

**REGULAR CITY COUNCIL MEETING
105 S MAIN ST
FARMER CITY, ILLINOIS
MONDAY, JANUARY 5, 2026
6:00 P.M.
AGENDA**

PRELIMINARY MATTERS

- Call to order
- Roll call
- Pledge of allegiance to the flag
- Proclamations/presentations/recognitions -
- Public Comment –

CONSENT AGENDA

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

- Approval of the minutes for the December 15, 2025 council meeting
- Fund Warrant List

UNFINISHED BUSINESS--Ordinances or resolutions previously tabled.

NEW BUSINESS--Ordinances and resolutions for initial consideration

- A. Approval of payout to Wheeler World in the amount of \$98,250.00 for electric generator repairs.
- B. Approval of payout to Layne Christensen Company in the amount of \$27,464.00 for well 10 pump repairs.
- C. Ordinance 1151 An Ordinance amending title VII: Traffic Code, Chapter 78: Parking schedules, schedule II (B) parking restrictions on portions of Monroe Street and related matters.
- D. Resolution 2026-140 Resolution approving a TIF reimbursement for Tabeling Development Company.

EXECUTIVE SESSION

5 ILCS 120/2 (C)(1) Personnel to discuss appointment, employment, compensation, discipline and/or performance of specific employee (s) pursuant to Section 2 (C)(1) of the Open Meetings Act.

OTHER ITEMS

- A. City manager report
- B. 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.

PUBLIC COMMENT: This section is intended for public statement and is not a period of time for debate. Each speaker is limited to a maximum of 5 minutes per Ordinance 943 passed 10/6/2014.

MINUTES OF THE FARMER CITY, ILLINOIS
CITY COUNCIL REGULAR MEETING
DECEMBER 15, 2025 6 p.m.

ROLL CALL Present: Councilmembers Willard McKinley acting as interim mayor, Chad Jacobs, David Walsh and Kurtis Bozarth. Absent: Mayor Scott Testory.

Also, in attendance: City Manager Taylor Baxter, City Clerk Angie Wanserski and
Absent: City Attorney Joe Chamley.

CONSENT AGENDA

A. Approval of the minutes of the December 1, 2025 council meeting.

B. Fund Warrant List

MOTION by Walsh, seconded by Jacobs, to approve the consent agenda. Voting yes: McKinley, Walsh, Bozarth and Jacobs. Motion carried.

UNFINISHED BUSINESS n/a

NEW BUSINESS

A. Ordinance 1150 An ordinance approving a redevelopment agreement by and between the City of Farmer City, DeWitt County, IL and Brooke Brown in connection with the redevelopment project area – 202 S Main St.

This redevelopment agreement is being approved for 30% of the lowest bid of \$19,200. The amount would be \$5760.00

MOTION by Walsh, seconded by Jacobs, to approve Ordinance 1150 An ordinance approving a redevelopment agreement by and between the City of Farmer City, DeWitt County, IL and Brooke Brown in connection with the redevelopment project area – 202 S Main St. Voting yes: McKinley, Bozarth and Jacobs. Councilman Walsh was present but was not polled and did not cast a vote. Motion carried.

ADJOURNMENT

MOTION by Walsh, seconded by Bozarth, to adjourn the meeting. Voting yes: McKinley, Walsh, Bozarth, and Jacobs. Motion carried.

Angie Wanserski, City Clerk

Vendor Name	Net Invoice Amount	Description
100		
EVANS FROEHLICH BETH & CHAMLEY	780.00	109 S MAIN ST
EVANS FROEHLICH BETH & CHAMLEY	220.00	150 PLUM ROW
EVANS FROEHLICH BETH & CHAMLEY	300.00	ZONING
EVANS FROEHLICH BETH & CHAMLEY	400.00	S. DEMOLITION
ILLINOIS MUNICIPAL LEAGUE	250.00	ANNUAL DUES- 2026
FUTURA	85.79	SUPPLIES
FUTURA	91.93	SUPPLIES
PETTY CASH	200.00	DECEMBER PYMT.
POWERHOUSE PUB	550.00	DECEMBER EVENT
EVANS FROEHLICH BETH & CHAMLEY	400.00	CITY COUNCIL MEETING
NAPA AUTO PARTS	12.20	POLICE VEHICLE SUPPLIES
RAY O'HERRON	1,500.97	VEST AND CARRIER
FUTURA	85.79	SUPPLIES
FUTURA	91.93	SUPPLIES
PETTY CASH	200.00	DECEMBER PYMT.
ILLINOIS OFFICE OF THE ATTORNEY GENERAL	60.00	OFFENDER TRAINING AND EDUCATION FUND #0958
ILLINOIS STATE POLICE	60.00	OFFENDER REGISTRATION FUND
TREASURER OF THE STATE OF ILLINOIS	10.00	OFFENDER MANAGEMENT BOARD FUND
NAPA AUTO PARTS	195.66	STREETS VEHICLE SUPPLIES
PETTY CASH	100.00	DECEMBER PYMT.
PETTY CASH	100.00	DECEMBER PYMT.
Total 100:	5,694.27	
140		
ICRMT	68,530.00	2026 INSURANCE COVERAGE
IPRF	14,925.00	2026 WC INSURANCE
Total 140:	83,455.00	
150		
MORTON SALT INC	2,140.09	BULK SALT
Total 150:	2,140.09	
240		
PRAIRIE ENGINEERS P.C.	660.52	SIDEWALK IMPROVEMENTS- RT 54
EVANS FROEHLICH BETH & CHAMLEY	400.00	FORWARD TIF
Total 240:	1,060.52	
270		
EVANS FROEHLICH BETH & CHAMLEY	800.00	TIF 2 AGREEMENT
Total 270:	800.00	
290		
MERRYBETH FARM CARRIAGE SERVICE	775.00	CARRIAGE RIDES 12-12-25
Total 290:	775.00	
490		
GFL ENVIRONMENTAL	12,664.05	MONTHLY SERVICE
Total 490:	12,664.05	

Vendor Name	Net Invoice Amount	Description
510		
ICRMT	10,386.00	2026 INSURANCE COVERAGE
IPRF	1,706.00	2026 WC INSURANCE
USA BLUEBOOK	1,151.22	WATER TOOLS
USA BLUEBOOK	113.70	WATER SUPPLIES
USA BLUEBOOK	76.69	WATER SUPPLIES
FUTURA	85.79	SUPPLIES
FUTURA	91.93	SUPPLIES
PETTY CASH	50.00	DECEMBER PYMT.
Total 510:	13,661.33	
520		
CLASPILL AUTOMOTIVE SALES & SERVICE	572.50	SEWER VEHICLE REPAIR-PARTS
CLASPILL AUTOMOTIVE SALES & SERVICE	475.00	SEWER VEHICLE REPAIRS- LABOR
ICRMT	13,988.00	2026 INSURANCE COVERAGE
IPRF	2,498.00	2026 WC INSURANCE
USA BLUEBOOK	432.48	SEWER SUPPLIES
FUTURA	85.79	SUPPLIES
FUTURA	91.93	SUPPLIES
YEAGLE ELECTRIC INC	296.10	LIFT STATION REPAIRS
PETTY CASH	50.00	DECEMBER PYMT.
Total 520:	18,489.80	
530		
GRAINGER	760.20	ELECTRIC REPAIR SUPPLIES
GRAINGER	73.04	ELECTRIC REPAIR SUPPLIES
GRAINGER	15.28	CREDIT INV9733109889 REPAIR SUPPLIES
MCMASTER-CARR	21.75	ELECTRIC VEHICLE PARTS
MCMASTER-CARR	52.00	ELECTRIC VEHICLE PARTS
8TH STREET WELDING AND HYDRAULICS LLC	1,018.34	REPAIRS FOR TRUCK #6
U.S. POSTAL SERVICE	735.45	MONTHLY BILLS
IMEA	89,194.91	IMEA ELEC GENERATION
ICRMT	34,479.00	2026 INSURANCE COVERAGE
IPRF	4,100.00	2026 WC INSURANCE
FUTURA	85.80	SUPPLIES
FUTURA	91.93	SUPPLIES
PETTY CASH	200.00	DECEMBER PYMT.
Total 530:	130,797.14	
Grand Totals:	269,537.20	

Wheeler World Inc.

3071 Martinsburg Road
Gambier, OH 43022

Phone #: 800-499-4906

Fax #: 808-825-6511

www.wheelerworldinc.com

Invoice

Date Invoice #

12/29/2025 13690

A/P & A/R: tina@wheelerworldinc.com Service: larry@wheelerworldinc.com Sales: allen@wheelerworldinc.com
President: tina@wheelerworldinc.com

Name / Address

Farmer City Municipal Utilities
P.O. Box 49
Farmer City, IL 61842-0049

Ship To

Farmer City Municipal Utilities
401-405 E Allen Street
Farmer City, IL 61842-0049

Estimate #	P.O. No.	Terms	Due Date	Ship Via
12578		30 days	1/28/2026	BEST WAY
Item	Description	Qty	Rate	Total
SERVICE TURB...	TURBO REPAIR ABB VTR500 TURBOCHARGER Disassemble Clean Unit Rebuild turbine blades Zygro turbine blad, elninstall new lashing wires Clean and inspect Check shaft for straightness Clean and polish shaft Clean and inspect Zygro Balance rotating assembly Weld and polish nozle ring blades Clean, inspect, and check nozzle ring area Machine turbine case Metalize exhaust shroud Diffuser: clean and inspect Straighten seal glands in heat shield Water test turbine case Water test exhaust case Install new parts Install customer's parts Reassemble and paint unit Prepare for shipment		96,250.00	96,250.00
SHIPPING & HA...	FREIGHT CHARGES OUT	1.00	2,000.00	2,000.00

THANK YOU FOR LETTING WHEELER WORLD INC BE OF SERVICE TO YOU.

1.5% Interest will be added to balances due 30 days from date of Invoice.

Subtotal: \$98,250.00

Sales Tax: (0.0%) \$0.00

Total: \$98,250.00

Payments/Credits	\$0.00
Balance Due	\$98,250.00



Layne Christensen Company
2399 Cassens Drive
Fenton, MO 63026

T [636-343-3700]
graniteconstruction.com

01/02/2026

Mr. Chad Yeadon
Farmer City, IL

RE: Well 10 Pump Repair

Dear Mr. Yeadon,

Layne has prepared a quote for the repair of your pump system on your Well 10. When pulling the pump the column pipe separated and fell into the well. The crew was able to fish the materials from the well and return to our shop. That cost is added to this quote. Our scope of work includes replacing the following parts and the installation of the repaired pump back in the well.

- Grundfos pump rated at 85 gpm
- 10 Hp motor, 230v 3 Ph
- 3" x 10' column pipe
- 3" check and SS nipples
- #8/3 power cable
- Pump setting materials

Layne will provide an experienced crew and support equipment for this project. The following are the costs for this work.

Qty	Units	Description	Price	Total
1	LS	Rig and Crew to Mobilize to the site, Set the Repaired Pump and Test. Return to Fenton.	\$10,475.00	\$10,475.00
1	LS	Fish the Pump from the Well (Completed)	\$7,220.00	\$7,220.00
1	LS	Pump Repair Parts as Listed	\$9,769.00	\$9,769.00
ESTIMATED TOTAL				\$27,464.00

Layne appreciates the opportunity to provide this quote and looks forward to continuing to provide Farmer City water supply services. Contact me if you have any questions.

Sincerely

David Meyer, RG
Area Manager
Layne, A Granite Company
Dave.Meyer@gcinc.com
Direct (636)680-0557
Cell (314) 753-4376

APPROVED BY _____ DATE _____

ORDINANCE NO. 1151

AN ORDINANCE

**AMENDING TITLE VII: TRAFFIC CODE, CHAPTER 78: PARKING SCHEDULES,
SCHEDULE II (B) PARKING RESTRICTIONS ON PORTIONS OF MONROE STREET
AND RELATED MATTERS**

WHEREAS, Title VII: Traffic Code, Chapter 78: Parking Schedules, Schedule II (B) Parking Restrictions of the Farmer City Code, as supplemented and amended, (the “**Farmer City Code**”) and Section 11-208 of the Illinois Vehicle Code (625 ILCS 5/11-208), as supplemented and amended (the “**IVC**”), provide that the Mayor and the City Council (the “**Corporate Authorities**”) of the City of Farmer City, DeWitt County, Illinois (the “**City**”) may impose by ordinance or resolution parking restrictions on any highway under the jurisdiction of the City; and

WHEREAS, the Corporate Authorities desire to impose certain parking restrictions on parts of Monroe Street for the purpose of safety of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF FARMER CITY, DEWITT COUNTY, ILLINOIS, as follows:

Section 1. Imposition of parking restrictions on portions of Monroe Street. That parking on Monroe Street between North Plum Street and North William Street is restricted to a maximum of three (3) hours and is so designated pursuant to the above-cited provisions of the Farmer City Code and the IVC.

Section 2. Erection of Signs. That the City Manager shall cause appropriate signs to be erected along each such street as specified in Section 1 of this Ordinance as soon as reasonably practicable. The parking restrictions imposed and so designated by this Ordinance shall become effective when such applicable signs are so erected.

Section 3. Penalty. That all vehicles and persons violating this Ordinance shall be guilty of an ordinance violation and subject to a minimum fine of \$50 and maximum fine of \$500, as allowed by law and ordinance.

Section 4. Effective Date. The provisions of this Ordinance shall become effective ten (10) days following its passage, approval and publication as required by law.

Section 5. Conflict. All other ordinances or parts of ordinances which are in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby superseded.

Section 6. Publication. The City Clerk is hereby authorized and directed to cause this Ordinance to be published in pamphlet form immediately after passage.

Section 7. Validity. If any section, subdivision or sentence of this ordinance is for any reason held invalid or to be unconstitutional, such decision shall not affect the validity of the remaining portion of this ordinance.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMER CITY,
COUNTY OF DEWITT, ILLINOIS THIS 5th DAY OF January, 2026.

AYES: ___ NAYES: ___ ABSTAIN: ___ ABSENT: ___

ATTESTED:

Scott Testory, Mayor

Angie Wanserski, City Clerk

RESOLUTION 2026-140

RESOLUTION APPROVING A TIF REIMBURSEMENT FOR TABELING DEVELOPMENT COMPANY

WHEREAS, the City of Farmer City has a Tax Increment Financing District (Forward TIF) in town; and

WHEREAS, the TIF provides financial assistance to property owners for the rehabilitation of property; and

WHEREAS, the City's redevelopment agreement allows for 100% reimbursement depending on a set of criteria for TIF eligible expenses; and

WHEREAS, Tabeling Development Corporation has requested reimbursement for development costs on the 174 property, which is located within the TIF district;

WHEREAS, the expenses submitted qualify as TIF eligible expenses, which equates to 100% reimbursement capped at \$60,000 each year for the first five (5) years; and

WHEREAS, Tabeling Development Company has submitted a list of expenses totaling \$9515.25;

THEREFORE, the City Council hereby approves a reimbursement for reimbursement of development costs for the 174 property in the amount of \$9515.25.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMER CITY, COUNTY OF DEWITT, ILLINOIS THIS 5th DAY OF JANUARY 2026

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

Scott Testory, Mayor

Angie Wanserski, City Clerk

Farmer City TIF - Submission 2

Amount Submitted	Description of Item Submitted	TIF Cost	Approved?	Note
\$260.00	Marketing	Professional Services	X	Crex 1/27/25
\$260.00	Marketing	Professional Services	X	Crex 2/26/25
\$260.00	Marketing	Professional Services	X	Crex 3/26/25
\$260.00	Marketing	Professional Services	X	Crex 4/26/25
\$260.00	Marketing	Professional Services	X	Crex 5/26/25
\$260.00	Marketing	Professional Services	X	Crex 6/26/25
\$260.00	Marketing	Professional Services	X	Crex 7/26/25
\$260.00	Marketing	Professional Services	X	Crex 8/26/25
\$260.00	Marketing	Professional Services	X	Crex 9/26/25
\$260.00	Marketing	Professional Services	X	Crex 10/27/25
\$260.00	Marketing	Professional Services	X	Crex 11/26/25
\$260.00	Marketing	Professional Services	X	Crex 12/29/25
\$731.50	Engineering Exhibit	Costs of Construction	X	Mohr & Kerr Engineering & Land Surveying, P.C. 9/8/24 Inv. 14592
\$2,926.00	Engineering Exhibit	Costs of Construction	X	Mohr & Kerr Engineering & Land Surveying, P.C. 1/9/25 inv. 15176
\$1,000.00	Field Disking for Archeological Survey	Costs of Construction	X	Swartz Farms - Inv 2025-5
\$348.75	Engineering Design Changes	Professional Services	X	Mohr & Kerr Engineering & Land Surveying Inv. 16710
\$1,389.00	Engineer's Permitting Plans	Professional Services	X	Mohr & Kerr Engineering & Land Surveying Inv. 16479
\$	9,515.25	Total		



Crexi
 5510 Lincoln Blvd.
 Suite 400
 Playa Vista, CA 90094

Bill To
 Tabeling Homes - Tabeling
 601 East Main
 Mahomet IL 61853
 austin@tabelingco.com

Invoice

Invoice Number	INV-657536
Date of issue	Jan 26, 2025
Date due	Jan 26, 2025
Terms	NET 0

\$0.00 due Jan 26, 2025

Thanks for your business!

Description	Service Period	Qty	Unit Price	Amount
All Pro	Jan 26, 2025 - Feb 25, 2025	1	\$260.00	\$260.00
SUBTOTAL				\$260.00
TAX				\$0.00
TOTAL				\$260.00
PAYMENT APPLIED				\$260.00
BALANCE DUE				\$0.00
NO PAYMENT DUE				

Please submit all check payments made to **COMMERCIAL REAL ESTATE EXCHANGE, INC.** to the one of the following addresses:

Lockbox Remittance Address (regular mail):
 COMMERCIAL REAL ESTATE EXCHANGE, INC.
 PO BOX: 25534
 PASADENA CA 91185-5534

Address for Courier Deposits (FedEx, UPS, etc.):
 COMMERCIAL REAL ESTATE EXCHANGE, INC.
 25534
 14005 LIVE OAK AVE
 IRWINDALE CA 91706-1300

Questions? Contact Crexi at support@crexi.com

INV-657536



Crexi
 5510 Lincoln Blvd.
 Suite 400
 Playa Vista, CA 90094

Bill To
 Tabeling Homes - Tabeling
 601 East Main
 Mahomet IL 61853
 austin@tabelingco.com

Invoice

Invoice Number INV-680840
 Date of issue Feb 26, 2025
 Date due Feb 26, 2025
 Terms NET 0

\$0.00 due Feb 26, 2025

Thanks for your business!

Description	Service Period	Qty	Unit Price	Amount
All Pro	Feb 26, 2025 - Mar 25, 2025	1	\$260.00	\$260.00
SUBTOTAL				\$260.00
TAX				\$0.00
TOTAL				\$260.00
PAYMENT APPLIED				\$260.00
BALANCE DUE				\$0.00
NO PAYMENT DUE				

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 25534
 14005 LIVE OAK AVE
 IRWINDALE CA 91706-1300

Questions? Contact Crexi at support@crexi.com

INV-680840



Crexi
 5510 Lincoln Blvd.
 Suite 400
 Playa Vista, CA 90094

Bill To
 Tabeling Homes - Tabeling
 601 East Main
 Mahomet IL 61853
 austin@tabelingco.com

Invoice Number
 Date of issue
 Date due
 Terms

Invoice

INV-704071
 Mar 26, 2025
 Mar 26, 2025
 NET 0

\$0.00 due Mar 26, 2025

Thanks for your business!

Description	Service Period	Qty	Unit Price	Amount
Legacy All Pro	Mar 26, 2025 - Apr 25, 2025	1	\$260.00	\$260.00
SUBTOTAL				\$260.00
TAX				\$0.00
TOTAL				\$260.00
PAYMENT APPLIED				\$260.00
BALANCE DUE				\$0.00
NO PAYMENT DUE				

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 PASADENA CA 91185-5534

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 IRWINDALE CA 91706-1300

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INV-704071



Crexi
 5510 Lincoln Blvd.
 Suite 400
 Playa Vista, CA 90094

Bill To
 Tabeling Homes - Tabeling
 601 East Main
 Mahomet IL 61853
 austin@tabelingco.com

Invoice Number
 Date of issue
 Date due
 Terms

Invoice

INV-728236
 Apr 26, 2025
 Apr 26, 2025
 NET 0

\$0.00 due Apr 26, 2025

Thanks for your business!

Description	Service Period	Qty	Unit Price	Amount
Legacy All Pro	Apr 26, 2025 - May 25, 2025	1	\$260.00	\$260.00
SUBTOTAL				\$260.00
TAX				\$0.00
TOTAL				\$260.00
PAYMENT APPLIED				\$260.00
BALANCE DUE				\$0.00
NO PAYMENT DUE				

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 IRWINDALE CA 91706-1300

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INV-728236



Crexi
 5510 Lincoln Blvd.
 Suite 400
 Playa Vista, CA 90094

Bill To
 Tabeling Homes - Tabeling
 601 East Main
 Mahomet IL 61853
 austin@tabelingco.com

Invoice Number
 Date of issue
 Date due
 Terms

Invoice

INV-752878
 May 26, 2025
 May 26, 2025
 NET 0

\$0.00 due May 26, 2025

Thanks for your business!

Description	Service Period	Qty	Unit Price	Amount
Legacy All Pro	May 26, 2025 - Jun 25, 2025	1	\$260.00	\$260.00
SUBTOTAL				\$260.00
TAX				\$0.00
TOTAL				\$260.00
PAYMENT APPLIED				\$260.00
BALANCE DUE				\$0.00
NO PAYMENT DUE				

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Lockbox Remittance Address (regular mail):
 COMMERCIAL REAL ESTATE EXCHANGE, INC.
 PO BOX: 25534
 PASADENA CA 91185-5534

Address for Courier Deposits (FedEx, UPS, etc.):
 COMMERCIAL REAL ESTATE EXCHANGE, INC.
 25534
 14005 LIVE OAK AVE
 IRWINDALE CA 91706-1300

Questions? Contact Crexi at support@crexi.com

INV-752878



Crexi
 5510 Lincoln Blvd.
 Suite 400
 Playa Vista, CA 90094

Bill To
 Tabeling Homes - Tabeling
 601 East Main
 Mahomet IL 61853
 austin@tabelingco.com

Invoice Number
 Date of issue
 Date due
 Terms

Invoice

INV-777260
 Jun 26, 2025
 Jun 26, 2025
 NET 0

\$0.00 due Jun 26, 2025

Thanks for your business!

Description	Service Period	Qty	Unit Price	Amount
Legacy All Pro	Jun 26, 2025 - Jul 25, 2025	1	\$260.00	\$260.00
SUBTOTAL				\$260.00
TAX				\$0.00
TOTAL				\$260.00
PAYMENT APPLIED				\$260.00
BALANCE DUE				\$0.00
NO PAYMENT DUE				

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 PASADENA CA 91185-5534

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 IRWINDALE CA 91706-1300

Questions? Contact Crexi at support@crexi.com

INV-777260



Crexi
 5510 Lincoln Blvd.
 Suite 400
 Playa Vista, CA 90094

Bill To
 Tabeling Homes - Tabeling
 601 East Main
 Mahomet IL 61853
 austin@tabelingco.com

Invoice

Invoice Number	INV-801462
Date of issue	Jul 26, 2025
Date due	Jul 26, 2025
Terms	NET 0

\$0.00 due Jul 26, 2025

Thanks for your business!

Description	Service Period	Qty	Unit Price	Amount
Legacy All Pro	Jul 26, 2025 - Aug 25, 2025	1	\$260.00	\$260.00
SUBTOTAL				\$260.00
TAX				\$0.00
TOTAL				\$260.00
PAYMENT APPLIED				\$260.00
BALANCE DUE				\$0.00
NO PAYMENT DUE				

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 PO BOX: 25534
 PASADENA CA 91185-5534

Address for Courier Deposits (FedEx, UPS, etc.):
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 25534
 14005 LIVE OAK AVE
 IRWINDALE CA 91706-1300

Questions? Contact Crexi at support@crexi.com

INV-801462



Crexi
5510 Lincoln Blvd.
Suite 400
Playa Vista, CA 90094

Bill To
Tabeling Homes - Tabeling
601 East Main
Mahomet IL 61853
austin@tabelingco.com

Invoice Number
Date of issue
Date due
Terms

Invoice
INV-826729
Aug 26, 2025
Aug 26, 2025
NET 0

\$0.00 due Aug 26, 2025

Thanks for your business!

Description	Service Period	Qty	Unit Price	Amount
Legacy All Pro	Aug 26, 2025 - Sep 25, 2025	1	\$260.00	\$260.00
SUBTOTAL				\$260.00
TAX				\$0.00
TOTAL				\$260.00
PAYMENT APPLIED				\$260.00
BALANCE DUE				\$0.00
NO PAYMENT DUE				

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INV-826729



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5510 Lincoln Blvd.
Suite 400
Playa Vista, CA 90094

Bill To
Tabeling Homes - Tabeling
601 East Main
Mahomet IL 61853
austin@tabelingco.com

Invoice

Invoice Number	INV-851106
Date of issue	Sep 26, 2025
Date due	Sep 26, 2025
Terms	NET 0

\$0.00 due Sep 26, 2025

Thanks for your business!

Description	Service Period	Qty	Unit Price	Amount
Legacy All Pro	Sep 26, 2025 - Oct 25, 2025	1	\$260.00	\$260.00
SUBTOTAL				\$260.00
TAX				\$0.00
TOTAL				\$260.00
PAYMENT APPLIED				\$260.00
BALANCE DUE				\$0.00
NO PAYMENT DUE				

Please submit all check payments made to **COMMERCIAL REAL ESTATE EXCHANGE, INC.** to the one of the following addresses:

Lockbox Remittance Address (regular mail):
COMMERCIAL REAL ESTATE EXCHANGE, INC.
PO BOX: 25534
PASADENA CA 91185-5534

Address for Courier Deposits (FedEx, UPS, etc.):
COMMERCIAL REAL ESTATE EXCHANGE, INC.
25534
14005 LIVE OAK AVE
IRWINDALE CA 91706-1300

Questions? Contact Crexi at support@crexi.com

INV-851106



Crexi
5510 Lincoln Blvd.
Suite 400
Playa Vista, CA 90094

Bill To
Tabeling Homes - Tabeling
601 East Main
Mahomet IL 61853
austin@tabelingco.com

Invoice Number
Date of issue
Date due
Terms

Invoice

INV-876691
Oct 26, 2025
Oct 26, 2025
NET 0

\$0.00 due Oct 26, 2025

Thanks for your business!

Description	Service Period	Qty	Unit Price	Amount
Legacy All Pro	Oct 26, 2025 - Nov 25, 2025	1	\$260.00	\$260.00
SUBTOTAL				\$260.00
TAX				\$0.00
TOTAL				\$260.00
PAYMENT APPLIED				\$260.00
BALANCE DUE				\$0.00
NO PAYMENT DUE				

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IRWINDALE CA 91706-1300

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INV-876691



Crexi
 5510 Lincoln Blvd.
 Suite 400
 Playa Vista, CA 90094

Bill To
 Tabeling Homes - Tabeling
 601 East Main
 Mahomet IL 61853
 austin@tabelingco.com

Invoice Number
 Date of issue
 Date due
 Terms

Invoice

INV-901723
 Nov 26, 2025
 Nov 26, 2025
 NET 0

\$0.00 due Nov 26, 2025

Thanks for your business!

Description	Service Period	Qty	Unit Price	Amount
Legacy All Pro	Nov 26, 2025 - Dec 25, 2025	1	\$260.00	\$260.00
SUBTOTAL				\$260.00
TAX				\$0.00
TOTAL				\$260.00
PAYMENT APPLIED				\$260.00
BALANCE DUE				\$0.00
NO PAYMENT DUE				

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 PO BOX: 25534
 PASADENA CA 91185-5534

Address for Courier Deposits (FedEx, UPS, etc.):
 COMMERCIAL REAL ESTATE EXCHANGE, INC.
 25534
 14005 LIVE OAK AVE
 IRWINDALE CA 91706-1300

Questions? Contact Crexi at support@crexi.com

INV-901723



Crexi
 5510 Lincoln Blvd.
 Suite 400
 Playa Vista, CA 90094

Bill To
 Tabeling Homes - Tabeling
 601 East Main
 Mahomet IL 61853
 austin@tabelingco.com

Invoice Number
 Date of issue
 Date due
 Terms

Invoice

INV-926933
 Dec 26, 2025
 Dec 26, 2025
 NET 0

\$0.00 due Dec 26, 2025

Thanks for your business!

Description	Service Period	Qty	Unit Price	Amount
Legacy All Pro	Dec 26, 2025 - Jan 25, 2026	1	\$260.00	\$260.00
SUBTOTAL				\$260.00
TAX				\$0.00
TOTAL				\$260.00
PAYMENT APPLIED				\$260.00
BALANCE DUE				\$0.00
NO PAYMENT DUE				

Please submit all check payments made to **COMMERCIAL REAL ESTATE EXCHANGE, INC.** to the one of the following addresses:

Lockbox Remittance Address (regular mail):
 COMMERCIAL REAL ESTATE EXCHANGE, INC.
 PO BOX: 25534
 PASADENA CA 91185-5534

Address for Courier Deposits (FedEx, UPS, etc.):
 COMMERCIAL REAL ESTATE EXCHANGE, INC.
 25534
 14005 LIVE OAK AVE
 IRWINDALE CA 91706-1300

Questions? Contact Crexi at support@crexi.com

INV-926933

Mohr & Kerr Engineering & Land Surveying, P.C.

5901 N. Prospect, Suite 6B
Peoria, IL 61614

Invoice

Invoice #: 14592

Invoice Date: 9/8/2024

Due Date: 9/23/2024

Project: 24-149 Farmer Cify Sub

Billing Period: 8/4/24-8/31/24

Bill To:

Tabeling Development
shawn@shawntabeling.com

Item	Description	Hours	Rate	Amount
Professional Engineer	Subdivision Exhibit	5.5	133.00	731.50
	Credit Card Payments will have a 3.5% Fee Added			

Total \$731.50

Payments/Credits \$0.00

Balance Due \$731.50

Phone #
(309) 692-8500

Mohr & Kerr Engineering & Land Surveying, P.C.
 5901 N. Prospect, Suite 6B
 Peoria, IL 61614

Invoice

Invoice #: 15176
Invoice Date: 1/9/2025
Due Date: 1/24/2025
Project: 24-149 Farmer Cify Sub
Billing Period: 11/30/24-1/4/25

Bill To:
 Tabeling Development
 shawn@shawntabeling.com

Item	Description	Hours	Rate	Amount
Professional Engineer	Subdivision Design	22	133.00	2,926.00
	Credit Card Payments will have a 3.5% Fee Added			

Total	\$2,926.00
Payments/Credits	\$0.00
Balance Due	\$2,926.00

Phone #
(309) 692-8500

Swartz Farms

INVOICE

Customer

Name Tabeling Development
 Address _____
 City Mahomet State IL ZIP 61853
 Phone _____

Misc

Date 12/3/2025

Qty/ac	Description	Unit Price	TOTAL
20	Mow and disk Farmer City development land	\$ 50.00	\$ 1,000.00

SubTotal \$ 1,000.00

Payment

Comments _____

TOTAL \$ 1,000.00

Thanks for your business

Mohr & Kerr Engineering & Land Surveying, P.C.
 5901 N. Prospect, Suite 6B
 Peoria, IL 61614

Invoice

Invoice #: 16710
Invoice Date: 12/14/2025
Due Date: 12/29/2025
Project: 24-149 Farmer Cify Sub
Billing Period: 11/2/25-11/29/25

Bill To:
 Tabeling Development
 shawn@shawntabeling.com

Item	Description	Hours	Rate	Amount
Professional Engineer	Design Changes	2.5	139.50	348.75
	Credit Card Payments will have a 3.5% Fee Added			

Total	\$348.75
Payments/Credits	\$0.00
Balance Due	\$348.75

Phone #
(309) 692-8500

Mohr & Kerr Engineering & Land Surveying, P.C.
 5901 N. Prospect, Suite 6B
 Peoria, IL 61614

Invoice

Invoice #: 16479
Invoice Date: 10/20/2025
Due Date: 11/4/2025
Project: 24-149 Farmer Cify Sub
Billing Period: 8/31/25-10/4/25

Bill To:
 Tabeling Development
 shawn@shawntabeling.com

Item	Description	Hours	Rate	Amount
Senior Engineering Designer	Permitting Plans	0.5	127.50	63.75
Professional Engineer		9.5	139.50	1,325.25
Credit Card Payments will have a 3.5% Fee Added				

Total	\$1,389.00
Payments/Credits	\$0.00
Balance Due	\$1,389.00

Phone #
(309) 692-8500