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If it was easy, everyone would do it

An oft-heard complaint in Springfield is that we need more people living and working downtown. There are so many empty buildings, the reasoning goes, why can't someone fix them up and create nice apartments to help attract young professionals, medical residents and the like?

The reality is that many people have tried, with varying degrees of success:

- Work has recently resumed on the Ferguson, Bateman-Kennedy and Booth buildings at the corner of Sixth Street and Monroe Avenue, a project that originally began in 2012 and stalled when the developer ran into financial difficulties. Rick Lawrence has a commercial tenant in the works and is now trying to get things back on track until a new developer can be identified to complete the project (p. 8).
- Last fall, a New York-based developer was denied a zoning variance three different times by the Springfield City Council, due to concerns that converting too many hotel rooms into apartments would harm the city's convention business.
- However, there was widespread support for building the Lofts on Madison, a six-story complex at the corner of Fifth and Madison streets that will include commercial space as well as 136 apartments (p. 20). That project received unanimous approval from the council, and replacing surface parking lots with higher-producing uses has been a goal highlighted in virtually every plan or visioning process for downtown.

The Lofts on Madison will benefit from the creation of a targeted TIF for the 1.1-acre site, which allows the developer to receive \$4.5 million in tax-increment financing, funded through the property's tax payments over a 23-year period.

In 2011, architect Larry Quenette took a vacant, three-story office building at the corner of Adams and Second streets and converted it to a dozen apartments with four office suites on the lower level. His advice for would-be developers is, "Don't underestimate what it will cost, and plan for a lot of unforeseen conditions."

Quenette's project, which is often touted as a successful historic redevelopment, received \$1.2 million in TIF assistance. He said the subsidy was critical to making the project feasible, especially because his lender saw that as the required 20% equity in the project in order to provide a loan for the other 80%.

The reality is that it's hard to make the numbers work under the best of circumstances, even more so now with inflation and rising interest rates. There is no shortage of ideas for what could happen with the vacant buildings downtown and elsewhere throughout Springfield, but there is definitely a shortage of people willing and able to take a risk. Figuring out how to continue to offer incentives, especially once the Central Area TIF expires in 2028, will be critical. The future of our downtown depends on making it easier to redevelop.



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A man with a receding hairline and a friendly smile is wearing a black Columbia jacket over a plaid shirt. He is standing in front of a white van that has 'Joyner Construction' printed on its side. The background is slightly blurred, showing the side of the van and a building with windows.

Q & A with Corky Joyner

By David Blanchette

Corky Joyner has lived in the Springfield area since he was 10 years old. He and his wife, Kelly, are currently residents of Leland Grove. They have been married for 23 years and he has a stepson, Claude, who is in his fourth year at Southern Illinois University School of Medicine.

Joyner has been in the real estate and construction business since 1995 and started his current company, Joyner Construction, in 2007. Notable projects include Ash Grove Apartments and Cobblestone Place Apartments in Springfield, Cardinal Hill Apartments in Rochester, plus numerous new builds and renovations for retail shopping centers, restaurants and offices. He owns and manages around 450 apartment units and 500,000 square feet of office, retail and manufacturing space in Sangamon County.

PHOTO BY DAVID BLANCHETTE

Where were you born and raised?

I was born in Stuttgart, Arkansas, in 1971. My dad worked for Horace Mann Insurance, and he got promoted shortly after I was born and we moved to Baton Rouge, Louisiana. We lived there until 1981 when he got promoted again, and we moved to Springfield. I went to Springfield schools and took a few classes at Lincoln Land Community College. I started my business in 1995.

How did somebody whose dad was in the insurance business get interested in construction and development?

I've been asked that a number of times, and I'm not really sure. I've always been interested in how buildings got built. I was fairly ambitious as a young person. In the early 1990s there was a lot of real estate activity here, and seeing that construction probably got me interested at the time.

I was looking for something that was an interesting job, and construction development, if nothing else, is always interesting and different. I started out working for myself and never worked for anybody else.

Did you have business mentors along the way?

I definitely did. I learned a lot of what to do and a little bit of what not to do by watching some of the people that I was friends and partners with.

When I did my first subdivision I went to Russ Martin, who owned Martin Engineering Company. He was a family friend and lived down the street from us, and I asked if he would help me get into the development business. I had a piece of ground I wanted to build a subdivision on, and he kind of fronted some work to me.

John Klemm helped me also. The second deal I was involved in, I got an option on a piece of ground he owned, and he was very generous and helpful to me. I became partners with John Pruitt, Jim Zerkle and Denny Polk, and I learned a lot from those three guys. I was partners with Mike Ryan in some land development and learned a lot from Mike, as well.

What character traits are a must in your type of business?

In all business, doing what you say you're going to do is very important. The older I get, the easier it is to be straight. Sometimes when you're younger, it's a little harder to tell the truth when the truth isn't easy to tell. But actually, the easy way is to

just tell the truth up front to people. If it's bad news, you might as well deliver it.

The development business in Springfield is not always rosy, and you have high points and low points. So having the ability to be a straight shooter is probably the most important thing.

When you reach some of those low points do you find yourself questioning why you got into this business?

Absolutely! Things were pretty good in 2007, but in 2008 things got very difficult and stayed that way until about 2011. So



Top: Kelly, Claude and Corky Joyner. Bottom: Tom Pavlik, Rod Egizii and Corky Joyner with a float plane in Alaska. PHOTO COURTESY CORKY JOYNER

yeah, there was a time when I thought I would never recommend this business to anyone because things had gotten very, very difficult.

The end result for me was it made me a significantly better business person. I started running my business differently. I don't know if formal training would have helped me, because most of the people were in the same boat as me and had the exact same problems as I did.

How is the development business today in Springfield?

I would say middle-of-the-road. Springfield is a big small town; it's not an easy place to do business. The benefit here is there's not a lot of competition, but it is a good place for certain types of development.

At one time I had a lot of subdivision development, then I was doing a lot of retail. Recently, I've been doing mainly multifamily residential stuff. There was a need for all of those things at the time I was doing them. Being able to see that market segment need and having the ability to fill the need is important. I don't know what the next one is, because right now I don't see a need that's not being filled.

What gives you the most satisfaction in your career?

Success always satisfies me. In this big small town, you hear things when you start a project, such as, "That's never going to work." So when it actually does work, there's some satisfaction. It's not an "I told you so" thing, it's about the ability to see a need and fill it.

We want to invest where jobs are being created, and that's what we've done here. You're creating something that's going to outlive you, and there's satisfaction in that.

What advice would you give to young people who are just starting on a career path?

Work harder than your competition. Always try to find the people who are the best in your industry and don't compete down, compete up. And do what you say you're going to do.

What would people be surprised to learn about you?

I quit drinking a little over 11 years ago and needed something to fill the void because all I was doing was working. Several of my friends suggested I learn to fly. So I went for a flight, and we took pictures of the Cobblestone development. That was my introduction to flying, and I've been flying ever since.

I'm rated to fly jets, single- and multi-engine planes and seaplanes. I'm a flight instructor for single-engine, multi-engine and instrument flying, and I own my own airplane. I'm pretty proud of it; it's a unique skill to possess. Plus, it's a lot of fun.

Work resumes on Booth, Ferguson buildings

Rick Lawrence back at forefront of project, for now

By Dean Olsen

The most recent developer for the proposed renovation of historic buildings at Sixth and Monroe streets in Springfield is out, and the much-maligned original developer of the \$12.6 million residential and retail project is at the forefront again.

But by his own admission, Rick Lawrence doesn't expect to be involved for the long term in the project to renovate the century-old Ferguson, Booth and Bateman-Kennedy buildings at the high-profile southwest corner of the block.

"I have been actively trying to do anything I can to get things back on the straight and narrow," said Lawrence, 70, a Springfield resident who is president of the construction company Siciliano Inc.

Another company operated by Lawrence, Bright New Day Investments LLC, received a building permit in November for \$50,000 in safety-related improvements at the eight-story Ferguson Building, 524 E. Monroe. Lawrence is preparing the vacant building so that a future tenant, a restaurant operated by Corey Dickerson and Smarjesse Taylor, Aunt Lou's Soul Food, can open on the first floor sometime in the first quarter of 2023.

Lawrence still holds title to the Ferguson, Booth and Bateman-Kennedy buildings, which are next to each other, but he doesn't expect to be the developer to carry the project through completion.

As proposed, the project would create seven floors of loft-style apartments in floors two through eight in the Ferguson Building, 16 rental apartments in the eight-story Booth Building, four apartments in the upper two floors of the Bateman-Kennedy Building, and retail and rental space on ground floors and basement areas of all three structures.

Lawrence said he knows he isn't popular with City Council members. The council voted in 2018 to rescind an agreement to commit more than \$3.8 million in tax-increment financing funding for what was dubbed Springfield Commons. That vote came after Lawrence encountered financing problems that led him to accrue \$1.2 million in unpaid benefits and payments to union workers and vendors, respectively – a debt that remains unpaid, to the chagrin of council members and other city officials.



City officials say they are working to spur redevelopment of three century-old downtown Springfield buildings to create apartments and space for retail and commercial use. From left, the Ferguson, Bateman-Kennedy and Booth buildings contain 61,844 gross square feet and sit at the southwest corner of Sixth and Monroe streets.

PHOTO BY DEAN OLSEN

The project began in 2012 during the tenure of Mayor Mike Houston and continued under Mayor Jim Langfelder, who first took office in 2015. Almost \$1 million in TIF funds had been paid for completed work when Langfelder's administration ceased further payments for project reimbursements. The council vote rescinding the TIF agreement followed.

Work on the project stalled in 2016 after Lawrence expanded the scope of the project without permission from his lender and the bank cut off his financing. Lawrence then defaulted on his construction loan with his previous lender,

First Bankers Trust Co., which sought to foreclose on the property in October 2018.

The council in September 2020 agreed to a \$3.15 million TIF funding request from a group that took over the project: New York-based Thomas Lee of JTC Lockwood, who became the developer, and Lawrence Selevan, chief executive officer of the New York-based investment banking firm Chesterfield Faring Ltd. The agreement included the contingency that the group had to pay outstanding debt owed to unions and contractors.

Chesterfield Faring, as part of an agreement

with Lawrence, had purchased Lawrence's mortgage for the three buildings from First Bankers Trust.

Chesterfield Faring later purchased two other significant downtown properties, the Illinois Building on Adams Street and the PNC Building at Fifth and Washington streets. The firm recently closed on almost \$4 million in energy-improvement loans for those two properties from the Illinois Finance Authority's Commercial Property Assessed Clean Energy program, also known as C-PACE.

Before securing the \$3.15 million commitment in city TIF funds in 2020, Lee assured the City Council that Lawrence wouldn't be part of the development going forward. But as the COVID-19 pandemic continued, slowing the pace of business development nationwide, the development of the three buildings stalled.

The TIF agreement with the city expired in 2021 when Chesterfield Faring and Lee failed to secure financing, move forward with the project and pay off the debts accrued by Rick Lawrence, Springfield Corporation Counsel Jim Zerkle said. Both Lee and Chesterfield Faring told city officials the pandemic's disruption in financial markets played a major role in the situation, Zerkle said.

Lee has since withdrawn from the project. Chesterfield Faring now is looking for another developer, Langfelder said.

Selevan declined comment to *Illinois Times*, and Lee didn't respond to requests for comment.

After a new developer is selected, and if that developer wants the council to consider TIF funding again for the project, the \$1.2 million in debts to unions and vendors is "definitely an issue that has to be addressed," Langfelder said.

But the mayor said he has confidence in Selevan, who has final control over the buildings' fate because he controls the purse strings.

Selevan "wants to see that project go forward because he has a lot on the line," Langfelder said. "He's been trying before the pandemic and since the pandemic to move the ball forward."

Zerkle added that Selevan is "definitely committed to trying to find a way forward to get the entire project done, which is what the city supports."

Lawrence was critical of the city for taking several months to approve his building permit for repairs so Aunt Lou's Soul Food can move into the Ferguson building. The Vele restaurant left the site two years ago and reopened on Springfield's west side.

"Nobody from the city wanted to be helpful,"

Lawrence said.

Nate Bottom, Springfield's public works director, and Josh Roughly, the city's building official, disagreed, saying the evaluation time for the building permit was within the average range for a project of its type.

"We were very cooperative," Bottom said.

Lawrence responded, "It's not worth getting into a big old finger-pointing contest over."

The \$50,000 in work is for "temporary fixes" to the building and preparation for future phases if the overall project progresses, Roughly said.

If a new developer is found, Lawrence said he doesn't know whether he would remain the owner of the buildings. He said he would like to be the project's developer "but the city doesn't want me to be." City Council members have said they don't want Lawrence involved.

Lawrence said he doubts Selevan wants him to be the developer, either.

According to Lawrence, Selevan "doesn't want to do anything that would cause a problem with the city, and I can understand that. I was kind of told by the city to go pound salt and find something else to do."

Lawrence said he is committed to "do whatever I need to do to make sure everybody gets paid." **SBJ**

Modern soul food coming to downtown

By Michelle Ownbey

Aunt Lou's Soul Food is slated to become the next restaurant to occupy the lower level of 524 E. Monroe St., which has been vacant since Vele relocated to the west side a little over two years ago. Prior to that, it housed Café Brio for two decades before the restaurant closed in 2016.

Corey Dickerson is teaming up with Smarjesse Taylor to bring what he calls "modern soul food with a classy touch" to downtown.

"Aunt Lou was my grandmother; the neighborhood and community called her Aunt Lou, but she was my grandmother who raised me," said Dickerson. "Everybody loved her food, and she inspired me on this cooking adventure. Whenever she would cook, I'd venture into the kitchen and stand there, watching her."

Dickerson said he started cooking professionally while living in Miami, Florida, for eight years, catering private events. After his grandmother died, he moved back to Springfield. "When we were cleaning her stuff out, we found all her cookbooks," he said. "People started telling me I should take cooking more seriously."

Dickerson operated the restaurant and sports bar inside the Brass Rail Reception Center at 1701 J. David Jones Parkway before the hotel closed down, but said he didn't have the freedom to explore the type of cooking he wanted to pursue. Then he became acquainted with the downtown dining scene through Downtown Springfield Inc.'s annual Friends of the Market Dinner. "They picked me to be the appetizer chef," Dickerson said, who decided to locate his new venture downtown.

Renovations began in mid-November, and while an opening date has not been set, Dickerson said he hopes to be ready soon. "We're just wrapping up loose ends at this point."

Corey Dickerson in front of 524 E. Monroe St., where Aunt Lou's Soul Food will be opening soon.



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WOMEN'S EVENT CALENDAR

Join Women Entrepreneurs of Central Illinois (WE-CI) for a luncheon on Wednesday, Feb. 8, from 11:30 a.m.-1 p.m. and jump start your business goals with a panel of member experts. Deb Ringer, a retired accountant from KEB and the current WE-CI treasurer; Concetta Siciliano, a financial adviser with Ameriprise Financial; and Laura Briggs, owner of The Freelance Coach, will discuss best practices in accounting for your business, managing cash flow, saving money and investing and time management through use of a freelance assistant or other methods.

Alyssa Furling, owner of Fresh Fit Subs and WE-CI vice president, will provide a catered sandwich lunch.

The event will be held at Balance Yoga, 1502 Wabash Ave., owned by WE-CI member and membership director Angie Ryan.

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A demand-constrained commercial real estate market in store for 2023

By Holly A. Whisler

Uncertainty about the economy and inflation concerns are tamping down what had previously been a red-hot real estate market, and companies that have moved to hybrid work models are adjusting their office space needs accordingly, according to a panel of commercial real estate experts.

Lawrence Yun, National Association of REALTORS chief economist and senior vice president of research, moderated NAR's fourth annual real estate summit, held virtually on Dec. 13, 2022. The summit brings together economists, demographic experts and real estate professionals who share their major takeaways of the previous year's market and then provide insights and forecast trends for the coming year.

All sectors of commercial real estate were addressed by a four-person panel that included Jessica Morin, research director for CBRE; Igor Popov, chief economist at ApartmentList.com; Jay Parsons, senior vice president and chief economist for RealPage and KC Conway, chief economist for CCIM Institute and co-founder of Red Shoe Economics. Nadia Evangelou, NAR's senior economist and director of real estate research, moderated the commercial panel. She set the stage by recalling market conditions from the first quarter of 2022 when mortgage interest rates and inflation were on the rise, and there was strong demand across all sectors of commercial real estate. Evangelou asked the panelists

to share what has changed from their perspective since that time.

In the office sector, Morin said, "Macroeconomic conditions have changed, and tenants are more cautious and cost-conscious with concerns over increased inflation and rising mortgage rates." Many companies are entering cost-containment mode, which may include hiring freezes, layoffs and reviewing under-utilized real estate space.

Popov reported a "shift in the balance of the multifamily rental market from a supply constrained market in 2022 to a demand-constrained market in 2023." The first quarter of 2022 showed record rent growth, whereas Popov described the current



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Sikich LLP recently relocated to the third floor of 3051 Hollis Dr. At just over 13,000 square feet, the new space is smaller than its previous office on West White Oaks Drive. The company cited the new reality of working from home as one of the reasons for the relocation; employees are able to choose between working remotely and working in the office or some combination of the two. PHOTO BY STACIE LEWIS

market as being very cool.

Parsons shared that sentiment as he described a tremendous deceleration of rental demand following the first quarter of 2022. He attributes this to low consumer confidence and an overall lack of household formation. Parsons also said that there was not the usual “bump in rents from college graduates this year. They are likely going back home until they feel better about the economy.”

From the industrial perspective, Conway claimed that continued disruptions in the supply chain are further complicating the economy. He said, “We are in the midst of completely remaking our supply chain from one that was concentric in Los Angeles on the west coast, to one that has moved east and down south.” Remaking the supply chain is going to take some time, and that makes industrial a long-term trend, according to Conway.

Evangelou asked the panelists what can be expected from the commercial real estate market going forward, and what are the trends brokers might anticipate?

With the wide adoption of hybrid

workplaces, companies are analyzing their real estate portfolios to ensure that space is available for anticipated growth and that it is aligned with the needs of their workforce, explained Morin. The hybrid environment requires more space for collaboration and less space for desks and cubicle walls. Work that requires concentration is the type of work employees prefer to do at home. It’s collaboration with team members and meetings with clients that bring people to the office. Thus, the goal is to design office space for optimum efficiency. As a result, companies may decrease the space they’re using, but upgrade the quality of space to magnetize top talent.

Morin emphasized right-sizing and cost containment as trends in office space. A truly hybrid workplace requires enough space to ensure that no employee is ever turned away, especially during peak occupancy, due to a lack of space. To accomplish this goal, property managers will track how and when office space is occupied and how it is being utilized so that better design decisions are made in the future. “The long-term expectation is a 15%

reduction in office space per worker,” said Morin.

Parsons noted three trends in the use of technology and property management: First, there’s a focus on efficiency without sacrificing performance such as utility management, smart waste management to reduce costs and smart digital marketing; secondly, focus on retention of staff and residents; and, third, emphasize bottom-line pricing in order to fill units, especially in a low-demand environment.

According to Conway, “Retail is not coming back.” He said that some malls are not opting for redevelopment, but “mall space in the suburbs is doing well because people who are working from home are consuming near home.” Furthermore, he believes remote work will be to office what e-commerce was to big box – destruction.

And, most importantly, Conway said, “Our industry is very capital-dependent, and it is being starved of capital. This will be the story in 2023 as we figure out how to reprice real estate when mortgage rates are at seven, eight or nine percent.”



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Sources: The builders.
Ranked by number of full-time employees.

	NAME / ADDRESS	PHONE WEBSITE / EMAIL	NUMBER OF FULL-TIME EMPLOYEES	PARTNERS/ PRINCIPALS	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@osheabuilders.com	190	Michael E. O'Shea Tyler Cormeny	Design-Build, Construction Management, General Contracting Civil Construction	70	Lanphier High School renovation, Memorial Stadium renovation, YMCA of Springfield – Downtown, Williamsville High School renovation and expansion, Memorial Medical Center campus expansion, Springfield Clinic Pediatrics Building, HSHS St. John's Hospital Intensive Care Unit renovation, West Side Christian Church addition.	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 Ash 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	IL 1/Robinson Bridge Replacements; IL 1/Flatrock Bridge Replacement; US 50/Lawrence Bridge Rehab; US 40/Clark Bridge Replacement; IL 29/Taylorville Bridge Replacements; US 24/Adams Bridge Rehab; US 40/Cumberland Bridge Overlay; IL 128/Beecher City Bridge Replacement.	1990
4	R. D. Lawrence Construction Company, Ltd. 603 N. Amos Ave. Springfield, IL 62702	217-787-1384 rdlawrence.com info@rdlawrence.com	45	John Goetz	General Contracting, 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. Springfield/Sangamon County Transportation Center Ph. 1	1984
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	Springfield Electric addition, Horace Mann executive apartments, additions to Butler and DuBois elementary schools.	1913
7	Siciliano, Inc. 3601 Winchester Road Springfield, IL 62707	217-585-1200 sicilianoinc.com rick@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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\$28 million Lofts on Madison project in the works

By Dean Olsen

A New York development company says its planned 136-unit apartment complex in the 300 block of East Madison Street would help to address a longstanding need for more residential options in downtown Springfield.

The \$28.3 million Lofts on Madison project, on the north side of Madison between North Fourth and North Fifth streets, would cater to people who work in the Mid-Illinois Medical District and others who want to live downtown, said Victor Salerno, chief executive officer of Adirondack Community Development.

The Springfield City Council voted Dec. 20 to chip in more than \$5 million in economic incentives to offset Adirondack's costs. The unanimous vote allows the developer to move forward with finalizing its financing but also specified that a project labor agreement has to be negotiated in the future.

"We believe that this development will be very well-positioned to serve the medical district," Salerno said, adding that the complex – to be built on the site of a one-acre parking lot owned by Springfield Downtown Parking Inc. – could open in the summer or fall of 2024.

The six-story, 120,000-square-foot complex would include 15,000 square feet of space for as-yet-undetermined retail and commercial use on the ground floor, Salerno said.

The project would bring 350 to 400 more permanent residents downtown and create 400 temporary construction jobs, 40 permanent commercial/retail jobs and 10 full-time staff jobs at the complex, he said.

The upper five floors would feature one-, two- and three-bedroom apartments of 610 to 1,050 square feet apiece. Rents would range from \$1,100 to \$1,450 per month.

Family-owned Adirondack, which operates about 120 apartment communities in the United States, mostly in Texas and other parts of the South, would act as the project's general contractor through its affiliated Mayfair Management Group. Local subcontractors would be used, so most of the construction jobs would go to Springfield-area residents, Salerno said.

Lofts on Madison, at 301 N. Fifth St., would be an "economic growth engine" for the downtown area, he said.

Real-estate broker Steve Myers, vice president of Springfield Downtown Parking's board, said, "I think it's going to be a great project to connect



the medical district with the historic downtown."

Springfield's Office of Planning and Economic Development supports the project, according to Ravi Doshi, the city's business projects manager and TIF administrator.

"It's a huge win for the city of Springfield, and it's a huge win for our downtown area," he said. Officials from Springfield Memorial Hospital and HSHS St. John's Hospital back the project, too, he said.

Zoning to accommodate the new use was approved by the City Council in February 2021.

"This is going to bring exactly what our downtown community needs," Doshi said.

Many of the young doctors going through medical residency programs, as well as other employees of hospitals and clinics in the medical district, would like to live downtown but have a hard time finding apartment vacancies there, Doshi said.

The medical district covers the residential and commercial areas bounded by Madison on the south, North Grand Avenue on the north, Walnut Street on the west and 11th Street on the east.

Unless a proposal to create 200 or more apartments at the Wyndham City Centre hotel proceeds, The Lofts on Madison would become one of the downtown's largest apartment complexes, Doshi said.

Adirondack officials initially wanted to build an "affordable housing" complex at the site and

offer lower rents. But Doshi said the federal tax credits needed to help finance such a project, dispensed by the Illinois Housing Development Authority, weren't available at this time because of other ongoing affordable housing projects underway in Springfield.

The \$4.5 million in tax-increment financing and \$551,000 in sales tax savings on building materials that Adirondack is requesting from the city would serve a similar role in helping the company pay for the project, Salerno said.

The \$4.5 million would come through the creation of a targeted TIF district and would be generated by the incremental increase in property taxes for up to 23 years on the project site, Doshi said. The abatement of sales taxes on building materials would come through an extension of an enterprise zone to include the property.

Adirondack would pay \$900,000 for the land and contribute almost \$2.3 million in equity to the project, Salerno said. Adirondack would be a long-term owner of the complex and would manage it as well, he said.

"Our philosophy is to build high-quality developments that are economically attainable, energy-efficient, environmentally focused and socially respectful," he said.

Dean Olsen is a senior staff writer at Illinois Times. He can be reached at dolsen@illinoistimes.com, 217-679-7810 and twitter.com/DeanOlsenIT.

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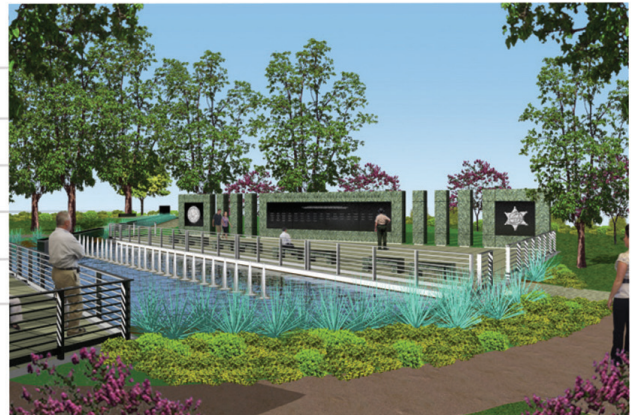


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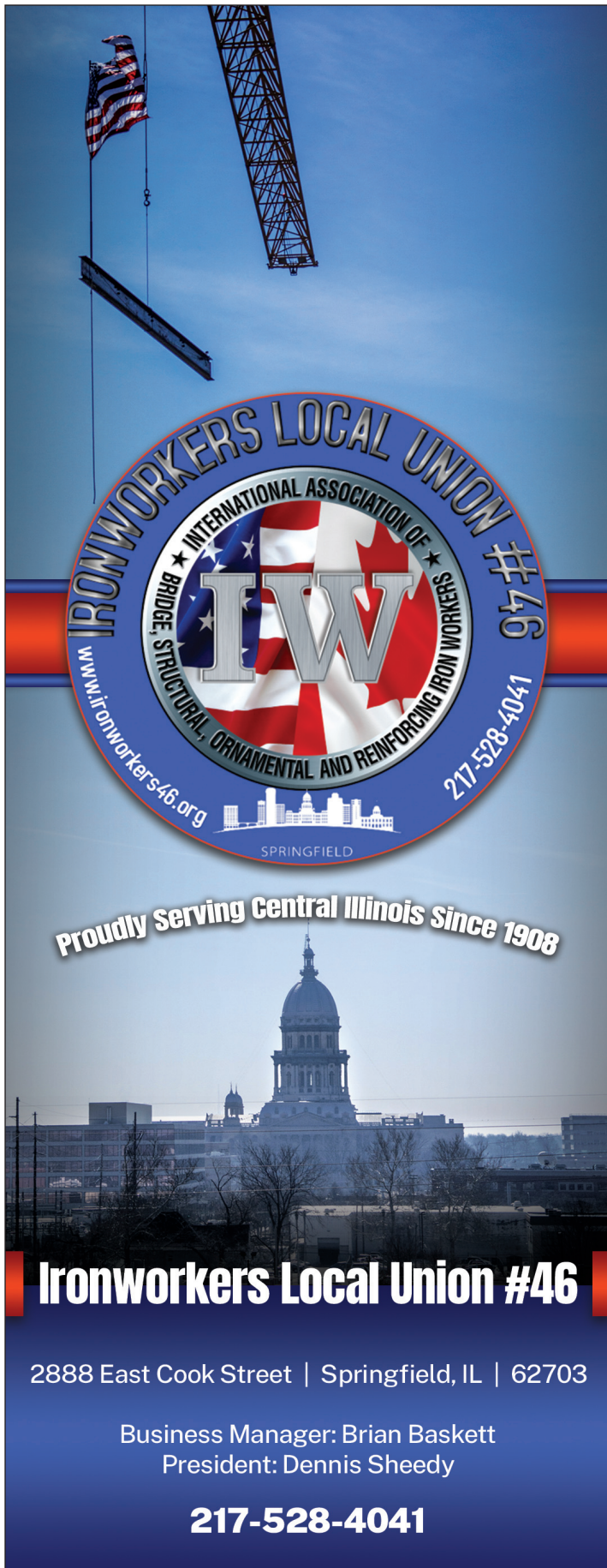



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TRADE UNIONS

Sources: The trade unions.
Ranked by number of local members.

	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 local270@carpentersunion.org	1,400	Dwayne Anderson president	19	1887
4	Plumbers & Steamfitters, Local 137 2880 E. Cook St. Springfield, IL 62703	217-544-2724 ua137.org	875	Aaron Gurnsey business manager	16	1895
5	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
6	International Brotherhood of Electrical Workers, Local No. 193 3150 Wide Track Drive Springfield, IL 62703	217-544-3479 ibew193.com ibew193@comcast.net	723	Neil Hervey business manager	9	1901
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

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Bret E. Scaggs, Business Manager
Chris Arnold, Business Representative



A schematic drawing of a newly remodeled entrance to the Sangamon County Department of Public Health at 2833 South Grand Ave. E. in Springfield.

PHOTO COURTESY SANGAMON COUNTY HEALTH DEPARTMENT

Big plans for county health department

\$5 million expansion, renovation will consolidate more services in one place

By Dean Olsen

Clients seeking medical care, employment training and rental and utility assistance will find more of these services in one place after a planned \$5 million expansion and renovation at the Sangamon County Department of Public Health.

The services, some of which are currently offered in multiple locations throughout Springfield, will be consolidated as part of the project at the department, 2833 South Grand Ave. E. The building already houses Capital Township offices and the county's Department of Community Resources.

The improvements, which also will redo the health department's front lobby, should be done by late 2023 or early 2024, county spokesman Jeff Wilhite said.

Funded with part of the county's share of federal American Rescue Plan funds, the project also will involve removing the temporary building set up next to the main building at the beginning of the COVID-19 pandemic for COVID-19 shots and other vaccinations. Enclosed drive-through lanes connected to the permanent building will be established for immunizations and other services, Wilhite said.

The project will add 11,000 square feet to the one-story, 60,200-square-foot building, which formerly housed a Cub Foods.

County government previously bought the building from a private group for \$6.4 million and spent more than \$3 million on initial improvements. The health department began operating at the site in 2010 when department operations from three separate locations were consolidated.

The new location on Springfield's east side culminated years of planning after the 2006 merger of the Springfield and Sangamon County health departments into a single entity operated by the county.

"This is a project we've been working on in a step-by-step fashion since Doris Turner represented this area on the County Board," Board Chairman Andy Van Meter said.

Turner, a Springfield Democrat, served more than a decade on the board before being elected to the Springfield City Council in 2011. She was appointed to the Illinois Senate to represent the 48th District in February 2021 and was elected to a four-year term on Nov. 8.

"Our goal has been to simplify access to critical assistance for those in need," said Van Meter, a

Springfield Republican. "If you need help with health care, utility costs, rent, home weatherization or job retraining, you don't care whether that service is coming from Sangamon County, Capital Township or the state of Illinois. You just need an efficient and convenient way to get the help you need."

Van Meter said the "next evolution" of the health department ushered in by the project will move job-search and retraining assistance into the building.

And with expanded hours planned for outpatient services already provided at the site by Southern Illinois University School of Medicine, Van Meter said the expansion will bring "a late-night medical clinic directly to the community most in need of these services."

County officials hope to solicit bids and award construction contracts for the project in the spring, Van Meter said. The planned installation of solar panels on the building would supply all of the site's electrical needs going forward, he said. **SBJ**

Dean Olsen is a senior staff writer at Illinois Times. He can be reached at dolsen@illinoistimes.com, 217-836-1068 and twitter.com/DeanOlsenIT.



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	NAME / ADDRESS	PHONE WEBSITE / EMAIL	# OF FULL-TIME EMPLOYEES	PARTNERS/ PRINCIPALS	UNION AFFILIATED	NOTABLE PROJECTS	YEAR EST'D
1	Anderson Electric, Inc. 3501 Sixth St. Frontage Road W. Springfield, IL 62703	217-529-5471 anderson-electric.com adamb@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 Affairs, 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	92	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; SSCC New Transportation Center; Bloomington Arena LED lighting; Lincoln's Challenge Emergency Generator Installation.	1967
4	Senergy Electric, Inc. 509 N. Elm St. Williamsville, IL 62703	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 OR 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, LLCC Bipolar Ionization and Unified Security, Springfield School District 186 School Security, Dominican Monastery of Mary the Queen, Illinois College Crispin Hall, JSD 117 Washington Elementary, Springfield Capital Airport – Solar Array, new Litchfield Elementary School.	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 and ground-mounted solar installation.	1995
6	Ruby Electric, Inc. 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
9	R. Watts Electric 2801 E. Sangamon Ave. Springfield, IL 62702	217-652-9950 rwattselectric.com wattselectric1@yahoo.com	7	Robin Watts	NO	Amazing Escapes, Texas Roadhouse, Aperia Health, McDonald's, Fresenius Kidney Center, Walgreens, Best Buy, Target, Ashley Furniture, Dollar General, Tri-City Library, Dunkin Donuts and various residential and commercial projects, new construction and remodels. Generator installation and maintenance.	2011
10	Carmean Electric Inc. 2863 Singer Ave. Springfield, IL 62703	217-789-1155 217-541-6383 carmeanelectric.com carmean0451@carmeanelectric.com	4	Wayne Shephard	Yes	Various residential and commercial projects. Maintenance, new wiring, rewiring, utility work, solar design and installation, LED lighting.	1970



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Sources: Mechanical Contractors Association of Central Illinois, the contractors.
Ranked by number of full-time employees - peak season.

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1	Henson Robinson Company Petersburg Plumbing and Excavating 3550 Great Northern Ave. Springfield, IL 62711	217-544-8451 henson-robinson.com hrc@henson-robinson.com	355	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, LLC, 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, Walmart, 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, Illinois State Capitol, City of Assumption.	1861
2	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
3	MB Heating & Cooling, Inc. 1555 W. Jefferson St. Springfield IL 62702	217-544-4328 (HEAT) mb-heating.com doug@mb-heating.com	47	Curtis Tomlin Ashley Tomplin	Heating, cooling, plumbing, electrical, solar and generators.	Heating, air conditioning and plumbing, residential service, repair and pre-season maintenance.	1986
4	AIRmasters - 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, electrical, 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, icemachines, 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, Illinois State Capitol 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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Sources: Mechanical Contractors Association of Central Illinois, the contractors.
Ranked by number of full-time employees - peak season.

	NAME / ADDRESS	PHONE WEBSITE / EMAIL	# OF FULL-TIME EMPLOYEES	PARTNERS/ PRINCIPALS	TYPES OF SERVICE	NOTABLE PROJECTS	
7	ENTEC Services, Inc. 400 S. Ninth St. Springfield, IL 62701	217-544-3333 entecservicesinc.com sdenby@entec-solutions.com	30	Tom Weed	Commercial HVAC service, commercial generator service, building automation, door access and energy services.	First United Methodist Church, Lincoln Memorial Hospital, Illinois Secretary of State, First Christian Church, Springfield Clinic, Cherry Hills Baptist Church, BUNN, Springfield Memorial Hospital, Illinois State Police.	
8	Aire Serv HRI Plumbing 1209 N. Eighth St. Springfield, IL 62704 800 N. Church St. Jacksonville, IL 62650	217-523-8594 217-243-6531 aireserv.com/cil aireserv@as-hri.com	19	Chris Williams, Jennifer Williams	Residential, and industrial service for HVAC equipment and ductwork. Indoor air quality, including duct cleaning. Chillers, boilers, and geothermal. Residential plumbing.	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 & Electrical 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 clearing and sewer repair, crawlspace and basement waterproofing, cater heater repair and replacement, shower/ bathtub modification and installation, indoor air quality and duct cleaning, 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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New laws create opportunities for renewable energy in Illinois

By Alan J. Jedlicka

More than a year has passed since the Climate and Equitable Jobs Act became law in Illinois, and the state can now benefit from additional clean energy resources under the federal Inflation Reduction Act.

The Climate and Equitable Jobs Act became law in September 2021, setting in motion Illinois' transition to 100% clean energy by 2050. The legislation provided a prodigious increase of more than \$350 million annually to fund renewable energy projects and committed \$180 million in annual funding for equity-based transition programs supporting communities that will lose significant sources of employment as coal or gas-fired plants are shuttered.

The federal Inflation Reduction Act was signed into law in August 2022, providing tax incentives up to \$369 billion for new solar, wind, geothermal, biomass, energy storage and other projects. The extension of the federal tax credits should reassure renewable project developers, contractors and investors as it creates a new marketplace for the transfer or sale of tax credits.

Electric vehicle rebates – state and federal

CEJA made rebates available to Illinois residents who purchase all-electric vehicles from Illinois-licensed dealers. A \$4,000 rebate is available for the purchase of an all-electric vehicle (not motorcycles) until July 1, 2026, when the rebate will decrease to \$2,000. The EV purchase rebate will decrease again in 2028 to \$1,000. Rebates are subject to available funding, and the current round of applications will be accepted by the Illinois Environmental Protection Agency until January 30, 2023. The rebate application and more information can be found on the IEPA website: <https://www2.illinois.gov/epa/topics/ceja/Pages/Electric-Vehicle-Rebates.aspx>.

The federal Inflation Reduction Act extended the light-duty EV tax credit, as much as \$7,500 per vehicle, through December 2032. Pre-owned EVs will also be eligible for federal tax credits under the IRA, up to the lesser of \$4,000 or 30% of the sales price.

Grants for electric vehicle charging stations

Under the new legislation, the goal is to see 1 million electric vehicles on Illinois roads by 2030. Accordingly, there is a considerable need for EV charging station infrastructure. The IEPA is developing rules for a Charging Infrastructure

Grant Program created by CEJA. Funding for charging station installation and maintenance costs will be available to public organizations and private companies.

Incentives for developers and investors

The Inflation Reduction Act extends both the production tax credit and the investment tax credit. The PTC, which originally expired in 2005 for solar, has been extended and also includes wind, biomass, geothermal and landfill gas projects.

The ITC has been extended through Dec. 31, 2025, for solar, wind, geothermal, biogas, microgrid and other projects for which construction will have started prior to Dec. 31, 2025. Taxpayers can also claim the ITC for carbon capture and sequestration, clean hydrogen and biofuel, as well as stand-alone energy storage projects and interconnection costs under the new law.

The IRA authorizes the sale or transfer of tax credits. Developers can now transfer (sell) production tax credits and investment tax credits to a third party for cash. The purchased credits can be carried forward, but cannot be resold or transferred a second time.

Community benefits

CEJA established equity-based transition programs for affected workers and impacted communities – the Displaced Energy Workers Bill of Rights and the Clean Jobs Workforce Network Program – to provide job training and career services across the state. Annual funding should be about \$180 million. Similarly, the Inflation Reduction Act has wage and apprenticeship requirements for developers seeking to claim credits or enhanced credits under the investment tax credit or production tax credit. The IRA requires union labor or prevailing wages during the construction stage and for the first five years of operation for ITC, and the first 10 years of operation for the PTC.

Developers may also qualify for enhanced ITC for projects sited in an “energy community,” which includes brownfield sites, areas that have or once had significant employment based on oil, gas, or coal, or a census tract with a coal mine or coal-fired electric generation plant that closed on or after Dec. 31, 1999.

Recent treasury guidance

The U.S. Treasury Department has published guidance on, among other things, the prevailing wage and apprenticeship requirements including record-keeping for projects begun on or after Jan. 30, 2023.

To satisfy the apprenticeship requirements, the taxpayer must: (1) satisfy the apprenticeship labor hour requirements, subject to any applicable apprenticeship ratio requirements; (2) satisfy the apprenticeship participation requirements; and (3) comply with the general recordkeeping requirements.

A good-faith effort exception may be permitted where a taxpayer made a good-faith effort in requesting qualified apprentices from a registered apprenticeship program in accordance with usual and customary business practices for registered apprenticeship programs in a particular industry. The taxpayer must maintain sufficient books and records showing the taxpayer requested qualified apprentices from a registered apprenticeship program and the program denied or failed to respond to such request.

Conclusion

The Climate and Equitable Jobs Act set in motion Illinois' transition to 100% clean energy by 2050. More than a year in, the momentum continues to build, fueled by incentives and tax credits under the federal Inflation Reduction Act. Developers, contractors and investors should be aware of the state and federal incentives, and benefit from the certainty of extended timelines and a new marketplace for tax credits that will create new opportunities for project construction, financing and acquisitions. SBJ

Alan Jedlicka practices at Delano Law Offices in the areas of corporate law, business formation, transactions, energy and utilities law, probate, estate planning and federal, state and local tax matters. Alan also plays violin with the UIS Symphony Orchestra, practices the art of bonsai, is an amateur astronomer, swims with U.S. Masters and wishes he had more time for sailing.

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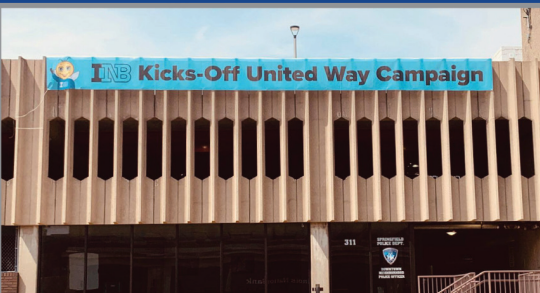
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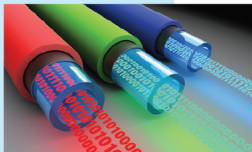


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A call for help

New 988 hotline has expanded mental health services

By Dean Olsen

A depressed client who had intentionally cut herself made a call to the nationwide 988 Suicide and Crisis Lifeline. So did a man struggling with addiction.

When each person dialed 988, a lifeline operator named Vanessa, sitting in a call center run by Memorial Behavioral Health in Springfield, answered the phone. The comfort and empathy she tried to convey may have averted suicide in both situations, she said.

"It made me feel relieved and grateful," Vanessa, who requested that only her first name be published, told an *Illinois Times* reporter. "I let them vent and get everything off their chest. ... I try to keep them as calm as possible."

The female caller agreed to have an ambulance come to her home and bring her to a hospital. The man initially told Vanessa she would be the last person he would ever talk to. But after two hours on the phone, his mood lifted.

Nonprofit MBH, which has answered calls funneled through the national suicide prevention hotline for years, expanded its resources to do so in summer 2022 with federal funding connected to the July 16 launch of the three-digit crisis-care number. Calls from phone numbers originating in Sangamon, Christian, Logan, Menard, Morgan, Scott and Mason counties are answered by the four-person MBH call center from 7 a.m. Monday through 7 a.m. Saturday. Overflow calls, as well as calls during the hours the MBH center isn't open, are answered by one of the five other call centers in Illinois or elsewhere in the country.

MBH has received an annual federal grant of \$417,365, which flows through the state, to operate the 988 call center. Springfield Memorial Hospital's foundation paid for cubicles, telephone equipment and related technology for the center.

MBH officials said they hope funding expands so the Springfield call center can be open seven days a week.

MBH President Diana Knaebe said the MBH center received 366 calls from central Illinois residents – including at least 184 from people in Sangamon County – in the first six months since 988 began. The number is expected to



Amanda Rivera, supervisor of the Memorial Behavioral Health call center in Springfield, is pictured in front of one of the cubicles where the center's counselors work. The center serves central Illinois callers to the nationwide 988 Suicide and Crisis Lifeline.

PHOTO BY DEAN OLSEN

grow as more people learn about the number and its convenience. Calls to the number are free and confidential.

"The goal of 988 is to make it easier for people across the country to access mental health resources in times of crisis," Knaebe said. "You don't have to be suicidal to call 988. In fact, you could be someone who's concerned about someone else."

Officials at Springfield-based Memorial Health, the parent organization of MBH, said the 988 crisis line complements the agency's other crisis-response programs. They include services at the Memorial Behavioral Health Clinic in Springfield and MBH's Mobile Crisis Response teams.

When in doubt, people going through a mental-health crisis, or their loved ones, should call 988, Knaebe said.

"Talking with somebody about it may help you, and maybe, if nothing else, give you some resources you can check out on your own that

may be beneficial," she said.

Demand for mental health services through MBH has swelled during the COVID-19 pandemic, initially causing four- to six-month waits for counseling appointments, Knaebe said. After adding additional workers, the agency was able to reduce most waits to between four and six weeks, though demand is still up compared to pre-pandemic levels, she said.

However, pandemic-related stresses, such as job loss and illnesses, rarely come up as contributing factors in why clients call the crisis line, according to call center supervisor Amanda Riva. "I think it's a sub-factor," she said.

Call center operators "do our best to resolve the situation on the line," Riva said. "Someone's always going to answer that phone, and it's always confidential."

Callers don't have to provide their names but are offered follow-up calls and referrals to other services, she said.

Over the past six months, MBH's staff provided 89% of callers all the help they needed over the phone, including follow-up calls, if desired.

Some were informed about The Living Room, a free MBH service that operates from 10:30 a.m. to 6:30 p.m. Monday through Friday. The Living Room offers a calm, safe space at 710 N. Eighth St., inside Memorial Behavioral Health Center, and provides immediate mental health support from peer recovery specialists. No appointment is necessary for The Living Room, which can be reached at 217-588-5272.

A small percentage of callers required more intensive services.

Two percent of callers were sent to hospital emergency departments, 3% of calls were handed over to 911 operators and 6% of callers were referred to MBH's Mobile Crisis Response teams, which respond to mental health crises.

Vanessa, the call center operator, had some advice for people considering dialing 988: "Call with an open mind."

She believes many people who could benefit don't call because of the stigma that can be associated with mental health.

"We're here to help," she said. "We're human. We're not going to sit there and be judgmental."



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Steer clear of talented terrors and brilliant jerks

By Kelly Gust

Why do smart, productive employees sometimes behave badly? Because they can usually get away with it.

Everyone has met a co-worker who delivers results, but leaves a path of destruction in their wake. It could be the construction manager who completes projects on time and on budget but is flirty with the female staff; the sales rep with a high close rate whose arrogance means no one wants to work with them or the creative marketing genius who bad-mouths the boss behind their back. Addressing the bad behavior might mean losing these high performers, right?

The term "talented terror" first appeared in an article by Mark Murphy of Leadership IQ. Netflix CEO Reed Hastings popularized the term "brilliant jerk." Both terms refer to someone who is intelligent, productive and results-oriented, but who doesn't work well with others. They may be brash, or egotistical, in how they get the job done. Left unchecked, these talented terrors and brilliant jerks will create a toxic culture in your organization, leading to turnover and lower performance of other team members.

To determine if you might be working with one of these toxic styles, it's helpful to think about job performance in two dimensions: what and how. The what refers to results and essential deliverables. Does the employee make the widgets, or deliver the numbers? The how refers to behavior, attitudes and core values. Your organization's core values might include traits such as teamwork, inclusion, curiosity, service excellence or integrity. Such values set the tone for your culture and should

be expected in every interaction at work.

It's easy for managers to recognize that an employee who isn't productive and has a bad attitude should be dismissed. The smartest managers, however, also know not to tolerate strong results delivered in a destructive manner. These leaders know that full performance includes both the results and the behavior. Delivering on one but not the other means the employee is only doing half the job. Allowing an employee who hits their numbers but bullies others, skirts policies or operates with too much egotism sends a message of results at any cost and undermines your culture.

Talented terrors are hard to spot in an interview because they are intelligent, confident and know how to deliver. But it's not who you bring in to your organization, it's who you let stay that will determine your success. So how do you deal with a talented terror who smooth-talks their way into your organization with their impressive interview answers?

First, timely feedback is essential. If you wish to protect your culture, jerk-like behavior must be addressed immediately. When talented terrors let their true colors show, they need to be told, "You have a lot to add, but that's not how we do things here." If you see flashy, loud, negative or manipulative behavior, aim to deliver the feedback within 24 hours. Toxicity spreads, so it is important to nip bad behavior in the bud as soon as it is observed, no matter how strong the employee's performance in other areas.

Second, be objective and help them see reality. It's a common mistake to think that objective means measurable. Admittedly, it's hard to measure attitude or values, so aim

to provide feedback according to what a reasonable person would consider appropriate. In other words, if the behavior bothers you, then it is likely bothering others and needs to be addressed. Talented terrors need help seeing that their behavior erodes trust, or is destroying the team, and how relationships are essential to their long-term success. Many rising stars achieve quick wins by being smart and driven; however, their damaged relationships with peers, customers or other stakeholders will eventually lead to derailment. Help them to see reality with timely, objective feedback that is firm but kind.

Third, coach them up or out. Here's where you can lean into the brilliant part of the brilliant jerk. By definition, these individuals are intelligent and hard-working, so use that to your advantage. If you've already shared feedback that their behavior is damaging the team and cannot continue, then hopefully the individual will channel their IQ and work ethic toward improvement. If so, be willing to share feedback to help improve their self-awareness. Conversely, if they do not appear ready or willing to change, it may be time to prepare an exit strategy by training others and helping your talented terror to exit your organization gracefully.

In short, it's hard to confront a productive but destructive employee. But allowing someone to erode trust, damage relationships and destroy teams means allowing the success of one at the expense of many. Provide direct, timely feedback to employees who behave in ways that don't align with your culture and organizational values to avoid a toxic culture of talented terrors and brilliant jerks. **SBJ**



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Henson Robinson Company strengthened by the power of giving

By Janet Seitz

Henson Robinson Company has a rich history of providing professional service when it comes to HVAC, plumbing and roofing. They are also known for pumping plenty of support into the Springfield area. "This community has supported our business for over 160 years, and it is our hope to give back and bring positive, lasting change to our community," said Henson Robinson president Joe Kulek.

"We've always focused on building strong relationships by encouraging our employees to volunteer and provide financial and in-kind support to the organizations, institutions and programs that make an impact on our local communities," he said.

As a result, Kulek explained, the company receives numerous requests for support and has a committee dedicated to reviewing these requests and determining which align best with its charitable giving strategies. "We really engage our employees to support our philanthropic culture that we continue to build at Henson Robinson Company," said Kulek, noting that the business is 100% employee-owned. "Our philanthropic efforts impact our community positively, and our employees benefit from such heartwarming and rewarding gestures," explained Kulek.

Kulek said the company started holding a United Way employee giving campaign a few years ago, and the campaign continues to grow significantly each year. "We have used this as another opportunity to promote employee engagement and team building within our organization. Giving has strengthened our organization's culture," he said.

Kulek said the company tries to support many different causes in central Illinois, which has included United Way of Central Illinois, the Hoogland Center for the Arts, HSHS St. John's Foundation, Springfield Memorial Foundation and various churches and schools.

Henson Robinson Company is also a lead sponsor of WYMG's Christmas Wish. "It is especially close to our hearts when we grant wishes to families that are struggling in various ways and bring a smile to their faces during the holiday season," Kulek said.

According to Chris Bullock, vice president and general manager of Capitol Radio Group, WYMG invites listeners to nominate a family or a person who they feel is deserving of a



Henson Robinson Company is a lead sponsor of WYMG's annual Christmas wish program, which fulfills a variety of wishes based on listener nominations.

Christmas wish, along with a description of what that wish should be. Bullock explained that the wish recipients are good people who have done good for others and find themselves going through a tough time. Often, their wishes might simply be to provide Christmas gifts for their family or just to have the groceries to prepare Christmas dinner.

The program grants about 20 wishes each year, and WYMG show host Sean Lynch calls the wish recipients. "It's typically a very emotional call that we put on the air," said Bullock. "It's relief. It's gratitude. It's usually a tearful and happy response."

Bullock added that Henson Robinson Company is always all-in with the program. "Their whole team grants many wishes for us each year. Sometimes they buy Christmas presents for kids. Sometimes they help with a heating and air issue in someone's home. The whole team gets involved. They are such a special sponsor of ours, and we are grateful each year that they help us make WYMG's Christmas Wish the great program that it is."

"The WYMG Christmas Wish program is so very memorable because our employees see the immediate effect that we have on a family or a person's life," said Kulek. "Our project managers, technicians and administrative

staff have all gotten involved by shopping for Christmas gifts for kids that may not otherwise have received any gifts or by installing a furnace in a home that did not have heat for a couple of years. It is so touching to be able to interact directly with those recipients and families that you supported."

Kulek said the most difficult decision is trying to choose which charities and organizations to donate to every year. "We have our core organizations and events that we support annually, but there's a multitude of critical needs in our community, and only so many resources we are able to provide," he said.

"The rewarding aspects of our charitable endeavors are unlimited," according to Kulek, "such as bringing a smile to a child's face at Christmas, funding a project at a hospital that's helping families cope with illness, helping expand the care our great medical community provides, or supporting our local schools and playing a small role in developing the future leaders of our community." **SBJ**

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

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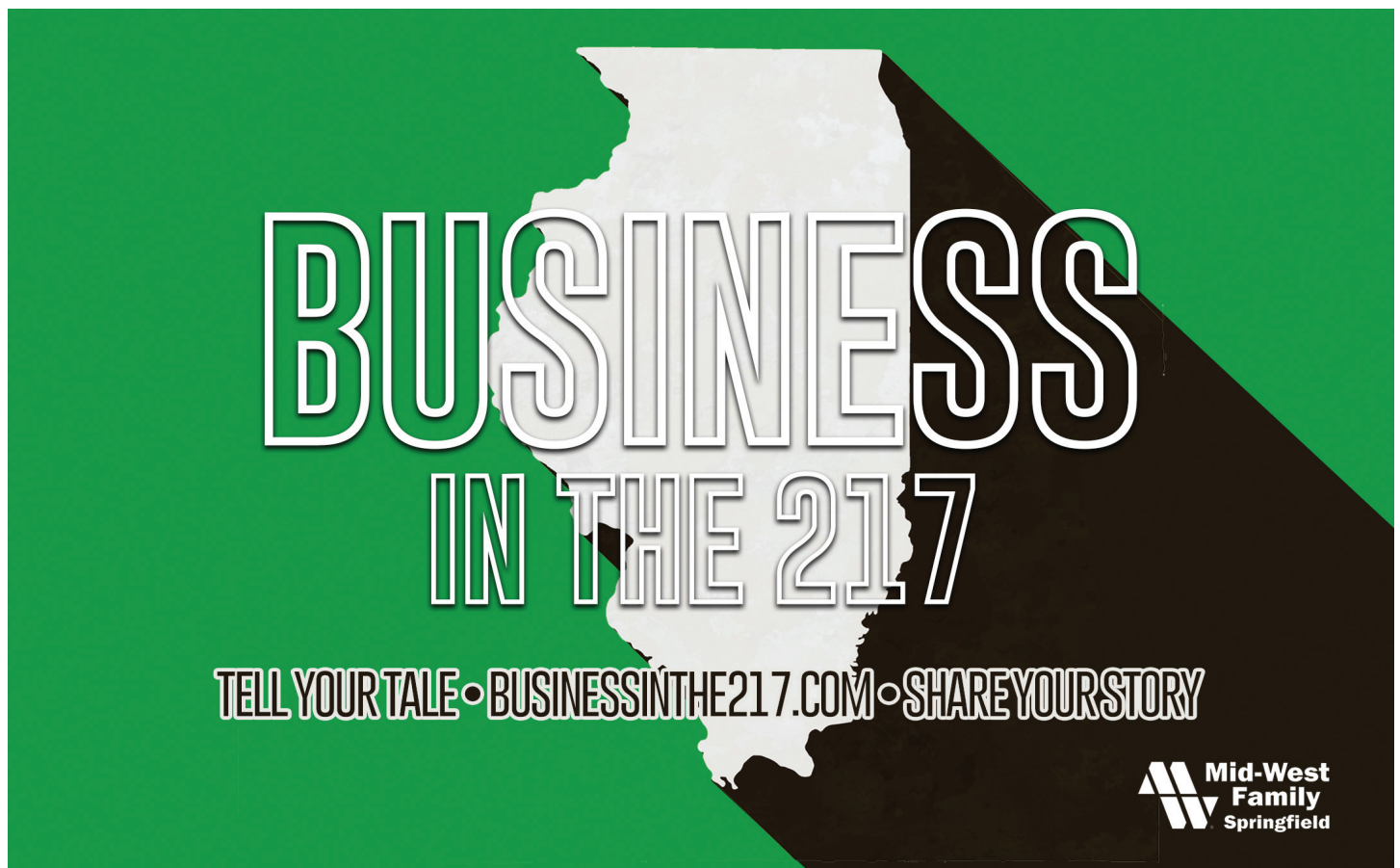
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Empire Korean Steakhouse & Bar manager, Kevin Huang, cooks pork belly and beef bulgogi on the grill surrounded by a variety of side dishes and dipping sauces.

I'm a huge fan of all Asian food, but I've only had Korean barbecue a handful of times and always when I was out of state. It's something that I look forward to whenever the opportunity presents itself, which is why I was happy to learn that this genre was coming to Springfield.

Let me explain Korean barbecue. Each table has its own gas-fed grill in the center. Diners select one or more marinated meats. The meal is typically accompanied by any number of side dishes and dipping sauces. Rice is available on request. Staff will cook the meat or you can do it yourself, or adopt the hybrid approach.

We arrived right at 11:30 a.m. when Empire was opening its doors for the day. We couldn't have received a nicer greeting and were quickly shown to our table where the host asked if we needed a brief rundown on what to expect, which was helpful. Drinks quickly followed.

Staff gave us a bit to peruse the menu before coming over to answer our questions. There are only two options: all-you-can-eat (\$25) or a la carte (one meat \$16, two meats \$22). Several of the proteins (galbi, empire steak and New York strip) are premium meats which come with a \$2 surcharge, and which are also not included in the all-you-can-eat option.

We hemmed and hawed for a bit but ultimately decided to go with all-you-can-eat, which was a wise choice. The all-you-can-eat must be selected by all diners at the table and to-go boxes aren't allowed. Our server mentioned that if a large amount of meat was left over that there would

probably be a surcharge, but that never became an issue for us.

Our dipping sauces were a mayo-based yum yum sauce, a garlic and onion sauce and a fermented soybean paste. Empire didn't scrimp on the garlic, and the soybean paste gave a nice salty and nutty punch. But our group was particularly enamored of the yum yum sauce – enough that we had multiple refills.

Side dishes included potato salad (just like at a summer picnic), kimchi, daikon salad, cucumber kimchi and daikon wraps. Kimchi is made of salted and fermented vegetables, typically based around cabbage. Empire's kimchi was spot-on and managed to simultaneously deliver sour, salty, savory and spicy flavors. The cucumber version was a more delicate dish but still had all the right notes. The daikon salad also had a nice kick to it as well as a bit of texture. All of these side dishes harmoniously cut through the fat and richness of the meat.

As for the daikon itself, our server suggested that we use it as a wrap for our meat – which, when topped with one of the sauces, became one of our favorites. Finally, although not on the menu, we asked for a hot sauce, which was quite thick (more like a paste) but wasn't anywhere as hot as we were expecting. It, too, was good enough that we had to ask for refills.

For our protein selections we went with the beef bulgogi, shrimp, spicy pork belly, garlic pork, spicy chicken and the king galbi (short ribs which came with a \$2 premium). Each of these

were packed with flavor, thanks to the various marinades. The bulgogi had a nice savory, salty and sweet taste with hints of ginger, sesame oil and onion – it was right on point. One of my guests was a huge fan of the shrimp, enough so that we had to get a second order.

After our first few meat flights, we discovered that diners could order half-orders, which allowed us to sample more of the menu. At our server's suggestion, we tried the spicy pork belly. It was a hit. But it was the marinated short ribs (king galbi) that was the winner by consensus. The meat, which gave off a smoky and sweet taste, was falling off the bones. Think of teriyaki, but better, by an order of magnitude.

Service was great. Our server did most of our cooking. And, once the meats were done, he also used scissors to process our selections into bite-sized pieces. It was like hitting the easy button.

Our lunch was definitely a success, and prompted one of my guests to ask why it had taken him so long to try the place out. Our collective answer was that it didn't matter – we were all happy to have finally made it.

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Green Side Up Farms Illinois, 4110 Camomile Lane. 572-6444. Yolanda Mckinney, Bobby Mckinney.

Davis Rental Properties, LLC, 563 S. Griffith Creek Road, Mechanicsburg. 725-8678. Randy Davis.

Doug's Guns, 917 S. Ninth St. 525-2170. Doug E. George.

Reel Honey, 220 Fairway Drive., Apt. 3, Chatham. 309-265-7959. Stephanie Farrar.

Celestial Healing Massages, PLLC, 301 South Grand Ave. 553-1882. Jocelyn Herr.

Treven Arduel Bolden Church, 2165 E. Watch Ave. 280-1394. Treven Bolden.

Be You Prints, 3309 Robbins Road, #1106. 314-643-6139. Hara Kinsman.

LJ's Banging Wings & Thangs Kitchen, 1303 E. Griffiths Ave. 553-1093. Lynard Joiner Sr.

Seelback Appraisal Services, 2161 Lindsay Road. 971-3151. Evan Seelbach.

Tie Dye Dog, 3309 Robbins Road, #1072. 314-643-6139. Kara Hinsman.

Gone to the Dogs Woodworking, 4220 Fort Donelson. 891-4676. Oliver David Gross.

Lylah & Lou E-Boutique, 6 Glen Aire Drive. 206-5708. Lindsay Kay Langfelder.

At Home VMS, 901 S. Second St., Suite 201. 415-614-3880. Michael Patricio.

Johnson & Sons Contracting, 3829 W. Bluffs Road. 971-0449. Joseph August Folonie Johnson.

Clean Worx, 1304 N. Patton St. 381-8809. Crystal Micheletta, Courtney Stubbs.

Eastside Subz, 1100 S. 11th St. 331-2433. Morris Hobson.

Ken's Carpet Cleaning, 137 Parkway Drive, Chatham. 971-3987. K.L.S. Corporation Rochester.

W.M. Property Maintenance, 7 Edgewood Drive, Auburn. 473-3732. William Henry Morton.

Spectrum Salon, 401 W. Allen St. 381-7048. Heather Torres.

I-290 Eastside Market Plus LLC, 1100 S. 11th St. 441-4049. Willie Jermaine Turks.

Rockwell Exchange, 413 E. Iles Ave. 206-669-1930. Chase Aron Vannier, Julie Nicole McClure.

Central Illinois Fencing, 2357 S. Eighth St. 685-8982. Christopher Brown.

Glammeyer Clerical Services LLC, 1210 Van Buren Ave., Sandoval. 618-367-9701. Judy Lynn Glammeyer.

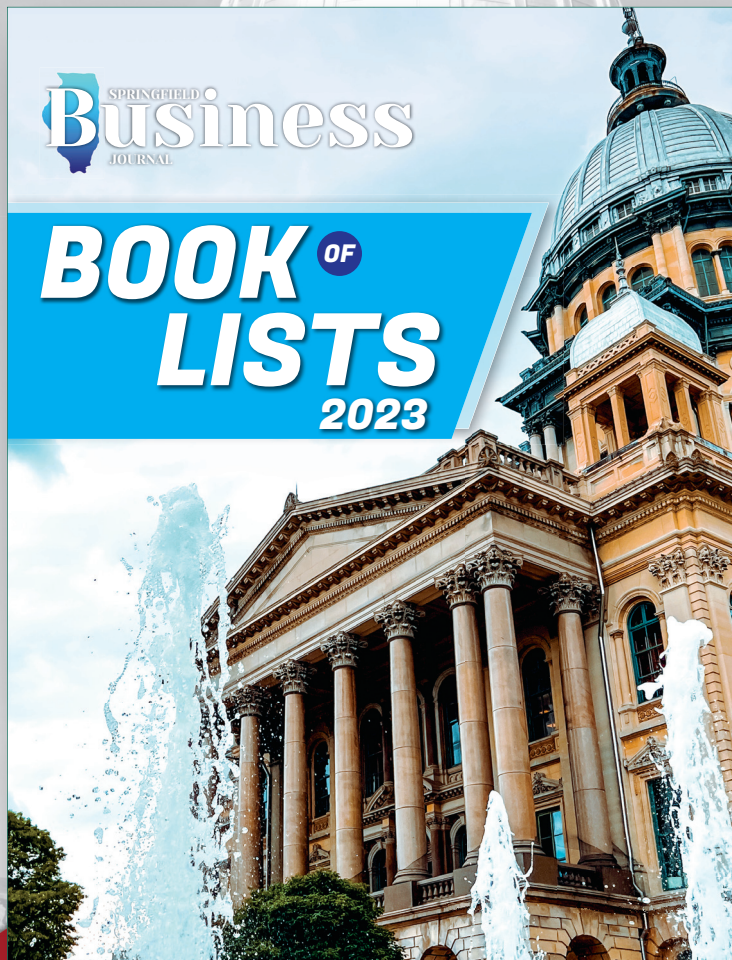
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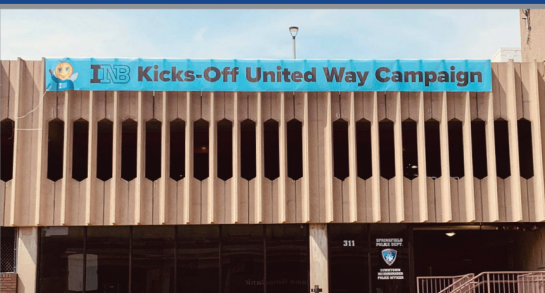
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