Judd	Plumbing, heating, cooling, electical, mechanical, sitework, ventilation.	Plumbing, heating, cooling, electrical, mechanical, ventilation, and site work services to residential, commercial, and industrial clients throughout central Illinois. Vactor truck and jetting services.	2005
6	Mike Williams Plumbing and Heating 3225 E. Clearlake Ave. Springfield, IL 62712	217-753-4545 mikewilliams.net csr1@mikewilliams.net	35	Lewis Williams	HVAC, heating, plumbing and air conditioning.	Heating, air conditioning and plumbing, residential service and repair and pre-season maintenance tune-up.	1976
7	F. J. Murphy & Son, Inc. 1800 Factory Ave. Springfield, IL 62702	217-528-4081 fjmurphy.com	30	Chad Fricke	Plumbing, heating, cooling, fire sprinklers, refrigeration, restaurant equipment, icenmachines, residential, commercial, institutional, installation and repair.	Harvest Market, UIS, Bunn, White Oaks Mall, McFarland Zone Center, Brother James Court, Willard Ice Building, IL State Historic Sites, Lincoln's Home, Mel-O-Cream, Schnucks, Family Guidance Center, Land of Lincoln Goodwill, Ace Hardware, Lewis Memorial Christian Village, Hoogland Center for the Arts, HSHS, Illinois Capitol, District 186 and hundreds of small residential and commercial repair and remodel projects.	1947
7	Allied Plumbing & Heating 1315 Wabash Ave. Springfield, IL 62704	217-698-5500 alliedpnh.com mark@alliedpnh.com	30	Jean Miller Mark Miller Susan Gum- Miller	HVAC and plumbing for residential and light commercial new construction, replacement and services, and lawn irrigation services.	Tacology 201, Luminary, Boy Scout Council, Chatham Dental, Heartland Dental, strip mall build-outs, residential/light commercial HVAC replacements, Ash Grove Apartments, Home Plate Bar & Grill, Illinois Presbyterian Homes, Cardinal Hill Apartments.	1977





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8	Aire Serv HRI Plumbing 560 North St. Springfield, IL 62704	217-523-8594 aireserv.com/cil aireserv@as-hri.com	20	Chris Williams, Jennifer Williams	Residential, commercial, and industrial service for HVAC equipment and ductwork. Indoor air quality, including duct cleaning. Commercial kitchen and refrigeration, including ice machines, coolers, and freezers. Chillers, boilers, and geothermal. Plumbing for residential and light commercial.	Jacksonville High School - building automation, Ill. Coalition Against Domestic Violence - rooftop units, Ill. Dept. of Human Services, Casey's General Stores, multiple local banks and restaurants, multiple residential projects.	1985
9	Tiger Plumbing, Heating, & Air Conditioning Services 775 E. Linton Ave., Suite D Springfield, IL 62703	217-280-4091 trusttiger.com servicenow@trusttiger.com	12	Jeff Gamblin Todd Kiefer	Plumbing, heating and air conditioning repair and replacement, drain dearing and sewer repair, crawlspace and basement waterproofing, cater heater repair and replacement, shower/ bathtub modification and installation, indoor air quality and duct deaning, water softeners and filtration, toilet repair and replacement, sump pump repair and replacement, faucet repair and replacement, frozen pipe repair.	Residential plumbing and HVAC service and repair.	1993
10	Central Illinois York, Inc. 1210 E. Laurel St. Springfield, IL 62703	217-522-3371 york321@aol.com	6	Bruce Ruyle	Commercial, residential, heating, AC, ventilation, sheet metal.	Midwest Technical Institute, Andrews Engineering, AMC Theaters, Riverton Eagles Club, Holiday Inn, Staab Funeral Home.	1940



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Construction financing

By Tom Pavlik

Tired of your current office space? Would you like something custom-built to your specifications? If so, you will likely need a construction loan, which can seem tricky if you have not encountered one before.

Most people are familiar with mortgage loans. You find a space you want to purchase and a bank or mortgage company to lend you the money. You take title to the property, and the lending institution holds a mortgage as a first lien on the property. But what if you want to build something from scratch? Construction loans are more complicated than traditional mortgages because a lender will not advance you the total sum to build a facility when there is no collateral to secure the debt.

In order to secure a construction loan, you will need to provide the lender with a construction timetable. Construction loans are generally for a one-year period or less, so the space needs to be built in a timely manner. Funds will only be released once certain progress levels are verified by the lender. The release of funds is called a draw, and lenders will have different procedures for how draws are obtained. The property owner and the builder will be required to sign off on the terms of the draws. In addition, a lender will not release funds until it has received lien waivers from all subcontractors.

The lender will require lien waivers from subcontractors because a mechanic's lien can be superior to a construction loan. A mechanic's lien gives someone who furnishes goods or services to construct or improve real property a lien on that real property by which payment can be enforced. Mechanic's liens in Illinois are governed by the Mechanics Lien Act. Its provisions are automatically included in every contract regarding improvements to real property.

If the lender paid the general contractor without receiving the lien waivers, a subcontractor or material supplier could appear claiming never to have been paid. Those subcontractors or material suppliers likely have valid mechanic's liens against your property, which they can enforce through foreclosure — which means the property is sold to satisfy the debt. Faced with this situation, an owner may pay, again, rather than face such drastic consequences. Although that owner may well have a claim against the general contractor, that claim will likely need to be enforced through litigation. A lender will want to avoid any disputes of this type.

As the property owner, however, you should



know that the escrow is set up to protect the lender, not you. In other words, a construction loan escrow is no excuse to relax your diligence, and you also want to verify the quality of the work and that all lien waivers are received. Although a lender will inspect the property to ensure that certain work has been completed before issuing funds, its inspection is not a quality-control inspection, and the lender is not reporting on the quality of the work done. It is up to the property owner to monitor the quality of the construction, and you may wish to engage a construction manager to do this.

In the past, a construction loan was paid off after construction by means of a second loan, a traditional mortgage. Now most lenders are offering construction-to-permanent financing, which requires only one loan closing – which should reduce overall closing costs.

The interest rate on a construction loan may be higher than for a traditional mortgage, as the lender is generally taking a larger risk. The rate may also be variable. Generally, the borrower only pays the interest on the loan during the construction phase and does not make payments on principal. If rates are low at the time you begin building your new property, ask your lender about the ability to lock in the rate once your traditional mortgage goes into effect.

The lender will not release the final draw on

the loan until a certificate of occupancy has been issued for the property. A certificate of occupancy is issued by the Sangamon County Department of Public Health Building Safety Division. A property cannot be occupied, whether for residential or commercial use, until it has received a certificate of occupancy. Before issuing the certificate, all major systems of the commercial space will receive a final inspection, including plumbing, electrical and mechanical. These systems will have received inspections during the construction process, but at the final inspection everything must be installed correctly and operational.

There are many things to be monitored while building a new space – the construction itself, the operation of your loan, lien waivers, etc., but at the end of the process your new work space will be exactly how you want it to be.

This article is for informational and educational purposes only and does not constitute legal advice.

Send your legal questions to tpavlik@delanolaw.com for possible inclusion in a future column.







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MEDICAL NEWS

Local couple donates \$250,000 to assist LLCC nursing students

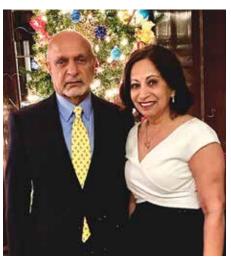
Drs. Pradeep and Manjula Mehta of Springfield recently made a \$250,000 gift commitment to the Lincoln Land Community College Foundation to provide scholarships to LLCC nursing students. The gift will fund scholarships over the next 10 years for students in LLCC's associate degree nursing, licensed practical nurse and basic nurse assistant programs. The amount of each scholarship award will vary based on student needs.

"This very generous gift will continue the Mehtas' impact on local health care and provide much-needed assistance to students as they pursue a career in the

nursing field," said Karen Sanders, vice president of advancement and executive director of the LLCC Foundation. "We are grateful for the Mehtas' foresight and dedication to our community by investing in the next generation of health care workers."

Dr. Pradeep Mehta served the local community as a nephrologist for 35 years. Dr. Manjula Mehta taught psychology for 18 years at LLCC and was the recipient of a Distinguished Service Award for adjunct faculty.

Recently, 19 LLCC nursing students were named as the first recipients of Mehta scholarships.



Dr. Amanda Mulch named assistant dean of student affairs for SIU School of Medicine

Amanda Mulch, MD, has been named assistant dean of student affairs at Southern Illinois University School of Medicine.

Student Affairs provides a variety of services for SIU learners: career education, mentoring, debt counseling and more, as its staff seeks opportunities to improve the learning environment for students.

Mulch brings experience as an alumna (Class of 2003), practicing physician and award-winning mentor to students in the firstyear curriculum.

"Dr. Mulch has already shown her dedication to the professional development of students. She will now assist many more students in the first phase of their medical education," said SIU School of Medicine dean and provost Jerry Kruse, MD, MSPH. "She is an exemplary physician, teacher and role model who is devoted to humanistic care."

"I love that our students get to learn how to be lifelong problem-solvers from the very first day of their education," Mulch said. "By working in small, close-knit groups on real patient cases as well as receiving direct mentoring through simulated patient interactions, they receive a world-class medical education in an amazingly short time."

"I want to build on SIU's reputation for student engagement, social accountability and educational innovation. I hope to improve the longevity of our learners' careers as well as the quality of health care in our communities."

A native of Quincy, Mulch is an obstetrician-gynecologist and has been a partner at Southern Illinois OB/GYN Associates in Carbondale since 2007. She earned a bachelor's degree in microbiology at Southern Illinois University (1999), her medical degree at SIU School of Medicine (2003) and her residency at Erlanger Medical Center in Chattanooga, Tennessee.

"It's exciting to be returning to my roots,"



HOTOS COURTESY SIU SCHOOL OF MEDICINE

Mulch said. She met her husband as an undergraduate in Carbondale. They have two children, ages 13 and 10. In addition to her duties at the medical school, Mulch performs minimally invasive surgery and provides office and obstetrical care at Carbondale Memorial Hospital.







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10 questions to predict flight risk

Slow the flow of resignations

By Kelly Gust

In January 2020, job-seeking sites like LinkedIn and Indeed claimed that as many as 50% of U.S. workers were actively on the hunt for a new job. Unemployment sat at 3.5% in Illinois, which was considered historically low at the time.

If the job market was tough before the pandemic, it's undoubtedly become even more competitive. Recent reports claim 4.5 million people quit their jobs in November 2021. Where are they going, and what can be done about it?

The pandemic changed how employees think about life and work. Many of these so-called quitters are really just shuffling, making moves for greater flexibility, increased compensation or just a change in scenery. In addition, some industries (professional services, tech) grew while others (travel and leisure) haven't yet fully recovered, shifting employees toward higher-growth sectors. Finally, employees age 55 and up are retiring at greater rates (up almost 3%) than we've seen in the past five years.

Regardless of what's behind The Great Resignation, somewhere out there 4.5 million managers are scratching their heads, wondering what happened and what they could have done to keep their top employees. These managers might claim that they "didn't see it coming" or "were surprised" by these resignations, but in my experience, the writing is almost always on the wall.

Based on 20 years working with managers and high-potential talent (the kind with high-demand skills that make it easy for them to change jobs), I've compiled a list of risk factors that I've found to predict turnover. Think about one of your top performers and ask yourself:

- 1. Has this star performer expressed frustration about their job (the work is too detailed, fast-paced, deals with too many difficult customers, etc.)? Many employees who reach the breaking point are not shy about communicating their frustrations. If so, stop here, jump to the end of the article and then proceed to a conversation with this employee about how much you value them and what would make them more likely to stay.
- **2.** Even if they haven't come right out and said it... have you noticed they tend to avoid certain parts of their job?
- 3. Do they spend significant time on emotionally



draining work such as delivering bad or difficult news, or enforcing mundane compliance requirements?

- **4.** Does your A-player have to compensate for peers who would be considered B, C or even D players? Give two points if these less-talented team members are paid more than your top performer.
- **5.** Has your A-player been passed over for promotion, training or vacation time?
- **6.** Do they make suggestions but are told "that won't work" or "we've tried that before"?
- **7.** Has their direct boss changed within the last three to six months? More than once?
- **8.** Is the business's financial performance poor? Is it affecting compensation?
- **9.** Is this employee going through life changes such as marriage, starting a family or caring for an elderly parent?
- **10.** Do you often cancel your one-on-one meeting with this employee, or worse, not meet with them one-on-one at all?

Give one point for each yes. Then go back and read the questions again – I bet you'll find a few more yes responses. The more points you captured, the more pressing it is that you sit down and have a conversation about the employee's job satisfaction and what would make them stay. This is referred to as a stay interview.

A stay interview is a management practice championed by author and workforce expert Richard P. Finnegan. In a stay interview, a manager and employee discuss what the employee loves about the job, what they would change if they could and what conditions allow the employee to do their best work.

While it sounds formal and prescriptive, a stay interview can be a casual lunch or coffee, perhaps even a chat while you're working alongside the employee. Taking time to talk one-on-one demonstrates that the manager cares about the work environment and is interested in creating a culture that allows the employee to be their best. Stay interviews open up dialogue about how the employee feels about work and create a sense of loyalty, making a job change a risky disruption.

Take the time to talk to your people in a meaningful way. You'll be amazed at how the information you learn can help you clear a path to success for your top performers and solve retention problems before you're on the receiving end of yet another dreaded resignation letter.



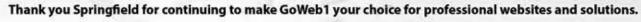
Kelly Gust is the CEO of HR Full Circle, a Springfield-based consulting firm that provides talent management and human resources consulting to organizations of all sizes and stages. She also serves as president of Women Entrepreneurs of Central Illinois.



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REALTORS® make an impact in their communities

By Janet Seitz

The Capital Area REALTORS® supports many charitable causes, according to CEO Kathy Nichelson. Some efforts include drives for area shelters and schools and holiday toy collections, plus sponsorship of homeownership fairs, homeowner counseling, career days and Habitat for Humanity builds. CAR was also an original investor in the Springfield Sangamon Growth Alliance and financially supports the organization.

Over the past 10 years, CAR has donated more than \$136,500 for various Springfieldarea causes. Organizations benefiting from CAR's fundraisings efforts include: Compass for Kids, Springfield Art Association, Refuge Ranch, Friends of Sangamon County Animal Control, Land of Lincoln Honor Flight, M.E.R.C.Y. Communities, Boys and Girls Clubs of Central Illinois, Central Illinois Foodbank, Salvation Army, Hoogland Center for the Arts, Southwind Park, Helping Hands of Springfield, American Cancer Society Relay for Life, American Red Cross and the Elijah Iles House Foundation, among others.

Many Springfield-area nonprofit organizations are recipients of CAR's annual Charity of Choice event. Submitted applications to be a Charity of Choice recipient are narrowed to a few, and then the selected organizations make a brief presentation. "This part of the selection process is heart-wrenching for the committee members who know that they will be asked to vote for one charity to direct their energy and make the largest impact," said Nichelson, noting that it's hard to narrow down the worthy candidates to a single beneficiary.

The Association's 2021 Charity of Choice was HSHS St. John's Children's Hospital's Pediatric Healing Garden. The hospital's garden was dedicated in 2009 as a state-of-the art area used by patients and their families as a place to unwind and rejuvenate, but changes in regulatory and patient safety guidelines called for renovations to accommodate all special needs. These new measures challenged the hospital to rethink how to best bring the outside world to their smallest patients.

The healing garden was demolished in September 2020, and the newly renovated garden was completed in June 2021. The garden was not available to patients and families during the construction period. According to HSHS St. John's Foundation major



Representatives from Capital Area REALTORS present a contribution to HSHS St. John's Children's Hospital's Pediatric Healing Garden, CAR's 2021 Charity of Choice.

gifts officer Brandy Grove, the project cost was approximately \$300,000.

"The project is complete," said Grove. "We are thankful for their contribution to ensure the garden is a beautiful and relaxing space for patients and their families to enjoy for years to come. It is the only outdoor accessible space for patients and their families while they are hospitalized. Now more than ever, the garden is an important space to provide safe play and respite during these challenging times."

This modern healing environment includes allergy-free and environmentally friendly materials and furniture. An average of 4,000 pediatric patients and their families will enjoy the space each year.

CAR undertook several fundraising efforts after a pandemic-induced delay and contributed \$13,150 for the healing garden in November 2021. Grove said dollars remaining in the fund will be used for programs in the garden, garden upkeep and holiday decorations. The CAR funds were not for a specific item in the garden, but went toward future improvements and programs, given the timing of the of the event and receipt of the donation.

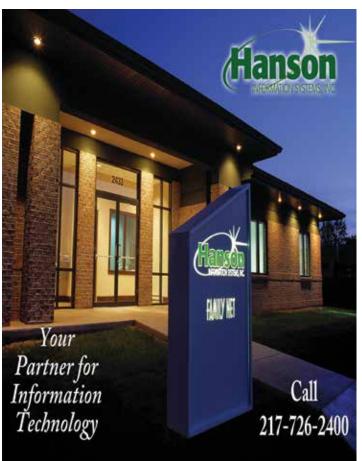
Nichelson said CAR expresses its thanks

to the many individuals and businesses that made financial and in-kind contributions and the volunteers who made the fundraiser an enormous success.

"And of course, handing the donation check over to our Charity of Choice and seeing how appreciative they are is such an incredible feeling. We are making a difference in our communities, and at that moment we not only see it, but we feel it as well."

The 2022 Charity of Choice is Wooden It Be Lovely, a Springfield nonprofit offering hope and employment to women healing from lives of poverty, addiction and abuse by providing transitional employment, mentoring, recovery tools, education, community networking and a safe community. Women are employed to refurbish and sell donated wooden furniture and sew unique products, providing transitional employment to help them move toward economic stability and enhanced wellbeing for themselves and their children. More information on this effort will be published on SeeHouses.

Janet Seitz is a local communications professional, writer and artist. To share your story, contact her at janetseitz1@gmail.com.





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New grant program for minority business owners

City's revenue from sales tax on cannabis to fund business projects on east side

By Dean Olsen

Dee Clay hopes to acquire adjacent land so she can install a drive-through window and make other improvements to her restaurant on Springfield's east side with a grant from the city's share of recreational marijuana tax revenue.

Clay, the owner of Clay's Popeye's BBQ, 1121 South Grand Ave. East, said devoting some of the revenue to help minority-owned businesses is "a great use for the money."

Clay is among numerous business owners and entrepreneurs Ward 2 Ald. Shawn Gregory has talked with who plan to apply for the city's Business Assistance Cannabis Grant Program.

Applications opened Jan. 18, and the deadline for submitting proposals is 5 p.m. Feb. 28, with grant award announcements expected a few weeks later.

Gregory said there has been a "high level of interest" in the program among his constituents.

"I talk to at least five people a day about it," he said. "We're looking for good, sound businesses."

The program offers yearly grants for a cumulative total of \$100,000 for new and existing businesses with at least 51% minority ownership and bricks-and-mortar sites within a designated area on the east side.

That area is bounded by the 10th Street rail corridor on the west, Dirksen Parkway on the east, Carpenter Street on the north and Ash Street on the south.

The program, which will have at least \$400,000 to give out this year, requires a 10% match by the business.

"I think that probably will be a pretty good deal," Clay said.

Added Ward 3 Ald. Roy Williams Jr., "I think there's excitement out there, and we will see who applies. . . . There are a lot of people with vision out there."

Grant funds must be used for specific items, such as equipment and inventory purchases, land acquisition, new construction or renovation, and labor costs with prevailing wage.

"We really want to make it as flexible as possible," said Ravi Doshi, the city's economic development officer. "It's very exciting. This is a way for us to directly meet with business owners and listen to their needs."

Home-based businesses aren't eligible under the grant program. Neither are businesses in



Dee Clay, owner of Clay's Popeye's BBQ, hopes to use money from the city's new cannabis grant program to make improvements to her restaurant on Springfield's east side. PHOTO BY MICHELLE OWNBEY

which a majority owner or member of the immediate family is an elected official or employee of city government.

Nonprofit organizations generally won't be eligible for the program, though there can be exceptions, Doshi said.

Grant recipients must agree to continue operating their business, and not sell it, for a 10-year period. If they don't comply with the agreement, the city could try to "claw back" the grant amount through a lien on the property, city spokeswoman Julia Frevert said.

Current plans call for grant applications and allocations once a year, though the frequency could increase if the city's marijuana-related sales increase, according to Frevert.

The launch of the grant application period comes two years after Illinois first allowed the sale and consumption of marijuana for recreational use by adults 21 and older.

The Springfield City Council has decided to devote half of the city's 3% sales tax revenue on recreational marijuana sold by three privately owned dispensaries in Springfield to help pay off city government's pension-related debt. The

council is directing the other half for economic development on the east side.

Most of the economic development dollars from marijuana revenue is funding the business grant program. The remainder is being used for a home-improvement grant program on the east side

The city had about allocated \$99,000 for the home-improvement grants. It has awarded about \$53,000 so far. Applications for that program are closed for now, and city officials are still evaluating applications, Frevert said. That program provides up to \$25,000 in assistance, and grant recipients must match 5% of the total repair cost.

Applications for the Business Assistance Cannabis Grant Program can be completed online at springfield.il.us/cannabis. Questions about the program can be directed to the city's Office of Planning and Economic Development, which can be reached at 217-789-2377 or info.oped@springfield.il.us.

Dean Olsen is a staff writer with Springfield Business Journal and Illinois Times. He can be reached at dolsen@illinoistimes.com.



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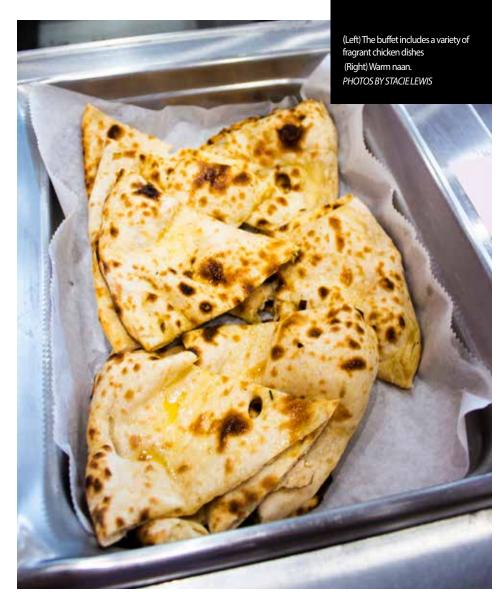
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My guest and I arrived just after 11 a.m. on a blustery winter day. We were among the first diners and were quickly and politely seated. In walking to our table, we passed by the large buffet that was not yet complete. We were informed that the remaining dishes would be out momentarily, and from the hard work we observed in the kitchen we knew that everything was made fresh that morning.

There's a menu for those inclined that way, and several take-out diners ordered from the menu. We, on the other hand, tried the buffet (\$13.99) and we're glad we did. Almost all dine-in customers that we observed opted for the buffet as well.

Ambiance is on the thin side. We both noticed the lack of any background noise – no music or TV. Because we were talking about some confidential matters, we had to talk in near whispers lest we be overheard. What was

lacking in ambiance, however, was more than made up for with friendly and efficient service and excellent food.

Although I love ethnic food, I'm probably least familiar with Indian food. Thankfully, Indian Cuisine labeled all the buffet dishes. Apparently, my hesitancy was noticed and accommodated by the staff who stood ready to answer any questions I had and to make some suggestions.

Without further ado, my guest and I made our first trip through the line. I started with some naan (oven-baked flat bread), which is perfect for wrapping around, or dipping in, all sorts of good stuff. I paired it with raita (a yogurt-based condiment with a variety of spices) and a freakishly good sauce made of curry and hot green peppers (Mirchi ka salan) that was nuanced with a depth of flavor, rather than just heat.

Next, I went for a small scoop of dal (yellow lentil soup) and the Tandoori chicken. The soup was earthy, aromatic and warming. The Tandoori chicken (roasted chicken marinated in yogurt, ginger, garlic and lemon), unlike others I've had, was plenty juicy and the spice mixture hit all the right notes.

I finished off the trip with a dollop of chicken biriyani (a flavored rice dish). The aroma was wonderful (all sorts of heady aromas) as were the colors, but the rice itself could have been fluffier – but that's the peril of the buffet. We tasted notes popular in the subcontinent like garam masala, turmeric, cardamom, coriander and bay leaves.

I also asked if they had any other chili or hot sauces, and the staff brought me out a side of fiery hot sauce that I used to amp up a few of the dishes. It was not as subtle as the curry and pepper sauce but served its purpose well.

After letting everything settle, we went back for a second trip. We both zeroed in on the Chicken 65 – a dish I've never heard of. My guest did some internet sleuthing afterwards and learned that it was created in 1965 at a popular hotel chain and is known primarily as a street or snack food. It's made with chunks of chicken that are marinated in ginger garlic paste, red chili powder, bay leaves, cumin, coriander and yogurt and then deep fried. Pair it with the naan, and it was the best dish of the day, enough that my friend visited again for lunch two days later.

The other discovery, lurking in the corner of the "sweet" side of the buffet was an onion chutney. It was a wonderful combination of spice, sweetness and acidity. I wasn't exactly sure what to do with it, so I treated it like ketchup, figuring it would be good on pretty much anything. It was.

The last dish I tried was the palak chicken – made with spinach, a large variety of spices and probably a milk product to give it that rich and creamy touch. I like spinach, just not cooked spinach. That flavor was predominant to me, and as a result, I was not fond of the dish. My friend, however, who does like cooked spinach, said that it was a wonderful combination, perfect for such a cold and windy day.

Speaking of the desserts, there were plenty of options. However, we were too full from the main entrees that we barely paid attention to what was on offer in that regard.

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Calendar

FEBRUARY 2022



The Network Group

Second Tuesday of each month, 11:45 a.m. Sangamo Club, 227 E. Adams St. 217-652-3686.

Capital City Toastmasters

Wednesdays, 12 p.m. Temporarily meeting via Zoom. Email or call for information. admin-1313356@ toastmastersclubs.org. 217-698-8767.

Women Entrepreneurs of Central Illinois (WE-CI)

Second Wednesday of each month. Meeting location varies. Email or call for more information. christine@baileyfamilyinfurnace.com. 217-441-2342.

McBrian Lincoln-Douglas Toastmasters Club

Thursdays, 6 p.m. The club is dedicated to the development of communication and leadership skills. Red School Mall, 1275 Wabash Ave. 217-546-8624.

The Association of Women in Communications

Second Thursday of each month. An organization for empowering women with the strength, support and tools for elevating their careers and becoming agents of change in the industry. Email for meeting place and time. president@awcspringfield.org.

League of Our Own Toastmasters Club

Second and fourth Fridays of each month, 11:30 a.m. Support in developing communication and leadership skills in both personal and professional lives. Temporarily meeting via Zoom. Call 217-789-0830 ext.1301 or send an email to springfieldiltoastmasters@gmail. com if you would like to visit an online meeting.

Springfield Area Home Builders Association Home Expo

Fri.-Sun., Tue., Feb. 4-6. Get information about building a new home, remodeling an entire room or just doing some minor repairs to your home by talking with the experts in person. Event includes kids' activities such as Lego contests and a Kids' Corner. Adults are \$6. Get a \$1 discount with a canned food donation. Children age 12 and under

are free. BOS Center, 1 Convention Center Plaza. 217-698-4941. springfieldareahba.com.

Good Morning, Springfield

Tue., Feb. 8, 7:30-8:45 a.m. Good Morning Springfield provides a casual atmosphere at a member host business that is conducive to making connections that matter. Check out this month's event and network with other Chamber members. \$5 Chamber members and \$15 nonmembers. Pease's at BUNN Gourmet, 2941 Plaza Drive. 217-793-1840.

Business After Hours

Thu., Feb. 17, 4:30-6:30 p.m. Business After Hours is the Chamber's monthly evening mixer. A Chamber member hosts the event at their facility and provides a casual atmosphere conducive for networking with other members. Grab your business cards and connect with other area professionals and gain exposure for your business. Members \$5 and nonmembers \$15. Capital City Baseball, 1415 North Grand Ave. East, Suite B. 217-679-3511.

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New businesses

Sangamon County new business registrations, Dec. 16, 2021- Jan. 15 2022

Natural Creations Beauty Spa, 2909 Bennington Drive. 708-238-6498. Lashauda Hood.

Standout Storytelling, 6321 Hayley Court. 415-9841. David Newton.

Bel Viso Medical Aesthetics, 901 Clocktower Drive, Suite 12. 725-6461. Courtney M. Staab.

Lucky Nails Salon Spa, 3037 Hedley Road, #7429. 726-2222. Thi Thu Tham Vo.

Ynohtan Nicolas Hardy, 4200 Conestoga Drive, MBN 151. 312-382-9381. Ynohtan Nicolas Hardy.

Baughman Home Improvement, 209 W. Walnut St., Chatham. 502-7007. Josh Baughman.

Kim Nails and Spa, 325 N. Main St., Chatham. 553-809. Kim C. Huyhn.

Into the Videoverse, 1509 W. Governor. 494-5156. Scott Ladendorf.

Just Nutz Creates, 3808 Tuxhorn Road. 494-6185. Marina Wayne Chestnut.

Pitter-Patter Home Repair, 102 Oak St., Spaulding. 691-1919. Zachary Suter.

Cowshed Virtual Services, 17999 Bullard Road, Lanesville. 622-5276. Gretchen Cromwell.

Brandon Tobias Hines, 4200 Conestoga Drive, 102-146. 303-0708. Brandon Tobias Hines.

Blue Denim Apron, 4101 Tarragon Court. 502-2981. Kathi Lee.

Mark's Lawn Care and Landscaping, 211 N. Fourth St., Mechanicsburg. 341-0135. Mark England.

FRD Financial Suite, 3309 Robbins Road, #996. 309-613-4742. Mark Franklin II.

S & K Cleaning, 1137 Acacia Lane, Chatham. 299-1040. Kenneth Wessing.

Sweet Treats by Day, 2521 Raleigh Road. 248-259-4519. Kamyra D. Day.

The Wooden Pickaxe, 2008 E. Black Ave. 836-3835. Steven Christopher Rowe.

Accessories Unlimited, 3210 S. Sixth St. 529-8757. Dean Beck Jr.

Clean House, 3953 Ware Road. 801-2146. Jim E. House, David House.

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