



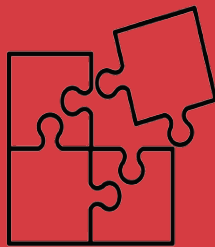
# **Economic Development Guide Quincy & Adams County**



**Economic Growth**



**Workforce**



**Community**



**Financial Support**



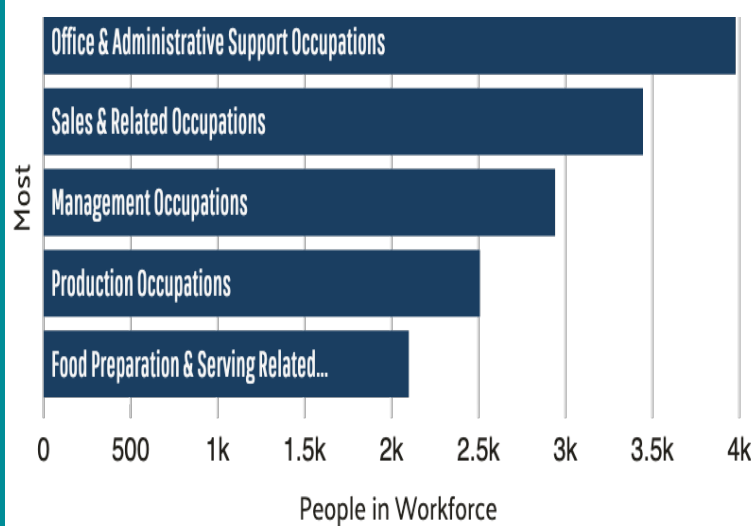
**gredf**  
The Power of Partnership

**#RightOnQ**



# Cost of Doing Business

## Most Common ACS Industries in Adams County



## 2021 Illinois Unemployment Insurance

Minimum Rate	.525%
Maximum Rate	7.1%
Maximum w/ Fund Building	7.625%
Table Wage Base	\$12,960

## Illinois Workers Compensation

Average Rate per \$100 of payroll	\$2.23
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Individual State Income Tax 4.95%

### Sales/Use Tax Rate

State Rate	5.00%
County Public Safety	0.25%
Home Rule	1.50%
Total	6.75%

Corporate State Income Tax 9.5%

Real Property Tax Assessment 33 1/3%

### 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  
 Source: 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 incentives 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

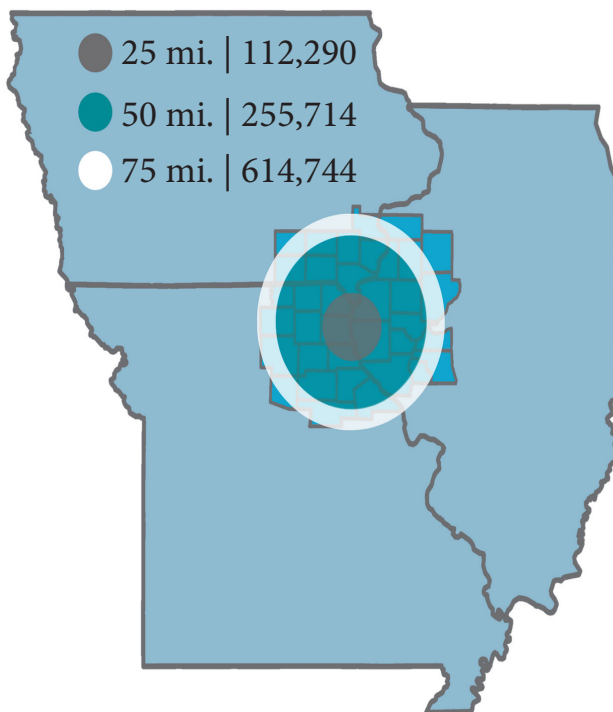
66,100

#### Median Household Income

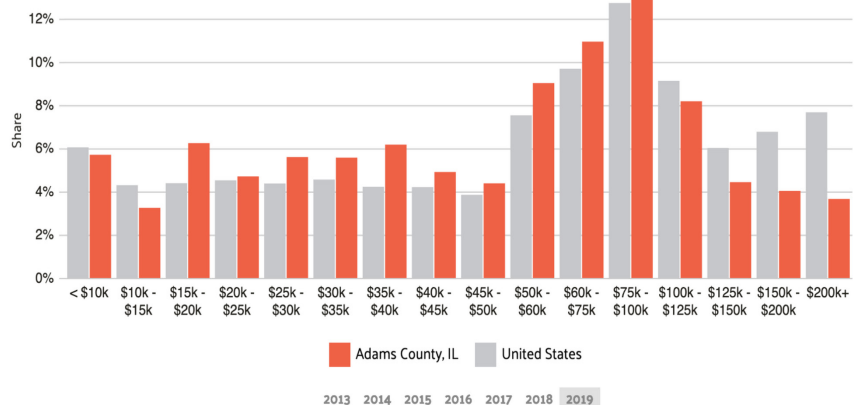
\$52,993  
(3% Growth)

#### Median Age

41.5



#### 2019 Household Income



#### Housing

Median Property Value \$127,800 (1.35% growth)

30,364 units 71.8% own 24.6% rent

National average 64.1% own

Date set: ACS 5-yr Estimate

Source: Data USA, Census Bureau

2019 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 program  
Hands on Learning & internship program

### 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 for  
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  
Built 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 credit for high school students  
Training, retaining & recruiting a qualified workforce**



## Workforce Development

### Adams County, IL **WORKS**

**Adams County Works** | Three teams working as a concentrated and strategic workforce development effort. With representatives from business, 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.



#### **Quincy Area Vocational Technical Center (QAVTC) |**

The area career & technical school offering courses to area high schools. The center is equipped with classrooms, a preschool center, a Health Occupation simulation lab, a full commercial kitchen and shops for automotive Technology, Construction, Diesel Equipment, Equipment Technology, Graphic Communication and Welding.



### Quincy University

**Quincy University** | Has a long standing tradition of enhancing their students academic careers with professional internships. Through internships they hope students will be able to confirm their major, gain professional skills and build their resume.



**Culver-Stockton College** | Internship and Career Center mission is to help their students prepare for the workplace through resume and cover letter workshops, experienced presenters sharing tips and pointers and even clothing giveaway events so students will have everything they need to succeed.



**John Wood Community College's Workforce Development Center** | Provides the technical skills today's employers need now. They offer one day, 12-week, one-year or two-year trainings. They even offer specialized training for companies in the region.

### Strategic workforce development initiatives

**Internships for area college students | High school scholarship programs**  
**Building connections with students, job seekers, educators & employers**





## Logistics & Transportation

City	Driving	Flight	Truck	Rail
Atlanta	693 mi	2 hrs	2 days	4 days
Chicago	314 mi	2 hrs	1 day	1 day
Cleveland	635 mi	2 hrs	2 days	3 days
Dallas	691 mi	3 hrs	2 days	3 days
Denver	765 mi	3 hrs	2 days	3 days
Detroit	545 mi	2 hrs	2 days	3 days
Kansas City	214 mi	2 hrs	1 day	1 day
Memphis	409 mi	2 hrs	1 day	2 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 Intermodule 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
- Illinois Highway 172 is part of the designed Route 110/Chicago - Kansas City Expressway which offers a less-congested alternative route to these popular Midwest destinations.



### Rail Service

**Freight:** Burlington Northern Santa Fe and Norfolk Southern offers multiple freight trains daily and Burlington Junction Railroad offers short line service.

**Amtrak:** Two trains daily, to and from Chicago.

**Airport - Quincy Regional** | 7089 Ft. Runway  
Daily round trip flights to Chicago O'Hare International Airport and Lambert - St. Louis International Airport. Flight Instruction, plane rentals & hanger space.

### Midwest Controlled Storage

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

**On the Mississippi River with 12-month barge traffic | Over 1,500 truck power units based in Quincy | Crossroads of 3 major national highways**  
**2 national freight options with trains daily | Regional Airport with 7,089 Ft. Runway**



## Utilities & Major Employers

### Electric

Ameren\*: State regulated, 40,000 served locally  
 Adams Electric Co-op: Not state regulated, 85,000 served locally  
 \*Electric deregulated utility allows 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   40,000
Blessing Hospital	2,914   3,498
Blue Cross Blue Shield	850   22,692
Chaddock	250
City of Quincy	315
Gardener Denver	310   6,700
GatesAir	208   300
Good Samaritan Home	350
Hollister Whitney	342
Illinois Veteran's Home	500
John Wood Community College	562
Knapheide Manufacturing	1,500   2,300
Kohl Wholesale	390
Manchester Tank & Equipment	280   1,000
Niemann Food Inc.*	500   5,500
Phibro Animal Health	153   1,500
Quincy Medical Group	1,036
Quincy Public Schools	1,100
Sunset Home	215
Titan International Inc.	750
Wis-Pak	170   727

\*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  
Art & entertainment cultural hub  
Downtown District with live, work, play lifestyle

### Housing Statistics

Average Household Size	2.38 persons
Owner Occupied Housing	71.8%
Average Home Value	\$154,167

<b>Average Commute Time</b>	16.5 minutes
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### 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 most sophisticated medical centers in a 100-mile radius with a medical staff of more than 240 physicians and team of more than 2,000.

**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, 2020 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

## Occupation by Share in Adams County

Total: 32.7k



## Industries by Share in Adams County

Total: 32.7k



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



## Incentive Overview 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 Illinois Department of Commerce and Economic Opportunity (DCEO) and based on written applications with a minimum of \$2.5 million and 50 newly hires 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 |** Delivered through pre-approved Illinois financial institutions and administered by DCEO. PLP mitigates lender risk through subordinated debt of up to \$1.5 million, encouraging financial institution 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 |** The Economic Development Program (EDP) 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 roadway, with the remaining 50% match provided by private or local government entities. Maximum per project 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, railroad and shippers to preserve and improve rail freight service in Illinois with low interest loans and/or grant consideration under special circumstances, to finance rail improvements.

**Personal Property Tax Exemption |** Illinois 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.





## Incentive Overview 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. Maybe used with other programs.

**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, state regulatory relief and improved government services. Allowing businesses 100% abatement of real estate taxes on increase value of property. Additional tax abatement for target 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**

The programs mission is to revitalize the city's historic assistance to any current or prospective purchaser of commercial properties for business purposed in The District.

**Tax Increment Financing (TIF) Program** | TIF is a method of funding private and public investment in an area slated for redevelopment by capturing, for a time, all the increase 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 places in a special fund, which can only be used for public purposes 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 District. Forgivable loans are available at zero percent interest for 50% of the total cost of renovation up to \$25,000 per unit.

### **Quincy Economic Development Loan Program**

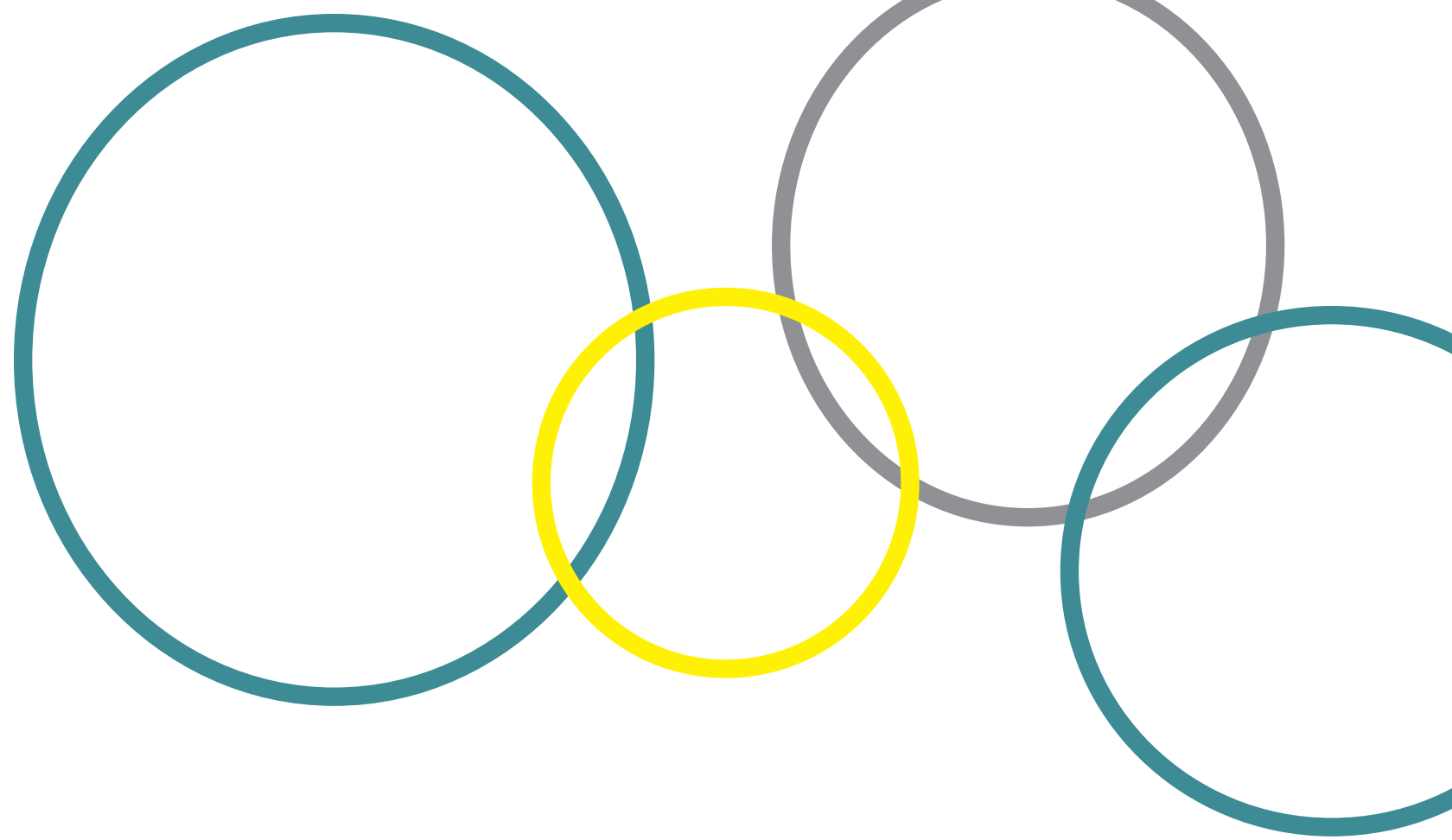
Provides up to \$500,000 in loan funds for any new or expanding manufacturing, logistics, warehouse, packaging or processing facility; or corporate, professional and technical projects that create permanent jobs with long term benefits to the community. (Prevailing wag rates may apply). Land or building purchase, as well as machinery and equipment. Construction of new facility/structural rehabilitation and addition.

### **Quincy Workforce Relocation Assistance**

**Program** | Designed to aid the efforts to increase the population, the city is providing a financial incentive to individuals of families who choose to move from outside of Adams County to the city of Quincy and work within Adam County. This provides a property tax rebate or lease rebate incentive for those eligible.

### **Quincy Midtown Business District**

| The Business Development district is a special financing program created to encourage the development of new businesses in a selected area. The City of Quincy implements a 1% retailers' occupation tax, a service occupation tax and a hotel operator's tax.



**Great River Economic Development Foundation**  
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