

**REGULAR CITY COUNCIL MEETING
FARMER CITY, ILLINOIS
MONDAY, JULY 30, 2018
6:00 P.M.
AGENDA**

PRELIMINARY MATTERS

1. Call to order
 2. Roll call
 3. Pledge of allegiance to the flag
 4. Proclamations/presentations/recognitions
 5. Public Comments
-

SECTION I CONSENT AGENDA

The following items will be adopted on a single motion without discussion unless a council member requests separate consideration.

- A. Approval of the minutes of the July 9, 2018 council minutes
- B. Fund Warrant List

SECTION II: UNFINISHED BUSINESS--Ordinances or resolutions previously tabled.

SECTION III: NEW BUSINESS--Ordinances and resolutions for initial consideration

1. **Resolution 2018-14 Approval of Heritage Days' request to close the 300 block of South Main on October 13, 2018**
2. **Approval of engineering services with Fehr Graham for pool renovation**
3. **Approval to waive the bid process and purchase a Mini-hoe and trailer**
4. **TIF District Discussion**
5. **I-74 Utility extension discussion**

SECTION IV: EXECUTIVE SESSION –

SECTION V: OTHER ITEMS

1. City manager report
2. Non-agenda items and other business

ADJOURNMENT

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the city clerk's office at (309) 928-2842, 48 hours before the meeting. Staff will be pleased to make the necessary arrangements.

**MINUTES OF THE FARMER CITY, ILLINOIS
CITY COUNCIL
REGULAR MEETING OF
JULY 9, 2018
6 p.m.**

Roll call Present: Councilmembers Coffey, McKinley, Testory and Acting Mayor Scott Kelley
Also, in attendance: City Manager Sue McLaughlin, City Clerk Sandy Shaw
Absent: None

Pledge of allegiance to the flag

Proclamations/presentations None

Public Comment None

SECTION I: CONSENT AGENDA
A. Approval of the minutes of the July 18, 2018 regular council meeting
B. Fund Warrant List
*MOTION by Testory to approve consent agenda as printed.
Seconded by McKinley. Approved unanimously. Motion carried.*

SECTION II: UNFINISHED BUSINESS Ordinances or resolutions previously tabled

SECTION III: NEW BUSINESS – Ordinances and resolutions for initial consideration
None presented

SECTION IV: EXECUTIVE SESSION –
No executive session held

SECTION IV: OTHER ITEMS
1. City manager reports
City Manager McLaughlin requests the next council meeting to be held July 23 or 30. Council approved the meeting to be held Monday, July 30, 2018
2. Non-agenda items and other business.

ADJOURNMENT *Motion by McKinley to adjourn meeting. Seconded by Coffey. Voted unanimously. Motion carried.*

CITY OF FARMER CITY
DETAIL REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING JUNE 30, 2018

FUND 100 - GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	ACTUAL BUDGET	VARIANCE	% OF BUDGE
100.4311 GEN - PROPERTY TAX	.00	1,176.72	125,000.00	(123,823.28)	.94
100.4321 GEN - LIQUOR LICENSES	.00	1,050.00	5,000.00	(3,950.00)	21.00
100.4322 GEN - MISC LICENSES	.00	.00	100.00	(100.00)	.00
100.4325 GEN - FRANCHISE FEES	.00	.00	19,500.00	(19,500.00)	.00
100.4335 GEN - UTILITY TAX	.00	.00	20,000.00	(20,000.00)	.00
100.4340 GEN - PULL TAB/CHAR GAMES TAX	.00	885.69	1,000.00	(114.31)	88.57
100.4341 GEN - STATE INCOME TAX	12,906.15	40,843.79	180,000.00	(139,156.21)	22.69
100.4342 GEN - STATE REPLACEMENT TAX	.00	3,497.23	13,500.00	(10,002.77)	25.91
100.4344 GEN - STATE GAMING	4,059.97	7,952.55	45,000.00	(37,047.45)	17.67
100.4345 GEN - STATE SALES TAX	20,257.40	34,876.91	190,000.00	(155,123.09)	18.36
100.4348 GEN - STATE USE TAX	4,818.89	8,809.18	50,000.00	(41,190.82)	17.62
100.4349 GEN - TELECOMMUNICATIONS TAX	1,624.08	3,200.87	20,000.00	(16,799.13)	16.00
100.4350 GEN - PARKING FINES	.00	.00	50.00	(50.00)	.00
100.4351 GEN - COURT FINES	3,784.73	6,612.18	25,000.00	(18,387.82)	26.45
100.4352 GEN - ORDINANCE VIOLATIONS	.00	.00	2,500.00	(2,500.00)	.00
100.4353 GEN - DUI	3,400.00	3,400.00	7,000.00	(3,600.00)	48.57
100.4370 GEN - POLICE SERVICE CHARGES	125.00	190.00	9,000.00	(8,810.00)	2.11
100.4371 GEN - POLICE SRO REIMBURSEMENT	.00	.00	4,300.00	(4,300.00)	.00
100.4375 GEN - REIMBURSEMENTS	.00	.00	3,000.00	(3,000.00)	.00
100.4376 GEN - POOL ADMISSIONS	13,130.86	13,130.86	23,000.00	(9,869.14)	57.09
100.4378 GEN - POOL CONCESSION	3,699.26	3,699.26	7,500.00	(3,800.74)	49.32
100.4379 GEN - OTHER SERVICE CHARGES	.00	.00	350.00	(350.00)	.00
100.4381 GEN - INTEREST	1,327.11	2,545.00	6,500.00	(3,955.00)	39.15
100.4382 GEN - RENTAL INCOME	.00	.00	2,000.00	(2,000.00)	.00
100.4386 GEN - FARM RENT	.00	.00	6,900.00	(6,900.00)	.00
100.4389 GEN - MISCELLANEOUS INCOME	.00	35.00	3,000.00	(2,965.00)	1.17
100.4390 GEN - TRANSFER FROM TIF 2	.00	.00	500.00	(500.00)	.00
100.4391 GEN- TRANSFER FROM B.D.	.00	.00	30,000.00	(30,000.00)	.00
100.4398 GEN - INTERFUND OFFICE CHARGES	.00	4.88	400,000.00	(399,995.12)	.00
TOTAL FUND REVENUE	69,133.45				

CITY OF FARMER CITY
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING JUNE 30, 2018

FUND 100 - GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	ACTUAL BUDGET	VARIANCE	% OF BUDG
<u>POLICE</u>					
100.521.421	POL - REGULAR SALARIES/WAGES	17,568.44	40,667.32	220,000.00 (179,332.68)	18.5
100.521.422	POL - OVERTIME SALARIES	2,197.70	7,028.39	35,000.00 (27,971.61)	20.1
100.521.428	POL - PT SALARIES/WAGES	1,042.98	3,343.90	15,000.00 (11,656.10)	22.3
100.521.451	POL - HEALTH/MEDICAL INSURANCE	1,879.00	8,408.50	50,000.00 (41,591.50)	16.8
100.521.452	POL - SUPPLEMENTAL INSURANCE	134.24	134.24	1,500.00 (1,365.76)	9.0
100.521.512	POL - EQUIPMENT MAINTENANCE	35.00	35.00	300.00 (265.00)	11.7
100.521.513	POL - VEHICLE MAINTENANCE	89.14	89.14	1,000.00 (910.86)	8.9
100.521.525	POL - PRINTING	.00	.00	300.00 (300.00)	.0
100.521.533	POL - LEGAL SERVICES	612.50	1,102.50	10,000.00 (8,897.50)	11.0
100.521.549	POL - OTHER PROFESSIONAL SVCS	.00	.00	2,700.00 (2,700.00)	.0
100.521.550	POL COMMUNICATIONS/DISPATCHIN	.00	.00	79,000.00 (79,000.00)	.0
100.521.551	POL - POSTAGE	.00	.00	200.00 (200.00)	.0
100.521.552	POL - TELEPHONE	975.12	1,356.58	4,500.00 (3,143.42)	30.2
100.521.561	POL - DUES & MEMBERSHIPS	300.00	1,024.63	4,900.00 (3,875.37)	20.9
100.521.562	POL - TRAVEL & TRAINING	110.88	491.47	4,500.00 (4,008.53)	10.9
100.521.571	POL - UTILITIES	1,448.80	1,549.87	1,300.00 249.87	119.2
100.521.572	POL - IT	.00	.00	2,000.00 (2,000.00)	.0
100.521.599	POL - MISC CONTRACTUAL	359.74	573.15	1,000.00 (426.85)	57.3
100.521.611	POL - BUILDING/PROPERTY MAINT	42.58	47.47	1,500.00 (1,452.53)	3.2
100.521.613	POL - VEHICLE PARTS/FLUIDS	.00	.00	150.00 (150.00)	.0
100.521.620	POL - UNIFORMS	45.62	45.62	1,250.00 (1,204.38)	3.7
100.521.625	POL - TOOLS & EQUIPMENT	.00	.00	5,500.00 (5,500.00)	.0
100.521.630	POL - MISC SUPPLIES	545.89	545.89	1,300.00 (754.11)	42.0
100.521.651	POL - OFFICE SUPPLIES	.00	421.99	.00 421.99	.0
100.521.652	POL - OPERATING SUPPLIES	.00	1,478.02	.00 1,478.02	.0
100.521.655	POL - VEHICLE FUEL	.00	1,291.13	6,800.00 (5,508.87)	19.0
100.521.656	POL -POLICE DUI ACCOUNT PURCHA	.00	.00	5,000.00 (5,000.00)	.0
100.521.840	POL - CAPITAL EQUIPMENT	32,610.00	32,610.00	45,000.00 (12,390.00)	72.5
100.521.913	POL - COMMUNITY RELATIONS	.00	.00	300.00 (300.00)	.0
TOTAL POLICE		59,997.63	102,244.81	500,000.00 (397,755.19)	20.5

CITY OF FARMER CITY
DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING JUNE 30, 2018

FUND 100 - GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	ACTUAL BUDGET	VARIANCE	% OF BUDG
<u>POOL</u>					
100.555.421	POOL - REGULAR SALARIES/WAGES	2,538.00	2,538.00	.00	2,538.00 .0
100.555.428	POOL - SALARIES - SEASONAL	6,996.21	6,996.21	38,500.00 (	31,503.79) 18.2
100.555.511	POOL - BUILDING/PROPERTY	.00	129.17	.00	129.17 .0
100.555.512	POOL - EQUIPMENT MAINTENANCE	280.00	560.00	2,000.00 (	1,440.00) 28.0
100.555.549	POOL - OTHER PROFESSIONAL SVCS	.00	.00	1,000.00 (	1,000.00) .0
100.555.552	POOL - TELEPHONE	18.35	36.70	500.00 (	463.30) 7.3
100.555.563	POOL - EDUCATION/TRAINING	.00	.00	1,000.00 (	1,000.00) .0
100.555.571	POOL - UTILITIES	101.67	159.59	10,000.00 (	9,840.41) 1.6
100.555.611	POOL - BUILDING REPAIR MAINT	.00	.00	5,000.00 (	5,000.00) .0
100.555.651	POOL - OFFICE SUPPLIES	17.17	17.17	1,000.00 (	982.83) 1.7
100.555.652	POOL - OPERATING SUPPLIES	198.33	198.33	.00	198.33 .0
100.555.654	POOL - CHEMICALS	.00	9,704.50	10,000.00 (	295.50) 97.1
100.555.656	POOL - RESALE MAT/SUPPLIES	.00	.00	6,000.00 (	6,000.00) .0
100.555.850	POOL - SYSTEM	9,064.83	9,064.83	.00	9,064.83 .0
100.555.929	POOL - MISCELLANEOUS	200.00	200.00	200.00	.00 100.0
	TOTAL POOL	19,414.56	29,604.50	75,200.00 (	45,595.50) 39.4
	TOTAL FUND EXPENDITURES	122,145.41	240,614.00	1,271,880.00 (	1,031,266.00) 18.9
	NET REVENUE OVER EXPENDITURES	(53,011.96)	(108,703.88)	(72,180.00)	(36,523.88) (150.6)

CITY OF FARMER CITY
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING JUNE 30, 2018

FUND 110 - AUDIT FUND

	PERIOD ACTUAL	YTD ACTUAL	ACTUAL BUDGET	VARIANCE	% OF BUDG
110.500.531 AUD - OTHER PROFESSIONAL SVCS	.00	.00	13,100.00	(13,100.00)	.0
TOTAL DEPARTMENT 500	.00	.00	13,100.00	(13,100.00)	.0
TOTAL FUND EXPENDITURES	.00	.00	13,100.00	(13,100.00)	.0
NET REVENUE OVER EXPENDITURES	4.17	8.47	2,725.00	(2,716.53)	.3

CITY OF FARMER CITY
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING JUNE 30, 2018

FUND 120 - ESDA FUND

	PERIOD ACTUAL	YTD ACTUAL	ACTUAL BUDGET	VARIANCE	% OF BUDG
120.500.512 ESDA - EQUIPMENT MAINTENANCE	.00	.00	2,000.00	(2,000.00)	.0
TOTAL DEPARTMENT 500	.00	.00	2,000.00	(2,000.00)	.0
TOTAL FUND EXPENDITURES	.00	.00	2,000.00	(2,000.00)	.0
NET REVENUE OVER EXPENDITURES	.47	.95	(1,360.00)	1,360.95	.1

CITY OF FARMER CITY
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING JUNE 30, 2018

FUND 140 - INSURANCE FUND

	PERIOD ACTUAL	YTD ACTUAL	ACTUAL BUDGET	VARIANCE	% OF BUDG
140.500.453 INS - UNEMPLOYMENT INSURANCE	.00	.00	5,000.00	(5,000.00)	.0
140.500.592 INS - COMPREHENSIVE	.00	.00	40,000.00	(40,000.00)	.0
TOTAL DEPARTMENT 500	.00	.00	45,000.00	(45,000.00)	.0
TOTAL FUND EXPENDITURES	.00	.00	45,000.00	(45,000.00)	.0
NET REVENUE OVER EXPENDITURES	41.52	84.33	58,870.00	(58,785.67)	.1

CITY OF FARMER CITY
DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING JUNE 30, 2018

FUND 150 - MFT FUND

	PERIOD ACTUAL	YTD ACTUAL	ACTUAL BUDGET	VARIANCE	% OF BUDG
150.500.532 MFT - ENGINEERING SERVICES	.00	.00	10,000.00	(10,000.00)	.0
150.500.614 MFT - SYSTEM MAINTENANCE	.00	.00	2,000.00	(2,000.00)	.0
150.500.642 MFT - CA-6 CA-16	.00	.00	4,500.00	(4,500.00)	.0
150.500.850 ROAD CONSTRUCTION	.00	.00	120,000.00	(120,000.00)	.0
150.500.853 MFT -SALT	.00	.00	5,000.00	(5,000.00)	.0
150.500.929 MFT - MISC	.00	.00	10,000.00	(10,000.00)	.0
TOTAL DEPARTMENT 500	.00	.00	151,500.00	(151,500.00)	.0
TOTAL FUND EXPENDITURES	.00	.00	151,500.00	(151,500.00)	.0
NET REVENUE OVER EXPENDITURES	4,411.82	9,183.97	(99,100.00)	108,283.97	9.3

CITY OF FARMER CITY
DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING JUNE 30, 2018

FUND 160 - IMRF FUND

		PERIOD ACTUAL	YTD ACTUAL	ACTUAL BUDGET	VARIANCE	% OF BUDG
160.500.462	IMRF - CONTRIBUTION	.00	.00	90,000.00	(90,000.00)	.0
160.500.463	IMRF - ADMINISTRATION	7,076.51	17,939.43	500.00	17,439.43	3587.9
TOTAL DEPARTMENT 500		7,076.51	17,939.43	90,500.00	(72,560.57)	19.8
TOTAL FUND EXPENDITURES		7,076.51	17,939.43	90,500.00	(72,560.57)	19.8
NET REVENUE OVER EXPENDITURES		(7,076.47)	(17,939.35)	24,650.00	(42,589.35)	(72.8)

CITY OF FARMER CITY
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING JUNE 30, 2018

FUND 170 - WORKING CASH

	PERIOD ACTUAL	YTD ACTUAL	ACTUAL BUDGET	VARIANCE	% OF BUDG
170.500.832 CAPITAL PROJECTS - POOL	.00	.00	10,000.00	(10,000.00)	.0
170.500.833 CAPITAL PROJECTS - POOL	.00	.00	500,000.00	(500,000.00)	.0
TOTAL DEPARTMENT 500	.00	.00	510,000.00	(510,000.00)	.0
TOTAL FUND EXPENDITURES	.00	.00	510,000.00	(510,000.00)	.0
NET REVENUE OVER EXPENDITURES	9.77	19.84	22,170.00	(22,150.16)	.1

CITY OF FARMER CITY
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING JUNE 30, 2018

FUND 180 - CROSSING GUARD FUND

	PERIOD ACTUAL	YTD ACTUAL	ACTUAL BUDGET	VARIANCE	% OF BUDG
180.500.421 C G - REGULAR SALARIES/WAGES	.00	1,040.00	6,850.00	(5,810.00)	15.2
TOTAL DEPARTMENT 500	.00	1,040.00	6,850.00	(5,810.00)	15.2
TOTAL FUND EXPENDITURES	.00	1,040.00	6,850.00	(5,810.00)	15.2
NET REVENUE OVER EXPENDITURES	1.43	(1,037.09)	(2,325.00)	1,287.91	(44.6)

CITY OF FARMER CITY
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING JUNE 30, 2018

FUND 190 - FICA FUND

	PERIOD ACTUAL	YTD ACTUAL	ACTUAL BUDGET	VARIANCE	% OF BUDG
190.500.461 FICA - SOCIAL SECURITY	3,561.59	7,934.13	42,000.00	(34,065.87)	18.9
190.500.462 FICA - MEDICARE	832.95	1,855.58	10,000.00	(8,144.42)	18.6
TOTAL DEPARTMENT 500	4,394.54	9,789.71	52,000.00	(42,210.29)	18.8
TOTAL FUND EXPENDITURES	4,394.54	9,789.71	52,000.00	(42,210.29)	18.8
NET REVENUE OVER EXPENDITURES	(4,382.08)	(9,764.40)	(6,680.00)	(3,084.40)	(146.2)

CITY OF FARMER CITY
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING JUNE 30, 2018

FUND 250 - LIBRARY FUND

	PERIOD ACTUAL	YTD ACTUAL	ACTUAL BUDGET	VARIANCE	% OF BUDG
250.500.421 LIB - REGULAR SALARIES/WAGES	2,082.75	4,223.25	.00	4,223.25	.0
250.500.552 LIB - TELEPHONE	157.21	157.21	.00	157.21	.0
250.500.562 LIB - TRAVEL	188.16	188.16	.00	188.16	.0
250.500.571 LIB - UTILITIES	173.30	173.30	.00	173.30	.0
250.500.599 LIB - MISC CONTRACTUAL	48.96	48.96	.00	48.96	.0
250.500.652 LIB - OPERATING SUPPLIES	171.82	171.82	.00	171.82	.0
250.500.880 LIB - BOOKS	326.93	326.93	.00	326.93	.0
TOTAL DEPARTMENT 500	3,149.13	5,289.63	.00	5,289.63	.0
TOTAL FUND EXPENDITURES	3,149.13	5,289.63	.00	5,289.63	.0
NET REVENUE OVER EXPENDITURES	2,263.33	122.83	.00	122.83	.0

CITY OF FARMER CITY
DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING JUNE 30, 2018

FUND 270 - TIF 2 FUND

	PERIOD ACTUAL	YTD ACTUAL	ACTUAL BUDGET	VARIANCE	% OF BUDG
270.500.532 TIF 2 -ENGINEERING	.00	5,595.00	15,000.00	(9,405.00)	37.3
270.500.533 TIF 2 - LEGAL SERVICES	.00	.00	1,000.00	(1,000.00)	.0
270.500.549 TIF 2 - OTHER PROF SVCS	36,450.00	36,750.00	20,000.00	16,750.00	183.8
270.500.550 TIF2 - AUDIT/ACCOUNTING	.00	.00	2,500.00	(2,500.00)	.0
270.500.651 TIF 2 - OFFICE SUPPLIES	.00	.00	500.00	(500.00)	.0
270.500.710 TIF 2 - PRINCIPAL	.00	.00	90,000.00	(90,000.00)	.0
270.500.720 TIF 2 - INTEREST	.00	7,725.00	20,100.00	(12,375.00)	38.4
270.500.850 TIF2 - GRANTS	.00	.00	100,000.00	(100,000.00)	.0
270.500.853 TIF 2 -WATER/WASHINGTON/MAPLE	11,452.75	11,452.75	500,000.00	(488,547.25)	2.3
270.500.854 TIF2 - JOHN ST	.00	.00	100,000.00	(100,000.00)	.0
270.500.887 TIF 2 - OWNERS EXPENSE	.00	.00	2,500.00	(2,500.00)	.0
270.500.888 TIF 2 - DEVELOPERS EXPENSE	.00	.00	115,000.00	(115,000.00)	.0
270.500.890 TIF 2 - MAPLE ST SEWER	.00	.00	25,000.00	(25,000.00)	.0
TOTAL DEPARTMENT 500	47,902.75	61,522.75	991,600.00	(930,077.25)	6.2
TOTAL FUND EXPENDITURES	47,902.75	61,522.75	991,600.00	(930,077.25)	6.2
NET REVENUE OVER EXPENDITURES	(47,821.20)	(61,357.07)	(640,100.00)	578,742.93	(9.6)

CITY OF FARMER CITY
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING JUNE 30, 2018

FUND 280 - FUND 280

	PERIOD ACTUAL	YTD ACTUAL	ACTUAL BUDGET	VARIANCE	% OF BUDG
280.500.549 BUSSINESS DI - OTHER PROF SVCS	.00	9,060.00	.00	9,060.00	.0
280.500.850 BUSSINESS DIST - PROJECTS	.00	.00	50,000.00	(50,000.00)	.0
280.500.929 BUSSINESS DIST - MISCELLANEOUS	.00	.00	15,000.00	(15,000.00)	.0
280.500.999 BUSSINESS DIST - TRANSFER OUT	.00	.00	50,000.00	(50,000.00)	.0
TOTAL DEPARTMENT 500	.00	9,060.00	115,000.00	(105,940.00)	7.9
TOTAL FUND EXPENDITURES	.00	9,060.00	115,000.00	(105,940.00)	7.9
NET REVENUE OVER EXPENDITURES	10,986.73	11,224.67	(18,900.00)	30,124.67	59.4

CITY OF FARMER CITY
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING JUNE 30, 2018

	PERIOD ACTUAL	YTD ACTUAL	ACTUAL BUDGET	VARIANCE	% OF BUDG
290.500.913 HOTEL/MOTEL COMMUNITY RELATIO	.00	.00	6,000.00	(6,000.00)	.0
TOTAL DEPARTMENT 500	.00	.00	6,000.00	(6,000.00)	.0
TOTAL FUND EXPENDITURES	.00	.00	6,000.00	(6,000.00)	.0
NET REVENUE OVER EXPENDITURES	1,989.52	1,989.52	9,010.00	(7,020.48)	22.1

CITY OF FARMER CITY
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING JUNE 30, 2018

FUND 490 - GARBAGE FUND

	PERIOD ACTUAL	YTD ACTUAL	ACTUAL BUDGET	VARIANCE	% OF BUDG
490.500.533 GARBAGE SERVICES	11,548.50	11,548.50	153,000.00	(141,451.50)	7.6
TOTAL DEPARTMENT 500	11,548.50	11,548.50	153,000.00	(141,451.50)	7.6
TOTAL FUND EXPENDITURES	11,548.50	11,548.50	153,000.00	(141,451.50)	7.6
NET REVENUE OVER EXPENDITURES	(318.15)	11,304.17	.00	11,304.17	.0

CITY OF FARMER CITY
DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING JUNE 30, 2018

FUND 510 - WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	ACTUAL BUDGET	VARIANCE	% OF BUDG
510.500.421	7,475.22	18,688.02	63,000.00	(44,311.98)	29.7
510.500.422	847.62	2,344.33	6,000.00	(3,655.67)	39.1
510.500.451	1,488.00	5,499.00	30,000.00	(24,501.00)	18.3
510.500.461	488.18	1,196.48	6,000.00	(4,803.52)	19.9
510.500.462	114.17	279.81	1,400.00	(1,120.19)	20.0
510.500.463	1,356.62	3,428.27	17,500.00	(14,071.73)	19.6
510.500.511	42.06	42.06	3,000.00	(2,957.94)	1.4
510.500.513	.00	116.99	1,000.00	(883.01)	11.7
510.500.520	.00	3,035.04	5,000.00	(1,964.96)	60.7
510.500.532	.00	.00	5,000.00	(5,000.00)	.0
510.500.549	1,400.00	1,400.00	3,000.00	(1,600.00)	46.7
510.500.551	.00	.00	600.00	(600.00)	.0
510.500.552	84.65	362.41	500.00	(137.59)	72.5
510.500.553	.00	.00	500.00	(500.00)	.0
510.500.561	425.50	425.50	1,000.00	(574.50)	42.6
510.500.563	.00	.00	1,000.00	(1,000.00)	.0
510.500.571	1,758.45	3,807.94	18,000.00	(14,192.06)	21.2
510.500.591	.00	.00	12,000.00	(12,000.00)	.0
510.500.598	.00	.00	67,000.00	(67,000.00)	.0
510.500.599	.00	.00	500.00	(500.00)	.0
510.500.620	.00	.00	31,000.00	(31,000.00)	.0
510.500.651	76.11	338.70	.00	338.70	.0
510.500.652	1,186.29	1,281.55	15,000.00	(13,718.45)	8.5
510.500.655	.00	123.36	1,000.00	(876.64)	12.3
510.500.810	.00	350.00	10,000.00	(9,650.00)	3.5
510.500.820	.00	.00	12,000.00	(12,000.00)	.0
510.500.825	168.50	168.50	5,000.00	(4,831.50)	3.4
510.500.826	.00	982.96	.00	982.96	.0
510.500.830	.00	.00	15,000.00	(15,000.00)	.0
510.500.840	.00	.00	10,000.00	(10,000.00)	.0
510.500.845	.00	.00	100,000.00	(100,000.00)	.0
510.500.846	.00	.00	2,000.00	(2,000.00)	.0
510.500.848	.00	19,262.14	16,000.00	3,262.14	120.4
510.500.850	.00	.00	100,000.00	(100,000.00)	.0
510.500.860	.00	.00	10,000.00	(10,000.00)	.0
510.500.900	9,345.00	9,345.00	10,000.00	(655.00)	93.5
510.500.929	.00	20.00	.00	20.00	.0
510.500.999	.00	.00	55,000.00	(55,000.00)	.0
TOTAL DEPARTMENT 500	26,256.37	72,498.06	634,000.00	(561,501.94)	11.4
TOTAL FUND EXPENDITURES	26,256.37	72,498.06	634,000.00	(561,501.94)	11.4
NET REVENUE OVER EXPENDITURES	4,785.19	(11,481.20)	(281,300.00)	269,818.80	(4.1)

CITY OF FARMER CITY
DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING JUNE 30, 2018

FUND 520 - SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	ACTUAL BUDGET	VARIANCE	% OF BUDG
<u>DEPARTMENT 500</u>					
520.500.421	SEWER - REGULAR SALARIES/WAGE	2,244.51	5,559.64	63,000.00 (57,440.36)	8.8
520.500.422	SEWER - OVERTIME	.00	.00	2,000.00 (2,000.00)	.0
520.500.451	SEWER - HEALTH/MEDICAL INS	.00	.00	5,000.00 (5,000.00)	.0
520.500.461	SEWER - SOCIAL SECURITY (FICA)	139.16	344.70	2,000.00 (1,655.30)	17.2
520.500.462	SEWER - MEDICARE	32.54	80.60	500.00 (419.40)	16.1
520.500.463	SEWER - IMRF	365.85	906.21	5,000.00 (4,093.79)	18.1
520.500.513	SWR - VEHICLE REPA MAINTENANCE	.00	2,974.25	1,000.00 1,974.25	297.4
520.500.515	SEWER - MAIN REPAIR/REPLACE	.00	.00	5,000.00 (5,000.00)	.0
520.500.520	SEWER - TESTING	.00	293.70	2,500.00 (2,206.30)	11.8
520.500.532	SEWER - ENGINEERING SERVICES	.00	.00	5,000.00 (5,000.00)	.0
520.500.549	SEWER - OTHER PROF SVCS	225.00	1,030.00	6,000.00 (4,970.00)	17.2
520.500.551	SEWER - POSTAGE	.00	.00	100.00 (100.00)	.0
520.500.552	SEWER - TELEPHONE	.00	.00	400.00 (400.00)	.0
520.500.553	SEWER - LEGAL NOTICES	.00	233.73	.00 233.73	.0
520.500.561	SEWER - DUES & MEMBERSHIPS	.00	.00	500.00 (500.00)	.0
520.500.562	SEWER - TRAVEL & TRAINING	.00	.00	1,000.00 (1,000.00)	.0
520.500.571	SEWER - UTILITIES	6,017.15	11,447.62	63,000.00 (51,552.38)	18.2
520.500.591	SEWER - INSURANCE/BONDING	.00	.00	11,000.00 (11,000.00)	.0
520.500.598	SEWER - INTERFUND OFFICE CHGS	.00	.00	60,000.00 (60,000.00)	.0
520.500.620	SEWER - CHEMICALS	.00	6,931.32	12,000.00 (5,068.68)	57.8
520.500.652	SEWER - OPERATING SUPPLIES	36.49	157.64	7,500.00 (7,342.36)	2.1
520.500.655	SEWER - VEHICLE FUEL	.00	400.67	1,300.00 (899.33)	30.8
520.500.810	SEWER - METER REPAIR/REPLACE	.00	.00	6,500.00 (6,500.00)	.0
520.500.825	SWR - TREATMENT PLANT REPAIR/	.00	29.63	3,000.00 (2,970.37)	1.0
520.500.830	SEWER - EQUIPMENT	.00	.00	15,000.00 (15,000.00)	.0
520.500.840	SWR - ANNUAL SWR MAIN REOLACE	.00	.00	2,000.00 (2,000.00)	.0
520.500.845	SWR - ANNUAL SEER MAIN REPL/	.00	.00	51,000.00 (51,000.00)	.0
520.500.846	SWR - WASTERWATER TREANTMENT	9,633.00	16,447.75	60,000.00 (43,552.25)	27.4
520.500.848	SWR - WASTERWATER TREANTMENT	.00	.00	250,000.00 (250,000.00)	.0
520.500.850	SWR - WASTERWATER SYSTEM	919.40	919.40	130,000.00 (129,080.60)	.7
520.500.860	SWR - WASTERWATER SYSTEM IMP	.00	.00	30,000.00 (30,000.00)	.0
520.500.929	SEWER - MISCELLANEOUS	.00	20.00	.00 20.00	.0
520.500.999	SEWER - TRANSFER TO SWR CAP RE	.00	.00	100,000.00 (100,000.00)	.0
TOTAL DEPARTMENT 500		19,613.10	47,776.86	901,300.00 (853,523.14)	5.3
TOTAL FUND EXPENDITURES		19,613.10	47,776.86	901,300.00 (853,523.14)	5.3
NET REVENUE OVER EXPENDITURES		5,667.91	5,904.63	(564,700.00) 570,604.63	1.1

CITY OF FARMER CITY
DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING JUNE 30, 2018

FUND 530 - ELECTRIC FUND

	PERIOD ACTUAL	YTD ACTUAL	ACTUAL BUDGET	VARIANCE	% OF BUDG
530.500.421	ELE - REGULAR SALARIES/WAGES	17,488.00	43,720.00	274,500.00 (	230,780.00) 15.9
530.500.422	ELE - OVERTIME	845.29	1,093.81	5,500.00 (	4,406.19) 19.9
530.500.451	ELE - HEALTH/MEDICAL INSURANCE	3,215.00	11,882.00	75,000.00 (	63,118.00) 15.8
530.500.461	ELE - SOCIAL SECURITY (FICA)	1,095.80	2,619.73	15,000.00 (	12,380.27) 17.5
530.500.462	ELE - MEDICARE	256.27	612.67	3,500.00 (	2,887.33) 17.5
530.500.463	ELE - IMRF	2,988.33	7,304.68	50,000.00 (	42,695.32) 14.6
530.500.511	ELE - PLANT REPAIR / MAINT	.00	.00	2,000.00 (	2,000.00) .0
530.500.512	ELE - EQUIPMENT MAINTENANCE	.00	.00	10,000.00 (	10,000.00) .0
530.500.513	ELE - VEHICLE REPAIR MAINT	160.95	160.95	4,000.00 (	3,839.05) 4.0
530.500.532	ELE - ENGINEERING SERVICES	1,868.52	1,868.52	5,000.00 (	3,131.48) 37.4
530.500.533	ELE - LEGAL SERVICES	647.50	647.50	.00	647.50 .0
530.500.549	ELE - OTHER PROFESSIONAL SVCS	75.00	150.00	7,000.00 (	6,850.00) 2.1
530.500.551	ELE - POSTAGE	522.58	1,139.96	6,500.00 (	5,360.04) 17.5
530.500.552	ELE - TELEPHONE	175.09	407.59	3,200.00 (	2,792.41) 12.7
530.500.553	ELE - LEGAL NOTICES	.00	.00	500.00 (	500.00) .0
530.500.561	ELE - DUES/PUBLICATIONS/SUBS	.00	.00	500.00 (	500.00) .0
530.500.562	ELE - TRAVEL & TRAINING	116.01	116.01	1,000.00 (	883.99) 11.6
530.500.571	ELE - UTILITIES	1,011.45	2,860.29	25,000.00 (	22,139.71) 11.4
530.500.574	ELE - NATURAL GAS (GENERATION)	.00	.00	5,000.00 (	5,000.00) .0
530.500.576	ELE - ELECTRICITY (GENERATION)	123,124.07	206,359.90	1,460,000.00 (	1,253,640.10) 14.1
530.500.577	ELE - FUEL (GENERATION)	.00	.00	20,000.00 (	20,000.00) .0
530.500.591	ELE - INSURANCE/BONDING	.00	.00	80,000.00 (	80,000.00) .0
530.500.598	ELE - INTERFUND OFFICE CHARGES	.00	.00	775,000.00 (	775,000.00) .0
530.500.599	ELE - MISC CONTRACTUAL	44.95	89.90	.00	89.90 .0
530.500.611	ELE - BUILDING/PROPERTY MAINT	.00	40.37	.00	40.37 .0
530.500.613	ELE - VEHICLE PARTS/FLUIDS	.00	49.98	.00	49.98 .0
530.500.614	ELE - SYSTEM MAINTENANCE	.00	1,100.00	.00	1,100.00 .0
530.500.620	ELE - CHEMICALS	.00	.00	1,000.00 (	1,000.00) .0
530.500.648	ELE - TOOLS	.00	.00	500.00 (	500.00) .0
530.500.651	ELE - OFFICE SUPPLIES	36.47	47.76	8,000.00 (	7,952.24) .6
530.500.652	ELE - OPERATING SUPPLIES	319.94	474.95	.00	474.95 .0
530.500.655	ELE - VEHICLE FUEL	.00	151.45	1,500.00 (	1,348.55) 10.1
530.500.710	ELE - PRINCIPAL	.00	.00	65,000.00 (	65,000.00) .0
530.500.720	ELE - INTEREST	.00	17,695.00	975.00	16,720.00 1814.9
530.500.750	ELE - DEPRECIATION EXPENSES	.00	.00	40,000.00 (	40,000.00) .0
530.500.830	ELE - EQUIPMENT	.00	.00	15,000.00 (	15,000.00) .0
530.500.840	ELE - VEHICLE EQUIPMENT FUND	.00	.00	225,000.00 (	225,000.00) .0
530.500.845	ELE - ANNUAL POWERLINE/POLE	.00	.00	25,000.00 (	25,000.00) .0
530.500.848	ELE - PLANT IMPROVEMENTS	.00	.00	5,000.00 (	5,000.00) .0
530.500.850	ELE - SYSTEM	144.86	175.10	.00	175.10 .0
530.500.860	ELE - SYSTEM IMPROVEMENTS	.00	.00	35,000.00 (	35,000.00) .0
530.500.865	ELE - SYSTEM IMPROVEMENTS	6,260.00	8,220.00	.00	8,220.00 .0
530.500.914	ELE - MUNICIPAL UTILITY TAX	.00	.00	80,000.00 (	80,000.00) .0
530.500.915	ELE - STATE UTILITY TAX	2,680.86	7,072.84	51,000.00 (	43,927.16) 13.9
530.500.929	ELE - MISCELLANEOUS	.00	45.96	.00	45.96 .0
TOTAL DEPARTMENT 500		163,076.94	316,106.92	3,381,175.00 (	3,065,068.08) 9.4

RESOLUTION 2018-14

RESOLUTION APPROVING THE CLOSURE OF THE 300 BLOCK OF SOUTH MAIN STREET

ON OCTOBER 13, 2018

WHEREAS, the City of Farmer City has received a request from the Heritage Days committee to close the 300 block of South Main Street on October 13, 2018 for a fundraiser; and

WHEREAS, the City supports the Heritage Days festival; and

WHEREAS, Heritage Days' request should not interfere with any other events or activities in downtown;
and

THEREFORE, the City Council hereby approves the closure of the 300 block of South Main Street on October 13, 2018 for Heritage Days fundraising event.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMER CITY, COUNTY OF DEWITT,
ILLINOIS THIS 30th DAY OF JULY 2018

AYES: _____ NAYS: _____ ABSTAIN: _____ ABSENT: _____

Scott Kelley, Acting Mayor

Sandra I. Shaw, City Clerk



CITY OF FARMER CITY, ILLINOIS
105 South Main Street
Farmer City, Illinois 61842-0049

Telephone: (309) 928-2842
Facsimile: (309) 928-2228

MEMO

Date: July 30, 2018

To: City Council

From: Sue McLaughlin, ICMA-CM
City Manager

RE: Pool renovations – engineering

During our strategic planning session, renovating the community swimming pool was discussed and became a short-term complex goal.

We determined that we can borrow from ourselves to fund the renovation, so we needed to hire an engineer to design and oversee the renovation project.

The State of Illinois Department of Public Health requires contractors and engineers to be pre-approved to work on public swimming pools. Fehr Graham is on that list. Multiple municipalities recommended Fehr Graham's Andrew Keiser. As a side note, Fehr Graham was my second choice behind Maurer Stutz for a consulting engineer for our road projects.

Mr. Keiser came out right away when we needed to do the emergency repairs on the pool and has been a great resource as we've been addressing the myriad of pool issues. Since the pool renovation may cost at least \$500,000, their engineering scope of services is estimated at \$60,000, which is appropriate for the size of the project. Fehr Graham is already in the process of designing the renovation, but if the City does not wish to proceed with the project or with Fehr Graham, we will pay for his work to date.

After holding an informal survey on the pool renovation, I believe we have support to revamp the pool and recommend approval of the scope of engineering services with Fehr Graham for up to \$60,000. This fee will be paid for out of the capital projects fund.

July 10, 2018

Ms. Sue McLaughlin
City of Farmer City
105 S. Main Street
Farmer City, IL 61842

RE: Request for Proposal: Pool Renovations

Dear Ms. McLaughlin,

Per our meeting and evaluation of the Farmer City pool on June 26, we have included our proposal for engineering services. We have estimated fees with scope of work as follows:

1. Topographic survey
Fehr Graham will conduct a topographic survey to map the existing pool complex along with above and underground utilities encountered during the Survey. The limits of the survey will be the east edge of John Street on the east, the extension of the south edge of Madison Street on the south, the east fence of the softball field to the west and the south edge of the parking lot north of the bath house on the North. The survey will include some interior measurements for bath house renovations.
2. Design of the following improvements:
 - a. Gutter replacement for main pool
 - b. New zero entry and swim instruction pool
 - c. Complete deck replacement
 - d. Bath house roof replacement
 - e. Required bath house modification for ADA compliance
 - f. New filter equipment
 - g. New chemical feed equipment
 - h. Electrical improvements as required
3. Prepare Illinois Department of Public Health (IDPH) permit application

Estimated Fehr Graham Hourly Rate Fee.....\$60,000

All design work will be in compliance with IDPH requirements.

If you have any questions regarding this proposal please contact me at 217-352-7688 or akieser@fehr-graham.com.

Sincerely,



Andrew J. Kieser
Project Manager

AJK:lmb

Enclosure

N:\Proposals\2018\Andy Kieser\Farmer City\2018-07-10 Famer City Pool Renovations Agreement.docx

**AGREEMENT
FOR PROFESSIONAL SERVICES**

Client Ms. Sue McLaughlin
City of Farmer City
105 S. Main Street
Farmer City, IL 61842

309.928.3412

Description of Services:

Farmer City - Pool Renovations

Fehr Graham will provide professional services outlined in the proposal dated July 10, 2018.

COST: You will be billed on a time and material basis as per the annually established fee schedule. The fee for performing the above services is estimated to be \$60,000.

ESTIMATED PROJECT COMPLETION DATE: September 30, 2018.

The attached General Conditions are incorporated into and made a part of this Agreement.

ACCEPTED AND AGREED TO:

I/we, the undersigned, authorize Fehr Graham to provide services as outlined above, and also agree that I/we are familiar with and **ACCEPT THE TERMS OF THE ATTACHED GENERAL CONDITIONS.**

CLIENT:

Signature _____

Name _____

Title _____

Date Accepted _____

CONSULTANT:

By  _____

Name Matthew A. Johnson

Title Branch Manager

Date Proposed July 10, 2018

GENERAL CONDITIONS TO AGREEMENT FOR PROFESSIONAL SERVICES

1. The Client requests the professional services of Fehr Graham hereinafter called "The Consultant" as described herein.
2. The Consultant agrees to furnish and perform the professional service described in this Agreement in accordance with accepted professional standards. Consultant agrees to provide said services in a timely manner, provided, however, that Consultant shall not be responsible for delays in completing said services that cannot reasonably be foreseen on date hereof or for delays which are caused by factors beyond his control or delays resulting from the actions or inaction of any governmental agency. Consultant makes no warranty, expressed or implied, as to his findings, recommendations, plans and specifications or professional advice except that they were made or prepared in accordance with the generally accepted engineering practices.
3. It is agreed that the professional services described in the Agreement shall be performed for Client's account and that Client will be billed monthly for said services. A 1½% per month service charge will be incurred by Client for any payment due herein and not paid within 30 days of such billing which is equal to an ANNUAL PERCENTAGE RATE OF 18%. Partial payments will be first credited to the accrued service charges and then to the principal.
4. The Client and the Consultant each binds himself, his partners, successors, executors, and assigns to the other party to this agreement and to the partners, successor, executors, and assigns of such other party in respect to this agreement.
5. The Client shall be responsible for payment of all costs and expenses incurred by the Consultant for his account, including any such monies that the Consultant may advance for Client's account for purposes consistent with this Agreement.
6. The Consultant reserves the right to withdraw this Agreement if not accepted within 30 days.
7. A claim for lien will be filed within 75 days of the date of an invoice for services (last day of services rendered) unless the account is paid in full or other prior arrangements have been made. All attorney fees incurred by the Consultant due to the filing of said lien or the foreclosure thereof shall be borne by the Client.

In the event suit must be filed by Consultant for the collection of fees for services rendered, Client will pay all reasonable attorney's fees and court costs.

If Client defaults in payment of fees or costs due under the terms of this Agreement and Consultant incurs legal expenses as a result of such failure, Client shall be responsible for payment for Consultant's reasonable attorney fees and costs so incurred.
8. The Consultant shall present, for the consideration of the Client, engineering and technical alternatives, based upon its knowledge and experience in accordance with accepted professional standards, with selection of alternatives and final decisions as requested by the client to be the sole responsibility of the Client.
9. Construction Phase Activities (When applicable) - In connection with observations of the work of the Contractor(s) while it is in progress the Consultant shall make visits to the site at intervals appropriate to the various stages of construction as the Consultant deems necessary in Agreement to observe as an experienced and qualified design professional the progress and quality of the various aspects of the Contractor(s)'s work. Based on information obtained during such visits and on such observation, the Consultant shall endeavor to determine in general if such work is proceeding in accordance with the Contract Documents and the Consultant shall keep the Client informed of the progress of the work.

The purpose of the Consultant's visits to the site will be to enable the Consultant to better carry out the duties and responsibilities assigned to and undertaken by the Consultant during the Construction Phase, and, in addition, by exercise of the Consultant's efforts as an experienced and qualified design professional, to provide for the Client a greater degree of confidence that the completed work of the Contractor(s) will conform generally to the Contract Documents and that the integrity of the design concept as reflected in the Contract Documents has been implemented and preserved by the Contractor(s). The Consultant shall not, during such visits or as a result of such observations of Contractor(s)' work in progress, supervise, direct or have control over Contractor(s)' work nor shall the Consultant have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected by Contractor(s), for safety precautions and programs incident to the work of Contractor(s) or for any failure of Contractor(s) to comply with laws, rules, regulations, ordinances, codes, or orders applicable to Contractors(s) furnishing and performing their work. Accordingly, the Consultant can neither guarantee the performance of the construction contracts by Contractor(s) nor assume responsibility for Contractor(s)' failure to furnish and perform their work in accordance with the Contract Documents.
10. Estimates of Fees - When fees are on a time and material basis the estimated costs required to complete the services to be performed are made on the basis of the Consultant's experience, qualifications, and professional judgment, but are not guaranteed. If the costs appear likely to exceed the estimate in excess of 20%, the Consultant will notify the Client before proceeding. If the Client does not object to the additional costs within seven (7) days of notification, the increased costs shall be deemed approved by the Client.
11. The Consultant is responsible for the safety on site of his own employees. This provision shall not be construed to relieve the Client or the Contractor(s) from their responsibility for maintaining a safe work site. Neither the professional services of the Consultant, nor the presence of his employees or subcontractors shall be construed to imply that the Consultant has any responsibility for any activities on site performed by personnel other than the Consultant's employees or subcontractors.
12. Original survey data, field notes, maps, computations, studies, reports, drawings, specifications and other documents generated by the Consultant are instruments of service and shall remain the property of the Consultant. The Consultant shall provide copies to the Client of all documents specified in the Description of Services.

Any documents generated by the Consultant are for the exclusive use of the Client and any use by third parties or use beyond the intended purpose of the document shall be at the sole risk of the Client. To the fullest extent permitted by law, the Client shall indemnify, defend and hold harmless the Consultant for any loss or damage arising out of the unauthorized use of such documents.

13. No claim may be asserted by either party against the other party unless an action on the claim is commenced within two (2) years after the date of the Consultant's final invoice to the Client.
14. If a Client's Purchase Order form or acknowledgment or similar form is issued to identify the agreement, authorize work, open accounts for invoicing, provide notices, or document change orders, the preprinted terms and condition of said Purchase Order shall be superseded by the terms hereof.
15. Standard of Care - Services performed by Consultant under this agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other representation expressed or implied, and no warranty or guarantee is included or intended in any report, opinion or document under this agreement.
16. Liability Insurance - Consultant will maintain such liability insurance as is appropriate for the professional services rendered as described in this Agreement. Consultant shall provide Certificates of Insurance to Client, upon Client's request, in writing.
17. Indemnification and Limitation of Liability - Client and Consultant each agree to indemnify and hold the other harmless, including their respective officers, employees, agents, members, and representatives, from and against liability for all claims, costs, losses, damages and expense, including reasonable attorney's fees, to the extent such claims, losses, damages or expenses are caused by the indemnifying party's acts, errors or omissions.

The Client understands that for the compensation herein provided Consultant cannot expose itself to liabilities disproportionate to the nature and scope hereunder. Therefore, the Client agrees to limit Consultant's liability to the Client arising from Consultant's professional acts, errors or omissions, such that the total aggregate liability of Consultant shall not exceed \$50,000 or Consultant's total fee for services rendered on this Project, whichever is less.

18. Allocation of Risk - Consultant and Client acknowledge that, prior to the start of this Agreement, Consultant has not generated, handled, stored, treated, transported, disposed of, or in any way whatsoever taken responsibility for any toxic substance or other material found, identified, or as yet unknown at the Project premises. Consultant and Client further acknowledge and understand that the evaluation, management, and other actions involving toxic or hazardous substances that may be undertaken as part of the Services to be performed by Consultant, including subsurface excavation or sampling, entails uncertainty and risk of injury or damage. Consultant and Client further acknowledge and understand that Consultant has not been retained to serve as an insurer of the safety of the Project to the Client, third parties, or the public.

Client acknowledges that the discovery of certain conditions and/or taking of preventative measures relative to these conditions may result in a reduction of the property's value. Accordingly, Client waives any claim against Consultant and agrees to indemnify, defend, and hold harmless Consultant and its subcontractors, consultants, agents, officers, directors, and employees from any claim or liability for injury or loss allegedly arising from procedures associated with environmental site assessment (ESA) activities or the discovery of actual or suspected hazardous materials or conditions. Client releases Consultant from any claim for damages resulting from or arising out of any pre-existing environmental conditions at the site where the work is being performed which was not directly or indirectly caused by and did not result from, in whole or in part, any act or omission of Consultant or subcontractor, their representatives, agents, employees, and invitees.

If, while performing the Services set forth in any Scope of Services, pollutants are discovered that pose unanticipated or extraordinary risks, it is hereby agreed that the Scope of Services, schedule, and costs will be reconsidered and that this Agreement shall immediately become subject to renegotiation or termination. Client further agrees that such discovery of unanticipated hazardous risks may require Consultant to take immediate measures to protect health and safety or report such discovery as may be required by law or regulation. Consultant shall promptly notify Client upon discovery of such risks. Client, however, hereby authorizes Consultant to take all measures Consultant believes necessary to protect Consultant and Client personnel and the public. Furthermore, Client agrees to compensate Consultant for any additional costs associated with such measures.

19. In the event of legal action to construe or enforce the provisions of this agreement, the prevailing party shall be entitled to collect reasonable attorney fees, court costs and related expenses from the losing party and the court having jurisdiction of the dispute shall be authorized to determine the amount of such fees, costs and expenses and enter judgment thereof.
20. Termination - The obligation to provide further services under this Agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. In the event of any termination, Consultant will be paid for all services rendered to the date of receipt of written notice of termination, at Consultant's established chargeout rates, plus for all Reimbursable Expenses including a 15% markup.
21. Provision Severable - The unenforceability or invalidity of any provisions hereof shall not render any other provisions herein contained unenforceable or invalid.
22. Governing Law and Choice of Venue - Client and Consultant agree that this Agreement will be governed by, construed, and enforced in accordance with the laws of the State of Illinois. If there is a lawsuit, Client and Consultant agree that the dispute shall be submitted to the jurisdiction of the Illinois District Court in and for Stephenson County, Illinois.



CITY OF FARMER CITY, ILLINOIS

105 South Main Street
Farmer City, Illinois 61842-0049

Telephone: (309) 928-2842

Facsimile: (309) 928-2228

MEMO

Date: July 30, 2018

To: City Council

From: Sue McLaughlin, ICMA-CM
City Manager

RE: Mini-hoe and trailer

During budget discussions for this fiscal year, street, water/sewer and electric crews all expressed a desire to purchase a mini-hoe for smaller projects. They advised me that a smaller piece of equipment could be much more useful when the backhoe would just be too wieldy. The trailer makes the transportation of the mini-hoe much more efficient.

Purchase of the mini-hoe and trailer was approved in the budget for \$60,000. Street Superintendent Fred Graning had a very difficult time finding dealers for this equipment and the state did not have a bid price for it. However, he was able to get 2 quotes:

Central Illinois Ag	Alta Equipment Company
\$53,000 – Mini hoe	\$53,150 – Mini hoe
\$6,250 – Trailer	\$10,550 – Trailer
\$59,250 Total	\$63,700 - Total

Since these are the only two dealers offering such equipment, I would recommend waiving the bid process to accept the lowest quote, which is Central Illinois Ag for \$59,250.



ATLANTA 800-762-2325
 CLINTON 800-362-3866
 FARMER CITY 800-334-8942
 MASON CITY 217-482-9760

Central Illinois Ag, Inc.
 792 US Highway 150 East • P.O. Box 288
 Farmer City, IL 61842
 (309) 928-2154 • (800) 334-8942
 www.centralilag.com

Ship To: SAME AS BELOW

Branch 03 - FARMER CITY		
Date 06/01/2018	Time 11:01:10 (O)	Page 1
Account No. FARME025	Phone No. 3099283412	Estimate No. 000898
Ship Via		Purchase Order
DOUG A FRANZEN		Salesperson 213

Invoice To: CITY OF FARMER CITY
 P O BOX 49
 105 S MAIN
 FARMER CITY IL 61842

EQUIPMENT ESTIMATE - NOT AN INVOICE

Description ** Q U O T E ** EXPIRY DATE: 07/01/2018 Amount

I OR WE AGREE THAT ANY NON-TAXED ITEMS BILLED ABOVE WILL BE USED FOR PRODUCTION AGRICULTURE
 () SOLD USED AS-IS. NO WARRANTY OF ANY KIND HAS BEEN GIVEN BY THE DEALER
 () SOLD NEW WITH

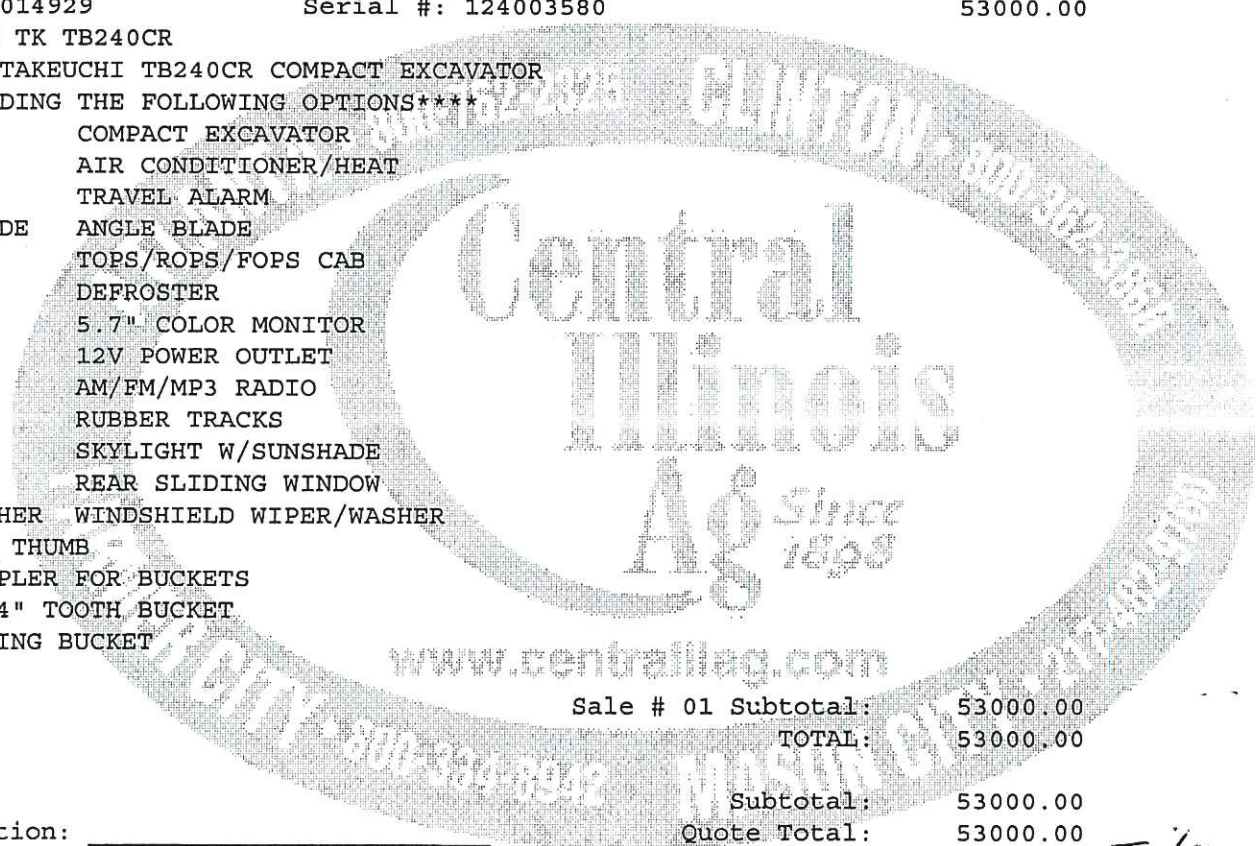
Stock #: 014929 Serial #: 124003580 53000.00

New 2018 TK TB240CR

New 2018 TAKEUCHI TB240CR COMPACT EXCAVATOR

****INCLUDING THE FOLLOWING OPTIONS****

- TB240C COMPACT EXCAVATOR
- AC/HEAT AIR CONDITIONER/HEAT
- ALARM TRAVEL ALARM
- ANGLE BLADE ANGLE BLADE
- CAB TOPS/ROPS/FOPS CAB
- DEFROST DEFROSTER
- MONITOR 5.7" COLOR MONITOR
- OUTLET 12V POWER OUTLET
- RADIO AM/FM/MP3 RADIO
- RU TRKS RUBBER TRACKS
- SKYLIGHT SKYLIGHT W/SUNSHADE
- WINDOW REAR SLIDING WINDOW
- WIPER/WASHER WINDSHIELD WIPER/WASHER
- HYDRAULIC THUMB
- QUICK COUPLER FOR BUCKETS
- 13"-18"-24" TOOTH BUCKET
- 36" DITCHING BUCKET



www.centralilag.com

Sale # 01 Subtotal: 53000.00
 TOTAL: 53000.00

Subtotal: 53000.00
 Quote Total: 53000.00

Authorization: _____

ROPS Machine \$45,000
 Same options - Less cab

Handwritten:
 +6250.00 Trailer
 \$59250.00



792 US Hwy 150 East
 PO Box 288
 Farmer City, IL 61842

Phone: (309) 928-2154
 Fax: (309) 928-2249
 www.centralilag.com

Sales Quotation

To: City of Farmer City

Date: 7-9-18

Customer Phone #: 309-275-1213

Fred

Qty.	Description	Price
	2018 Sure-Trac Tilt Bed Trailer	\$6,250 ⁰⁰
	14000Lb GVW	+ License
	4ft Stationary Bed 18ft tilt bed	+ Tax
	8 bolt wheels	
	Specifications on attached sheets	

Qty.	Trade-In	Trade Allowance

Quote valid for: _____ days

BALANCE

Quotation prepared by: Doug Franzen

To accept this quotation, sign here and return:

ALTA EQUIPMENT COMPANY

209 E Coming Ave • Peotone, IL 60468 • Office (708) 258-330

July 9th, 2018

City of Farmer City

105 S Main

Farmer City, IL 61842

P: (309) 928-3412

Dear customer,

Alta Equipment is pleased to provide pricing on a 2018 Volvo EC35D (ref:EQ0080072) the unit is equipped as follows:

- Open rops *no cab*
- Auto idling
- Travel alarm
- X1 hydraulics
- Angle blade with float
- Vinyl seat
- Rear light
- Quick coupler
- 12" bucket
- 24" bucket
- Std warr: 1 year or 2,500 hours
- 12" rubber tracks
- Control pattern selector
- Work light on boom
- Long arm: 67"
- Engine auto shutdown
- Rotating beacon
- Additional counterweight
- Hydraulic thumb
- 18" bucket
- 36" ditching bucket

Our price on this unit is

Thank you for this opportunity,

Jim Spicer

Account Manager

P: (217) 493-9226

E: jim.spicer@altaequipment.com

\$53,150
+10,550 Trailer
\$63,700

ALTA EQUIPMENT COMPANY

209 E Coming Ave • Peotone, IL 60468 • Office (708) 258-330

July 9th, 2018

City of Farmer City

105 S Main

Farmer City, IL 61842

P: (309) 928-3412

Dear customer,

Alta Equipment is pleased to provide pricing on a 2018 Volvo EC35D (ref:EQ0080071) the unit is equipped as follows:

- Cab w/ heat & AC
- Auto idling
- Travel alarm
- X1 hydraulics
- Angle blade with float
- Fabric mechanical suspension seat
- Rear light
- Quick coupler
- 12" bucket
- 24" bucket
- Std warr: 1 year or 2,500 hours
- 12" rubber tracks
- Control pattern selector
- Work light on boom
- Long arm: 67"
- Engine auto shutdown
- Rotating beacon
- Additional counterweight
- Hydraulic thumb
- 18" bucket
- 36" ditching bucket

Our price on this unit is

Thank you for this opportunity,

Jim Spicer

Account Manager

P: (217) 493-9226

E: jim.spicer@altaequipment.com

\$57,150
+10,550 trailer
\$67,700

ALTA EQUIPMENT COMPANY

209 E Coming Ave • Peotone, IL 60468 • Office (708) 258-330

July 9th, 2018

City of Farmer City

105 S Main

Farmer City, IL 61842

P: (309) 928-3412

Dear customer,

Alta Equipment is pleased to provide pricing on a 2018 Takeuchi TB240 the unit is equipped as follows:

- Open Rops *NO cab*
- Rubber tracks
- High back adjustable suspension seat
- Control pattern change
- Travel alarm
- Auto idle
- Thumb
- 18" bucket
- 36" ditching bucket
- Angle blade
- Two speed
- Joystick control
- 2 way auxiliary hydraulics
- Lights
- Quick coupler
- 13" bucket
- 24" bucket
- Std warr: 2 year or 2,000 hours

Our price on this unit is

\$50,935
+10,550 Trailer
\$61,485

Thank you for this opportunity,

Jim Spicer

Account Manager

P: (217) 493-9226

E: jim.spicer@altaequipment.com

ALTA EQUIPMENT COMPANY

209 E Coming Ave • Peotone, IL 60468 • Office (708) 258-330

July 9th, 2018

City of Farmer City

105 S Main

Farmer City, IL 61842

P: (309) 928-3412

Dear customer,

Alta Equipment is pleased to provide pricing on a 2018 Takeuchi TB240 (ref:EQ0077286) the unit is equipped as follows:

- Cab w/ heat & AC
- Rubber tracks
- High back adjustable suspension seat
- Control pattern change
- Travel alarm
- Auto idle
- Thumb
- 18" bucket
- 36" ditching bucket
- Angle blade
- Two speed
- Joystick control
- 2 way auxiliary hydraulics
- Lights
- Quick coupler
- 12" bucket
- 24" bucket
- Std warr: 2 year or 2,000 hours

Our price on this unit is

Thank you for this opportunity,

Jim Spicer

Account Manager

P: (217) 493-9226

E: jim.spicer@altaequipment.com

\$58,780
+10,550 Trailer
\$69,330

ALTA EQUIPMENT COMPANY

209 E Coming Ave • Peotone, IL 60468 • Office (708) 258-330

July 9th, 2018

City of Farmer City

105 S Main

Farmer City, IL 61842

P: (309) 928-3412

Dear customer,

Alta Equipment is pleased to provide pricing on a 2018 Gehl Z35 Gen2 the unit is equipped as follows:

- Cab w/ heat & AC
- Radio
- Air cleaner
- Travel alarm
- 12" bucket
- 24" bucket
- Thumb
- Angle blade
- Additional weight kit
- Pilot control joystick controls
- Quick coupler
- 18" bucket
- 36" ditching bucket
- Std warr: 1 year or 1,500

Our price on this unit is

\$64,535
+10,550 Trailer
\$ 75,085

Thank you for this opportunity,

Jim Spicer

Account Manager

P: (217) 493-9226

E: jim.spicer@altaequipment.com

ALTA EQUIPMENT COMPANY

209 E Corning Ave • Peotone, IL 60468 • Office (708) 258-330

July 9th, 2018

City of Farmer City

105 S Main

Farmer City, IL 61842

P: (309) 928-3412

Dear customer,

Alta Equipment is pleased to provide pricing on a 2018 Gehl Z35 Gen2 the unit is equipped as follows:

- Open rops *no cab*
- Radio
- Air cleaner
- Travel alarm
- 12" bucket
- 24" bucket
- Thumb
- Angle blade
- Additional weight kit
- Pilot control joystick controls
- Quick coupler
- 18" bucket
- 36" ditching bucket
- Std warr: 1 year or 1,500

Our price on this unit is

\$58,395
+10,550 Trailer
\$68,945

Thank you for this opportunity,

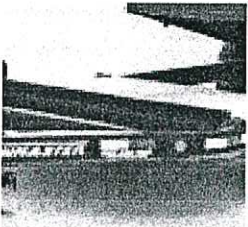
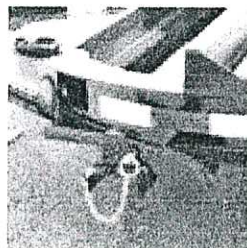
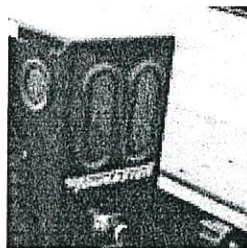
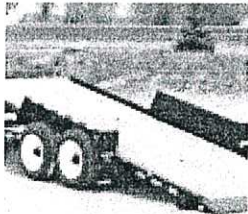
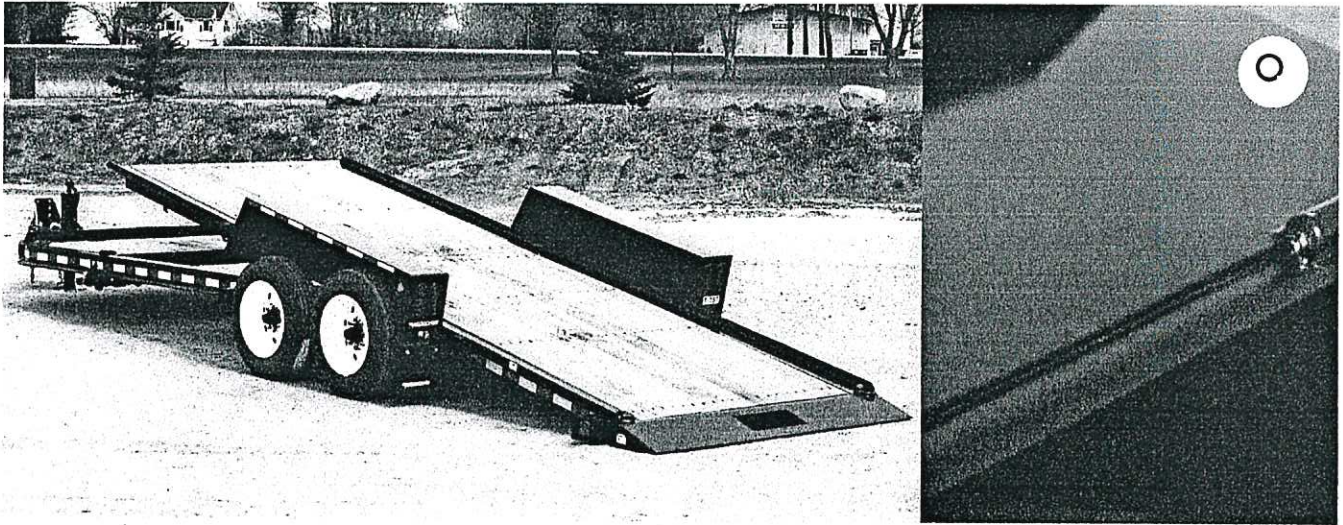
Jim Spicer

Account Manager

P: (217) 493-9226

E: jim.spicer@altaequipment.com

TOWMASTER TRAILERS



\$10,550

T-14DT | 16DT

The Towmaster® drop-deck tilt trailers are popular with rental dealers and small contractors. There are no ramps to hassle with; simply tilt the deck and drive on or off. This trailer is built on our cold-formed I-beam tongue and main frame for tough durability. The tilt deck trailer features a single lever twin-latch system, knife-edge approach plate, rubber-ride axles and adjustable hitch. A deck cushion cylinder eases the deck back into transport position and prevents equipment from slamming the deck down.



CITY OF FARMER CITY, ILLINOIS

105 South Main Street
Farmer City, Illinois 61842-0049

Telephone: (309) 928-2842

Facsimile: (309) 928-2228

MEMO

Date: July 30, 2018

To: City Council

From: Sue McLaughlin, ICMA-CM
City Manager

RE: I-74 utility extension

When the City Council adopted its strategic plan, the 2nd most important priority for short-term complex goals (behind the water and sewer plant) was to extend city utilities across 74 and attract commercial development there.

Back in late April, I shared with you a Market Assessment that was performed by developer consultant SB Friedman. In this assessment, several observations were made:

- The highest and best use for the property, at this time, is a gas station/truck stop with restaurant
- Hotel development is unlikely in the near term; they typically prefer to come AFTER gas stations and restaurants
- Limited potential exists for new car dealerships due to clustering patterns in major cities
- Direct competition exists with vacant parcels at interstate interchanges that ALREADY have utilities in place (in central Illinois); developers will not pay for them upfront

We then performed a cost-revenue analysis on extending the utilities and developing that parcel. I have attached the latest report from SB Friedman. Here are the highlights:

- Utility extension costs
 - Electric - \$600,000
 - Water and Sewer - \$1.2-1.7 million
 - Total - \$1.8-2 million
- Sales Tax revenue
 - From \$43,000 to \$578,000 per year, depending on use
- Business District Tax Revenue

- From \$35,000 to \$500,000 per year, depending on use
- Incremental Property Tax Revenue under TIF
 - From \$37,000 to \$139,000 per year, depending on use
- Total Taxes generated
 - \$117,000 to \$1,217,000 per year, depending on use

Total Costs (High end)		Total Revenues (High end – truck stop with restaurant)	
Cost	Length	Revenue	Length
\$2.2 million	25 year payback	\$30 million*	25 years
\$128,000	1 year (25 years)	\$1.2 million*	1 year

*After development is complete

If we issue \$2 million in bonds to cover the water/sewer extension, the payments would be approximately \$128,000 per year.

I believe we have the potential to cover those costs by adopting an alternate revenue bond for the \$2 million dollars over 25 years. We would include TIF, Business District and water/sewer revenues as collateral for those bonds. In that way, the water/sewer funds could make the payment for the first couple of years until the development is complete. Then, once TIF and Business District funds are generated, they can take over the payments relieving the water and sewer funds.

To reiterate, we are competing against parcels in the region that already have utilities in place. I believe in order for us to be able to compete and develop this parcel, we will need to make the investment ahead of time.



Farmer City

Market Assessment

April 24, 2018



VISION
ECONOMICS
STRATEGY
FINANCE
IMPLEMENTATION

Outline

- 01 Overview
- 02 Supply Maps by Use
- 03 Interchange Case Studies
- 04 Site Requirements
- 05 Conclusions

OVERVIEW

Farmer City Market Assessment

- Purpose of analysis: Conduct high-level market assessments for potential uses that could be attracted to an undeveloped, city-owned property located at the northwest corner of Interstate-74 and Illinois-54 in the City of Farmer City (the "City").
- Land uses under consideration include:
 - Gas Station
 - Truck Stop/Travel Center
 - Restaurant
 - Hotel
 - New Car Dealership

OVERVIEW

Study Area

Site Characteristics:

- Undeveloped, approx. 20-acre greenfield
- City-owned
- Currently lacks water and sewer infrastructure
- Located on periphery of Farmer City (1.5 miles from Downtown Farmer City)

Site visibility - good

Traffic:

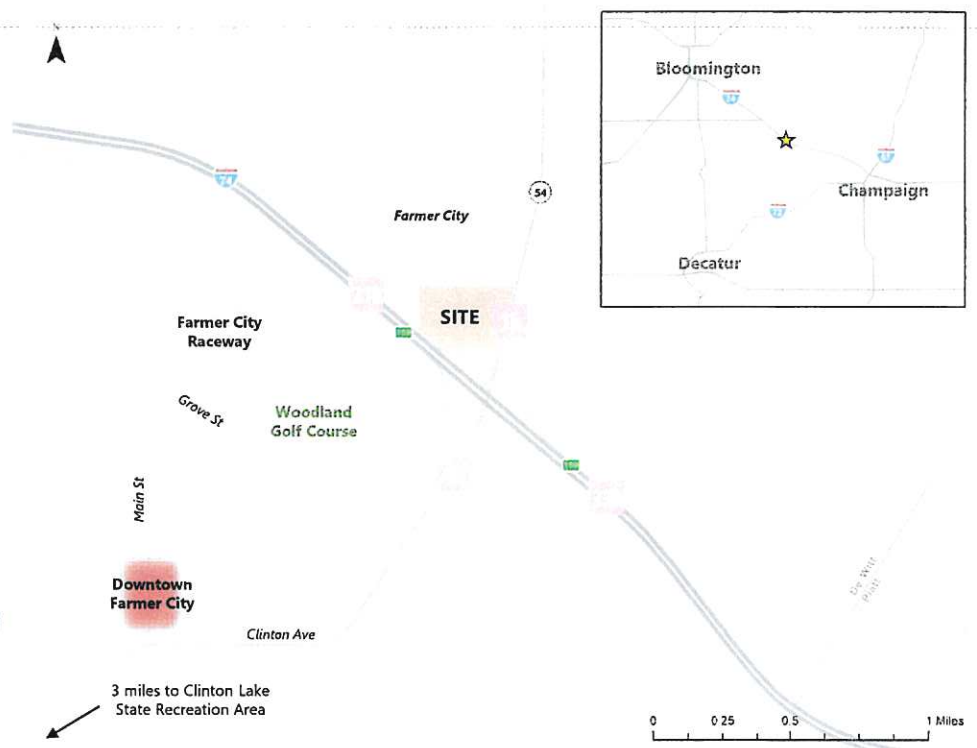
- Moderate interstate traffic counts
 - ~20,000 ADT on I-74
- Lower arterial traffic counts
 - 1,000-4,000 on IL-54

Access to interstate – support potential for auto-oriented uses

- ### Drive times to nearest major cities:
- 30 minutes (NW) to Bloomington and (SE) to Champaign
 - 45-50 minutes (SW) to Decatur

Other Key Farmer City Assets:

- Population: 2,054
- Median HH Income: \$50,151
- Eight restaurants (~3.8 restaurants per 1,000 people)
- Nearby employment (agriculture-related businesses)



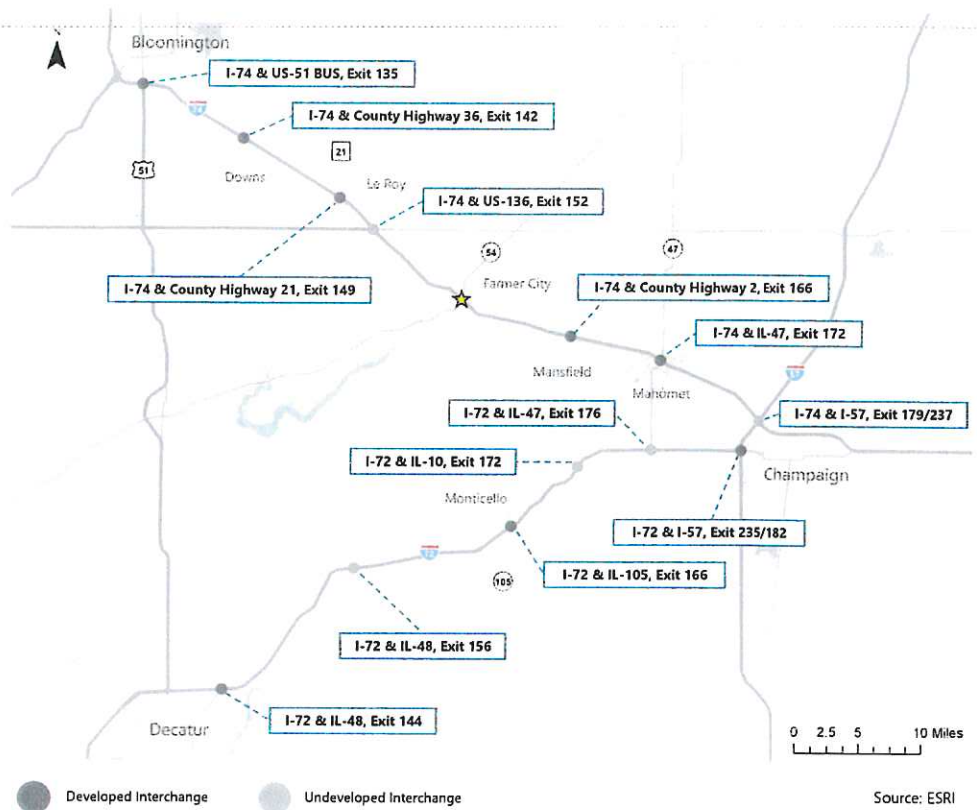
Daily Traffic Counts

Source: ESRI, Illinois Department of Transportation (IDOT)

OVERVIEW

Study Area Context/Analysis Framework

- We reviewed interchange development along the following "Analysis Area":
 - I-74 between Bloomington and Champaign
 - I-72 between Champaign and Decatur
- Eight out of 14 interchanges have adjacent development within an approximately 1/3 mile buffer ("Development Buffer")
 - 5 of 8 interchanges along I-74
 - 3 of 6 interchanges along I-72
- Interchanges on either side of Farmer City interchange have no or little adjacent development



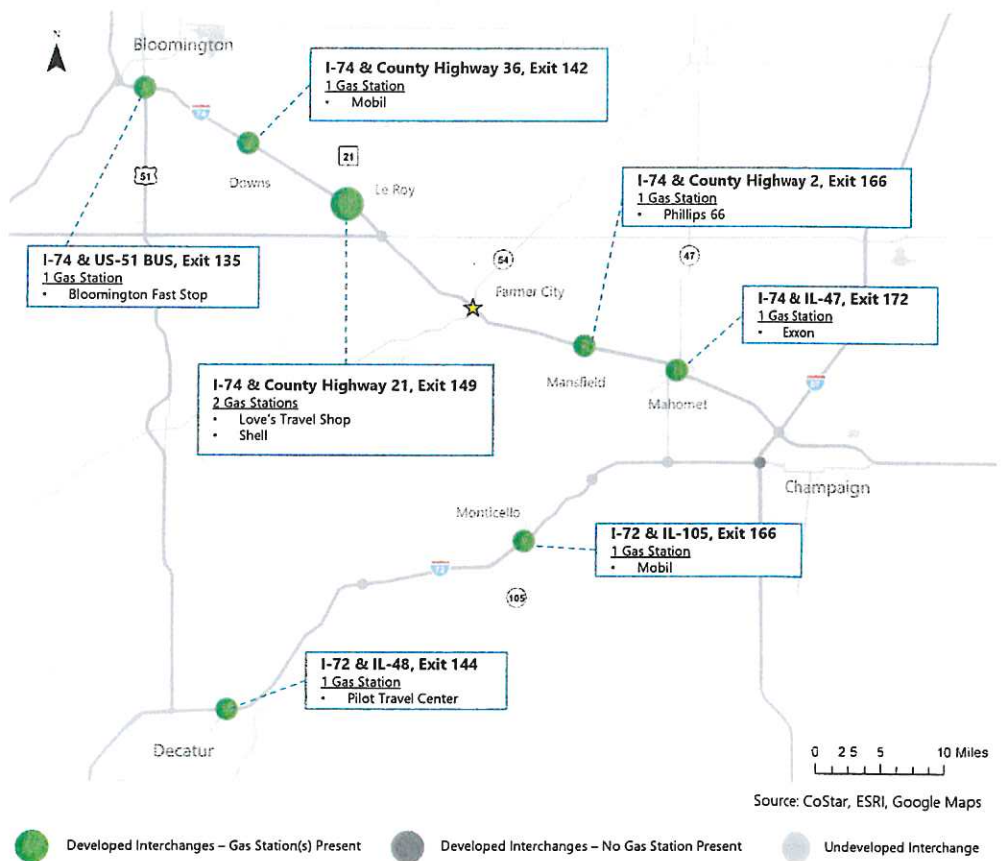
COMPETITIVE SUPPLY MAPS BY USE

- GAS STATIONS
- TRUCK STOP/TRAVEL CENTER
- RESTAURANTS
- HOTELS
- NEW CAR DEALERSHIPS

SUPPLY MAPS

Gas Stations

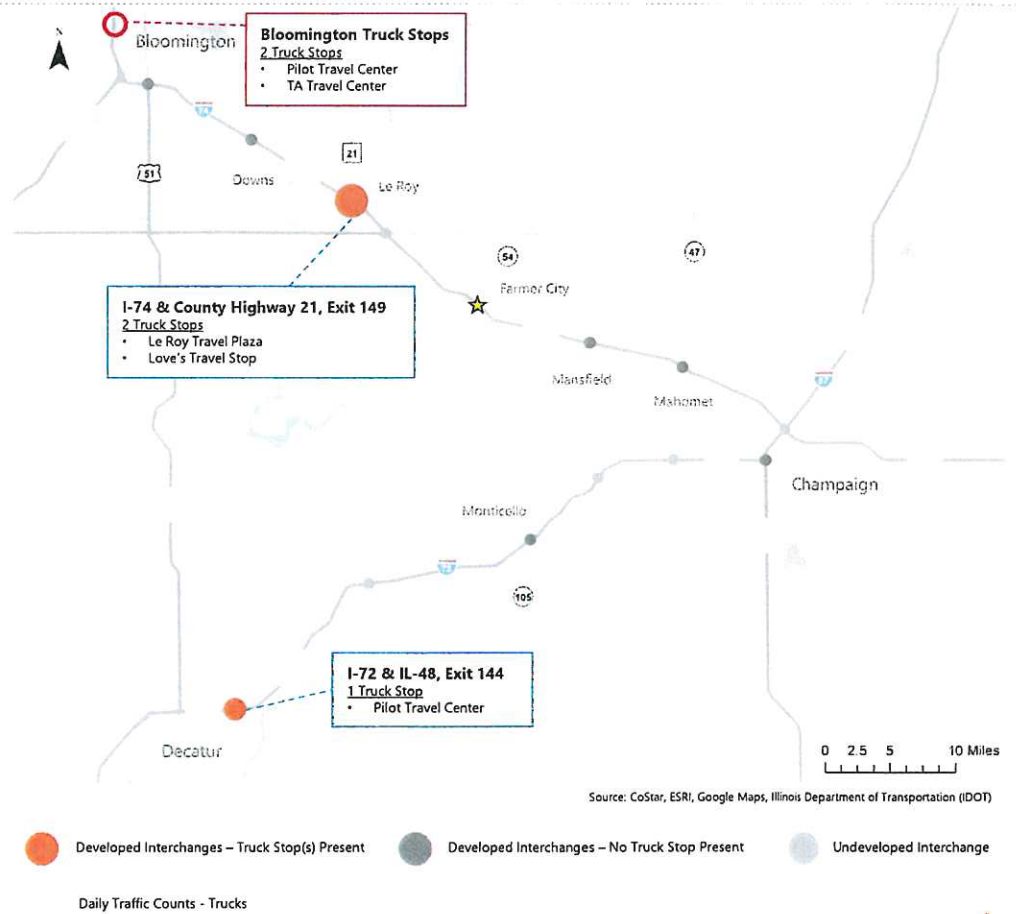
- Nearly all interchanges with some development present have a gas station located within Development Buffer
- Only three interchanges along I-74 between Bloomington and Champaign do not have an adjacent gas station, including Farmer City
- Interchange-adjacent gas stations rely heavily on convenient access from the Interstate



SUPPLY MAPS

Truck Stop/Travel Center

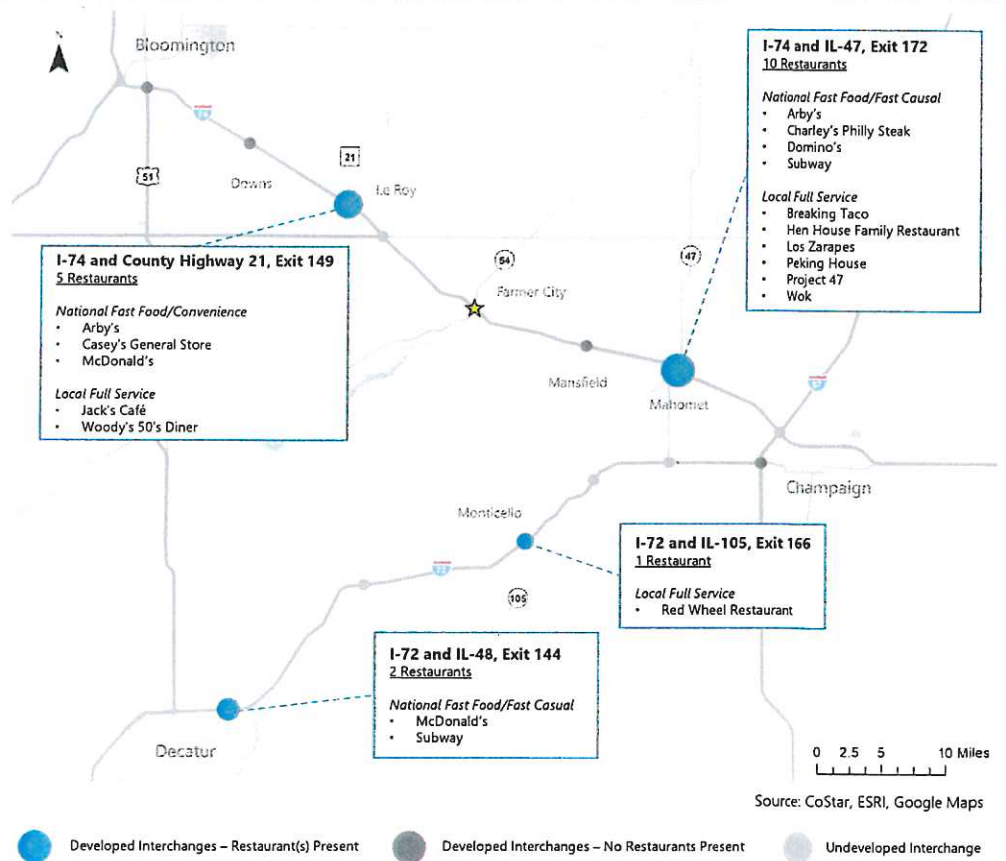
- A truck stop/travel center is a specific form of gas station that provides refueling, parking and ready-made food options for truck drivers and travelers
- Truck stops typically locate adjacent to interstate and major highways with high visibility and high traffic counts
- Some large truck stop chains cater to a wider range of the traveling public by combining trucks stops and traditional gas stations
- Only two interchanges have at least one truck stop located within Development Buffer
- There is an IDOT-maintained Rest Area located west of the Site on I-74
- There are several major truck stop operators in the region, including:
 - Love's Travel Stops
 - Pilot Travel Centers
 - TA and Petrol Centers
 - Others



SUPPLY MAPS

Restaurants

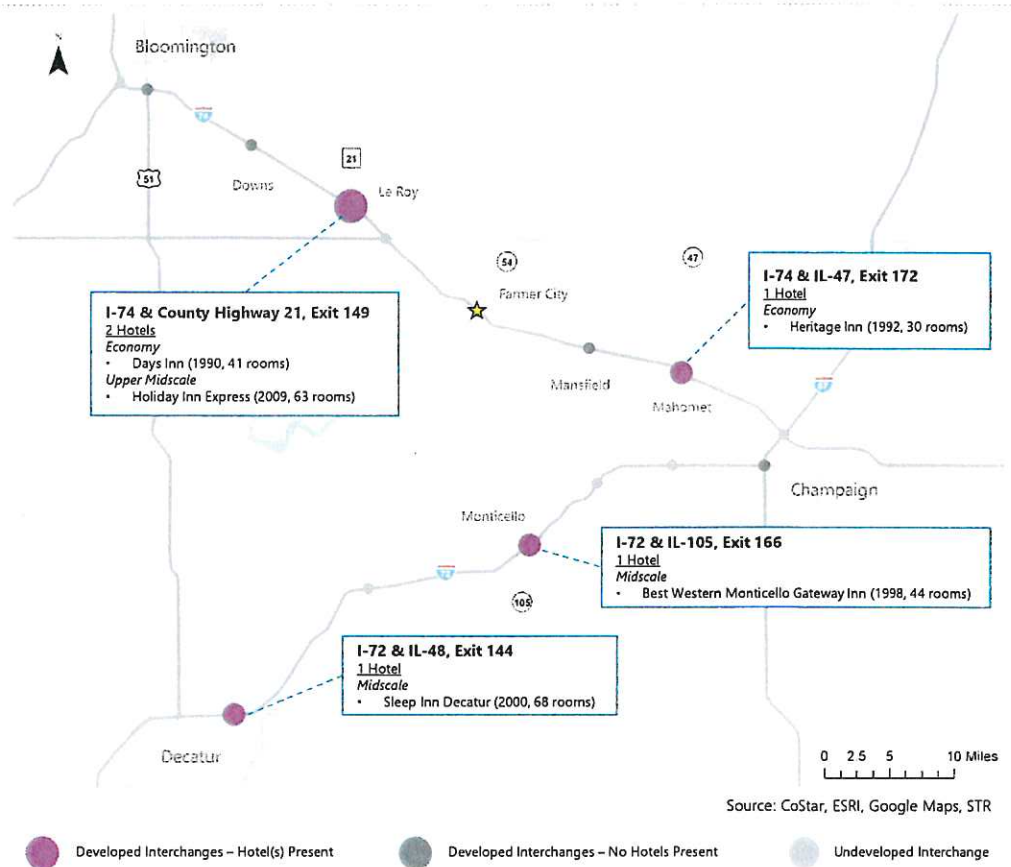
- Four interchanges have at least one restaurant located within Development Buffer
- 18 total restaurants in the Analysis Area
- There are a combination of national and local restaurants:
 - Nine national fast food/fast casual
 - Nine local full-service restaurants
- Larger restaurant clusters are likely supported by local community, in addition to interstate traffic



SUPPLY MAPS

Hotels

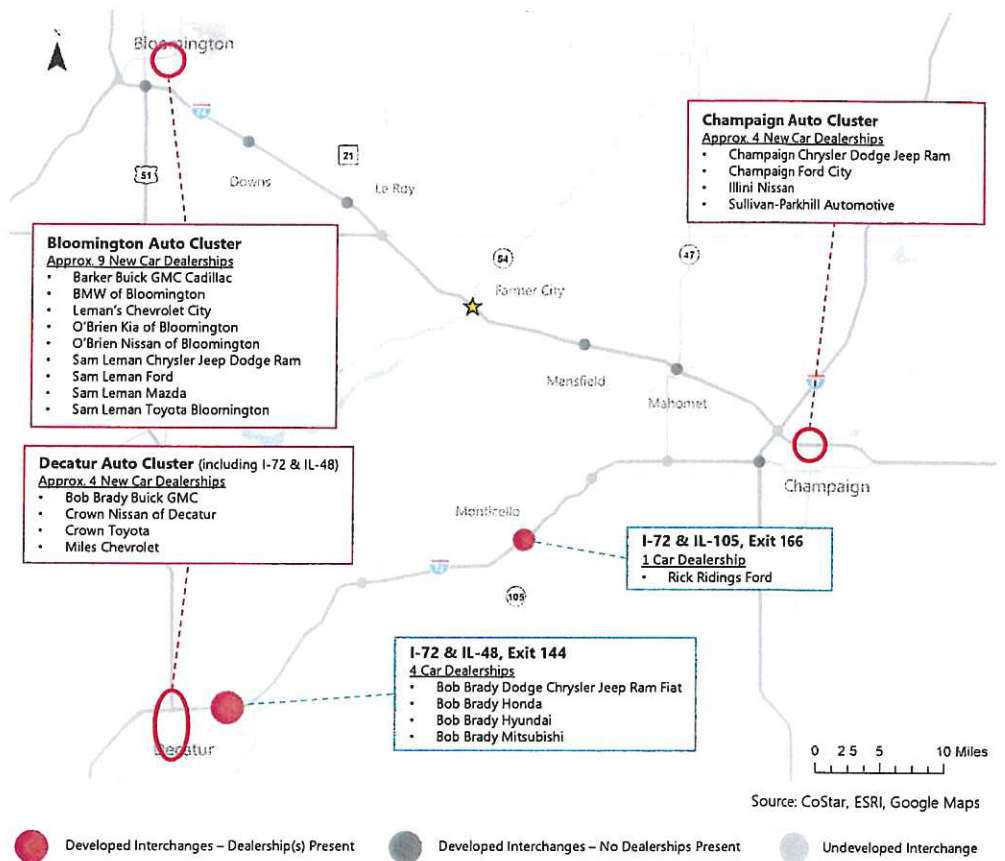
- Four interchanges have at least one hotel located within Development Buffer
- There are five hotels in the Analysis Area
 - Two hotels are economy class
 - Two hotels are midscale class
 - One hotel is upper midscale class
- Limited new construction of hotels
 - Age of hotels ranges from 9 to 28 years, with an average of 20 years
- Existing hotels have fewer keys than typically seen in newer construction
 - Number of rooms per hotel ranges from 30 to 68, with an average of 49 rooms
- Interchange-adjacent hotels typically co-locate with other development (e.g., gas station and/or restaurant)



SUPPLY MAPS

New Car Dealerships

- New car dealerships typically prefer to cluster together near larger population centers, as shown by large clusters in Bloomington, Champaign and Decatur
- Two of the interchanges have at least one new car dealership located within Development Buffer
- There are no new car dealerships located adjacent to interchanges along I-74
- There are five new car dealerships adjacent to interchanges along I-72
 - Bob Brady is the largest interchange-adjacent dealership with five locations in Decatur



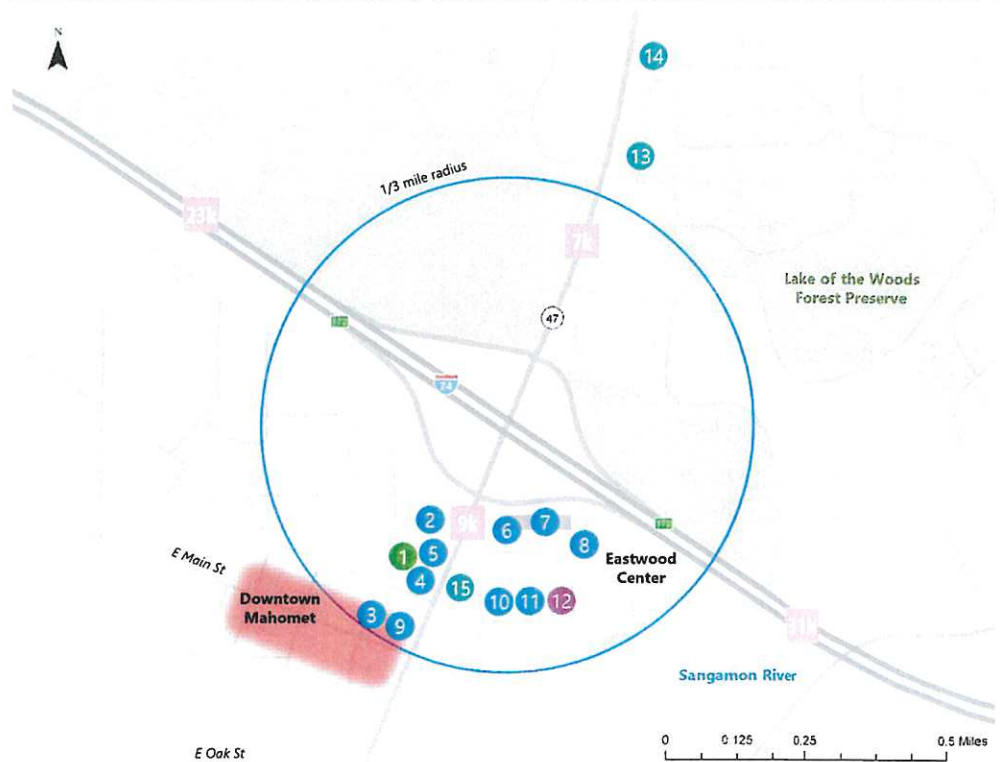
INTERCHANGE CASE STUDIES

- MAHOMET, I-74 AND IL-47 (EXIT 172)
- LE ROY, I-74 AND COUNTY HIGHWAY 21 (EXIT 149)
- MONTICELLO, I-72 AND IL-105 (EXIT 166)

INTERCHANGE CASE STUDY

Mahomet, I-74 and IL-47 (Exit 172)

- Village of Mahomet demographics:
 - Population: 8,148
 - Households: 2,923
 - Median HH Income: \$84,010
 - Restaurants per 1,000 people: ~2.2
- Traffic counts are higher than Farmer City
- Higher number of restaurants likely due to proximity to downtown and existing residential population
- Eastwood Center is a grocery-anchored neighborhood center, not heavily interstate-driven



Gas Station

1 Exxon

Restaurants

2 Arby's

3 Breaking Taco

4 Charley's Philly Steak

5 Domino's

6 Hen House Family Restaurant

7 Los Zarapes

8 Peking House

9 Project 47

Source: CoStar, ESRI, Google Maps, Illinois Department of Transportation (IDOT), STR

10 Subway

11 Wok

Hotel

12 Heritage Inn

Other

13 Mabery Gelvin Botanical Gardens

14 Museum of the Grand Prairie

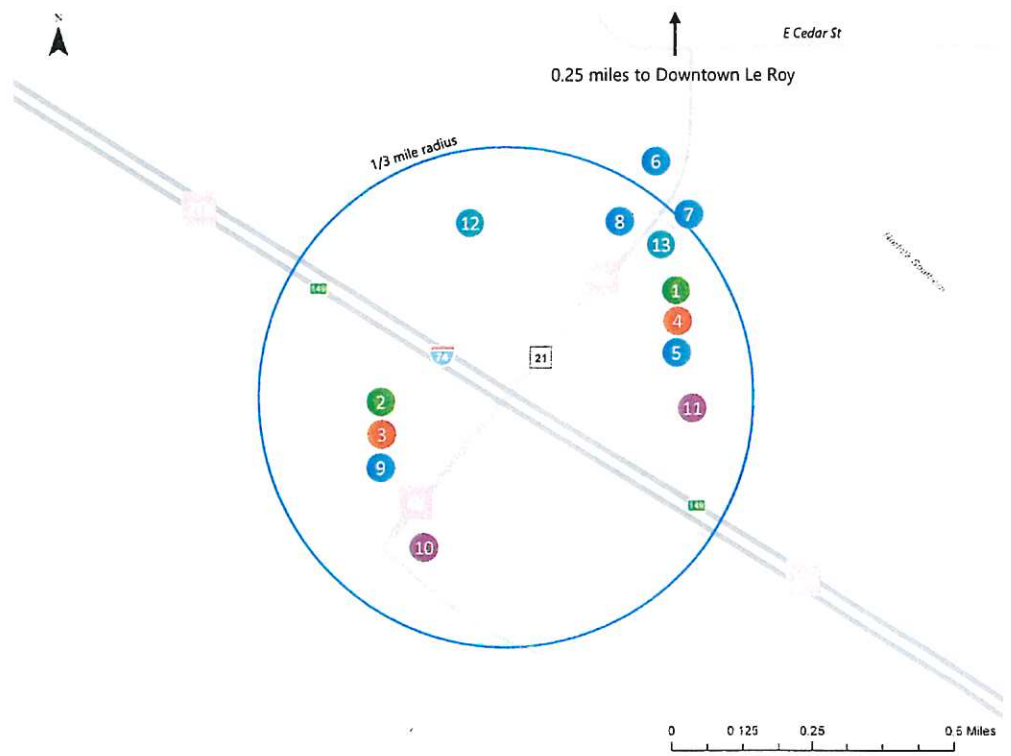
15 Select Auto Sales

Daily Traffic Counts

INTERCHANGE CASE STUDY

Le Roy, I-74 and County Highway 21 (Exit 149)

- Le Roy demographics:
 - Population: 3,517
 - Households: 1,422
 - Median HH Income: \$50,411
 - Restaurants per 1,000 people: ~2.6
- There is interchange-adjacent development north and south of I-74
- There are two main clusters comprised of a gas station, truck stop, restaurant and hotel
- Restaurants north of I-74 likely serve residential population, in addition to interstate travelers
- Development south of I-74 may be more typical of what may be achievable when interchange is located further away from existing population



Source: CoStar, ESRI, Google Maps, Illinois Department of Transportation (IDOT), STR

Gas Stations	Restaurants	Hotels	Other
1 Love's Travel Shop	5 Arby's	10 Days Inn	12 Liberty Village of Le Roy
2 Shell	6 Casey's General Store	11 Holiday Inn Express	13 Flanagan State Bank
Truck Stops	7 Jack's Café		Daily Traffic Counts
3 Le Roy Travel Plaza	8 McDonald's		
4 Love's Travel Shop	9 Woody's 50's Diner		

INTERCHANGE CASE STUDY

Monticello, I-72 and IL-105 (Exit 166)

- Monticello demographics:
 - Population: 5,515
 - Households: 2,322
 - Median HH Income: \$58,773
 - Restaurants per 1,000 people: ~2.9
- Interchange-adjacent development is primarily located south of I-72
- Interchange is the furthest removed from community core of all case studies
- Cluster includes:
 - Gas station
 - Restaurant
 - Hotel
- Prototypical example of type and uses of development that may be expected at an interchange that is further removed from core of community



Source: CoStar, ESRI, Google Maps, Illinois Department of Transportation (IDOT), STR

Gas Station	Hotel	Other	Daily Traffic Counts
1 Mobil	3 Best Western Monticello Gateway	5 Kirby Medical Center	
Restaurant	New Car Dealership	6 Monticello Railway Museum	
2 Red Wheel Restaurant	4 Rick Ridings Ford	7 Piatt County Museum	
		8 Villas of Holly Brook	

INTERCHANGE CASE STUDIES

Comparison to Farmer City

- Site is relatively removed from the community core - distance from the Site to downtown is greater than 2/3 of interchange case studies
- Farmer City has a smaller population and median household income than all case studies
- Interstate traffic counts at the Site are comparable to peers but arterial traffic counts at the Site are significantly lower

SUPPLY COUNT BY CASE STUDY INTERCHANGE

	Mahomet I-74 and IL-47 Exit 172	Le Roy I-74 and Cty Hwy 21 Exit 149	Monticello I-72 and IL-105 Exit 166	Average	Farmer City I-74 and IL-54 Exit 159	
SITE CHARACTERISTICS	Distance to Downtown (miles)	0.5	1.0	3.0	1.5	1.5
	Interstate Traffic Counts	27,000	21,000	13,500	20,500	21,500
	Arterial Traffic Counts	8,000	6,000	4,000	6,000	2,500
	Total City Population	8,148	3,517	5,515	5,727	2,054
	Median HH Income	\$84,010	\$60,411	\$58,773	\$67,731	\$50,151
BUSINESSES WITHIN APPROX. 1/3 MILE	Type					
	Gas Station	1	2	1	1	-
	Truck Stop	0	2	0	1	-
	Restaurant	10	5	1	5	-
	Hotel	1	2	1	1	-
	New Car Dealership	0	0	1	0	-
	Total	12	11	4	9	-

Source: CoStar, ESRI, Google Maps, Illinois Department of Transportation (IDOT), SB Friedman, STR

SITE REQUIREMENTS

- GAS STATION
- TRUCK STOP
- RESTAURANT

SITE REQUIREMENTS

Comparison to Farmer City

- We reviewed and benchmarked site requirements for higher potential land uses, based on data from Retail Lease Trac
- Site size and traffic counts are suitable for gas station, truck stop and/or restaurant
- Farmer City has significantly lower populations than desired by gas stations and restaurants
 - Development on the Site will likely have a high reliance on visitors traveling along I-74

SITE PREFERENCES BY USES

	Gas Station	Truck Stop	Restaurant	Farmer City Site
Land and Building				
Land Acreage	1.0 - 1.5	8 - 20	0.5 - 1.0	Approx. 20
Building SF	2,000 - 6,000	5,000 - 50,000	800 - 5,500	-
Traffic Counts	20,000	n/a	17,500	24,000
Demographics				
Minimum Population	50,000 within 2 miles	n/a	14,000 within a 5 minute drive	2,000 at the city level
Average Household Income	\$13,000 within 2 miles	n/a	\$45,000 within a 5 minute drive	\$50,000 at the city level
Other	High visibility preferred	Requires location near interstates and major highways	High visibility, on-site parking, and drive thru preferred	-

Source: ESRI, Illinois Department of Transportation (IDOT), Retail Lease Trac, SB Friedman

Conclusions and Strategies

- DEVELOPMENT POTENTIAL
- NEXT STEPS

CONCLUSIONS & STRATEGIES

Development Potential

Development on the Site would likely have a high reliance on interstate traffic and would need to have appropriate signage along I-74 to market to travelers.

Gas Station/Truck Stop

- Farmer City interchange may be able to support a gas station/truck stop
 - Gas stations likely have the highest near term potential. However, a truck stop/gas station operator may be interested in the Site
 - Gas stations typically require 1-1.5 acres of land for 2,000-6,000 SF of building and moderate traffic counts (~20,000 daily traffic counts)
 - Truck stop operator would likely be an operator looking to expand presence in this region and not be present in nearby interchanges
 - Truck stops typically require 8-20 acres of land adjacent to interstate

Restaurant

- Restaurants appear to be driven by both local residents and travelers. There would likely need to be a gas station on the Site first to help drive traffic off the interstate
 - Fast food restaurants typically require 0.5-1 acres of land for 800-5,500 SF of space and moderate traffic counts (~18,000 daily traffic counts) on nearest road

Hotel

- Hotel development at the Site is unlikely in the near term. Such development typically prefers to come after/with gas station and restaurant
 - Additional analysis of performance of hotels would likely be required

New Car Dealership

- There is limited potential for new car dealerships due to clustering patterns in major cities

CONCLUSIONS & STRATEGIES

Next Steps

- Implement a land-disposition and redevelopment strategy for the Site that builds on the results of the market assessment:
 - Assess public sector financial feasibility
 - Sales and property tax projections for gas station
 - Preliminary infrastructure costs estimates to serve Site
 - Discussions about infrastructure financing mechanisms and risk
 - Solicit developers for Site
 - Developer/operator outreach and marketing
 - Conduct financial deal reviews and negotiations with developers requesting City assistance
 - Competitive concerns regarding incentivizing new gas station in town



MEMO

To: Sue McLaughlin, City of Farmer City
From: Geoffrey Dickinson, SB Friedman Development Advisors
(312) 384-2404, gdickinson@sbfriedman.com
Date: July 6, 2018

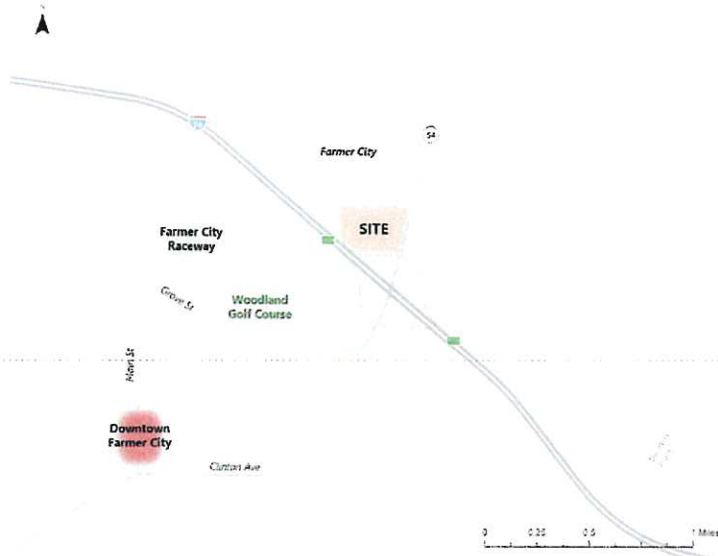
RE: Public Sector Financial Feasibility for City-Owned Property

Introduction

The City of Farmer City (the "City") owns an approximately 20-acre property located at the northwest corner of Interstate-74 and Illinois-54 (the "Site"), as shown in **Figure 1**. The Site comprises one vacant parcel and currently lacks some key infrastructure required for development, including electricity, water and sewer services. SB Friedman Development Advisors ("SB Friedman") recently performed a high-level market assessment of the Site to identify users that may be likely to locate at the Site, assuming adequate infrastructure is in place. Based on this analysis, a gas station appears to have the highest near-term development potential.

The City is interested in evaluating the public sector financial feasibility of extending infrastructure to serve the development of a gas station at the Site. The City is considering incremental property, business district sales and/or sales taxes (the "Incremental Taxes") to help fund the required infrastructure extensions. Per your request, SB Friedman prepared projections of Incremental Taxes for three gas station typologies to determine a range of tax revenue estimates. Incremental property taxes were projected over a 23-year period, under the assumption that a Tax Increment Financing ("TIF") district comprising the Site is established in 2018. Projections of sales taxes included local distributive share of the state sales tax and sales taxes levied within Business District I. SB Friedman reviewed the Incremental Tax projections against preliminary estimates of the costs to extend electricity, water, and sewer services provided by BHMG Engineers, Inc. and Farnsworth Group. This memorandum presents the findings of the public sector financial feasibility assessment for the Site and summarizes our assumptions and methodology.

Figure 1. Map of Site



Source: ESRI, SB Friedman

Methodology

GAS STATION TYPOLOGIES

SB Friedman analyzed nearby interstate-adjacent gas station comparables from our prior Site market assessment to define three typologies of gas stations, representing lower to higher tax revenue potential:

1. **Type 1 - Lower revenue potential:** Smaller self-service gas stations with a convenience store.
2. **Type 2 - Mid revenue potential:** Self-service gas stations with a convenience store and one fast food restaurant.
3. **Type 3- Higher revenue potential:** Truck stop/travel center, which includes a self-service gas station, larger convenience store, and two fast food restaurants.

For each of the three typologies, SB Friedman utilized data from CoStar, eMarketer, and the National Association of Convenience Stores (“NACS”) to estimate the average square feet per convenience store and the average square feet per restaurant. Assumptions are summarized in **Table 1**.

Table 1: Gas Station Typology Assumptions

	Type 1	Type 2	Type 3
	Lower Revenue Potential Small self-service gas station with convenience store	Mid Revenue Potential Self-service gas station with a convenience store and one fast food restaurant	Higher Revenue Potential Truck stop/travel center with self-service gas station, larger convenience store, and two fast food restaurants
Average SF - Convenience Store	3,600	4,600	4,700
Average SF - Restaurant	0	2,400	4,400
Total SF	3,600	7,000	9,100

Source: CoStar; Google Maps; SB Friedman

Incremental Tax Projections

SB Friedman conducted preliminary analyses of potential sources of funds the City could use to help cover the costs of infrastructure extensions to support development at the Site. Projections for incremental property taxes, local distributive sales taxes, and business district sales taxes were prepared for each gas station typology for an assumed 23-year period.

INCREMENTAL PROPERTY TAX REVENUE

Incremental property taxes are those property taxes generated by any increase in equalized assessed valued (“EAV”) above the frozen base EAV of the TIF district parcel. The calculations and assumptions used to project these revenues for each gas station typology at the Site are presented below. SB Friedman did not conduct a full reconnaissance study to determine whether the Site would be eligible for designation as a TIF district.

Valuation Assumptions

SB Friedman researched the EAV of comparable gas stations identified in our prior market assessment work, and then used those values to estimate the stabilized EAV of a gas station located at the Site. Based on the per square foot values of the gas station comparables, SB Friedman estimates that total EAV of a new gas station and ancillary uses, once fully assessed in 2019, will range from \$277,000-\$1,037,000 (in 2016 dollars). **Table 2** summarizes the estimated EAV of the three gas station typologies.

Table 2: Estimated Total EAV – Gas Station at the Site

	Type 1	Type 2	Type 3
Total SF [1]	3,600	7,000	9,100
EAV/SF [2]	\$77.00	\$49.00	\$114.00
Total EAV [3]	\$277,000	\$343,000	\$1,037,000

Source: Champaign County Assessor, DeWitt County Assessor, Macon County Assessor, McLean County Assessor, Piatt County Assessor, CoStar, SB Friedman

[1] Total SF is based on gas station typologies identified by SB Friedman.

[2] EAV/SF is based on comparable interstate adjacent gas stations along I-74 and I-72. EAV/SF estimates have been rounded to the nearest dollar.

[3] Total EAV is in 2016 dollars.

Other Assumptions

Additional key assumptions used to develop incremental property tax revenue projections include:

- A TIF district for the Site is established with a base year of 2018, end year of 2041, and a final tax collection year of 2042.
- The base value of the Site is frozen at the value of the 2016 EAV (\$0).
- Property values increase at an annual rate of 2%.
- The composite tax rate of 10.06886% for tax code 08002 is held constant throughout the life of the TIF district.
- No administrative fee is assessed to the TIF district by the City.

Projected Incremental Property Tax Revenue

Potential incremental property tax revenue generated by the development of a gas station and ancillary uses at the Site was projected over the statutory life of a TIF district for each typology, as presented in **Appendix 1**. Based on the above assumptions, development at the Site could generate \$854,000 - \$3,196,000 in undiscounted incremental property tax revenue over the 23-year life of the TIF district. **Table 3** summarizes projected incremental property tax revenue for the gas station typologies.

Table 3: Incremental Property Tax Revenue – Projections over 23-Year Period

	Type 1	Type 2	Type 3
Total Incremental Property Tax Revenue [1]	\$854,000	\$1,057,000	\$3,196,000

Source: Champaign County Assessor, DeWitt County Assessor, Macon County Assessor, McLean County Assessor, Piatt County Assessor, SB Friedman

[1] Total incremental property tax revenue has been rounded to the nearest thousand dollars.

RETAIL SALES TAX ASSUMPTIONS

Retail sales taxes are those taxes generated by the sale of fuel, convenience store goods, and/or restaurant(s) food at the potential gas station. The City does not have a local home rule sales tax thus only the 1% local distributive share of the state sales tax and local business district tax (1%) were considered in this analysis. The calculations and assumptions used to project retail sales tax revenues for the Site are presented on the following page.

Fuel Sales

SB Friedman researched total sales for comparable gas stations identified in the prior market assessment, and then used those values to estimate the annual fuel sales of a gas station located at the Site. We used total sales data provided by ESRI and adjusted for approximate convenience store and restaurant sales to determine net fuel sales for each gas station typology. SB Friedman estimates that total annual fuel sales for a new gas station, once fully operational in 2019, will range from \$2.4-\$52.7 million (in 2017 dollars). **Table 4** summarizes estimated fuel sales for the three gas station typologies.

For modelling purposes, SB Friedman made the following assumptions:

- **Sales growth.** Fuel sales will grow at an annual rate of 0%. This is a conservative estimate when compared to the compound annual growth rate (CAGR) for gas gallons sold from 2012 to 2016 according to NACS, which was approximately 3%. SB Friedman assumed growth in electric car usage and a declining Illinois population would result in a lower inflation rate than seen historically.

Table 4: Estimated Annual Fuel Sales – Gas Station at the Site

	Type 1	Type 2	Type 3
Total Annual Sales [1]	\$2,366,000	\$2,664,000	\$52,708,000

Source: ESRI, SB Friedman

[1] Total annual sales are in 2017 dollars and have been rounded to the nearest thousand dollars.

Convenience Store Sales

SB Friedman utilized gas station comparables to develop estimates of sales at convenience stores attached to interstate gas stations. Based on sales per square foot values from ESRI for the comparables, SB Friedman assumed \$469 per square foot in sales. This estimate has been verified with national sales per square foot data from eMarketer and the National Associations of Convenience Stores. Thus, SB Friedman estimates the total annual sales for a convenience store could range from \$1.7-\$2.2 million (in 2017 dollars). **Table 5** summarizes estimated convenience store sales for the three gas station typologies.

For modelling purposes, SB Friedman made the following assumptions:

- **Sales growth.** Convenience store sales will grow at an annual rate of 1%.

Table 5: Estimated Annual Convenience Store Sales – Gas Station at the Site

	Type 1	Type 2	Type 3
Total SF [1]	3,600	4,600	4,700
Sales/SF [2]	\$469.00	\$469.00	\$469.00
Total Annual Sales [3]	\$1,688,000	\$2,157,000	\$2,204,000

Source: ESRI, SB Friedman

[1] Total SF is based on gas station typologies identified by SB Friedman.

[2] Sales/SF is based on data from ESRI on comparable interstate adjacent gas stations along I-74 and I-72 and verified with data from eMarketer and the National Association of Convenience Stores. Sales/SF estimates have been rounded to the nearest dollar.

[3] Total annual sales are in 2017 dollars.

Restaurant Sales

SB Friedman utilized gas station comparables to develop estimates of sales at restaurants attached to interstate gas stations. Based on data from ESRI on the sales per square foot values of the comparables, SB Friedman assumed \$512.00 per square foot in sales. This estimate has been verified with data from eMarketer for fast food restaurant sales. Thus, SB Friedman estimates that total annual sales for a restaurant could range from \$0 - \$2.3 million (in 2017 dollars). **Table 6** summarizes estimated restaurant sales for the three gas station typologies.

For modelling purposes, SB Friedman made the following assumptions:

- **Sales growth.** Restaurant sales will grow at an annual rate of 1%.

Table 6: Estimated Annual Restaurant Sales – Gas Station at the Site

	Type 1	Type 2	Type 3
Total SF [1]	0	2,400	4,400
Sales/SF [2]	\$512	\$512	\$512
Total Annual Sales [3]	\$0	\$1,229,000	\$2,253,000

Source: ESRI, SB Friedman

[1] Total SF is based on gas station typologies identified by SB Friedman.

[2] Sales/SF is based on comparable interstate adjacent gas stations along I-74 and I-72 and verified with data from eMarketer. Sales/SF estimates have been rounded to the nearest dollar.

[3] Total annual sales are in 2017 dollars.

LOCAL DISTRIBUTIVE SALES TAX REVENUE

Fuel, convenience stores and restaurant retail sales generated at the potential gas station would be subject to the Illinois state sales tax. The City would receive a distributive share of the sales taxes collected. Potential distributive sales tax revenue generated by the development of a gas station at the Site was projected over an assumed 23-year period, as presented in **Appendix 1**. Utilizing the 1% local distributive share tax rate and the annual sales estimates discussed above, SB Friedman estimates a gas station at the Site could generate approximately \$1.0-\$13.3 million in undiscounted sales tax revenue over the 23-year period. **Table 7** summarizes the projected distributive share sales tax revenue for the three gas station typologies by type of retail sales.

Table 7: Local Distributive Sales Tax Revenue – Projections over 23-Year Period

	Type 1	Type 2	Type 3
<i>Distributive Sales Tax Revenue [1]</i>			
Fuel Sales Tax Revenue	\$544,000	\$613,000	\$12,123,000
Convenience Store Sales Tax Revenue	\$443,000	\$566,000	\$578,000
Restaurant Sales Tax Revenue	\$0	\$322,000	\$591,000
Total Distributive Sales Tax Revenue	\$987,000	\$1,501,000	\$13,292,000

Source: ESRI, ILDOR, SB Friedman

[1] Distributive tax revenue estimates have been rounded to the nearest thousand dollars.

BUSINESS DISTRICT TAX REVENUE

Business District I was established by the City in 2016 and encompasses parcels along IL-54 and I-74, including the Site. Thus, the City can collect an additional 1% business district tax on qualifying retail sales generated by the potential gas station.

Potential business district tax revenue generated by the development of a gas station at the Site was projected over an assumed 23-year period, as presented in **Appendix 1**.

For modelling purposes, SB Friedman made the following assumptions:

- Business District I was established on March 28, 2016, with a 23-year lifetime. It expires in 2039.
- The City levies an additional 1% business district tax on qualifying goods.
 - 100% of gas and restaurant sales are subject to the business district tax.
 - 90% of convenience store sales will be subject to the business district tax. 10% of convenience store sales are assumed to be food not prepared for immediate consumption and/or non-qualifying medical goods, neither of which are subject to a business district tax.
- A 1.5% administrative fee applies to business district tax revenue. The Illinois Department of Revenue collects 1.5% of certain local sales tax revenues as compensation for the administrative expenses of collecting those taxes.

Utilizing the 1% business district tax and annual sales estimates outlined in the previous section, SB Friedman estimates a gas station at the Site could generate \$0.8-\$11.5 million in undiscounted business district sales tax revenue until the business district expires in 2039. **Table 8** summarizes the projected business district sales tax revenue for the three gas station typologies by type of retail sales.

Table 8: Business District Sales Tax Revenue – Projections over 23-Year Period

	Type 1	Type 2	Type 3
<i>Business District Sales Tax Revenue</i> [1]			
Fuel Sales Tax Revenue	\$472,000	\$531,000	\$10,513,000
Convenience Store Sales Tax Revenue [2]	\$341,000	\$435,000	\$445,000
Restaurant Sales Tax Revenue	\$0	\$276,000	\$505,000
Total Business District Sales Tax Revenue	\$813,000	\$1,242,000	\$11,463,000

Source: ESRI, City of Farmer City, ILDOR, SB Friedman

[1] Business district tax revenues reflect a 1.5% administration fee and have been rounded to the nearest thousand dollars.

[2] 90% of convenience store sales are assumed to be eligible for the business district tax.

TOTAL RETAIL AND BUSINESS DISTRICT SALES TAX REVENUES

Potential retail sales tax revenues generated by the development of a gas station and ancillary uses at the Site were projected over a 23-year period for each typology, as presented in **Appendix 1**. Based on retail sales subject to state sales and business district taxes, SB Friedman estimates development at the Site could generate \$1.8-\$24.8 million in undiscounted retail sales tax revenue over the 23-year period. **Table 9** summarizes projected total retail sales revenue for the three gas station typologies.

Table 9: Total Retail Sales and Business District Tax Revenue – Projections over 23-Year Period

		Type 1	Type 2	Type 3
Local Distributive Tax Revenue	Fuel Sales	\$544,000	\$613,000	\$12,123,000
	Convenience Store Sales	\$443,000	\$566,000	\$578,000
	Restaurant Sales	\$0	\$322,000	\$591,000
Business District Tax Revenue	Fuel Sales	\$472,000	\$531,000	\$10,513,000
	Convenience Store Sales	\$341,000	\$435,000	\$445,000
	Restaurant Sales	\$0	\$276,000	\$505,000
Total Retail Sales and BD Tax Revenue		\$1,800,000	\$2,743,000	\$24,755,000

Source: ESRI, City of Farmer City, ILDOR, SB Friedman

Capacity to Support Infrastructure Improvements

ESTIMATED INCREMENTAL TAXES

The City could utilize Incremental Taxes to help cover the infrastructure extension costs to support development at the Site. Total available incremental tax revenues generated by the development of a gas station and ancillary uses at the Site include revenue from incremental property taxes, local distributive sales taxes, and business district taxes. Total tax revenues were projected over a 23-year period for each typology, as presented in **Appendix 1**. SB Friedman estimates development at the Site could generate a total of \$2.7-\$28.0 million in undiscounted available tax revenue over the 23-year period.

According to correspondence with the City Manager, infrastructure improvements to the Site would likely be funded through an internal loan from the balance of the City's electric utility enterprise fund. The City would likely borrow these funds at a low or 0% interest rate. Thus, SB Friedman utilized a discount rate of 0%, wherein the present value of tax revenue is equal to the undiscounted tax revenue. Thus, development at the Site could generate approximately \$2.7-\$28.0 million in present value of total available tax revenue over the 23-year period.

Table 10: Available Incremental Taxes

	Type 1	Type 2	Type 3
Total Incremental Property Tax Revenue	\$854,000	\$1,057,000	\$3,196,000
Total Distributive Sales Tax Revenue	\$987,000	\$1,501,000	\$13,292,000
Total Business District Sales Tax Revenue	\$813,000	\$1,242,000	\$11,463,000
Total Available Incremental Taxes	\$2,654,000	\$3,800,000	\$27,951,000

PRELIMINARY ESTIMATED INFRASTRUCTURE COSTS

Preliminary infrastructure cost estimates were provided by BHMG Engineers and Farnsworth Group. It appears that costs to extend infrastructure to the Site total \$1.7 million, as outlined below:

- **Electricity.** BHMG Engineers, Inc. estimates the extension of electricity infrastructure to the northwest section of the I-74 and IL-54 interchange to be roughly \$500,000. This estimate includes labor and material costs for an overhead build and underground installation. It does not include costs associated with land acquisition, a substation exit upgrade, or easements.

- **Water and Sewer.** Farnsworth & Wylie (now “Farnsworth Group”) estimates the extension of water and sanitary sewer mains to northwest corner of the I-74 and IL-54 interchange to be \$603,330. This estimate includes an engineering and contingencies surcharge of 25% on subtotal costs. Farnsworth Group also provided an additional cost estimate for a water main extension, which was estimated to be \$94,670.
- **Other Costs.** Following correspondence with the City Manager, SB Friedman assumed an estimated easement cost of \$550,000-\$600,000.

A summary table of preliminary infrastructure costs is presented in **Appendix 2**.

NOTE: These cost estimates were prepared over a long period of time by multiple engineering firms. Thus, we are not confident that the estimates are not duplicative and/or may be missing aspects of the work required to deliver the infrastructure. For example, cost estimates for water infrastructure improvements were provided separately, and thus may be duplicative of some costs if a coordinated project can be delivered. In addition, the cost estimate for the water and sanitary sewer extension was provided in 1994 and may no longer be accurate given the advent of new technology and cost inflation. It is also not entirely clear the extent to which cost estimates consider land/easement acquisition, soft costs, such as engineering, legal fees, and permitting costs.

SB Friedman recommends the City engage an engineer to conduct a comprehensive study of infrastructure extension costs to develop current, more detailed cost estimates.

Conclusions and Next Steps

Total discounted Incremental Taxes that could potentially be generated by the development of a gas station at the Site are estimated to be \$2.7-\$28.0 million. Thus, depending on the typology of gas station, the City may be able to provide \$2.7-\$28.0 million to support infrastructure extensions to the Site. Given the uncertainty of the accuracy of existing infrastructure extension cost studies, SB Friedman recommends the City engage an engineer to conduct a comprehensive study of infrastructure extension costs to develop current, more detailed cost estimates. This would provide a more realistic cost estimation and help the City better understand if Incremental Taxes could fully cover the costs of infrastructure extension.

Ideally, the City would be able to secure a preliminary commitment from a gas station owner/operator to come to the Site and then implement the infrastructure investment required to make the Site buildable. We recommend that the City try to secure a commitment such as this.

It is possible that gas station owners/operators will require that infrastructure be in place before making a hard commitment to build on the Site. This would present a more difficult question to the Board, “Should we front fund the infrastructure improvements to try and attract a user?”

Appendix 1: Total Available Incremental Property and Retail Sales Tax Revenue

TABLE A-1: GAS STATION TYPE 1 – INCREMENTAL TIF REVENUE CASH FLOW AND RETAIL SALES REVENUE

TIF Year	Calendar Year	Incremental Property Tax Revenue					Sales Tax Revenue										Total Available Property and Sales Tax Revenue			
		Annual Reassessment Rate	Frozen Base EAV	Annual EAV Additions	Total Cumulative Incremental EAV	Net Incremental Revenue	Total Annual Sales by Use			Distributive Tax Revenue by Use				Business District Tax Revenue by Use				Total Net Sales Tax Revenue		
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[9]	[9]	[9]	[10]	[10]	[10]	[10]	[10]	[10]			
0	2016	2.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
0	2017	2.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
0	2018	2.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
1	2019	2.00%	\$ -	\$ 293,955	\$ 293,955	\$ -	\$ 2,366,000	\$ 1,721,929	\$ -	\$ 23,660	\$ 17,219	\$ -	\$ 40,879	\$ 23,305	\$ 15,265	\$ -	\$ 38,570	\$ 79,449	\$ 79,449	
2	2020	2.00%	\$ -	\$ -	\$ 299,834	\$ 29,598	\$ 2,366,000	\$ 1,739,148	\$ -	\$ 23,660	\$ 17,391	\$ -	\$ 41,051	\$ 23,305	\$ 15,418	\$ -	\$ 38,723	\$ 79,774	\$ 109,372	
3	2021	2.00%	\$ -	\$ -	\$ 305,830	\$ 30,190	\$ 2,366,000	\$ 1,756,540	\$ -	\$ 23,660	\$ 17,565	\$ -	\$ 41,225	\$ 23,305	\$ 15,572	\$ -	\$ 38,877	\$ 80,102	\$ 110,292	
4	2022	2.00%	\$ -	\$ -	\$ 311,947	\$ 30,794	\$ 2,366,000	\$ 1,774,105	\$ -	\$ 23,660	\$ 17,741	\$ -	\$ 41,401	\$ 23,305	\$ 15,727	\$ -	\$ 39,033	\$ 80,434	\$ 111,227	
5	2023	2.00%	\$ -	\$ -	\$ 318,186	\$ 31,410	\$ 2,366,000	\$ 1,791,846	\$ -	\$ 23,660	\$ 17,918	\$ -	\$ 41,578	\$ 23,305	\$ 15,885	\$ -	\$ 39,190	\$ 80,768	\$ 112,178	
6	2024	2.00%	\$ -	\$ -	\$ 324,550	\$ 32,038	\$ 2,366,000	\$ 1,809,764	\$ -	\$ 23,660	\$ 18,098	\$ -	\$ 41,758	\$ 23,305	\$ 16,044	\$ -	\$ 39,349	\$ 81,106	\$ 113,144	
7	2025	2.00%	\$ -	\$ -	\$ 331,041	\$ 32,678	\$ 2,366,000	\$ 1,827,862	\$ -	\$ 23,660	\$ 18,279	\$ -	\$ 41,939	\$ 23,305	\$ 16,204	\$ -	\$ 39,509	\$ 81,448	\$ 114,126	
8	2026	2.00%	\$ -	\$ -	\$ 337,661	\$ 33,332	\$ 2,366,000	\$ 1,846,141	\$ -	\$ 23,660	\$ 18,461	\$ -	\$ 42,121	\$ 23,305	\$ 16,366	\$ -	\$ 39,671	\$ 81,793	\$ 115,125	
9	2027	2.00%	\$ -	\$ -	\$ 344,415	\$ 33,999	\$ 2,366,000	\$ 1,864,602	\$ -	\$ 23,660	\$ 18,646	\$ -	\$ 42,306	\$ 23,305	\$ 16,530	\$ -	\$ 39,835	\$ 82,141	\$ 116,139	
10	2028	2.00%	\$ -	\$ -	\$ 351,303	\$ 34,679	\$ 2,366,000	\$ 1,883,248	\$ -	\$ 23,660	\$ 18,832	\$ -	\$ 42,492	\$ 23,305	\$ 16,695	\$ -	\$ 40,000	\$ 82,493	\$ 117,171	
11	2029	2.00%	\$ -	\$ -	\$ 358,329	\$ 35,372	\$ 2,366,000	\$ 1,902,081	\$ -	\$ 23,660	\$ 19,021	\$ -	\$ 42,681	\$ 23,305	\$ 16,862	\$ -	\$ 40,167	\$ 82,848	\$ 118,220	
12	2030	2.00%	\$ -	\$ -	\$ 365,496	\$ 36,080	\$ 2,366,000	\$ 1,921,101	\$ -	\$ 23,660	\$ 19,211	\$ -	\$ 42,871	\$ 23,305	\$ 17,031	\$ -	\$ 40,336	\$ 83,207	\$ 119,286	
13	2031	2.00%	\$ -	\$ -	\$ 372,806	\$ 36,801	\$ 2,366,000	\$ 1,940,312	\$ -	\$ 23,660	\$ 19,403	\$ -	\$ 43,063	\$ 23,305	\$ 17,201	\$ -	\$ 40,506	\$ 83,569	\$ 120,370	
14	2032	2.00%	\$ -	\$ -	\$ 380,262	\$ 37,537	\$ 2,366,000	\$ 1,959,716	\$ -	\$ 23,660	\$ 19,597	\$ -	\$ 43,257	\$ 23,305	\$ 17,373	\$ -	\$ 40,678	\$ 83,935	\$ 121,472	
15	2033	2.00%	\$ -	\$ -	\$ 387,867	\$ 38,288	\$ 2,366,000	\$ 1,979,313	\$ -	\$ 23,660	\$ 19,793	\$ -	\$ 43,453	\$ 23,305	\$ 17,547	\$ -	\$ 40,852	\$ 84,305	\$ 122,593	
16	2034	2.00%	\$ -	\$ -	\$ 395,524	\$ 39,054	\$ 2,366,000	\$ 1,999,106	\$ -	\$ 23,660	\$ 19,991	\$ -	\$ 43,651	\$ 23,305	\$ 17,722	\$ -	\$ 41,027	\$ 84,678	\$ 123,732	
17	2035	2.00%	\$ -	\$ -	\$ 403,337	\$ 39,835	\$ 2,366,000	\$ 2,019,097	\$ -	\$ 23,660	\$ 20,191	\$ -	\$ 43,851	\$ 23,305	\$ 17,899	\$ -	\$ 41,204	\$ 85,055	\$ 124,890	
18	2036	2.00%	\$ -	\$ -	\$ 411,307	\$ 40,632	\$ 2,366,000	\$ 2,039,288	\$ -	\$ 23,660	\$ 20,393	\$ -	\$ 44,053	\$ 23,305	\$ 18,078	\$ -	\$ 41,383	\$ 85,436	\$ 126,068	
19	2037	2.00%	\$ -	\$ -	\$ 419,440	\$ 41,444	\$ 2,366,000	\$ 2,059,681	\$ -	\$ 23,660	\$ 20,597	\$ -	\$ 44,257	\$ 23,305	\$ 18,259	\$ -	\$ 41,564	\$ 85,821	\$ 127,265	
20	2038	2.00%	\$ -	\$ -	\$ 427,735	\$ 42,273	\$ 2,366,000	\$ 2,080,278	\$ -	\$ 23,660	\$ 20,803	\$ -	\$ 44,463	\$ 23,305	\$ 18,442	\$ -	\$ 41,747	\$ 86,210	\$ 128,483	
21	2039	2.00%	\$ -	\$ -	\$ 436,181	\$ 43,119	\$ 2,366,000	\$ 2,101,080	\$ -	\$ 23,660	\$ 21,011	\$ -	\$ 44,671	\$ 5,826	\$ 4,657	\$ -	\$ 10,483	\$ 55,34	\$ 98,272	
22	2040	2.00%	\$ -	\$ -	\$ 444,777	\$ 43,981	\$ 2,366,000	\$ 2,122,091	\$ -	\$ 23,660	\$ 21,221	\$ -	\$ 44,881	\$ -	\$ -	\$ -	\$ -	\$ 44,881	\$ 88,862	\$ 88,862
23	2041	2.00%	\$ -	\$ -	\$ 454,448	\$ 44,851	\$ 2,366,000	\$ 2,143,312	\$ -	\$ 23,660	\$ 21,433	\$ -	\$ 45,093	\$ -	\$ -	\$ -	\$ -	\$ 45,093	\$ 89,954	\$ 89,954
24	2042	Collection of Year 23 Revenue					\$ 45,758													\$ 45,758
Undiscounted Revenue, 2018-2042						\$ 854,000				\$ 544,000	\$ 443,000	\$ -	\$ 987,000	\$ 472,000	\$ 341,000	\$ -	\$ 813,000	\$ 1,800,000	\$ 2,654,000	
Present Value of Revenue (2018 \$) at COF						\$ 854,000				\$ 544,000	\$ 443,000	\$ -	\$ 987,000	\$ 472,000	\$ 341,000	\$ -	\$ 813,000	\$ 1,800,000	\$ 2,654,000	

Source: DeWitt County Assessor; SB Friedman

* 2042 included to demonstrate last year of tax collections

[1] The Site TIF district is assumed to be established with a base year of 2018.

[2] Property in DeWitt County is reassessed annually.

[3] According to the DeWitt County Supervisor of Assessments, the project site has a 2016 EAV of \$0.

[4] Site construction and assessment is assumed to take place in 2019.

[5] Total Cumulative Incremental EAV includes Annual EAV Additions and annual Inflation.

[6] Net Incremental Revenue is calculated by multiplying Total Cumulative Incremental EAV by a property tax rate of 0.07%, which is held constant over the life of the TIF district.

[7] Total Fuel Sales is inflated annually at a rate of 0.00%.

[8] Total Convenience Store Sales and Total Restaurant Sales are inflated annually at a rate of 1.00%.

[9] Fuel, Convenience Store, and Restaurant Distributive Tax Revenues are calculated using a tax rate of 1.00%, which is held constant throughout the 23-year period.

[10] Net Fuel, Convenience Store and Restaurant Business District Tax Revenues are calculated using a tax rate of 1.00% and administrative fee of 1.5%, both of which are held constant throughout the district lifetime (2016-2039).

TABLE A-2: GAS STATION TYPE 2 – INCREMENTAL TIF REVENUE CASH FLOW AND RETAIL SALES REVENUE

TIF Year	Calendar Year	Incremental Property Tax Revenue				Sales Tax Revenue										Total Available Property and Sales Tax Revenue				
		Annual Reassessment Rate	Frozen Base EAV	Annual EAV Additions	Total Cumulative Incremental EAV	Net Incremental Revenue	Total Annual Sales by Use			Distributive Tax Revenue by Use				Business District Tax Revenue by Use			Total Net Sales Tax Revenue			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(9)	(9)	(9)	(9)	(10)	(10)	(10)	(10)	(10)	(10)		
0	2016	2.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
0	2017	2.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
0	2018	2.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1	2019	2.00%	\$ -	\$ 363,994	\$ 363,994	\$ -	\$ 2,664,000	\$ 2,200,356	\$ 1,253,703	\$ 26,640	\$ 22,004	\$ 12,537.03	\$ 61,181	\$ 26,240	\$ 19,506	\$ 12,349	\$ 58,096	\$ 119,276	\$ 119,276	
2	2020	2.00%	\$ -	\$ -	\$ 371,274	\$ 36,650	\$ 2,664,000	\$ 2,222,359	\$ 1,266,240	\$ 26,640	\$ 22,224	\$ 12,662.40	\$ 61,526	\$ 26,240	\$ 19,701	\$ 12,472	\$ 58,414	\$ 119,940	\$ 156,590	
3	2021	2.00%	\$ -	\$ -	\$ 378,700	\$ 37,383	\$ 2,664,000	\$ 2,244,583	\$ 1,278,902	\$ 26,640	\$ 22,446	\$ 12,789.02	\$ 61,875	\$ 26,240	\$ 19,898	\$ 12,597	\$ 58,736	\$ 120,611	\$ 157,994	
4	2022	2.00%	\$ -	\$ -	\$ 386,274	\$ 38,131	\$ 2,664,000	\$ 2,267,029	\$ 1,291,691	\$ 26,640	\$ 22,670	\$ 12,916.91	\$ 62,227	\$ 26,240	\$ 20,097	\$ 12,723	\$ 59,061	\$ 121,288	\$ 159,419	
5	2023	2.00%	\$ -	\$ -	\$ 393,999	\$ 38,893	\$ 2,664,000	\$ 2,289,699	\$ 1,304,608	\$ 26,640	\$ 22,897	\$ 13,046.08	\$ 62,583	\$ 26,240	\$ 20,501	\$ 12,979	\$ 59,720	\$ 122,563	\$ 162,334	
6	2024	2.00%	\$ -	\$ -	\$ 401,879	\$ 39,671	\$ 2,664,000	\$ 2,312,596	\$ 1,317,654	\$ 26,640	\$ 23,126	\$ 13,176.54	\$ 62,943	\$ 26,240	\$ 20,906	\$ 13,109	\$ 60,055	\$ 123,361	\$ 163,825	
7	2025	2.00%	\$ -	\$ -	\$ 409,917	\$ 40,465	\$ 2,664,000	\$ 2,335,722	\$ 1,330,831	\$ 26,640	\$ 23,357	\$ 13,308.31	\$ 63,306	\$ 26,240	\$ 21,762	\$ 13,240	\$ 60,393	\$ 124,066	\$ 165,340	
8	2026	2.00%	\$ -	\$ -	\$ 418,115	\$ 41,274	\$ 2,664,000	\$ 2,359,079	\$ 1,344,139	\$ 26,640	\$ 23,591	\$ 13,441.39	\$ 63,672	\$ 26,240	\$ 22,613	\$ 13,372	\$ 60,735	\$ 124,777	\$ 166,877	
9	2027	2.00%	\$ -	\$ -	\$ 426,477	\$ 42,099	\$ 2,664,000	\$ 2,382,670	\$ 1,357,581	\$ 26,640	\$ 23,827	\$ 13,575.81	\$ 64,043	\$ 26,240	\$ 23,547	\$ 13,498	\$ 61,080	\$ 125,496	\$ 168,438	
10	2028	2.00%	\$ -	\$ -	\$ 435,007	\$ 42,941	\$ 2,664,000	\$ 2,406,497	\$ 1,371,156	\$ 26,640	\$ 24,065	\$ 13,711.56	\$ 64,417	\$ 26,240	\$ 24,441	\$ 13,621	\$ 61,428	\$ 126,223	\$ 170,000	
11	2029	2.00%	\$ -	\$ -	\$ 443,707	\$ 43,800	\$ 2,664,000	\$ 2,430,562	\$ 1,384,868	\$ 26,640	\$ 24,306	\$ 13,848.68	\$ 64,794	\$ 26,240	\$ 25,372	\$ 13,747	\$ 61,761	\$ 126,956	\$ 171,632	
12	2030	2.00%	\$ -	\$ -	\$ 452,581	\$ 44,676	\$ 2,664,000	\$ 2,454,867	\$ 1,398,717	\$ 26,640	\$ 24,549	\$ 13,987.17	\$ 65,176	\$ 26,240	\$ 26,347	\$ 13,871	\$ 62,100	\$ 127,697	\$ 173,267	
13	2031	2.00%	\$ -	\$ -	\$ 461,633	\$ 45,570	\$ 2,664,000	\$ 2,479,416	\$ 1,412,704	\$ 26,640	\$ 24,794	\$ 14,127.04	\$ 65,561	\$ 26,240	\$ 27,280	\$ 13,995	\$ 62,445	\$ 128,445	\$ 174,926	
14	2032	2.00%	\$ -	\$ -	\$ 470,865	\$ 46,481	\$ 2,664,000	\$ 2,504,210	\$ 1,426,831	\$ 26,640	\$ 25,042	\$ 14,268.31	\$ 65,950	\$ 26,240	\$ 28,242	\$ 14,119	\$ 62,791	\$ 129,611	\$ 176,611	
15	2033	2.00%	\$ -	\$ -	\$ 480,283	\$ 47,411	\$ 2,664,000	\$ 2,529,252	\$ 1,441,099	\$ 26,640	\$ 25,293	\$ 14,410.99	\$ 66,344	\$ 26,240	\$ 29,164	\$ 14,244	\$ 63,048	\$ 130,783	\$ 178,323	
16	2034	2.00%	\$ -	\$ -	\$ 489,888	\$ 48,359	\$ 2,664,000	\$ 2,554,545	\$ 1,455,510	\$ 26,640	\$ 25,545	\$ 14,555.10	\$ 66,741	\$ 26,240	\$ 30,072	\$ 14,371	\$ 63,309	\$ 131,975	\$ 180,061	
17	2035	2.00%	\$ -	\$ -	\$ 499,686	\$ 49,326	\$ 2,664,000	\$ 2,580,090	\$ 1,470,265	\$ 26,640	\$ 25,801	\$ 14,700.65	\$ 67,142	\$ 26,240	\$ 31,001	\$ 14,498	\$ 63,573	\$ 133,187	\$ 181,826	
18	2036	2.00%	\$ -	\$ -	\$ 509,680	\$ 50,313	\$ 2,664,000	\$ 2,605,891	\$ 1,484,766	\$ 26,640	\$ 26,059	\$ 14,847.66	\$ 67,547	\$ 26,240	\$ 31,941	\$ 14,625	\$ 63,847	\$ 134,419	\$ 183,618	
19	2037	2.00%	\$ -	\$ -	\$ 519,874	\$ 51,319	\$ 2,664,000	\$ 2,631,950	\$ 1,499,614	\$ 26,640	\$ 26,319	\$ 14,996.14	\$ 67,956	\$ 26,240	\$ 32,891	\$ 14,751	\$ 64,121	\$ 135,674	\$ 185,439	
20	2038	2.00%	\$ -	\$ -	\$ 530,271	\$ 52,345	\$ 2,664,000	\$ 2,658,269	\$ 1,514,610	\$ 26,640	\$ 26,583	\$ 15,146.10	\$ 68,369	\$ 26,240	\$ 33,851	\$ 14,877	\$ 64,397	\$ 136,856	\$ 187,286	
21	2039	2.00%	\$ -	\$ -	\$ 540,876	\$ 53,392	\$ 2,664,000	\$ 2,684,852	\$ 1,529,756	\$ 26,640	\$ 26,849	\$ 15,297.56	\$ 68,786	\$ 26,240	\$ 34,821	\$ 14,998	\$ 64,674	\$ 138,064	\$ 189,181	
22	2040	2.00%	\$ -	\$ -	\$ 551,694	\$ 54,460	\$ 2,664,000	\$ 2,711,701	\$ 1,545,053	\$ 26,640	\$ 27,117	\$ 15,450.53	\$ 69,208	\$ 26,240	\$ 35,811	\$ 15,125	\$ 64,951	\$ 139,292	\$ 190,111	
23	2041	2.00%	\$ -	\$ -	\$ 562,728	\$ 55,549	\$ 2,664,000	\$ 2,738,818	\$ 1,560,504	\$ 26,640	\$ 27,388	\$ 15,605.04	\$ 69,633	\$ 26,240	\$ 36,811	\$ 15,251	\$ 65,228	\$ 140,544	\$ 191,111	
24	2042	Collection of Year 23 Revenue				\$ 56,660														\$ 56,660
Undiscounted Revenue, 2016-2042					\$ 1,057,000															\$ 1,057,000
Present Value of Revenue (2018 \$) at CDF					\$ 1,057,000															\$ 1,057,000
						\$ 613,000	\$ 566,000	\$ 322,000	\$ 1,501,000	\$ 531,000	\$ 435,000	\$ 276,000	\$ 1,243,000	\$ 2,743,000	\$ 3,800,000					\$ 3,800,000
						\$ 613,000	\$ 566,000	\$ 322,000	\$ 1,501,000	\$ 531,000	\$ 435,000	\$ 276,000	\$ 1,243,000	\$ 2,743,000	\$ 3,800,000					\$ 3,800,000

Source: DeWitt County Assessor; SB Friedman

* 2042 included to demonstrate last year of tax collections

[1] The Site TIF district is assumed to be established with a base year of 2019.

[2] Property in DeWitt County is reassessed annually.

[3] According to the DeWitt County Supervisor of Assessments, the project site has a 2016 EAV of \$0.

[4] Site construction and assessment is assumed to take place in 2019.

[5] Total Cumulative Incremental EAV includes Annual EAV Additions and annual inflation.

[6] Net Incremental Revenue is calculated by multiplying Total Cumulative Incremental EAV by a property tax rate of 10.07%, which is held constant over the life of the TIF district.

[7] Total Fuel Sales is inflated annually at a rate of 0.00%.

[8] Total Convenience Store Sales and Total Restaurant Sales are inflated annually at a rate of 1.00%.

[9] Fuel, Convenience Store, and Restaurant Distributive Tax Revenues are calculated using a tax rate of 1.00%, which is held constant throughout the 23-year period.

[10] Net Fuel, Convenience Store, and Restaurant Business District Tax Revenues are calculated using a tax rate of 1.00% and administrative fee of 1.5%, both of which are held constant throughout the district lifetime (2016-2039).

TABLE A-3: GAS STATION TYPE 3 – INCREMENTAL TIF REVENUE CASH FLOW AND RETAIL SALES REVENUE

TIF Year	Calendar Year	Incremental Property Tax Revenue				Sales Tax Revenue											Total Available Property and Sales Tax Revenue	
		Annual Reassessment Rate	Frozen Base EAV	Annual EAV Additions	Total Cumulative Incremental EAV	Net Incremental Revenue	Total Annual Sales by Use			Distributive Tax Revenue by Use			Business District Tax Revenue by Use			Total Net Sales Tax Revenue		
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[9]	[9]	[9]	[9]	[10]	[10]	[10]	[10]	[10]	
0	2016	2.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
0	2017	2.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
0	2018	2.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1	2019	2.00%	\$ -	\$ 1,100,473	\$ 1,100,473	\$ -	\$ 52,708,000	\$ 2,248,300	\$ 2,298,285	\$ 527,080	\$ 22,483	\$ 22,982.85	\$ 572,546	\$ 519,174	\$ 19,931	\$ 22,638	\$ 561,743	\$ 1,134,289
2	2020	2.00%	\$ -	\$ -	\$ 1,112,482	\$ 110,805	\$ 52,708,000	\$ 2,270,783	\$ 2,321,268	\$ 527,080	\$ 22,708	\$ 23,212.68	\$ 573,001	\$ 519,174	\$ 20,130	\$ 22,864	\$ 562,169	\$ 1,135,169
3	2021	2.00%	\$ -	\$ -	\$ 1,144,932	\$ 113,021	\$ 52,708,000	\$ 2,293,491	\$ 2,344,481	\$ 527,080	\$ 22,935	\$ 23,444.81	\$ 573,460	\$ 519,174	\$ 20,332	\$ 23,093	\$ 562,599	\$ 1,136,058
4	2022	2.00%	\$ -	\$ -	\$ 1,167,830	\$ 115,282	\$ 52,708,000	\$ 2,316,426	\$ 2,367,926	\$ 527,080	\$ 23,164	\$ 23,679.26	\$ 573,924	\$ 519,174	\$ 20,535	\$ 23,324	\$ 563,033	\$ 1,136,957
5	2023	2.00%	\$ -	\$ -	\$ 1,191,187	\$ 117,587	\$ 52,708,000	\$ 2,339,590	\$ 2,391,605	\$ 527,080	\$ 23,396	\$ 23,916.05	\$ 574,392	\$ 519,174	\$ 20,740	\$ 23,557	\$ 563,472	\$ 1,137,864
6	2024	2.00%	\$ -	\$ -	\$ 1,215,911	\$ 119,939	\$ 52,708,000	\$ 2,362,996	\$ 2,415,511	\$ 527,080	\$ 23,630	\$ 24,155.21	\$ 574,865	\$ 519,174	\$ 20,948	\$ 23,793	\$ 563,915	\$ 1,138,780
7	2025	2.00%	\$ -	\$ -	\$ 1,239,311	\$ 122,338	\$ 52,708,000	\$ 2,386,616	\$ 2,439,676	\$ 527,080	\$ 23,866	\$ 24,396.76	\$ 575,343	\$ 519,174	\$ 21,157	\$ 24,031	\$ 564,362	\$ 1,139,705
8	2026	2.00%	\$ -	\$ -	\$ 1,264,097	\$ 124,784	\$ 52,708,000	\$ 2,410,482	\$ 2,464,073	\$ 527,080	\$ 24,105	\$ 24,640.73	\$ 575,826	\$ 519,174	\$ 21,369	\$ 24,271	\$ 564,814	\$ 1,140,639
9	2027	2.00%	\$ -	\$ -	\$ 1,289,379	\$ 127,280	\$ 52,708,000	\$ 2,434,587	\$ 2,488,714	\$ 527,080	\$ 24,346	\$ 24,887.14	\$ 576,313	\$ 519,174	\$ 21,581	\$ 24,514	\$ 565,270	\$ 1,141,581
10	2028	2.00%	\$ -	\$ -	\$ 1,315,167	\$ 129,826	\$ 52,708,000	\$ 2,458,933	\$ 2,513,601	\$ 527,080	\$ 24,589	\$ 25,136.01	\$ 576,805	\$ 519,174	\$ 21,798	\$ 24,759	\$ 565,731	\$ 1,142,537
11	2029	2.00%	\$ -	\$ -	\$ 1,341,470	\$ 132,422	\$ 52,708,000	\$ 2,483,522	\$ 2,538,737	\$ 527,080	\$ 24,835	\$ 25,387.37	\$ 577,303	\$ 519,174	\$ 22,016	\$ 25,007	\$ 566,197	\$ 1,143,499
12	2030	2.00%	\$ -	\$ -	\$ 1,368,299	\$ 135,071	\$ 52,708,000	\$ 2,508,358	\$ 2,564,124	\$ 527,080	\$ 25,084	\$ 25,641.24	\$ 577,805	\$ 519,174	\$ 22,237	\$ 25,257	\$ 566,667	\$ 1,144,472
13	2031	2.00%	\$ -	\$ -	\$ 1,395,665	\$ 137,772	\$ 52,708,000	\$ 2,533,441	\$ 2,589,765	\$ 527,080	\$ 25,334	\$ 25,897.05	\$ 578,312	\$ 519,174	\$ 22,459	\$ 25,509	\$ 567,142	\$ 1,145,454
14	2032	2.00%	\$ -	\$ -	\$ 1,423,579	\$ 140,528	\$ 52,708,000	\$ 2,559,776	\$ 2,616,669	\$ 527,080	\$ 25,588	\$ 26,156.63	\$ 578,824	\$ 519,174	\$ 22,684	\$ 25,764	\$ 567,622	\$ 1,146,446
15	2033	2.00%	\$ -	\$ -	\$ 1,452,050	\$ 143,338	\$ 52,708,000	\$ 2,586,363	\$ 2,644,820	\$ 527,080	\$ 25,844	\$ 26,418.20	\$ 579,342	\$ 519,174	\$ 22,910	\$ 26,022	\$ 568,106	\$ 1,147,448
16	2034	2.00%	\$ -	\$ -	\$ 1,481,091	\$ 146,205	\$ 52,708,000	\$ 2,613,207	\$ 2,673,238	\$ 527,080	\$ 26,102	\$ 26,682.38	\$ 579,864	\$ 519,174	\$ 23,139	\$ 26,282	\$ 568,595	\$ 1,148,460
17	2035	2.00%	\$ -	\$ -	\$ 1,510,713	\$ 149,129	\$ 52,708,000	\$ 2,636,309	\$ 2,699,320	\$ 527,080	\$ 26,363	\$ 26,949.20	\$ 580,392	\$ 519,174	\$ 23,371	\$ 26,545	\$ 569,090	\$ 1,149,482
18	2036	2.00%	\$ -	\$ -	\$ 1,540,927	\$ 152,112	\$ 52,708,000	\$ 2,662,672	\$ 2,721,869	\$ 527,080	\$ 26,627	\$ 27,218.69	\$ 580,925	\$ 519,174	\$ 23,605	\$ 26,810	\$ 569,589	\$ 1,150,514
19	2037	2.00%	\$ -	\$ -	\$ 1,571,746	\$ 155,154	\$ 52,708,000	\$ 2,689,299	\$ 2,749,088	\$ 527,080	\$ 26,893	\$ 27,490.88	\$ 581,464	\$ 519,174	\$ 23,841	\$ 27,079	\$ 570,093	\$ 1,151,557
20	2038	2.00%	\$ -	\$ -	\$ 1,603,181	\$ 158,257	\$ 52,708,000	\$ 2,716,192	\$ 2,776,579	\$ 527,080	\$ 27,161	\$ 27,765.79	\$ 582,008	\$ 519,174	\$ 24,079	\$ 27,349	\$ 570,602	\$ 1,152,610
21	2039	2.00%	\$ -	\$ -	\$ 1,635,245	\$ 161,422	\$ 52,708,000	\$ 2,743,354	\$ 2,804,345	\$ 527,080	\$ 27,434	\$ 28,043.45	\$ 582,557	\$ 519,174	\$ 24,319	\$ 27,624	\$ 571,111	\$ 1,153,672
22	2040	2.00%	\$ -	\$ -	\$ 1,667,949	\$ 164,650	\$ 52,708,000	\$ 2,770,787	\$ 2,832,388	\$ 527,080	\$ 27,708	\$ 28,323.88	\$ 583,112	\$ 519,174	\$ 24,561	\$ 27,903	\$ 571,622	\$ 1,154,744
23	2041	2.00%	\$ -	\$ -	\$ 1,701,308	\$ 167,943	\$ 52,708,000	\$ 2,798,495	\$ 2,860,712	\$ 527,080	\$ 27,985	\$ 28,607.12	\$ 583,672	\$ 519,174	\$ 24,807	\$ 28,182	\$ 572,133	\$ 1,155,826
24	2042	Collection of Year 23 Revenue					\$ 171,302											
Undiscounted Revenue, 2018-2042						\$ 3,196,000			\$ 12,123,000	\$ 578,000	\$ 591,000	\$ 13,292,000	\$ 10,513,000	\$ 445,000	\$ 505,000	\$ 11,463,000	\$ 24,755,000	\$ 27,951,000
Present Value of Revenue (2018 \$) at COF						\$ 3,196,000			\$ 12,123,000	\$ 578,000	\$ 591,000	\$ 13,292,000	\$ 10,513,000	\$ 445,000	\$ 505,000	\$ 11,463,000	\$ 24,755,000	\$ 27,951,000

Source: DeWitt County Assessor; SB Friedman

* 2042 included to demonstrate last year of tax collections

[1] The Site TIF district is assumed to be established with a base year of 2018.

[2] Property in DeWitt County is reassessed annually.

[3] According to the DeWitt County Supervisor of Assessments, the project site has a 2016 EAV of \$0.

[4] Site construction and assessment is assumed to take place in 2019.

[5] Total Cumulative Incremental EAV includes Annual EAV Additions and annual inflation.

[6] Net Incremental Revenue is calculated by multiplying Total Cumulative Incremental EAV by a property tax rate of 10.07%, which is held constant over the life of the TIF district.

[7] Total Fuel Sales is inflated annually at a rate of 0.00%.

[8] Total Convenience Store Sales and Total Restaurant Sales are inflated annually at a rate of 1.00%.

[9] Fuel, Convenience Store, and Restaurant Distributive Tax Revenues are calculated using a tax rate of 1.00%, which is held constant throughout the 23-year period.

[10] Net Fuel, Convenience Store, and Restaurant Business District Tax Revenues are calculated using a tax rate of 1.00% and administrative fee of 1.5%, both of which are held constant throughout the district lifetime (2016-2039).

Appendix 2: Preliminary Infrastructure Cost Estimates

Category	Company	Item	Cost Estimate	Date of Cost Estimate
Electricity	BHMG Engineers, Inc.	overhead rebuild - labor and material	\$215,000	2018
		underground installation - labor and material	\$250,000	
		Total	\$465,000	
Water and Sanitary Sewer	Farnsworth & Wylie	subtotal	\$483,330	1994
		engineering & contingencies (+25%)	\$120,000	
		Total	\$603,330	
Water	Farnsworth Group	total cost	\$94,670	2016
Easement	n/a	easement cost	\$575,000	2018
		GRAND TOTAL	\$1,738,000	

Source: BHMG Engineers, Inc., City of Farmer City, Farnsworth Group

RESOLUTION 2018-

RESOLUTION APPROVING THE CLOSURE OF THE 300 BLOCK OF SOUTH MAIN STREET

ON OCTOBER 13, 2018

WHEREAS, the City of Farmer City has received a request from the Heritage Days committee to close the 300 block of South Main Street on October 13, 2018 for a fundraiser; and

WHEREAS, the City supports the Heritage Days festival; and

WHEREAS, Heritage Days' request should not interfere with any other events or activities in downtown; and

THEREFORE, the City Council hereby approves the closure of the 300 block of South Main Street on October 13, 2018 for Heritage Days fundraising event.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMER CITY, COUNTY OF DEWITT, ILLINOIS THIS 30th DAY OF JULY 2018

AYES: _____ NAYS: _____ ABSTAIN: _____ ABSENT: _____

Scott Kelley, Acting Mayor

Sandra I. Shaw, City Clerk