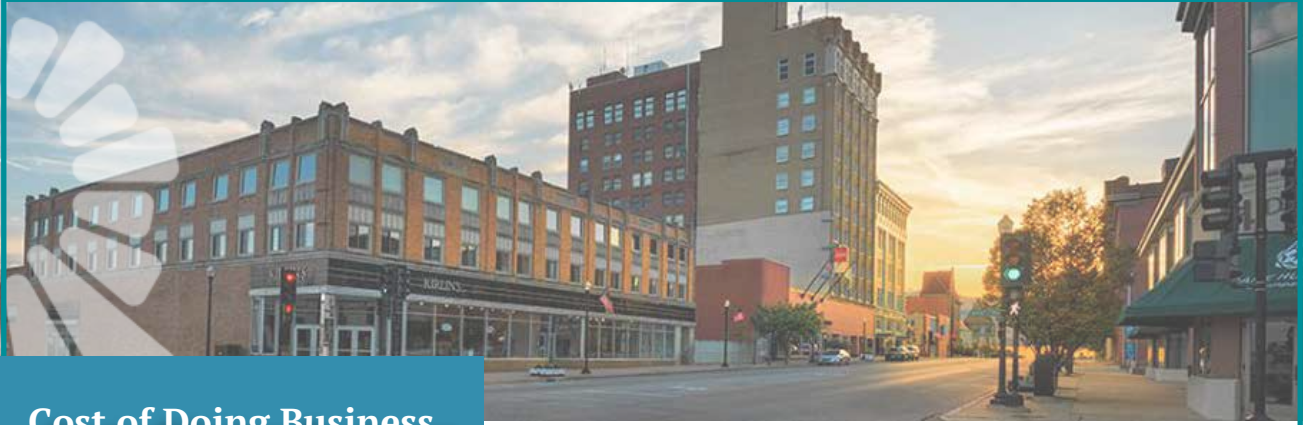


A faint, grey background graphic of a gear or sunburst, composed of many small, rounded rectangular segments arranged in a circular pattern.

ECONOMIC DEVELOPMENT GUIDE  
QUINCY & ADAMS COUNTY

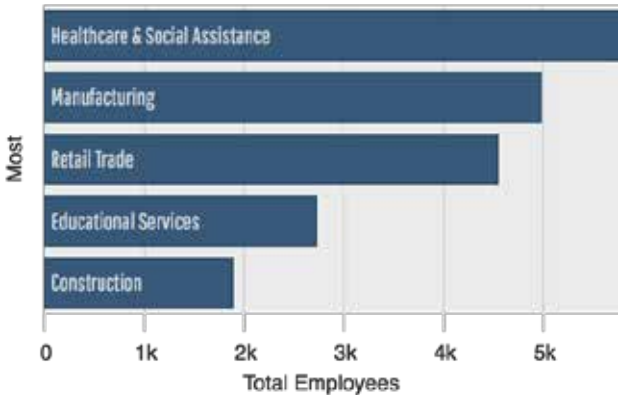


**gredf**  
The Power of Partnership  
#RightOnQ



## Cost of Doing Business

### Most Common ACS Industries in Adams Co



### 2017 Illinois Unemployment Insurance

Minimum Rate	0.550%
Maximum Rate	6.800%
Maximum w/ Fund Building	7.350%
Taxable Wage Base	\$12,960

### Illinois Workers Compensation

Average Rate per \$100 of payroll	\$2.35
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**Individual State Income Tax** 3.75%

#### Sales/Use Tax Rate

State Rate	6.25%
County Public Safety	0.25%
Home Rule	1.50%
<b>Total</b>	<b>8.00%</b>

**Corporate State Income Tax** 5.25%

**Real Property Tax Assessment** 33.33%

#### Incentives\*

State: Block Grant, Tax Credits, Loans, IDOT  
 County: Loan fund, Infrastructure assistance  
 City: Loan fund, Enterprise Zone, TIF

\*Detailed information in Incentive Overview

Dataset: ACS 1-yr Estimate  
 Sources: Data USA, Census Bureau, IL Department of Revenue, IL Department of Employment Security  
 Exact tax rates & assessed values for specific parcels can be provided upon request

**Competitive incentive programs | Short permit approvals | Shovel-ready sites  
 Industrial districts | Business parks | Downtown district  
 Development team from across sectors and organizations**



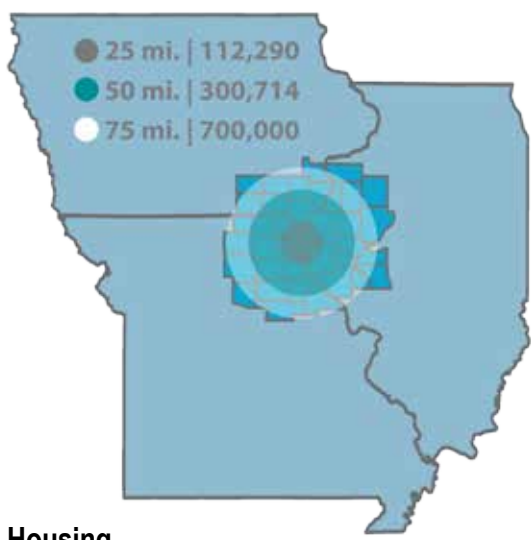
## Demographics

# ADAMS COUNTY, IL

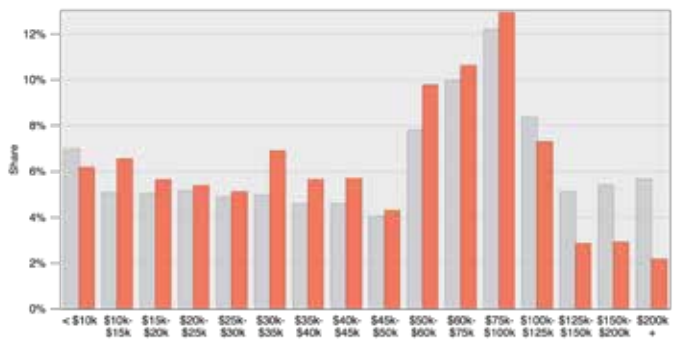
**Population**  
67,081

**Median Household Income**  
\$48,065  
(4.57% growth)

**Median Age**  
40.6



### 2016 Household Income



### Housing

Median Property Value \$116,400 (5.82%growth)  
 30,364 units 70.7% own 24.6% rent  
 National average 63.9% own

Dataset: ACS 5-yr Estimate  
 Sources: Data USA, Census Bureau,  
 2015 ESRI Market Profile Forecast,  
 Tri-State Development Summit 36 County Region

**The largest city within 100 miles | Regional hub for industry, commerce, education healthcare, recreation & cultural arts**  
**300,000+ people in a 50-mile radius who shop, dine, work and play**



## Education Investing in the Future

### **Quincy University**

Founded in 1860  
Catholic 4-year, residential university  
Undergraduate & Graduate programs  
Hands-on learning & internship programs

### **John Wood Community College**

Established in 1975, new campus in 1998  
Specialized business & industry training site  
Offering Degrees & Certificates  
Career & Technical program options

### **Blessing-Rieman College of Nursing**

4-year Bachelor of Science in Nursing through  
joint programs with Culver-Stockton College &  
Quincy University

### **Quincy Area Vocational Technical Center**

Established in 1973, Career & Technical school  
courses serving ten (10) school districts in a three  
(3) county region, with classes available to adults

### **Higher Education Resources in 50 miles**

4-Year Schools	5
Degrees or programs	3,700
Enrolled Students	14,000

### **Quincy Public Schools**

Early Childhood & Family Education Center  
Building 5 NEW Elementary Schools (K-5)  
One Junior High School (6-8)  
One Senior High School (9-12)  
Adult Education Learning Center

### **Quincy Parochial Schools**

Four Catholic Grade Schools  
One Lutheran Grade School  
One Christian School  
Quincy Notre Dame High School

### **Rural Adams County Schools**

Central Community Unit School District 3  
Community Unit School District 4  
Liberty Community Unit School District 2  
Payson Community Unit School District 1

**\$89 million referendum to build new schools | Paid tuition program for  
in-demand technical careers | Scholarship credits for high school students  
Training, retaining & recruiting a qualified workforce**



## Workforce Development

### Adams County Works



Three teams working as a concentrated and strategic workforce development effort. With representatives from businesses, education, social services and economic development to meet future workforce needs.

- Career Guidance** | Preparing youth and job seekers to enter the workforce
- Work Readiness** | Developing job seekers
- Transition Planning** | Advancing current workers

**Talent Attraction & Retention** | Working with our partners on a holistic community strategy to remain competitive.

### The Quincy Promise



Four-year pilot program led by the City of Quincy to promote career, technical, health & workforce education for graduates of Quincy's high schools.

Students may earn two years **FREE** tuition for students who pursue specific programs at

John Wood Community College, leading to careers in high demand by area employers.



### The QU Trust

Along with the Raise.me scholarship program, The QU Trust gives high school students a chance to start earning micro-scholarships throughout high school.



Quincy University

Students can earn up to \$40,000 in scholarships for a broad range of achievements each semester, such as GPA improvement, community service and taking leadership roles.

### Inspire Works

Online tools connecting employers and future workforce. Educating job seekers, students, parents & educators about the current/projected employer needs.



## Strategic workforce development initiatives

**Free tuition for in demand careers | High school scholarship programs**  
**Building connections with students, job seekers, educators & employers**

## Logistics & Transportation

City	Drive	Flight	Truck	Rail
Atlanta	693 mi	2 hrs	2 days	4 days
Chicago	314 mi	2 hrs	1 day	1 day
Dallas	691 mi	3 hrs	2 days	3 days
Denver	765 mi	3 hrs	2 days	3 days
Minneapolis	408 mi	2 hrs	1 day	3 days

### River Access - Year round

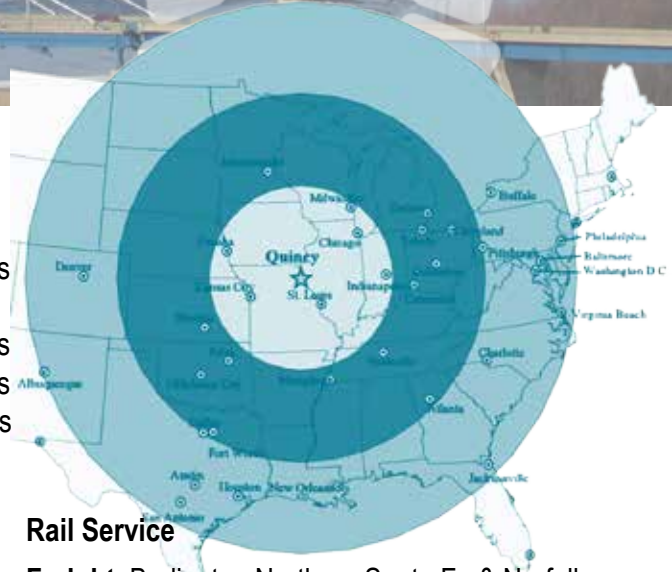
City of Quincy municipal barge terminal.  
Design & engineering work complete for  
Mid-America Intermodal Port Authority.

### Trucking

More than 20 trucking firms in Adams Co.  
Reaching two-thirds of the U.S. and parts of  
Canada within three days.

### Highways

Center of 4-lane highways in all directions:  
- Avenue of the Saints: From Canada to the Gulf  
- IL Hwy 172: designated Rt. 110/CKC  
(Chicago - Kansas City Expressway)



### Rail Service

**Freight:** Burlington Northern Santa Fe & Norfolk  
Southern offers multiple trains daily.  
Burlington Junction Rail Road short line service.  
**Amtrak:** Two trains daily, to & from Chicago.

### Airport - Quincy Regional | 7089 Ft. runway

Daily round trip flights to Chicago O'Hare International  
Airport and Cape Girardeau Regional Airport.  
Flight instruction, plane rentals & hanger space.

### Midwest Controlled Storage

750,000 SqFt, underground facility for storage,  
fulfillment & distribution. Truck & rail served.

**On the Mississippi River with 12-month barge traffic | Over 1500 truck power units  
based in Quincy | Crossroads of 3 major national highways  
2 national freight options with trains daily | Regional Airport with 7089 ft. runway**



## Utilities & Major Employers

### Electric

Ameren\*: State regulated, 40,000 served locally

Adams Electric Co-op: Not state regulated, 8500 served locally

\*Electric deregulated utility allowing electric customers to purchase electric energy from several suppliers.

### Natural Gas - both investor owned

Ameren: 500,000 customers served

NICOR: 2,000,000 customers served

### Water Treatment - City of Quincy

Major Source Mississippi River

Rated Capacity 18 mgd

Average Daily Demand 7.54 mgd

First 10,000 cubic ft. \$1.94 (per quarter)

Next 90,000 cubic ft. \$1.74 (per quarter)

100,000+ cubic ft. \$1.32 (per quarter)

### Sewer Treatment - City of Quincy

Average Daily Demand 13.5 mgd

Service - Combined & Separate Sanitary

### Telecommunication

AT&T: Fiber, phone, internet & cellular options

Adams: Fiber, phone, internet, web hosting & networking

### Leading Employers

Adams County	360
ADM (multiple locations)	533
Blessing Hospital*	3400
Blue Cross Blue Shield	910
Chaddock	260
City of Quincy	288
Gardner Denver	280
GatesAir	295
Hollister Whitney	325
Illinois Veteran's Home	518
John Wood Community College	521
Knapheide Manufacturing	1600/2100
Kohl Wholesale	408
Niemann Foods, Inc.*	482/4680
Phibro*	158/1200
Quincy Herald Whig*	250/1100
Quincy Medical Group*	1032
Quincy Public Schools	1200
Sunset Home	215
Titan International Inc.*	750
Wis-Pak	112/761

\*Headquartered in Quincy local/company wide employment

**Diverse economic base of 100 manufacturers | Commercial services & retail sector**  
**Industrial mix of century-old, family-owned, hi-tech & small businesses**  
**Retail balance of thriving downtown & national chains**



## Quality of Life

### Overview

Affordable housing & excellent schools  
Regional healthcare & recreational activities  
Variety of shopping & dining experiences  
Arts & entertainment cultural hub  
Downtown District with live, work, play lifestyle

### Housing Statistics

Average Household Size 2.35 persons  
Owner Occupied Housing 70.7%  
Average Home Value \$124,868

**Average Commute Time** 15.7 minutes

### Climate

Four seasons in the heart of the Midwest  
Average Temperature: 63.1° F | 43.8° F  
Average Precipitation: 36.74 inches per year

### Parks & Recreation

Enjoy hunting and boating on the Mississippi River with 1,012 acres of parkland in the Quincy Park District for year round activities. There are 30 parks, 15 playground sites, swimming pool, 241-slip marina, 27-hole public golf course, athletic fields and fishing lake, as well as development of more biking/walking trails.

### Arts & Culture

World-class cultural opportunities for all ages including 10 museums, 4 national historic architectural districts, Symphony Orchestra, Community Theatre, Art Center, Opera Company, Music Association, as well as annual festivals and seasonal events.

**Healthcare** - The healthcare hub of the tri-state region with three major medical centers.

**Blessing Hospital** | The largest and most sophisticated medical center in a 100-mile radius with a medical staff of more than 240 physicians and team of more than 2000.

**Quincy Medical Group** | A leading multi specialty group practice in the Midwest. Over 150 physicians and advanced practice providers in 30 medical and surgical specialties.

**SIU Center for Family Medicine** | Providing care as part of the Family Practice Residency Program of the SIU School of Medicine.

Dataset: ACS 5-yr Estimate  
Sources: Data USA, Census Bureau, IL Department of Revenue, 2015 ESRI Market Profile Forecast, USClimateData.com

**Downtown entertainment district & lifestyle | New schools | Quality healthcare  
Variety of housing | Named one of America's Most Artistic Towns two years running  
Available waterfront recreation | 40 miles of biking/walking trails**



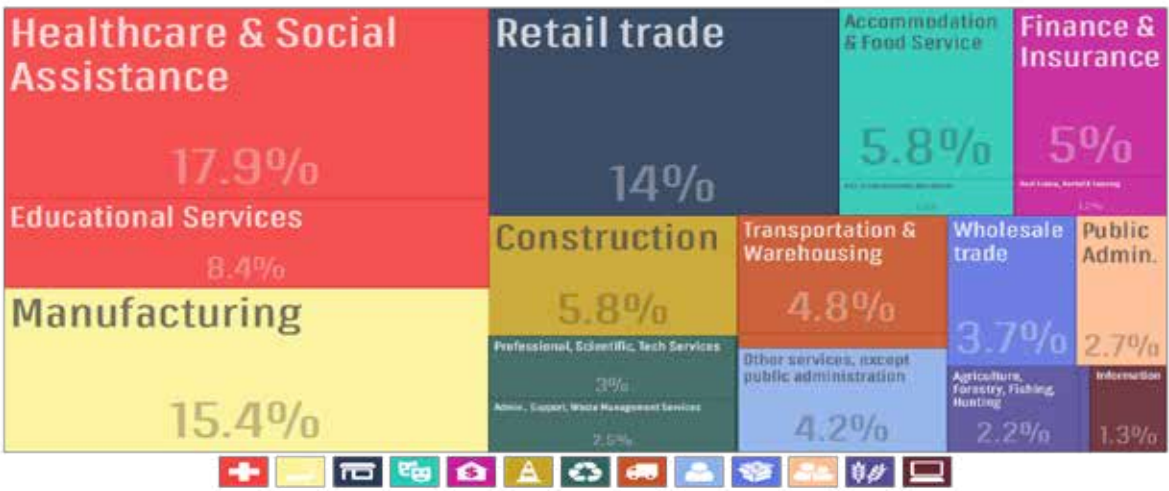


# Workforce

## Occupations by Share in Adams Co



## Industries by Share in Adams Co



Dataset: ACS 5-yr Estimate  
Sources: Data USA, Census Bureau

# INCENTIVE OVERVIEW

## The Power Of Partnership

### State Of Illinois

#### **Illinois Community Development Block Grant**

Funding for community-based projects to assist private businesses in retaining or creating full-time, permanent jobs. Grant funds may also be used for improvements to public infrastructure that directly supports a company in the local community.

#### **Illinois EDGE Tax Credit Program**

Administered by IL Department of Commerce and Economic Opportunity (DCEO) and based on written applications with a minimum investment of \$1 million and 25 newly hired and/or retained jobs. The program gives credit based on the state income tax wages of the new hires and is calculated on a case-by-case basis.

#### **Advantage Illinois Participation Loan Program (PLP)**

Delivered through pre-approved Illinois financial institutions and administered by DCEO. PLP mitigates lender risk through subordinated debt of up to \$2 million, encouraging financial institutions to lend to businesses that would otherwise not qualify for traditional bank financing, by purchasing portions bank term loans and revolving lines of credit, applying below market interest rates to the program's portion, and subordinating the program's exposures to those of the lending partners.

#### **Illinois Department of Transportation (IDOT) Program**

Provides assistance for roadway improvements that are necessary for access to new or expanding industrial, manufacturing, or distribution type companies.

The program is designed to provide 100% state funding for roadway improvements on state owned routes and up to 50% state funding for eligible locally owned roadways, with the remaining 50% match provided by private or local government entities. Maximum per project is \$2 million.

#### **IDOT Truck Access Route Program (TARP)**

Assists local governments upgrade roads to accommodate 80,000-pound truckloads providing \$45,000 per lane mile and \$22,000 per eligible intersection for selected projects. TARP covers %50 or \$900,000 of construction costs, whichever is less.

#### **IDOT Rail Freight Loan Program**

Provides capital assistance to communities, railroads and shippers to preserve and improve rail freight service in IL with low interest loans and/or grant consideration under special circumstances, to finance rail improvements.

#### **Personal Property Tax Exemption**

IL does not collect a state tax on personal property other than real estate. Therefore all classes of personal property including machinery, equipment, inventories and intangibles are exempt.

#### **Single Factor State Income Tax**

With Illinois single-factor apportionment, property and payroll are not apportioned into corporate income tax when calculated.

# Quincy & Adams County

## Rural Adams Development Corporation Loan Fund

The Corporation is a consortium of rural banks providing gap financing to projects in Adams County outside the City of Quincy. Projects are considered on a case-by-case basis with a lead bank, and then evaluated by the consortium. May use with other programs.

## Infrastructure Assistance

Consideration of infrastructure upgrades determined by job creation and investment.

## Quincy Economic Development Loan Program

Provides up to \$500,000 in loan funds for any new or expanding manufacturing, logistics, warehouse, packaging or processing facility; or corporate, professional and technical projects that create permanent jobs with long term benefits to the community. (Prevailing wage rates may apply).

- Land or building purchase, as well as machinery and equipment,
- Construction of new facilities/ structural rehabilitation and addition.

## Enterprise Zone Program

Designed to stimulate economic growth and neighborhood revitalization in economically depressed areas of the state accomplished through state and local tax incentives, regulatory relief and improved governmental services. Reauthorized in 2016 the Enterprise Zone includes:

- 100% 10-year abatement of real estate taxes on increased value of property,
- Additional tax abatement for targeted supplier/customer recruitment,

- Abatement of sales tax on building material used in a qualified project,
- 50% reduction of building permit fees.

## Central Business District Revolving Fund Loan

Low interest loans are available for those acquiring properties and establishing a business in The District. Since 1995, 25 loans have been approved totaling \$2,858,528.

## Tax Increment Financing (TIF) Program

TIF is a method of funding public investment in an area slated for redevelopment by capturing, for a time, all the increased tax revenue that results when redevelopment stimulates private investment. As private investments add to the tax base within the TIF district, the increase tax revenues are placed in a special fund, which can only be used for public purpose permitted by law.

## Downtown Rental Rehabilitation Program

Financial assistance is available to owners of downtown properties for eligible costs of renovation/development of upper-story residential units in existing buildings located in the TIF Districts. Forgivable loans are available at zero percent interest for 50% of the total cost of renovation up to \$25,000 per unit.

## Quincy Preserves Façade Program

Provides financial assistance to restore period architectural design details on commercial building facades in the historic Quincy business district. Low interest loan for 25%, and grant for 25% of the approved cost, with 50% at owner cost. Limit \$50,000 per project.





# g

Great River Economic Development Foundation  
300 Civic Center Plaza | Suite 256 | Quincy, IL 62301  
(217) 223-4313 | [gredef@gredef.org](mailto:gredef@gredef.org) | [www.gredef.org](http://www.gredef.org)

