

RIVERWAY

Pekin, Illinois



Building Your Future . . .

BUSINESS PARK

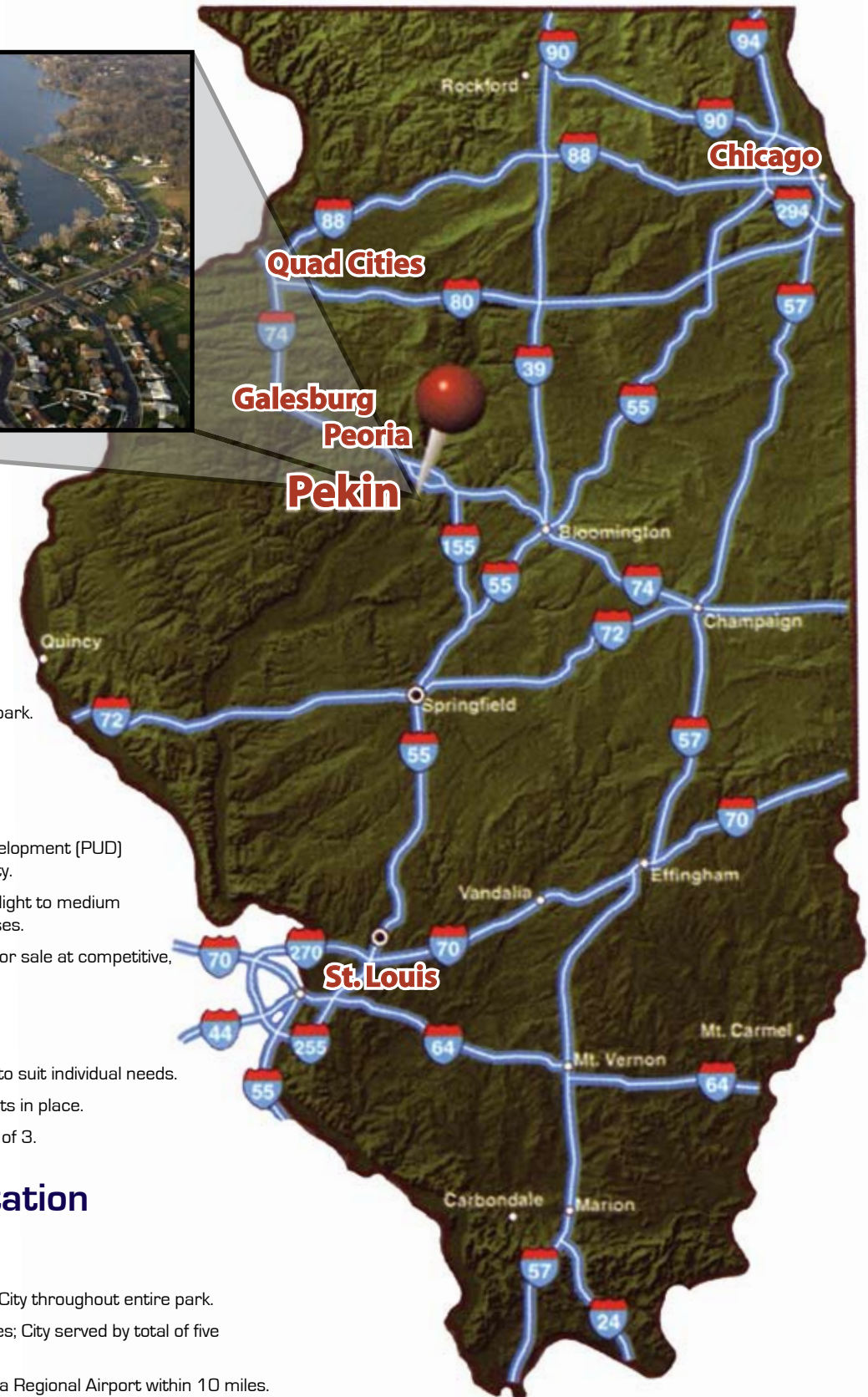
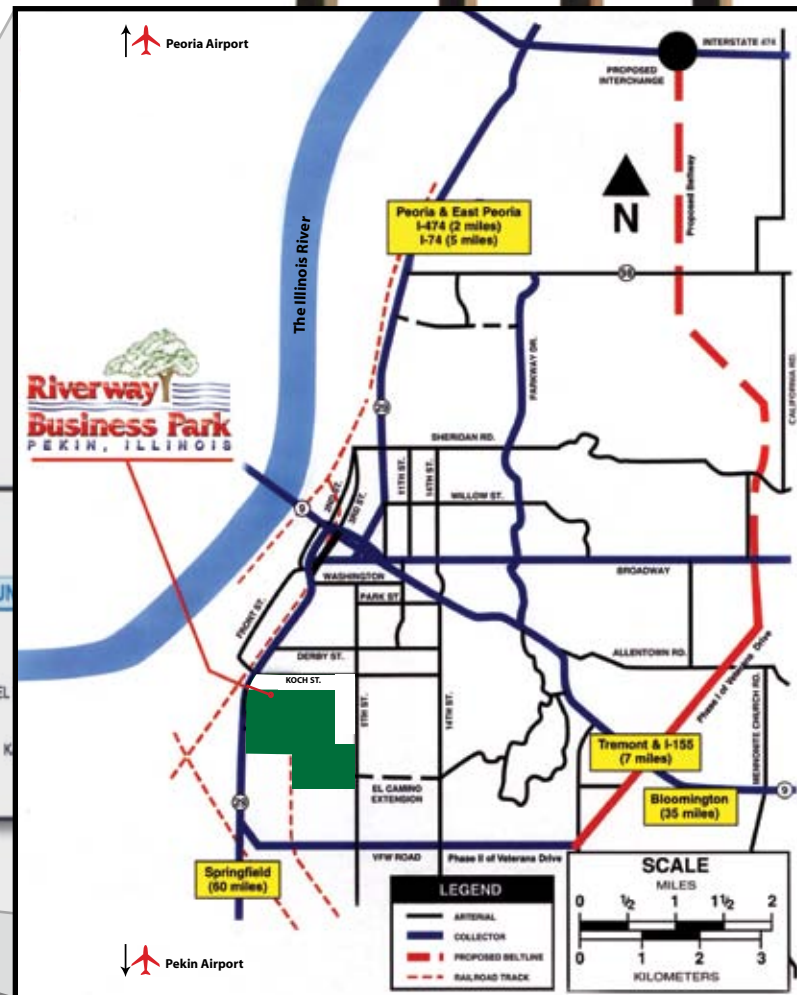
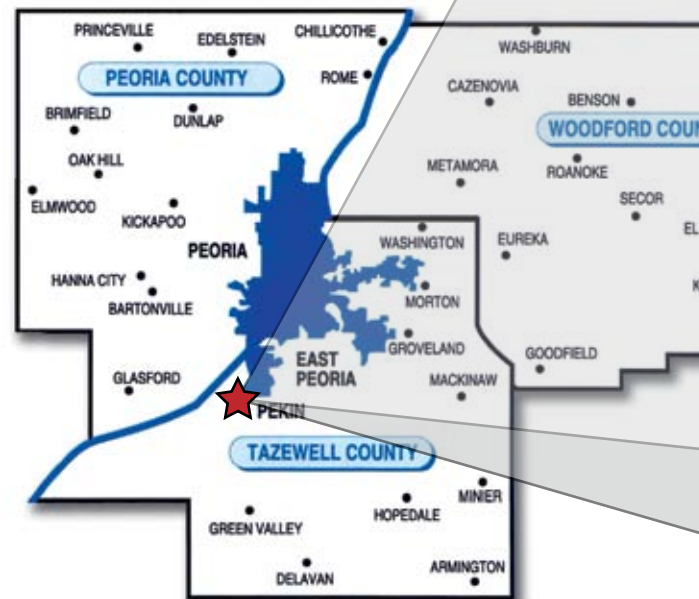
Riverway Business Park



Adjacent to the navigable Illinois River, Riverway Business Park is situated within the heart of Illinois, a historically rich agricultural and industrial area. The 395-acre light industrial/business park, located nearly equidistant between the Chicago and St. Louis metropolitan areas, represents an affordable site for business establishment or expansion.

Inside the Riverway Business Park, you'll find affordable land, compatible neighbors, wide streets with curbs and gutters, underground utilities, telecommunication switching capabilities, flat readily buildable terrain, landscaped entrance and buffer area, and quality street lighting.

Outside Riverway Business Park, you'll enjoy access to nearby interstate highways as well as air, rail and barge lines, an abundant and diverse skilled labor force, a relatively low cost of living.



Environmental Attributes

- Phase I Environmental Study of portion of first phase of park revealed no contaminants or archeological sites; all park land previously used only for agricultural purposes.
- Special waste disposal site within 10 miles of park.
- Not located in flood plain or wetlands.

Land Attributes

- Zoned as light industrial and Planned Unit Development (PUD) District to permit greater development flexibility.
- Park designed for mixture of office/research, light to medium manufacturing, packaging and warehousing uses.
- All undeveloped land owned by City and ready for sale at competitive, negotiable rates.
- Flat topography with stable soils.
- Negotiable minimum lot and structure sizes.
- Land can be subdivided to size and dimension to suit individual needs.
- Reasonable and protective restrictive covenants in place.
- Municipal fire and police protection; ISO rating of 3.

Intermodal Transportation

- All weather road access to Illinois Route 29.
- Frontage on Route 29.
- Curb and gutter streets & lighting installed by City throughout entire park.
- Interstate access (I-74 & I-474) within five miles; City served by total of five state or federal routes.
- Peoria Airport within three miles; Greater Peoria Regional Airport within 10 miles.
- Access to river barge traffic within one mile.
- Frontage to Canadian National Railroad tracks/local spur operator.
- Veterans Drive is designed for access from Illinois Route 29 to I-74, I-474 & I-155.

“The Combination of market access, competitive utility costs, intermodal transportation opportunities, and an available labor pool all proved instrumental in selling us on a Riverway Business Park location.”



Utilities

- All Utilities located underground and on site
- Excess municipal sanitary sewer treatment capacity
- Excess water treatment capacity of 8.8 million gallons/day
- Fiber-optics switching station located within park; ISDN/PRI in place at basic rate
- 12" water mains adjacent to park
- 8" sanitary sewer collectors (to 24" interceptors) adjacent to park
- 8" and 4" natural gas mains adjacent to park
- 36" storm sewer and retention ponds in place
- 13.2/7.62kv 3-phase 25,000 kvfa substation two miles from park
- Ameren power and gas at nationally competitive rates

Incentive Programs

Enterprise Zone incentives for qualified projects:

- Waiver of sales taxes on building materials purchased in Illinois
- Illinois Investment Tax Credits
- Illinois Job Tax Credits

Other Potential Incentives (based on ROI to the City):

- TIF District grants, forgivable loans, and/or property tax rebates for eligible expenses
- Below market-value sale of City-owned property
- Sales tax rebates

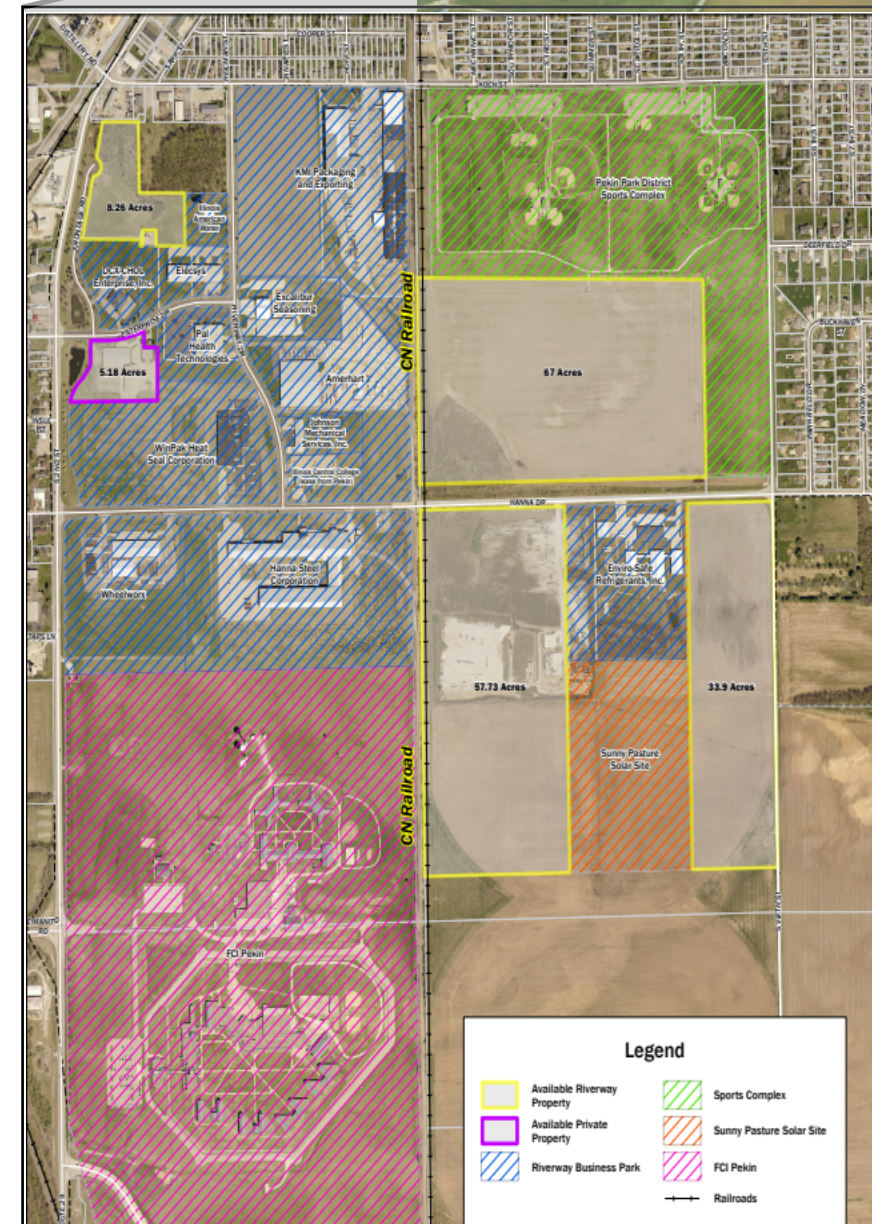
Warren Bailey
Former President,
Hanna Steel Corporation



Riverway Business Park

Riverway Business Park

Riverway Business Park Layout



What Business Leaders have to say . . .

The City of Pekin invites you to contact any or all of the following business executives to hear what they have to say about doing business in Pekin:

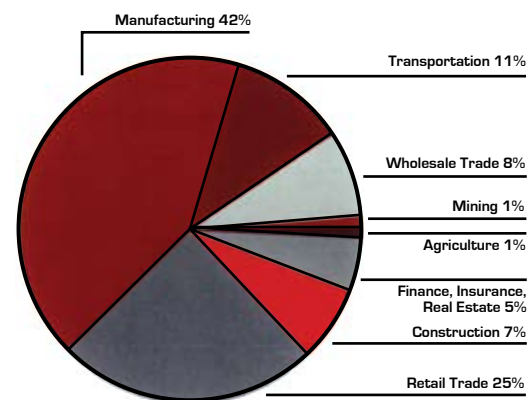
Rich Kriegsman
President
KMI
278 Koch Street
Pekin, Illinois 61554
(309) 347-5511

Todd Benton
Chief Operating Officer
Alto Ingredients
1300 South 2nd Street
P.O. Box 10
Pekin, Illinois 61555-0010
(309) 347-9282

Mack V. Cakora
President
Tazewell Machine Works
2015 South 2nd Street
Pekin, Illinois 61554
(309) 347-3181

Workforce Major employers in Pekin Area

| | |
|------------------------------|-----|
| Federal Bureau of Prison | 315 |
| Unity Point - Pekin Hospital | 700 |
| Pekin Insurance Midwest | 650 |
| Generation Pacivity Ethanol | 350 |
| PAL Health Technology | 287 |
| Midwest Grain Products | 190 |
| Continental Carbonics | 135 |
| Hanna Steel | 61 |
| Tazewell Machine | 100 |
| | 130 |



Peoria-Pekin Metro Statistical Area Workforce

Annual Average For Calendar

| | |
|--------------------|---------|
| Total Number | 192,616 |
| Percent Unemployed | 4.0% |



To Explore Opportunities & Possibilities For Your Company Please Contact:

Josh Wray
Economic Development Director

City of Pekin
111 S. Capitol Street
Pekin, Illinois 61554
(309) 478-5355
JLWray@ci.pekin.il.us
www.ci.pekin.il.us



Pekin Enjoys A SOLID Economic Base

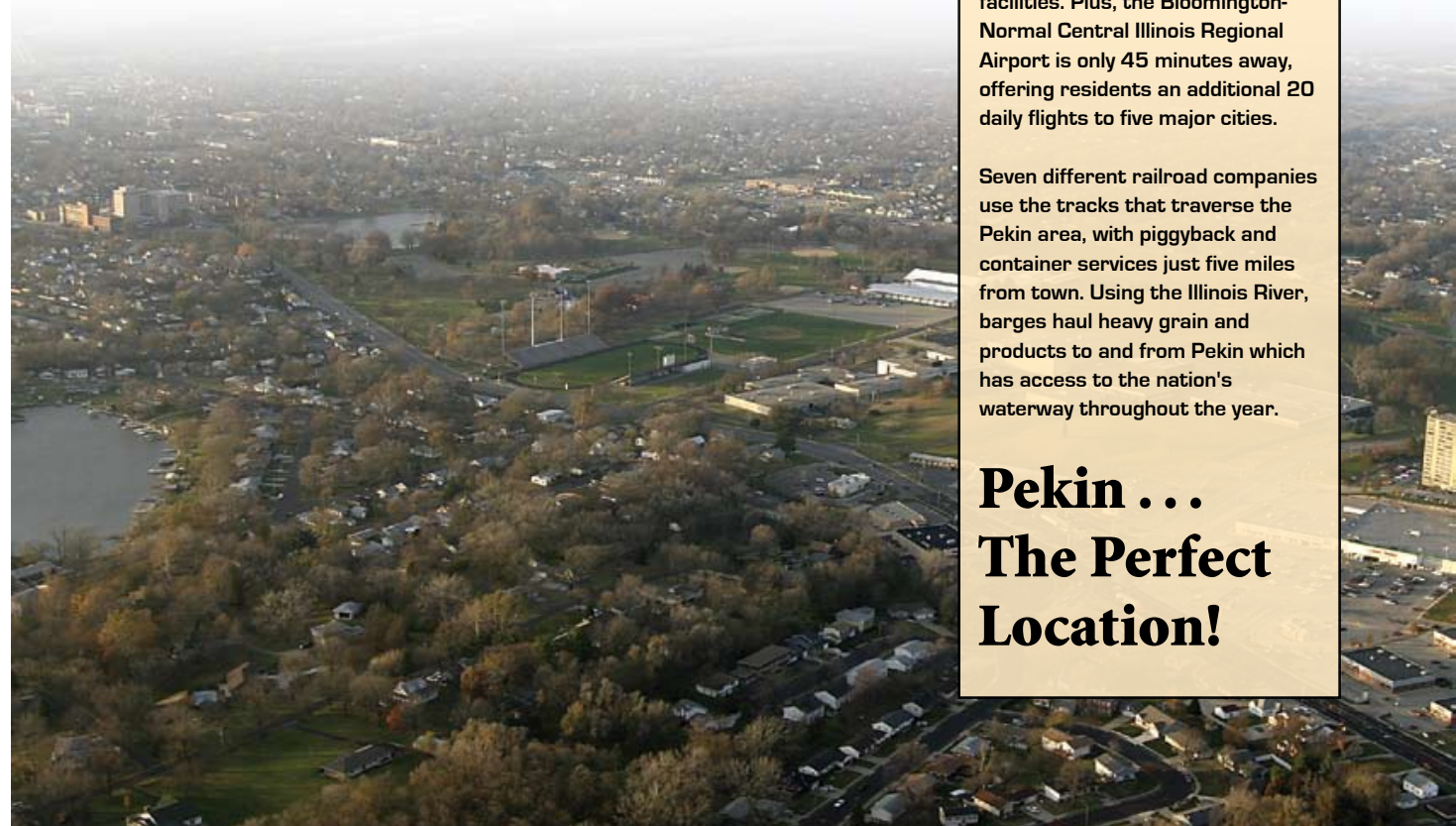
Pekin is part of a large and growing industrial sector. The Pekin-Peoria Metropolitan Service Area, with a population of 347,387, is home to a number of industries. One of the area's largest employers is Caterpillar, with approximately 8,000 employees working in several local facilities.

Pekin has a solid base of industrial and manufacturing jobs as well. In fact, 19 percent of Pekin residents are employed in the manufacturing industry. Two of the largest industrial employers in Pekin are Aventine Renewable Energy, which is the second-largest producer and marketer of ethanol in the United States, and MGP Ingredients, a producer of alcohol products and food ingredients. Other large employers located near the south side of Pekin include Amerhart, Winpack, Hanna Steel, Tazewell Machine Works, Excel Foundry and Midwest Generation.

Riverway Business Park, located on the south side of Pekin is the site of several light industrial manufacturers, including Hanna Steel, Elecsys, Excalibur Seasoning, PAL Health Technology and the Federal Correctional Institution, a medium/minimum-security federal facility. Other residents of Riverway Business Park include Gallatin River Communications, the local telephone service provider, and NTS Services Corp, Illinois' largest electronic return originator and the nation's third-largest third-party electronic tax filer.

A number of tool, pattern, machining and fabrication shops are also based in the Pekin area. Other products originating in the Pekin area include various concrete products, industrial gases, agricultural chemicals and fertilizers, paperboard, aluminum castings, field seed, and hybrid corn.

In addition, Tazewell County had more than 1,200 farms growing corn, wheat, and soybeans, as well as raising livestock. Area farmers and production facilities produce nearly all of the nation's canned pumpkin, as well as a large amount of specialty crops like popcorn, green beans and a variety of melons.



Every good realtor is taught this principle: location is the key to sales. Fortunately for Pekin, we have a lot of "location" to represent this community. Pekin is comfortably situated along the eastern shore of the scenic Illinois River. Conveniently located just 165 miles northeast of St. Louis and 163 miles southwest of Chicago, Pekin also has the advantage of having all modes of transportation available including roadways, air, rail and water.

Centrally located, Pekin businesses have one-day trucking access to markets throughout the midwest. Three interstates (I-74, I-474, I-155) and seven major highways serve the two local carriers and 47 interstate carriers operating in the region.

Air travelers and freight shippers make use of the Greater Peoria Airport, which is only nine miles from downtown Pekin. Five commercial airlines operate 26 daily flights to seven of the nation's major hubs. The Pekin Municipal Airport, located just three miles from Pekin, has a 5,000-foot runway, charter service, private storage, and maintenance and fuel facilities. Plus, the Bloomington-Normal Central Illinois Regional Airport is only 45 minutes away, offering residents an additional 20 daily flights to five major cities.

Seven different railroad companies use the tracks that traverse the Pekin area, with piggyback and container services just five miles from town. Using the Illinois River, barges haul heavy grain and products to and from Pekin which has access to the nation's waterway throughout the year.

**Pekin . . .
The Perfect
Location!**

Pekin Community School District 108 & 303

Home of the Dragons



Pekin Community High School offers more than 200 courses in traditional subject areas, career and technical education areas, physical education, plus a broad range of inter-disciplinary offerings in art, music, literature, history and humanities. PCHS students can choose to study one of four different foreign languages as well as a variety of Advanced Placement courses. For many years the school has had award winning programs in music, art, speech, drama and interscholastic sports.

Pekin's 60-acre campus features classrooms capable of utilizing video, data and audio transmissions, a career and technical education center, foreign language lab, two gymnasiums, a swimming pool and 600 seat theater. Students have ready access to computers in one of the school's twelve computer labs or in the library/technology center.

Pekin Community Grade School District 108 is a K-8 district with a student enrollment of approximately 4,000 and our teaching staff is over 300. We are organized into 11 schools: 1 preschool family education center; 6 primary (K-3); 2 intermediate (4-6); 2 junior highs (7-8).

District 108 is committed to a technologically integrated working environment for all students and staff. Our typical classroom has five internet accessible computer workstations, one teacher workstation, one printer, and one large screen computer monitor. Both staff and students are provided a comprehensive training program related to technology literacy and integration.

Recipient of NSBA's Award For

#1 TECHNOLOGY LEADER IN THE NATION



Food Service Class



Computer Lab



Homecoming



PCHS Football

AT THE HOSPITAL

- Outpatient Imaging Center caters to patient's busy schedules by ensuring on-time appointments and minimal wait times.
- Urgent Care is staffed by well-respected and experienced physicians who are accessible when your regular physician may not be.
- The Women's Diagnostic Center continues to be a highly sophisticated healthcare facility dedicated solely to women's health. The recent addition of a state-of-the-art stereotactic breast biopsy unit will enable more local women to remain in the Pekin community for their care.



Unity Point Health - Pekin Hospital is a 125-bed medical center that provides advanced care and state-of-the-art diagnostic capabilities offered by few other hospitals our size. Yet we remain small enough to provide personal attention to our patients and their families during major and minor illnesses and injuries. Over 200 physicians in more than 26 medical specialties work closely with our highly credentialed nursing staff and healthcare professional who care for our patients. Pekin Hospital also provides inpatient physicians who are board-certified in their respective specialties and clinically trained to care specifically for hospital patients.

What does it mean to be a "Personal Sized" hospital?

Pekin Hospital is small enough to remember a patient prefers red Jell-O with his dinner, yet large enough to have the latest in CT scanning technology. Pekin Hospital is sized for the people in our community. And we're just the right size to care for you.

UnityPoint Health - Pekin Hospital...
Personal Size. Personal Care.



PEKIN PARK DISTRICT

When it comes to recreational opportunities, Pekin is the envy of virtually every community in Illinois. At its center is the Pekin Park District. Encompassing over 2,500 acres of land and 14 parks, it is the fifth-largest park district in Illinois. Most of the acreage is in four parks located on the outskirts of Pekin. These have been left mostly in their natural beauty, and some areas have been placed in land and water reserve.

The showpiece of the Park District is Mineral Springs Park, which is located in the very heart of the city. Home of the beautifully restored pavilion that sits off the lagoon, Mineral Springs Park is also the home of Parkside Athletics, Memorial Arena, DragonLand Water Park, Magic Dragon Golf and Games, the Miller Senior Citizens Center, the World's Greatest Sundial and Sunken Gardens.



Pekin is a place to play, it's a place to learn and to celebrate. A place to get involved, to relax and make friends. It's for everyone . . . to make a life.

Consider making Pekin your home . . . because Pekin today is just what you've been looking for in a community.

- Award-winning school system
- State-of-the-art hospital
- 5th largest park system in the state of Illinois (2,500 acres)
- Beautiful new residential developments
- Lowest property tax rates in the area
- Annual festivals and activities
- Pleasant dining, shopping and entertainment
- Excellent employment opportunities
- Lots of things to do!



Find out more about making Pekin the home for your business, go to www.ci.pekin.il.us

For more information or to arrange a tour of Pekin contact:

Josh Wray

Economic Development Director
 111 S. Capitol Street, Pekin, Illinois 61554
 (309) 478-5355
JLWray@ci.pekin.il.us
www.ci.pekin.il.us



Amerhart

The DesJardins



When Paul DesJardins' family found out that managing Amerhart's newest facility was going to be Paul's new assignment, they were excited to say the least. As a family and as a company, they had been so impressed with Pekin that it was such great news to everyone. "The cleanliness, organization, and secure environment of Riverway seem second to none," says Paul. DesJardins also noted that the Pekin facility would continue to grow for years to come. "We have purchased 18 acres here in the park and are currently only utilizing 12 of those, leaving a lot of room for expansion." Over 90% of Amerhart's inventory comes by rail, which is readily available in Pekin, and was probably one of the company's biggest reasons for locating here." Rail is a paramount priority for us," said DesJardins. As with any real estate decision, one must also consider location, location, location! There was one answer for Amerhart and there is only one answer for any company out there Pekin, Pekin, Pekin! Pekin's central Illinois location is accessed by all major types of transportation, allowing not only easy receipt of inventory, but easy distribution as well." We are centrally located not only for our employees, but for our customer base. The city of Pekin, its administration, and its existing business base, have made Amerhart feel very welcome." Paul proclaims.

"The cleanliness, organization, and secure environment of Riverway seem second to none."

- Paul DesJardins



***By Rail, By Road, By Water, By Air,
 We've Got You Covered!***



City Owned

Riverway Business Park

- Affordable City-owned land for sale
- Enterprise Zone incentives (sales tax exemption on building materials)
- Tax Increment Finance Incentives
- Site ready
- Class 1 rail on site
- Less than 10 miles to major interstates & adjacent to state highway
- Less than 10 minutes to Greater Peoria Airport
- Less than 5 miles to Pekin Municipal Airport



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- Located less than 1/2 mile from the Illinois River
- Foreign Trade Zone
- High capacity electric & gas
- All utilities in place

- Sewer
- Water
- Fiberoptics
- Broadband
- ISDN/PRI