AGENDA

People may attend the meeting in person at City Hall and may also watch the meeting via Facebook Live through the City of Dixon Illinois Government - Facebook page

1. Call to Order

2. Roll Call

3. Pledge of Allegiance/Invocation

4. Visitors/Public Comment

5. Public Hearing
   a. FY22/23 Budget

6. Proclamation
   a. Sexual Assault Awareness Month

7. Work Session

8. Approval of Minutes

9. Approval of Total Labor and Outside Claims

10. Department Reports

11. City Manager Report

12. Council Reports
    a. Mayor Arellano
    b. Councilman Bishop
    c. Councilman Considine
    d. Councilman Oros
    e. Councilman Venier

13. Boards & Commissions Reports
    a. Plan Commission Meeting Minutes

The City of Dixon, in compliance with the Americans With Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of this meeting or facilities, contact the ADA Coordinator at (815) 288-1485 to allow the City of Dixon to make reasonable accommodations for those persons.
COUNCIL OF THE CITY OF DIXON, ILLINOIS
REGULAR COUNCIL MEETING
COUNCIL CHAMBERS - CITY HALL
MONDAY, APRIL 4, 2022
5:30 P.M.

AGENDA

14. Visitors/Public Comment

15. Ordinances
   a. Ordinance Approving the Tax Increment Financing District Eligibility Report and Redevelopment Plan and Project for the Industrial Park Redevelopment Project Area
   b. Ordinance Designating the Industrial Park Redevelopment Project Area
   c. Ordinance Adopting Tax Increment Financing
   d. Ordinance Amending the Dixon City Code Title V, Chapter 13, Section 5-13-6 (Number of Liquor Licenses)
   e. Ordinance Amending the Dixon City Code Title VI, Chapter 10, Section 6-10-3(d)
   f. Ordinance Authorizing Approval and Acceptance of Preliminary and Final Plat of Dixon Gateway Subdivision Pursuant to the Petition of Dixon Land Group, LLC

16. Resolutions
   a. Resolution Amending 2021-2022 Budget – Police
   b. Resolution Amending 2021-2022 Budget – TIF Legal Fees
   c. Resolution Amending 2021-2022 Budget – Street
   d. Resolution Amending 2021-2022 Budget – Cemetery
   e. Resolution Amending 2021-2022 Budget – Administration
   f. Resolution Amending 2021-2022 Budget – Wastewater
   g. Resolution Designating Anchor Rd as a Truck Route
   h. Resolution Listing Scheduled Meeting of the Council of the City of Dixon, Illinois

17. Motions
   a. Refer the petition for text amendment of the City of Dixon Zoning Ordinance to the Plan Commission
   b. Refer the petition for Special Use to the Plan Commission
   c. Refer the petition for variance of the City of Dixon Zoning Ordinance to the Zoning Board of Appeals
   d. Discussion and Possible Approval of Engagement Letter with Bernardi Securities, Inc. with respect to Issuance and Placement of General Obligation Bonds for the purpose of funding a portion of the City’s unfunded Police and Fire Pensions
   e. Discussion and Possible Approval of Risk Disclosure Agreement with Bernardi Securities, Inc.
AGENDA

f. Discussion and Possible Approval of Engagement Letter with Ice Miller LLP with respect to Issuance and Placement of General Obligation Bonds for the purpose of funding a portion of the City’s unfunded Police and Fire Pensions

g. Discussion and possible approval of Preliminary Engineering Agreement with Willett Hofmann & Associates for Motor Fuel Tax Funds Opportunity Zone Grant – Gateway Development Infrastructure Project.

18. Adjournment
15. Ordinance
   a. The purpose of the Ordinance is to adopt a “redevelopment plan” pursuant to the requirements of the Tax Increment Allocation Redevelopment Act for the Industrial Park Redevelopment Project Area. The Industrial Park Redevelopment Project Area is located generally north and east of the existing Lee County Business Park.
   b. The purpose of the Ordinance is to designate the Industrial Park Redevelopment Area as a “redevelopment project area” pursuant to the requirements of the Tax Increment Allocation Redevelopment Act.
   c. The purpose of the Ordinance is to adopt tax increment financing for the Industrial Park Redevelopment Project Area pursuant to the requirements of the Tax Increment Allocation Redevelopment Act.
   d. Ordinance increases the combined number of Class D/D1 licenses from 14 to 15.
   e. The purpose of the Ordinance is to amend the “Height of Buildings: The same regulations shall apply as are required or permitted in the B-1 Limited Neighborhood Business District. Notwithstanding the foregoing, the height of a hotel (solely as defined in Section 6-2-3 as a “HOTEL or MOTEL, TRANSIENT”) shall not exceed either six (6) stories or sixty-five feet (65’).”

16. Resolutions
   a. Amending the budget for fiscal year 2021-2022 by increasing the line item for “Fuel & Oil” by $9,000 and increasing the line item for “Contractual” by $3,000 all within the Police Department budget; and by decreasing the line item “Part Time Wages” by $12,000 within the Police Department budget.
   b. Amending the budget for fiscal year 2021-2022 by increasing the line item for “Legal” within the Council budget by $50,000; and by decreasing the General fund balance by $50,000.
   c. Amending the budget for fiscal year 2021-2022 by increasing the line item for “Fuel & Oil” by $10,000, increasing the line item for “Dues” by $350, and increasing the line item “Info Technology” by $350, and increasing the line item for “Natural Gas” by $2,000 all within the Street Department budget; and by decreasing the line item “Overtime” by $10,000 and by decreasing the line item “Part Time Wages” by $2,700 all within the Street Department budget.
d. Amending the budget for fiscal year 2021-2022 by increasing the line item for “Telephone” by $200, increasing the line item for “Dues” by $200, and increasing the line item for “Natural Gas” by $1,000 all within the Cemetery budget, and by decreasing the line item “Overtime” by $1,400 within the Cemetery budget.

e. Amending the budget for fiscal year 2021-2022 by increasing the line item for “Medical Insurance” by $3,300 and increasing the line item for “Small Equipment/Tools” by $5,000 all within the Administration budget; and by decreasing the line item “Audit” by $3,300 within the Administration budget and by decreasing the line item “Contractual” by $5,000 within the Public Relations and Tourism budget.

f. Amend the budget for fiscal year 2021-2022 by increasing the line item for “Fuel & Oil” by $10,000 within the Wastewater budget; and by decreasing the line item “Part time Wages” by $5,000 and by decreasing the line item “Medical Insurance” by $5,000 all within the Wastewater budget.

17. Motion

a. The Petitioner Gaylloyd Lott Jr. Trustee of 403 E Fellows Street Land Trust is requesting to have the text of the zoning ordinance amended to include “Lodging House” as “Special Use” under the City of Dixon Code Section 6-9-6(C).

b. The Petitioner Gaylloyd Lott Jr. Trustee of 403 E Fellows Street Land Trust for property commonly known as 403 E Fellows. The subject property is zoned R-2 Two-Family Residential District. The Petitioner is simultaneously petitioning for a text amendment to 6-9-6(C) of the zoning ordinance to include as Special Use “Lodging House”. If the petition for text amendment to 6-9-6(C) is granted the petitioner requests that it be granted such Special Use.

c. Petitioner Patrick and Meghan King own property parcel # 07-02-33-453-018 commonly known as 1109 Northridge Dixon, Illinois. Section 6-9-5(F) of the Dixon City Code requires a 25 ft front yard set-back. The petitioner is requesting a variance from the required set-back to be reduced to 19 ft. To allow for an extension added to the front porch.
PROCLAMATION

Sexual Assault Awareness Month
April 2022

WHEREAS, Sexual Assault Awareness Month calls attention to the fact that sexual violence is widespread and impacts every person in this community.

WHEREAS, Rape, sexual assault, and sexual harassment harm our community, and statistics show one in five women and one in 71 men will be raped at some point in their lives (Black et al., 2011).

WHEREAS, Child sexual abuse prevention must be a priority to confront the reality that one in six boys and one in four girls will experience a sexual assault before age 18 (Dube et al., 2005).

WHEREAS, Young people experience heightened rates of sexual violence, and youth ages 12-17 were 2.5 times as likely to be victims of rape or sexual assault (Snyder & Sickmund, 2006).

WHEREAS, On campus, one in five women and one in 16 men are sexually assaulted during their time in college (Krebs, Lindquist, Warner, Fisher, & Martin, 2007).

WHEREAS, We must work together to educate our community about sexual violence prevention, supporting survivors, and speaking out against harmful attitudes and actions.

WHEREAS, Prevention is possible when everyone gets involved. The first step is increasing education, awareness, and community involvement. It’s time for all of us to take action to create a safer environment for all.

NOW, THEREFORE, I Mayor Liandro Arellano Jr., Mayor of the City of Dixon, join advocates and communities across the country in taking action to prevent sexual violence. Do hereby proclaim April 2020 as Sexual Assault Awareness Month, and each day of the year is an opportunity to create change for the future.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND CAUSED THE GREAT SEAL OF THE CITY OF DIXON TO BE AFFIXED.

Enacted at the mayor’s Office in the city of Dixon on this ______ day of __________.
In the year of our lord ________.

__________________________
MAYOR
CALL TO ORDER

The meeting was called to order by Mayor Arellano at 5:31pm.

ROLL CALL

Councilman Oros, Venier, Bishop, Considine, and Mayor Arellano answered roll call.

PLEDGE OF ALLEGIANCE/INVOCATION

The Pledge of Allegiance was cited. Invocation was given by Reverend Mike Sutcliffe, Three Trees Ministry

VISITOR/PUBLIC COMMENT

None

PLACE FY2022/2023 BUDGET ON FILE

Councilman Bishop moved that an Ordinance for the Operating Budget of the City of Dixon, Lee County, Illinois for the fiscal year 2022/2023 be placed on file. Seconded by Councilman Oros.

Discussion ensued. Voting Yea: Councilman Oros, Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. Motion Carried

APPROVAL OF MINUTES

Councilman Oros moved that the minutes of the Regular Session Meeting of Monday, March 7, 2022, and the Special Session Meeting of Friday, March 11, 2022; be accepted and placed on file. Seconded by Councilman Considine.

Voting Yea: Councilman Oros, Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. Motion Carried

APPROVAL OF TOTAL LABOR AND OUTSIDE CLAIMS

Councilman Considine moved that the Total Labor and Outside Claims in the amount of $292,731.10 be approved and ordered paid. Seconded by Councilman Venier.

Voting Yea: Councilman Oros, Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. Motion Carried
COUNCIL OF THE CITY OF DIXON, ILLINOIS
COUNCIL CHAMBERS – CITY HALL
REGULAR COUNCIL MEETING
MONDAY, MARCH 21, 2022
5:30 P.M.

APPROVAL OF YEAR TO DATE FINANCIALS

Councilman Venier moved that the year-to-date Financial Summary through February 2022 be accepted. Seconded by Councilman Bishop. Voting Yea: Councilman Oros, Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. Motion Carried

DEPARTMENT REPORTS

None

CITY MANAGER REPORT

City Manager Langloss reported on the Midwest Summit on Leadership event that is Thursday, May 19, 2022 at the Dixon Theatre. Budget schedule, discussion ensued regarding requests, ARPA money, development fund, and Christmas fund. EDA Grant for $1.5million is in the final stages, if awarded it will be used for the Dixon Theatre for a new roof, tuckpointing & inside updates.

COUNCIL REPORTS

Mayor Arellano – None
Councilman Oros – None
Councilman Considine – Encourage people to attend the Treasure of Jazz at the Dixon Theatre, she is in town signing her book at Books on First.

Councilman Venier – Judy’s performance, Treasure of Jazz, was Friday night, have two more performances.

Councilman Bishop – None

BOARDS & COMMISSION REPORTS

None

VISITORS/PUBLIC COMMENT

None
ORD# 3274 – ORDINANCE ACCEPTING A RE-PLAT OF LOT ONE (1) IN WATER TOWER PARTNERS SUBDIVISION PURSUANT TO TITLE III, CHAPTER 11, SECTION 3-11-5 OF THE CITY CODE OF THE CITY OF DIXON, LEE COUNTY, ILLINOIS

Building Official Shipman explained the request. Councilman Bishop moved that the Ordinance Accepting a Re-Plat of Lot One (1) in Water Tower Partners Subdivision Pursuant to Title III, Chapter 11, Section 3-11-5 of the City Code of the City of Dixon, Lee County, Illinois be approved. Seconded by Councilman Venier. Discussion ensued. Voting Yea: Councilman Oros, Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. Motion Carried

ORD# 3275 – ORDINANCE AUTHORIZING A CHANGE OF ZONING PURSUANT TO THE PETITION OF DIXON HABITAT FOR HUMANITY, INC. (713 JAY DEE AVENUE)

Building Official Shipman explained the request, discussion ensued. Councilman Oros moved that the Ordinance Authorizing a Change of Zoning Pursuant to the Petition of Dixon Habitat for Humanity, Inc. (713 Jay Dee Avenue) be approved. Seconded by Councilman Venier. Voting Yea: Councilman Oros, Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. Motion Carried

ORD# 3276 – ORDINANCE AUTHORIZING A VARIANCE PURSUANT TO THE PETITION OF DIXON HABITAT FOR HUMANITY, INC

Building Official Shipman explained the request. Councilman Considine moved that the Ordinance Authorizing a Variance Pursuant to the Petition of Dixon Habitat for Humanity, Inc be approved. Seconded by Councilman Venier. Voting Yea: Councilman Oros, Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. Motion Carried Habitat representative thanked the council and stated that this will be their 30th home in Dixon.

ORD# 3277 – ORDINANCE AUTHORIZING APPROVAL AND ACCEPTANCE OF PRELIMINARY AND FINAL PLAT OF WASHINGTON POINT SUBDIVISION PURSUANT TO THE PETITION OF HVARRE HOLDINGS LLC

Building Official Shipman explained the request, discussion ensued. Councilman Venier moved that the Ordinance Authorizing Approval and Acceptance of Preliminary and Final Plat of Washington Point Subdivision Pursuant to the Petition of Hvarre Holdings LLC be approved. Seconded by Councilman Bishop. Attorney LeSage explained the background on the request, discussion ensued. Voting Yea: Councilman Oros, Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. Motion Carried
ORD# 3278 – ORDINANCE AUTHORIZING A CHANGE OF ZONING
PURSUANT TO THE PETITION OF HVARRE HOLDINGS LLC
(LOT 1 OF WASHINGTON POINT SUBDIVISION)

Building Official Shipman explained the request, discussion ensued. Councilman Bishop moved that the Ordinance authorizing a Change of Zoning Pursuant to the Petition of Hvarre Holdings LLC (Lot 1 of Washington Point Subdivision) be approved. Seconded by Councilman Venier. Voting Yea: Councilman Oros, Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. **Motion Carried**

ORD# 3279 – ORDINANCE AMENDING THE DIXON CITY CODE
TITLE VI, CHAPTER 9, SECTION 6-9-6(C) PURSUANT TO
THE PETITION OF GOODFELLOWS OF LEE COUNTY

Building Official Shipman explained the request, discussion ensued. Councilman Oros moved that the Ordinance Amending the Dixon City Code Title VI, Chapter 9, Section 6-9-6(c) Pursuant to the Petition of Goodfellows of Lee County be approved. Seconded by Councilman Venier. Voting Yea: Councilman Oros, Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. **Motion Carried**

ORD# 3280 – ORDINANCE AUTHORIZING A SPECIAL USE PURSUANT TO
THE PETITION OF GOODFELLOWS OF LEE COUNTY

Building Official Shipman explained the request. Councilman Considine moved that the Ordinance Authorizing a Special Use Pursuant to the Petition of Goodfellows of Lee County be approved. Seconded by Councilman Bishop. Discussion ensued. Voting Yea: Councilman Oros, Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. **Motion Carried**

ORD# 3282 - ORDINANCE AMENDING THE LIQUOR CODE IN CONNECTION
WITH VENETIAN NIGHT PURSUANT TO THE REQUEST OF
DIXON CHAMBER OF COMMERCE AND MAIN STREET INC.

Councilman Considine moved that the Ordinance Amending the Liquor Code in Connection with Venetian Night Pursuant to the Request of Dixon Chamber of Commerce and Main Street Inc. be approved. Seconded by Councilman Venier. Voting Yea: Councilman Oros, Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. **Motion Carried**

ORD# 3281 - ORDINANCE AMENDING THE LIQUOR CODE IN CONNECTION
WITH THE DIXON CITY MARKET PURSUANT TO THE REQUEST OF
Councilman Venier moved that the Ordinance Amending the Liquor Code in Connection with the Dixon City Market Pursuant to the Request of Dixon Chamber of Commerce and Main Street Inc. be approved. Seconded by Councilman Considine. Voting Yea: Councilman Oros, Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. **Motion Carried**

**ORD# 3283 - ORDINANCE AMENDING THE LIQUOR CODE IN CONNECTION WITH THE BLUES, BREWS & BBQ PURSUANT TO THE REQUEST OF DIXON CHAMBER OF COMMERCE AND MAIN STREET INC.**

Councilman Bishop moved that the Ordinance Amending the Liquor Code in Connection with the Blues, Brews, & BBQ Pursuant to the Request of Dixon City Chamber of Commerce and Main Street Inc. be approved. Seconded by Councilman Oros. Discussion ensued. Voting Yea: Councilman Oros, Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. **Motion Carried**

**ORD# 3284 - ORDINANCE AMENDING THE LIQUOR CODE IN CONNECTION WITH ROSBROOK STUDIO STREET FAIR**

Councilman Oros moved that the Ordinance Amending the Liquor Code in Connection with Rosbrook Studio Street Fair be approved. Seconded by Councilman Venier. Voting Yea: Councilman Oros, Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. **Motion Carried**

**ORD# 3285 - ORDINANCE AMENDING THE LIQUOR CODE PURSUANT TO THE REQUEST OF SHAMROCK PUB**

Mayor Arellano explained the request, discussion ensued. Councilman Oros moved that the Ordinance Amending the Liquor Code pursuant to the request of Shamrock Pub be approved. Seconded by Councilman Venier. Congratulations on 10 years. Voting Yea: Councilman Oros, Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. **Motion Carried**

Note: adjust the time of the music to end at 11:00pm.

**RES# 2994-22 – RESOLUTION REQUESTING TEMPORARY CLOSURE OF PORTIONS OF ILLINOIS ROUTE 2 IN CONNECTION WITH THE BLUES, BREWS, & BBQ**

Councilman Considine moved that the Resolution Requesting Temporary Closure of Portions of Illinois Route 2 in Connection with the Blues, Brews, & BBQ be approved. Seconded by
RES# 2996-22 – RESOLUTION AUTHORIZING THE USE OF MFT FUNDS FOR THE 2022 GM STREET RESURFACING PROGRAM

Public Works Director/Assistant City Manager Heckman explained the request and discussion ensued. Councilman Venier moved to approve the resolution appropriating $525,000 of Motor Fuel Tax Funds for street resurfacing in Dixon Illinois. Seconded by Councilman Bishop. Voting Yea: Councilman Oros, Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. Motion Carried

APPROVAL OF DIXON CHAMBER OF COMMERCE AND MAIN STREET INC EVENT STREET CLOSURES FOR 2022

Councilman Bishop moved to approve the Dixon Chamber of Commerce and Main Street Inc Event Street Closures for 2022. Seconded by Councilman Oros. Discussion ensued. Voting Yea: Councilman Oros, Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. Motion Carried

APPROVAL OF ENGINEERING AGREEMENT WITH WHA FOR DESIGN AND CONSTRUCTION SERVICES RELATED TO THE 2022 GM STREET RESURFACING PROGRAM

Councilman Oros moved to approve the agreement with Willett Hofmann & Associates for professional services related to FY22-23 street resurfacing. Seconded by Councilman Considine. Public Works Director/Assistant City Manager Heckman explained the request. Voting Yea: Councilman Oros, Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. Motion Carried

APPROVAL OF AN ENGINEERING AGREEMENT WITH FEHR GRAHAM FOR THE COMBINED SAFE ROUTES TO SCHOOL/DIVISION AND FARGO PAVING PROJECT

Public Works Director/Assistant City Manager Heckman explained the request and discussion ensued. Councilman Oros moved to approve the agreement with Fehr Graham Engineering and Environmental for professional services related to the Safe Routes to School/Division and Fargo Paving Project. Seconded by Councilman Considine. Voting Yea: Councilman Oros, Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. Motion Carried
EXECUTIVE SESSION

Councilman Considine moved to that the Regular Council Meeting of Monday, March 21, 2022 meet in Executive Session to consider the appointment, employment, compensation, discipline, performance or dismissal of specific employees pursuant to Section 2(c)(1) of the Open Meetings Act. Seconded by Councilman Venier. Voting Yea: Councilman Oros, Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. Motion Carried

RECONVENE

Councilman Bishop moved that the Regular Session Council Meeting of Monday, March 21, 2022 reconvene into Open Session. Seconded by Councilman Venier. Voting Yea: Councilman Oros, Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. Motion Carried

ADJOURMENT

Councilman Oros moved that the Regular Council Meeting of Monday, March 21, 2022 be adjourned to meet in Regular Session on Monday, April 4, 2022, at 5:30pm in the Council Chambers at City Hall. Seconded by Councilman Considine. Voting Yea: Councilman Oros, Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. Motion Carried

The meeting adjourned at 8:32pm.

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CITY CLERK
Report Criteria:

Invoices with totals above $.00 included.
Only paid invoices included.

[Report].Date Paid = 03/22/2022-04/04/2022

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**FIRE**

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| FIRE | 2382 | BASLER, BRAD | APRIL 2022 BASLER | PER DIEM @ SWIFT WATER RESCUE | 03/10/2022 | 115.00 | 115.00 | 04/04/2022 |
| FIRE | 122 | CENTURYLINK | APR 2022 074498 | DIXON PUBLIC SAFETY BUILDINGS - | 03/19/2022 | 280.00 | 280.00 | 04/03/2022 |</p>
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**POLICE**

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**Total AIRPORT:**

|   |   |   |   |   | 2,347.08 | 2,347.08 |   |   |

**Grand Totals:**

|   |   |   |   |   | 360,502.07 | 360,502.07 |   |   |

Report Criteria:

- Invoices with totals above $.00 included.
- Only paid invoices included.
- [Report].Date Paid = 03/22/2022-04/04/2022
City of Dixon Plan Commission
City Hall Council Chambers
February 24, 2022 6:00 p.m.

MEETING MINUTES

Meeting was called to order and roll call was taken at 6:02 p.m., those in attendance included Spencer Aurand, Greg Gates, Brian Seagren, Kathy Yount, Seth Wiggins, Chairperson Josei Whaley, Thomas Whitcombe and Jeremy Englund. Eric Ferguson and Tracey Lawton were both absent. Approval of previous meeting minutes from 01.27.22 were motioned for approval by Thomas Whitcombe and seconded by Jeremy Englund. Public comment opened at 6:05 p.m., it was announced that item H should be struck from the agenda. Hearing no other public comments, it was closed at 6:05 p.m. There was no old business to discuss and all new business was related to the agenda.

A. Tim explained the Final plat approval for Presidential Plaza/Dixon Equity Group from 1 parcel to 2. Tim explained the location and discussion ensued. Item was approved for recommendation to council, motioned by Spencer Aurand and seconded by Greg Gates. Motion approved 8-0.

B. Regarding the Petition for Annexation, Zoning and Approval of Administrative Subdivision of Land from Jerry L. Ferguson, Larry G. Clayton and Connie A. Clayton affecting PIN 18-08-10-301-002 and PIN 18-08-15-100-001. Public hearing opened at 6:39 p.m. and closed at 7:04 p.m., during this time Rob Lesage and Danny Langloss Jr. spoke of plan in how to create thriving rural communities, they discussed the rules of annexation agreements and zoning. They discussed the Proposed Facts & Findings. Wiley Fox asked a question and praised the City for their hard work. Proposed Facts & Findings were motioned for approval by Greg Gates and seconded by Seth Wiggins. The motion to recommend the petition to council was initiated by Greg Gates and seconded by Brian Seagren. Motion carried 8-0.

C. Regarding the petition for Annexation, Zoning and Administrative Approval of Subdivision of Land from Hummel Family Farms, LLC, an Illinois limited liability company affecting PIN 18-08-09-400-015. Public hearing opened at 7:10 p.m. and closed at 7:24 p.m. During that time Rob Lesage explained the current property neighbors, and discussed the Proposed Facts & Findings. Motion to accept the Proposed Facts & Findings was initiated by Seth Wiggins and seconded by Spencer Aurand. The motion to recommend petition to council was made by Jeremy Englund and seconded by Thomas Whitcombe. Motions carried 8-0.

D. Petition for Annexation and Zoning of Land from Wayne R. Hummel, individually and as trustee of the Wayne R. Hummel Trust under Declaration dated October 5, 2020. Affects PIN 18-08-09-400-002. Public hearing opened at 7:27 p.m. and closed at 7:36 p.m. in that time Rob Lesage spoke and explained the Proposed Facts & Findings. Proposed Facts & Findings were motioned for approval by Seth Wiggins and seconded by Jeremy Englund. Motion to recommend petition to council for approval was made by Greg Gates and seconded by Spencer Aurand. Motion carried 8-0.
E. Regarding the petitions for Annexation and Zoning of Land and for the Approval of a Preliminary and Final Plat of Subdivision from Dixon Land Group, LLC, an Illinois limited liability company. Affecting PIN 18-08-09-100-024, PIN 18-08-09-100-03, PIN 18-08-09-100-025, PIN 18-08-09-100-026 and PIN 18-08-09-100-027. Public hearing was opened at 7:47p.m and closed at 8:06p.m. Rob Lesage spoke of the Proposed Facts & Findings. He explained the surrounding sites and discussed the vision of a “suburban style business park” and talked of the importance of a water management storm water detention area. Proposed Facts & Findings were motioned for approval by Seth Wiggins and seconded by Brian Seagren. The motion to recommend to council for B-2 zoning was made by Brian Seagren and seconded by Spencer Aurand. The motion to council to approve the submitted prelim and final plats of subdivision was made by Brian Seagren and seconded by Thomas Whitcombe. Motions carried 8-0.

F. Regarding the petition for Annexation, Zoning and Administrative Approval of Subdivision of Land from Celia Fulfs Marin, as Trustee under the provisions of a Trust Agreement dated July 8, 2012 and known as the FULFS FAMILY TRUST, Mae Fulfs McClermon, as Trustee under the provisions of a Trust Agreement dated August 28, 1977 and known as the MAE FULFS MCCLELROM REVOCABLE TRUST, and KAY FULFS CAYLER (Request for General Business (B-2 zoning). Affects PIN 18-08-8-276-002 and PIN 18-08-09-200-011. Public hearing opened at 8:16p.m. and closed at 8:42p.m, during that time Rob Lesage spoke of the proposed Facts & Findings, he described the properties around both pins. David Blaine and Ted Hvarre both commented. Proposed Facts & Findings were motioned for approval by Seth Wiggins and seconded by Greg Gates. The motion to recommend the petition to council was made by Seth Wiggins and seconded by Greg Gates. Motion carried 8-0.

G. Regarding petition for Annexation, Zoning and Administrative Approval of Subdivision of Land from THE CHICAGO TRUST COMPANY, N.A., not personally, but solely as Trustee of the Phyllis Louise Wissing Holt Trust under the Richard W. Wissing Trust dated September 25, 1996, and RODNEY H. PIERCEY, not personally, but solely as Trustee of the Norma J. Wissing Revocable Trust dated September 25, 1996. Affecting PIN 18-08-08-300-003, PIN 18-08-08-400-006 and PIN 18-08-08-400-008. Public hearing opened at 8:46p.m. and closed at 9:15p.m., during that time Rob discussed the Proposed Facts & Findings and described properties around the pins. Jerry Hatfield asked what kind of companies were allowed in this zoning and asked what it would do to traffic on Bloody Gulch Rd, Danny Langloss Jr spoke of grants that have been and will be applied for regarding roads in said area, and Ted Hvarre added supporting comment. David Blaine voiced concerns regarding safety on Bloody Gulch Rd. During discussion we were reminded that development won’t happen all at once. Proposed Facts & Findings were motioned for approval by Seth Wiggins and seconded by Brian Seagren. The motion to recommend petition to council was made by Jeremy Englund and seconded by Spencer Aurand. Motions carried 8-0.

H. Petition for text amendment amending Section 6-10-3(d) of the City’s Zoning regulations
I. Regarding the petition from Goodfellows of Lee County for Text Amendment for 704 S Lincoln Avenue and the petition from Goodfellows of Lee County for Special Use for 704 S Lincoln Ave. Public hearing opened at 9:26 p.m. and closed at 9:36 p.m. During that time Tim Shipman spoke of the property being a good fit for Goodfellows and the Facts & Findings. Clara Harris spoke of Goodfellows mission, their hours, how they are a 501C3, and the oldest nonprofit in the area accepting donations by apt only – preventing parking issues as this question was asked by Brian Seagren. Motion to approve the Proposed Facts & Findings was made by Seth Wiggins and seconded by Greg Gates. The motion to recommend petition for text amendment to council was made by Thomas Whitcombe and seconded by Seth Wiggins. The motion to refer petition for Special Use to council was motioned by Tom Whitcombe and seconded by Spencer Aurand. Motions carried 8-0.

J. Regarding petition from Habitat for Humanity Inc for Re-zone for 713 JayDee Avenue. Public hearing opened at 9:45 p.m and closed at 9:48 p.m., Tim spoke of the Proposed Facts & Findings. Seth Wiggins motioned for approval of the Proposed Facts & Findings and Thomas Whitcombe seconded. Motion to recommend petition to council was done by Kathy Yount and seconded by Thomas Whitcombe. Motions carried 8-0.

K. Regarding petition from Hvarre Holdings LLC for Preliminary and Final Plat of Washington Point Subdivision. Ted Hvarre spoke regarding his vision for the subdivision. Brenda Sharkee asked questions regarding what would happen with current fence and size/height of potential houses. Ted spoke of his price range and size for houses and plan for fence. Discussion happened regarding the benefits to the City, Hvarre Holdings and the school district if this passed. Discussion ensued. Tom Whitcombe motioned for recommendation to council and Greg Gates seconded his motion. Motion carried 8-0.

L. Regarding Petition from Hvarre Holdings LLC for Zoning Amendment for Washington Point Subdivision. Public hearing opened at 10:20 p.m. and closed at 10:20 p.m. Facts & Findings were discussed. Proposed Facts & Findings were motioned for approval by Seth Wiggins and seconded by Spencer Aurand. Motion to recommend petition to council was done by Brian Seagren and seconded by Seth Wiggins. Motions carried 8-0.

M. Adjournment was motioned by Thomas Whitcombe at 10:25 p.m. and seconded by Kathy Yount. Motion carried 8-0.

Minutes recorded by Suzy McGlynn, secretary
CITY OF DIXON

ORDINANCE NO. 3286

AN ORDINANCE APPROVING THE TAX INCREMENT FINANCING DISTRICT ELIGIBILITY REPORT AND REDEVELOPMENT PLAN AND PROJECT FOR THE INDUSTRIAL PARK REDEVELOPMENT PROJECT AREA

ADOPTED BY THE

CITY COUNCIL

OF THE

CITY OF DIXON

THIS _____ DAY OF APRIL, 2022

Published in pamphlet form by authority of the City Council of the City of Dixon, Lee County, Illinois this _____ day of April, 2022
ORDINANCE NO. 3286

AN ORDINANCE APPROVING THE TAX INCREMENT FINANCING DISTRICT ELIGIBILITY STUDY, AND REDEVELOPMENT PLAN AND PROJECT FOR THE INDUSTRIAL PARK REDEVELOPMENT PROJECT AREA

WHEREAS, the City of Dixon, Lee County, Illinois (the “City”) is a duly organized and existing city created under the provisions of the laws of the State of Illinois, and is now operating under the provisions of the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto, with full powers to enact ordinances for the benefit of the residents of the City; and

WHEREAS, pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the “Act”), the City desires to implement tax increment financing for the development of certain property as a “redevelopment project area,” as that term is defined in the Act, said property being located wholly within the municipal boundaries of the City and being legally described on Exhibit A attached hereto and incorporated herein (the “Area”), which Area constitutes in the aggregate more than 1-1/2 acres; and

WHEREAS, the written document attached hereto and incorporated herein as Exhibit B, which has been prepared by the City’s consultants, S. B. Friedman & Company, constitutes a “redevelopment plan” and describes a “redevelopment project,” as those terms are defined in the Act, and is entitled the “Tax Increment Financing District Eligibility Report and Redevelopment Plan and Project for the Industrial Park Redevelopment Project Area” (the “Plan and Project”); and

WHEREAS, pursuant to the Act, the Plan and Project calls for the use of tax increment financing to provide for the development or redevelopment of real estate by payment of “redevelopment project costs,” as that term is defined in the Act, which are intended to encourage development, growth and expansion of commercial and industrial property within the City in order to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a “blighted area” and a “conservation area” under the Act and to enhance the tax bases of those taxing districts which extend into the redevelopment project area; and

WHEREAS, the Plan and Project includes the redevelopment program to be undertaken to accomplish the objectives described above and the following redevelopment program details: (i) an itemized list of the redevelopment project costs; (ii) the sources of funds to pay such costs; (iii) the nature and term of any obligations to be issued by the City to pay such costs; (iv) the most recent equalized assessed valuation of the Area; (v) evidence indicating that the Area on the whole has not been subject to growth and development through investment by private enterprise; (vi) an assessment of any financial impact of the Area on or any increased demand for services from any taxing district affected by the Plan and Project and any program to address such financial impact or increased demand; (vii) an estimate of the equalized assessed valuation of the Area after completion
of the Plan and Project; (viii) a description of the general land uses to apply in the Area; and (ix) a commitment by the City to fair employment practices and an affirmative action plan with respect to any redevelopment program to be undertaken by the City; and

WHEREAS, on December 20, 2021, the City made the Plan and Project available for public review and inspection during regular business hours at the offices of the City Clerk; and

WHEREAS, on January 3, 2022, the Mayor and City Council of the City (collectively, the “Corporate Authorities”) adopted Ordinance No. 3260 entitled “An Ordinance Fixing a Time and Place of a Public Hearing with Respect to the Tax Increment Financing District Eligibility Study, and Redevelopment Plan and Project for the Industrial Park Redevelopment Project Area” (“Ordinance No. 3260”) and set the date for the public hearing as February 22, 2022, pursuant to Section 11-74.4-5 of the Act; and

WHEREAS, on January 6, 2022, the City provided notice of the availability of the Plan and Project and eligibility report, including how to obtain said information, to all residential addresses that, after a good faith effort, the City determined are located outside the proposed Area and within 750 feet of the boundaries of the Area; and

WHEREAS, in accordance with the Act, Ordinance No. 3260 and all other applicable laws, the City convened a “joint review board,” as that term is defined in the Act (the “JRB”); and

WHEREAS, in compliance with the Act, Ordinance No. 3260 and all other applicable laws, written notice of the convening of the JRB was sent by certified mail on January 6, 2022, to all taxing districts of which taxable property is included in the Area, as well as to the Illinois Department of Commerce and Economic Opportunity (the “Department”); and

WHEREAS, pursuant to the Act, the JRB conducted a meeting on January 26, 2022, which was duly noticed pursuant to the Act and pursuant to the Illinois Open Meetings Act, 5 ILCS 120/1 et seq.; and

WHEREAS, at the JRB meeting, the JRB reviewed the public record, the Plan and Project and the Area and moved to recommend that the City designate the Area as a “redevelopment project area” under the Act and that the Plan and Project and the Area fulfill the objectives of the Act, and said motion carried by a majority vote of those JRB members present and voting; and

WHEREAS, pursuant to Section 11-74.4-6 of the Act, Ordinance No. 3260 and all other applicable laws, written notice of the public hearing (the “Hearing”) was published in the Sauk Valley News on February 1, 2022, and on February 8, 2022, said newspaper being a newspaper of general circulation within the taxing districts having property within the Area; and

WHEREAS, in compliance with Section 11-74.4-6 of the Act, Ordinance No. 3260 and all other applicable laws, written notice of the Hearing was sent by certified mail on January 6, 2022, to all taxing districts of which taxable property is included in the Area and to the Department; and
WHEREAS, in compliance with Section 11-74.4-6 of the Act, Ordinance No. 3260 and all other applicable laws, written notice of the Hearing was sent by certified mail on February 1, 2022, addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the Area or, in the event that any such taxes for the preceding year were not paid, to the persons last listed on the tax rolls within the preceding three (3) years as the owners of such property; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the Corporate Authorities caused the Hearing to be held relative to the Plan and Project and the designation of the Area as a “redevelopment project area” under the Act on February 22, 2022, at City Hall to hear and determine all protests, objections and other comments to the proposed designation of the Area and adoption of the Plan and Project; and

WHEREAS, the Plan and Project sets forth the blighting factors in the Area, and the Corporate Authorities have reviewed testimony concerning the need to reduce or eliminate the blighting conditions as presented at the Hearing and have reviewed other studies and is generally informed of the conditions in the Area which qualify the Area as a “blighted area” and a “conservation area” under the Act; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the Area to determine whether private development would take place in the Area as a whole without the adoption of the Plan and Project; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the Area to determine whether contiguous parcels of real property and improvements thereon would be substantially benefited by the proposed redevelopment project improvements.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Dixon, Lee County, Illinois, as follows:

SECTION 1. Recitals.

The foregoing recitals as contained in the preambles to this Ordinance are true and correct and are hereby incorporated in this Ordinance as if set out in full by this reference.

SECTION 2. Findings.

The Mayor and City Council of the City of Dixon hereby make the following findings:

a. The area constituting the proposed Area in the City of Dixon, Illinois is described as follows: SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREBIN.

b. There exist conditions which cause the Area to be designated as a “redevelopment project area” and classified as a “blighted area” and a
“conservation area” as those terms are defined in Section 11-74.4-3 of the Act.

c. The Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan and Project.

d. As a whole, the Plan and Project do not conflict with the Comprehensive Plan of the City.

e. The parcels of real property in the Area are contiguous and only those contiguous parcels of real property and improvements thereon which will be substantially benefited by the proposed redevelopment project improvements are included in the Area.

f. The estimated date for final completion of the Plan and Project is December 31 of the year in which the payment to the City treasurer is to be made with respect to the ad valorem taxes levied in the twenty-third (23rd) calendar year after the year in which this Ordinance became effective.

g. The estimated date for retirement of obligations incurred to finance the Plan and Project costs is December 31 of the year in which the payment to the City treasurer is to be made with respect to the ad valorem taxes levied in the twenty-third (23rd) calendar year after the year in which this Ordinance became effective.

SECTION 3. Adoption.

The Tax Increment Financing District Eligibility Report and Redevelopment Plan and Project for the Industrial Park Redevelopment Project Area, which was the subject matter of the Hearing held February 22, 2022, is hereby adopted and approved. A copy of the Plan and Project marked Exhibit B is attached to and made a part of this Ordinance.

SECTION 4. Superseder.

All ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith, are to the extent of such conflict hereby superseded.

SECTION 5. Publication.

A full, true and complete copy of this Ordinance shall be published in pamphlet form as provided by the Illinois Municipal Code, as amended. The City Clerk is hereby directed to publish this Ordinance in pamphlet form.

The provisions and sections of this Ordinance shall be deemed to be separable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

SECTION 7. Effective Date.

This Ordinance shall be in full force and effect from and after its passage and approval, and publication as required by law.

PASSED and APPROVED this _____ day of April, 2022.

__________________________
Mayor

Passed and filed in my office this______ day of April, 2022.

__________________________
City Clerk
OF PROPERTY DESCRIBED AS:

Part of the Southeast Quarter of Section 9, Southwest Quarter of Section 10, Northwest Quarter of Section 15, and part of the Northeast Quarter of Section 16, all in Township 21 North, Range 9 East of the Fourth Principal Meridian, Lee County, Illinois, described as follows:

Beginning at the northeast corner of Lot 4 of the Lee County Business Park – Phase 2 in said Northeast Quarter of Section 16; thence South on the east line of said Lot 4, to the north line of Lot 5 in said Lee County Business Park – Phase 2; thence West on the north line of said Lot 5 and its westerly extension, to the west right of way line of Illinois Central Drive; thence South on said west right of way line and its southerly extension, to the south right of way line of East Progress Drive; thence East on said south right of way line, to the west line of said Northwest Quarter of Section 15; thence South on said west line, to the south line of said Northwest Quarter; thence East on said south line, to the east line of the West Half of said Northwest Quarter; thence North on said east line, to the southeast corner of the West Half of said Southwest Quarter of Section 10; thence North on said east line, to the northeast corner of said West Half of the Southwest Quarter; thence West on the north line of said Southwest Quarter, to the southerly right of way line of Interstate 88; thence Southwesterly on said southerly right of way line, to the right of way line of the Interstate 88 eastbound ramps and the west line of Tax Parcel 18-08-09-400-015; thence Southerly on said right of way line and said west line, to the north line of Tax Parcel 18-08-09-400-009; thence East on said north line, to the east line of said Tax Parcel; thence South on said east line and its southerly extension to the south right of way line of East Corporate Drive; thence East on said south right of way line, to the Point of Beginning.
Exhibit B

Tax Increment Financing District Eligibility Report and Redevelopment Plan and Project

(see attached)
CITY OF DIXON, IL

Industrial Park Redevelopment Project Area
Tax Increment Financing District
Eligibility Report and Redevelopment Plan and Project

FINAL REPORT | December 15, 2021
# City of Dixon, IL
Industrial Park Redevelopment Project Area
Tax Increment Financing District
Eligibility Report and Redevelopment Plan and Project

## Table of Contents

<table>
<thead>
<tr>
<th>SECTION</th>
<th>PAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Introduction</td>
<td>1</td>
</tr>
<tr>
<td>2. Eligibility Report</td>
<td>9</td>
</tr>
<tr>
<td>3. Redevelopment Plan and Project</td>
<td>19</td>
</tr>
<tr>
<td>Appendix 1: Limitations of the Eligibility Report and Consultant Responsibilities</td>
<td>30</td>
</tr>
<tr>
<td>Appendix 2: Glossary</td>
<td>31</td>
</tr>
<tr>
<td>Appendix 3: Proposed Industrial Park RPA Boundary Legal Description</td>
<td>34</td>
</tr>
<tr>
<td>Appendix 4: List of PINs in Proposed Industrial Park RPA</td>
<td>35</td>
</tr>
</tbody>
</table>

## LIST OF MAPS

<table>
<thead>
<tr>
<th>MAP</th>
<th>PAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Map 1: Community Context</td>
<td>5</td>
</tr>
<tr>
<td>Map 2: Proposed RPA Boundary</td>
<td>6</td>
</tr>
<tr>
<td>Map 3: Vacant and Improved Land</td>
<td>7</td>
</tr>
<tr>
<td>Map 4: Existing Land Use</td>
<td>8</td>
</tr>
<tr>
<td>Map 5: Age of Structures</td>
<td>14</td>
</tr>
<tr>
<td>Maps 6A to 6D: Summary of Improved Eligibility Factors Present to a Major Extent</td>
<td>15-18</td>
</tr>
<tr>
<td>Map 7: Proposed Future Land Use</td>
<td>21</td>
</tr>
</tbody>
</table>

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**S. B. Friedman & Company**
221 N. LaSalle St. Suite 820 Chicago, IL 60601
T: 312.424.4250 F: 312.424.4262 E: info@sbfriedman.com
[www.sbfriedman.com](http://www.sbfriedman.com)
1. Introduction

The City of Dixon (the "City") seeks to establish a Tax Increment Financing ("TIF") district to serve as an economic development tool and promote the development of land south of Interstate 88 and adjacent to the Lee County Business Park, an existing industrial park in the City. The City engaged SB Friedman Development Advisors ("SB Friedman") in July 2020 to conduct a Redevelopment Project Area feasibility study and prepare a Redevelopment Plan and Project (the "Redevelopment Plan").

This document serves as the Eligibility Report and Redevelopment Plan (together, the "Report") for the proposed Industrial Park Redevelopment Project Area ("proposed Industrial Park RPA" or the "proposed RPA"). Section 2 of the Report, the Eligibility Report, details the eligibility factors found within the proposed RPA in support of its designation as a "blighted area" for vacant land and a "conservation area" for improved land, within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the "Act"). Section 3 of this Report, the Redevelopment Plan, outlines the comprehensive program to revitalize the proposed RPA, as required by the Act.

Redevelopment Project Area

The proposed Industrial Park RPA is located within the City of Dixon in Lee County (the "County"), as shown on Map 1. The proposed Industrial Park RPA consists of four tax parcels (one improved parcel and three vacant parcels) and one building. It comprises approximately 236 acres of land, of which approximately 155 acres are vacant, 78 acres are improved, and approximately 3 acres are right-of-way. The parcels included in the proposed RPA are located south of Interstate 88, between South Galena Avenue and US Highway 52, as illustrated in Map 2. SB Friedman's analysis was completed for both vacant parcels and improved parcels, as shown in Map 3. Based upon SB Friedman's research, the proposed RPA currently consists of a mix of residential and vacant land uses, as shown in Map 4.

Determination of Eligibility

This Report concludes that the proposed Industrial Park RPA is eligible for designation as a "blighted area" for vacant land and as a "conservation area" for improved land, per the Act.

VACANT PARCELS: BLIGHTED AREA FINDINGS

Per SB Friedman's analysis, the vacant portion of the proposed RPA is eligible as a "blighted area" under the one-factor test as outlined in the Act. This factor and others are defined under the Act at 65 ILCS 5/11-74.4-3 (a) and (b) and are more fully described in Appendix 2.

The City engaged Veenstra & Kimm, Inc. ("Veenstra & Kimm") to evaluate chronic flooding within the proposed RPA and/or runoff from the vacant parcels in the proposed RPA contributing to flooding within the watershed. Veenstra & Kimm determined that runoff from 100% of the vacant land in the proposed RPA contributes to flooding within the Three Mile watershed. Thus, the vacant land is eligible as a "blighted area" using the one-factor test.
IMPROVED PARCELS: CONSERVATION AREA FINDINGS

For the improved land within the proposed RPA, SB Friedman’s analysis indicated that 100% of primary structures are aged 35 years or older. This satisfies the requirement that 50% or more of the structures in the area have an age of 35 years or more. Further, the following four (4) eligibility factors have been found to be present to a meaningful extent and reasonably distributed throughout the proposed RPA:

1. Deterioration;
2. Inadequate Utilities;
3. Presence of Structures below Minimum Code Standards; and
4. Lack of community planning

These factors are defined under the Act at 65 ILCS 5/11-74.4-3 (a) and (b) and are more fully described in Appendix 2.

Based on the age of primary structures in the proposed RPA and the presence of four eligibility factors, the improved parcels in the proposed RPA qualify under a conservation area finding (age of structures plus at least four eligibility factors).

SUMMARY OF ELIGIBILITY FINDINGS

SB Friedman has found that the vacant portion of the proposed RPA qualifies to be designated as a vacant “blighted area,” due to its contribution to flooding within the Three Mile watershed, and the improved portion of the proposed RPA qualifies as a “conservation area,” with 100% of the primary structures within the proposed RPA at least 35 years of age or older, and four (4) of the thirteen (13) eligibility factors found to be present to a meaningful extent and reasonably distributed within the proposed RPA.

These conditions hinder the potential to redevelop the proposed RPA and capitalize on its unique attributes. The proposed RPA will benefit from a strategy that addresses the challenges of parcels that contribute to flooding, aged and non-compliant buildings, deterioration, and inadequate infrastructure to facilitate the overall improvement of its physical condition.

Redevelopment Plan Goal, Objectives and Strategy

GOAL. The overall goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the proposed RPA as a vacant blighted area and an improved conservation area, and to provide the direction and mechanisms necessary to establish the proposed RPA as a thriving district. Redevelopment of the proposed RPA is intended to revitalize the area, strengthen the economic base, and enhance the City’s overall quality of life.

OBJECTIVES. The following seven (7) objectives support the overall goal of revitalization of the proposed RPA:

1. Encourage the construction of new commercial and/or industrial development, where appropriate, and facilitate the physical improvement and/or rehabilitation of existing structures and façades within the proposed RPA;
2. Foster the replacement, repair, construction and/or improvement of public infrastructure, where needed, to create an environment conducive to private investment;

3. Facilitate the renovation or construction of stormwater management systems and flood control within the proposed RPA;

4. Provide resources for streetscaping, landscaping and signage to improve the image, attractiveness and accessibility of the proposed RPA, create a cohesive identity for the proposed RPA and surrounding area, and provide, where appropriate, for buffering between different land uses and screening of unattractive service facilities such as parking lots and loading areas;

5. Facilitate the assembly and preparation, including demolition and environmental clean-up, where necessary, and marketing of available sites in the proposed RPA for redevelopment and new development by providing resources as allowed by the Act; and

6. Support the goals and objectives of other overlapping plans, including the City of Dixon Comprehensive Plan published in 2001 (the “2001 Comprehensive Plan”) and subsequent plans;

7. Coordinate available federal, state and local resources to further the goals of this Redevelopment Plan;

**STRATEGY.** Development and redevelopment of the proposed RPA is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate private investment. The underlying strategy is to use TIF, as well as other funding sources, to reinforce and encourage private investment.

**Financial Plan**

**ELIGIBLE COSTS.** The Act outlines several categories of expenditures that can be funded using incremental property taxes. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Redevelopment Plan pursuant to the Act.

**ESTIMATED REDEVELOPMENT PROJECT COSTS.** The estimated eligible redevelopment project costs of this Redevelopment Plan are $32.5 million. The total of eligible redevelopment project costs provides an upper limit on expenditures that are to be funded using tax increment revenues, exclusive of capitalized interest, issuance costs, interest and other financing costs.

**EQUALIZED ASSESSED VALUE OF PROPERTIES IN THE PROPOSED RPA.** The 2020 EAV (the most recent year in which assessed values and the equalization factor were available) of all taxable parcels in the proposed RPA is $241,155. By tax year 2045 (collection year 2046, the total taxable EAV for the proposed RPA is anticipated to be approximately $18.3 million.

**Required Tests and Findings**

The required conditions for the adoption of this Redevelopment Plan are found to be present within the proposed Industrial Park RPA:
1. The proposed RPA is 236 acres in size and thus satisfies the requirement that it be at least 1.5 acres;

2. No private investment has occurred in the proposed Industrial Park RPA over the last five years;

3. Without the support of public resources, the redevelopment objectives for the proposed RPA would most likely not be realized. Accordingly, “but for” the designation of a TIF district, these projects would be unlikely to occur on their own;

4. The proposed Industrial Park RPA includes only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan;

5. The Redevelopment Plan conforms to and proposes land uses that are consistent with the 2001 Comprehensive Plan;

6. The City certifies that no displacement will occur as a result of activities pursuant to this Redevelopment Plan. Therefore, a Housing Impact Study is not required under the Act; and

7. The Redevelopment Plan is estimated to be completed, and all obligations issued to finance redevelopment costs shall be retired no later than December 31, 2046 if the ordinances establishing the proposed RPA are adopted during 2022.
Map 1: Context

Legend

- Industrial Park RPA

Source: Esri, Lee County, SB Friedman

SB Friedman Development Advisors
Map 2: Proposed RPA Boundary

Legend
- Orange: Industrial Park RPA
- Light Gray: Industrial Park Parcels

Source: Esri, Lee County, Esri, SB Friedman
Map 3: Vacant and Improved Parcels in Proposed RPA

Legend

- Industrial Park RPA
- Vacant Parcels
- Improved Parcels

Source: Esri, Lee County, SB Friedman

SB Friedman Development Advisors
Map 4: Existing Land Use

Legend
- Industrial Park RPA
- Residential
- Vacant / Open Space

Source: Esri, Lee County, SB Friedman
2. Eligibility Report

This report concludes that the proposed Industrial Park RPA is eligible for designation as a "blighted area" for vacant land and as a "conservation area" for improved land, per the Act.

Provisions of the Illinois Tax Increment Allocation Redevelopment Act

Under the Act, two (2) primary avenues exist to establish eligibility for an area to permit the use of TIF for redevelopment: declaring an area as a "blighted area" and/or a "conservation area." "Blighted areas" are those improved or vacant areas with blighting influences that are impacting the public safety, health, morals, or welfare of the community, and are substantially impairing the growth of the tax base in the area. "Conservation areas" are those improved areas that are deteriorating and declining and soon may become blighted if the deterioration is not abated. A description of the statutory provisions of the Act is provided below.

Factors for Vacant Land

According to the Act, there are two ways by which vacant land can be designated as "blighted." The first is to find that at least two (2) of six (6) factors from the "Two-Factor Test" are present to a meaningful extent and reasonably distributed throughout the proposed RPA. The second way is to find at least one (1) of the six (6) factors under the "One-Factor Test" is present to a meaningful extent and reasonably distributed throughout the proposed RPA.

TWO-FACTOR TEST

Under the provisions of the "blighted area" section of the Act, if the land is vacant, an area qualifies as "blighted" if a combination of two (2) or more of the following factors may be identified, which combine to impact the sound growth of the proposed RPA.

- Obsolete Platting of Vacant Land
- Diversity of Ownership
- Tax and Special Assessment Delinquencies
- Deterioration of Structures or Site Improvements in Neighboring Areas adjacent to the Vacant Land
- Environmental Contamination
- Lack of Growth in EAV

ONE-FACTOR TEST

Under the provisions of the "blighted area" section of the Act, if the land is vacant, an area qualifies as "blighted" if one (1) or more of the following factors is found.

- The area contains unused quarries, strip mines or strip mine ponds;
- The area contains unused rail yards, rail track, or railroad rights-of-way;
- The area, prior to its designation, is subject to or contributes to chronic flooding;
- The area contains unused or illegal dumping sites;
• The area was designated as a town center prior to January 1, 1982, is between 50 and 100 acres, and is 75% vacant land; or
• The area qualified as blighted prior to becoming vacant.

Factors for Improved Areas

According to the Act, "blighted areas" for improved land must demonstrate at least five (5) of the following eligibility factors, which threaten the health, safety, morals or welfare of the proposed district. "Conservation areas" must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of four (4) or more additional eligibility factors that are detrimental to the public safety, health, morals or welfare, and that could result in such an area becoming a "blighted area." The following are eligibility factors for improved areas:

• Dilapidation
• Obsolescence
• Deterioration
• Presence of Structures below Minimum Code Standards
• Illegal Use of Individual Structures
• Excessive Vacancies
• Lack of Ventilation, Light or Sanitary Facilities

• Inadequate Utilities
• Excessive Land Coverage and Overcrowding of Structures and Community Facilities
• Deleterious Land Use or Layout
• Environmental Clean-Up
• Lack of Community Planning
• Lack of Growth in EAV

A definition of each factor is provided in Appendix 2.

Methodology Overview

SB Friedman conducted the following analyses to determine whether the proposed Industrial Park RPA is eligible for designation as a "blighted area" for vacant land and as a "conservation area" for improved land, per the Act:

• Parcel-by-parcel field observations and photography documenting external property conditions;
• Analysis of historical EAV trends for the last six years (five year-to-year periods) for which data are available and final (2015-2020) from the Lee County Assessor’s Office and Lee County Clerk’s Office;
• Review of building age data from the Lee County Assessor’s Office;
• Review of a memorandum provided by the City regarding locations, ages and conditions of water, stormwater and sanitary sewer infrastructure;
• Review of a memorandum from Veenstra & Kimm, the City’s engineering consultant, regarding the contribution of runoff from the vacant parcels in the proposed RPA to flooding in the watershed;
• Review of current and prior comprehensive plans provided by the City (from 1990, and the current comprehensive plan from 2001).

SB Friedman examined all parcels for qualification factors consistent with requirements of the Act. SB Friedman analyzed the presence or absence of each eligibility factor on a building-by-building, parcel-by-parcel basis and/or aggregate basis as applicable. The building and parcel information was then plotted on a map of the proposed RPA to determine which factors were present to a meaningful extent and reasonably distributed throughout the proposed RPA.
Blighted Area Findings: Vacant Parcels

Per SB Friedman’s analysis, the vacant portion of the proposed RPA is eligible to be designated as a “blighted area” per the one-factor finding.

ONE-FACTOR BLIGHTED FINDING

Veenstra & Kirmm, a third-party engineer engaged by the City, has indicated that runoff from 100% of the vacant portion of the proposed RPA contributes to flooding within the Three Mile watershed. Runoff from the one improved parcel in the proposed RPA also contributes to flooding within the same watershed. Therefore, this factor is found to be present to a meaningful extent and reasonably distributed throughout the proposed RPA.

Conservation Area Findings: Improved Parcels

Based upon the conditions found within the proposed RPA at the completion of SB Friedman’s research, it has been determined that the improved land within the proposed RPA meets the eligibility requirements of the Act as a “conservation area.” The sole primary structure in the proposed RPA (100%) is 35 years of age or older, as it was constructed before 1986. Map 5 shows the location of primary structures that are 35 years or older. SB Friedman’s research indicates that the following four (4) factors are present to a meaningful extent and reasonably distributed throughout the proposed RPA:

1. Deterioration
2. Inadequate Utilities
3. Presence of Structures below Minimum Code Standards
4. Lack of Community Planning

Each eligibility factor that is present to a meaningful extent and reasonably distributed throughout the proposed RPA is summarized below. Maps 6A through 6D illustrate the distribution of those eligibility factors found to be reasonably distributed on a building-by-building and/or parcel-by-parcel basis within the proposed RPA by highlighting each parcel or building where the respective factors were found to be present to a meaningful degree.

1. DETERIORATION

The Act defines deterioration as defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration including but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Physical deterioration was observed on the single improved parcel (100% of improved parcels). The deterioration observed was on surface improvements, including streets and driveways. Catalogued surface improvement deterioration included cracks in infrastructure and alligating of pavement. Deterioration of surface improvements can make it appear as though the proposed RPA lacks investment and can make it more
difficult to attract new investment, businesses or consumers. This factor was found to be meaningfully present and reasonably distributed throughout the improved portion of the proposed RPA.

2. **INADEQUATE UTILITIES**

The Act defines inadequate utilities as underground and overhead utilities, such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone and electrical services, which are:

1. Of insufficient capacity to serve the uses in the redevelopment project area;
2. Deteriorated, antiquated, obsolete, or in disrepair; or
3. Lacking within the redevelopment project area.

Based on memorandum provided by the City’s Public Works Department, water and wastewater infrastructure is lacking throughout the improved portion of the proposed RPA. Stormwater management infrastructure is also lacking within the improved portion of the proposed RPA.

Collectively, inadequate utilities service the proposed RPA’s one improved parcels (100%). Based on these conditions, the Inadequate utilities factor was found to be present to a meaningful extent and reasonably distributed throughout the improved portion of the proposed RPA.

3. **PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS**

Per the Act, structures below minimum code standards are those that do not meet applicable standards of zoning, subdivision, building, fire and other governmental codes. The principal purpose of such codes is to protect the health and safety of the public, including building occupants, pedestrians and occupants of neighboring structures.

According to a review of building age data, the one primary structure (100%) in the proposed RPA was constructed in 1901, many years prior to the adoption of the City’s current Building Code. The City utilizes the International Building Code - 2015 edition. Although the development of the property predates current codes and standards of the City, this building may not be in direct violation of all ordinances, as it may have been "grandfathered in."

Since the City’s most recent adoption of the current Building Code, there have been no building permits issued by the County for the improved parcel.

The presence of structures below minimum code standards, and the cost to upgrade “grandfathered” structures to meet current codes may also reduce the overall competitiveness and economic viability of the area. Based on information provided by the City and County, this factor is present to a meaningful extent and is reasonably distributed throughout the improved portion of the proposed RPA.

4. **LACK OF COMMUNITY PLANNING**

Per the Act, when a proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan, a finding of lack of community planning may be present. Incompatible land use relationships, inadequate street layout, improper subdivision and parcels of inadequate shape and size to meet contemporary development standards may all demonstrate the absence of effective community
planning.

The sole primary building structure in the proposed RPA dates back to 1901. At that time, the entirety of the improved portion of the proposed RPA was outside the City limits. Lee County did not produce a comprehensive plan until 2000. When the City's first comprehensive plan was adopted in 1990, the one building in the proposed RPA was nearly 90 years old. Because the building had already been constructed prior to the adoption of the City comprehensive plan, residential development occurred without benefit of a comprehensive plan. In addition, the existing street layout is inadequate for contemporary development. A large portion of the improved parcel cannot be accessed via the existing road network.

This factor is evaluated area-wide and is found to be present to a meaningful extent throughout the improved portion of the proposed RPA.

**Summary of Findings**

SB Friedman has found that the proposed RPA qualifies to be designated as a "blighted area" for vacant land and as a "conservation area" for improved land. The vacant land is eligible under a one-factor test due to flooding and contribution to flooding in the proposed RPA. The improved land is eligible as a "conservation area", with 100% of the structures within the proposed RPA at least 35 years of age or older, and four (4) of the thirteen (13) eligibility factors present to a meaningful extent and reasonably distributed within the proposed RPA.
Map 5: Improved Land Factor: Age of Structures

Legend
- Industrial Park RPA
- Improved Parcels - Greater than 35 Years Old
- Vacant Parcels

Source: Esri. Lee County, SB Friedman

SB Friedman Development Advisors
Map 6A: Improved Land Factor: Deterioration

Legend
- Industrial Park RPA
- Improved Parcels - Deterioration Present
- Vacant Parcels

Source: Esri, Lee County, SB Friedman

SB Friedman Development Advisors
Map 6B: Improved Land Factor: Inadequate Utilities

Legend
- Industrial Park RPA
- Improved Parcels - Inadequate Utilities
- Vacant Parcels

Source: Esri. Lee County, SB Friedman
Map 6C: Improved Land Factor: Presence of Structures below Minimum Code Standards

Legend
- Industrial Park RPA
- Improved Parcels - Structures below Minimum Code Standards
- Vacant Parcels

Source: Esri. Lee County. SB Friedman
Map 6D: Improved Land Factor: Lack of Community Planning

Legend
- Industrial Park RPA
- Lack of Community Planning

Source: Esri. Lee County. SB Friedman
3. Redevelopment Plan and Project

This document describes the comprehensive redevelopment program proposed to be undertaken by the City to create an environment in which private investment can reasonably occur. The redevelopment program will be implemented over the 23-year life of the proposed RPA. If a redevelopment project is successful, various new projects will be undertaken that will assist in alleviating blighting conditions and promoting rehabilitation and development in the proposed RPA.

Redevelopment Needs of the Proposed RPA

Currently, the proposed RPA is comprised of flood-prone vacant land and aging buildings characterized by deterioration, inadequate utilities and a lack of community planning. These conditions reduce the value of the properties in the area and makes the proposed RPA less competitive, overall, with property in other communities, thus limiting local area employment and development opportunities, and contributing to the lack of new investment in the proposed RPA.

The existing conditions for the proposed RPA suggest five (5) major redevelopment needs:

1. Capital improvements that further the objectives set forth in this Redevelopment Plan;
2. Site preparation, environmental remediation and stormwater management;
3. Development and redevelopment of vacant and underutilized parcels;
4. Streetscape and infrastructure improvements, including utilities;
5. Resources for industrial, commercial, public/private institutional, community facility, park/open space, and utility development.

The goals, objectives and strategies discussed below have been developed to address these needs and facilitate the sustainable redevelopment of the proposed RPA.

GOAL, OBJECTIVES AND STRATEGY

GOAL. The overall goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the proposed RPA as a vacant blighted area and an improved conservation area, and to provide the direction and mechanisms necessary to establish the proposed RPA as an industrial and commercial district. Redevelopment of the proposed RPA is intended to revitalize the area, strengthen the economic base, and enhance the City’s overall quality of life.

OBJECTIVES. The following seven (7) objectives support the overall goal of revitalization of the proposed RPA:

1. Encourage the construction of new commercial and/or industrial development, where appropriate, and facilitate the physical improvement and/or rehabilitation of existing structures and façades within the proposed RPA;
2. Foster the replacement, repair, construction and/or improvement of public infrastructure, where needed, to create an environment conducive to private investment;
3. Facilitate the renovation or construction of stormwater management systems and flood control within the proposed RPA;

4. Provide resources for streetscaping, landscaping and signage to improve the image, attractiveness and accessibility of the proposed RPA, create a cohesive identity for the proposed RPA and surrounding area, and provide, where appropriate, for buffering between different land uses and screening of unattractive service facilities such as parking lots and loading areas;

5. Facilitate the assembly and preparation, including demolition and environmental clean-up, where necessary, and marketing of available sites in the proposed RPA for redevelopment and new development by providing resources as allowed by the Act; and

6. Support the goals and objectives of other overlapping plans, including the City of Dixon Comprehensive Plan published in 2001 (the “2001 Comprehensive Plan”) and subsequent plans;

7. Coordinate available federal, state and local resources to further the goals of this Redevelopment Plan;

**STRATEGY.** Development and redevelopment of the proposed RPA is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate private investment. The underlying strategy is to use TIF, as well as other funding sources, to reinforce and encourage private investment.

**Proposed Future Land Use**

The proposed future land use of the proposed RPA, as shown in Map 7, reflects the objectives of this Redevelopment Plan. For the purposes of this plan, the industrial and commercial designation is meant to allow for a variety of uses throughout the proposed RPA, in a manner that is in conformance with the land uses approved in the 2001 Comprehensive Plan. The industrial designation allows for the following land uses within the proposed RPA:

- Industrial
- Commercial
- Public/Private Institutional
- Park/Open Space

- Community Facilities
- Utilities
- Right-of-Way
Map 7: Proposed Future Land Use

Legend
- Industrial and Commercial

Source: Esri, Lee County, SB Friedman

SB Friedman Development Advisors
Financial Plan

ELIGIBLE COSTS

The Act outlines several categories of expenditures that can be funded using tax increment revenues. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Redevelopment Plan pursuant to the Act. The City may also reimburse private entities for certain costs incurred in the development and/or redevelopment process. Such costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans and specifications, and implementation and administration of the Redevelopment Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(1).

2. The costs of marketing sites within the RPA to prospective businesses, developers and investors.

3. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground-level or below-ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land as more fully set forth in 65 ILCS 5/11-74.4-3(q)(2).

4. Costs of rehabilitation, reconstruction, or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(3); and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.

5. Costs of the construction of public works or improvements, subject to the limitations in Section 11-74.4-3(q)(4) of the Act.

6. Costs of job training and retraining projects, including the costs of "welfare to work" programs implemented by businesses located within the RPA, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(5).

7. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto.

8. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district’s capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of this Redevelopment Plan.
9. An elementary, secondary or unit school district’s increased per pupil tuition costs attributable to net new pupils added to the district living in assisted housing units will be reimbursed, as further defined in the Act.

10. A library district’s increased per patron costs attributable to net new persons eligible to obtain a library card living in assisted housing units, as further defined in the Act.

11. Relocation costs to the extent that the municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law, or by Section 11-74.4-3(n)(7) of the Act.

12. Payment in lieu of taxes, as defined in the Act.

13. Costs of job training, retraining, advanced vocational education or career education, including, but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(10).

14. Interest costs incurred by a developer, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(11), related to the construction, renovation or rehabilitation of a redevelopment project provided that:
   
   a. Such costs are to be paid directly from the special tax allocation fund established, pursuant to the Act;

   b. Such payments in any one year may not exceed thirty percent (30%) of the annual interest costs incurred by the developer with regard to the development project during that year;

   c. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;

   d. The total of such interest payments paid, pursuant to the Act, may not exceed thirty percent (30%) of the total of: (i) cost paid or incurred by the developer for the redevelopment project; and (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the municipality, pursuant to the Act;

   e. For the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, the percentage of seventy-five percent (75%) shall be substituted for thirty percent (30%) in subparagraphs 14b and 14d above; and

   f. Instead of the interest costs described above in paragraphs 14b and 14d, a municipality may pay from tax incremental revenues up to fifty percent (50%) of the cost of construction, renovation and rehabilitation of new housing units (for ownership or rental) to be occupied by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, as more fully described in the Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, that portion of the interest costs otherwise allocable to such units shall not be paid. If such units are not part of a residential redevelopment project that includes units not affordable to low- and very low-income households, that portion of the interest costs otherwise allocable to such units shall be paid as provided in this subsection.
income households, only the low- and very low-income units shall be eligible for this benefit under the Act.

Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.

If a Special Service Area is established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 et seq., then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the RPA for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

**ESTIMATED REDEVELOPMENT PROJECT COSTS**

The total eligible redevelopment project costs define an upper expenditure limit that may be funded using tax increment revenues, exclusive of capitalized interest, issuance costs, interest, and other financing costs. The totals of line items are not intended to place a limit on the described expenditures. Adjustments to the estimated line item costs are expected and may be made by the City without amendment to this Redevelopment Plan, either increasing or decreasing line item costs because of changed redevelopment costs and needs. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The estimated eligible costs of this Redevelopment Plan are shown in **Table 1**.

Additional funding in the form of state and federal grants, private developer contributions, and other outside sources may be pursued by the City as a means of financing improvements and facilities within the proposed RPA.

**Table 1: Estimated TIF-Eligible Redevelopment Project Costs**

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<thead>
<tr>
<th>Eligible Expense [1]</th>
<th>Estimated Project Costs</th>
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<tr>
<td>Site Marketing Costs</td>
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<td>Property Assembly and Site Preparation Costs</td>
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<td>Costs of Building Rehabilitation</td>
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<td>Costs of Construction of Public Works or Improvements</td>
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<td>Relocation Costs</td>
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<td>Payments in Lieu of Taxes</td>
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<td>Costs of Job Training</td>
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<td>Interest Costs (Developer or Property Owner)</td>
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<td><strong>TOTAL REDEVELOPMENT PROJECT COSTS [2] [3] [4]</strong></td>
<td><strong>$32,500,000</strong></td>
</tr>
</tbody>
</table>

[1] Described in more detail in Eligible Costs Section.
[2] Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest, costs of issuance, and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs.
[3] The amount of the Total Redevelopment Project Costs that can be incurred in the proposed RPA may be reduced by the amount of redevelopment project costs incurred in contiguous RPA[s], or those separated from the proposed RPA only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the proposed RPA, but may not be reduced by the amount of redevelopment project costs incurred in the proposed RPA that are paid from...
incremental property taxes generated in contiguous RPAs or those separated from the proposed RPA only by a public right-of-way.

[4] All costs are in 2022 dollars and may be increased by 5% after adjusting for annual inflation reflected in the Consumer Price Index (CPI), published by the U.S. Department of Labor. In addition to the above stated costs, each issue of obligations issued to finance a phase of the Redevelopment Plan may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

PHASING, SCHEDULING OF THE REDEVELOPMENT, AND ESTIMATED DATES OF COMPLETION

Each private project within the proposed RPA receiving TIF benefits shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the City. This Redevelopment Plan is estimated to be completed, and all obligations issued to finance redevelopment costs are estimated to be retired, no later than December 31 of the year in which the payment to the City Finance Director provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving this proposed RPA is adopted. This Redevelopment Plan is estimated to be completed, and all obligations issued to finance redevelopment costs shall be retired no later than December 31, 2046 if the ordinances establishing the proposed RPA are adopted during 2022.

SOURCES OF FUNDS TO PAY COSTS

Funds necessary to pay for redevelopment project costs and/or municipal obligations, which may be issued or incurred to pay for such costs, are to be derived principally from tax increment revenues and/or proceeds from municipal obligations, which have as a repayment source tax increment revenue. To secure the issuance of these obligations and the developer's performance of redevelopment agreement obligations, the City may require the utilization of guarantees, deposits, reserves, and/or other forms of security made available by private sector developers. The City may incur redevelopment project costs that are paid from the funds of the City other than incremental taxes, and the City then may be reimbursed for such costs from incremental taxes.

The tax increment revenue, which will be used to fund tax increment obligations and eligible redevelopment project costs, shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase of the current EAV of each taxable lot, block, tract, or parcel of real property in the proposed RPA over and above the certified initial EAV of each such property.

Other sources of funds, which may be used to pay for development costs and associated obligations issued or incurred, include land disposition proceeds, state and federal grants, investment income, private investor and financial institution funds, and other sources of funds and revenues as the municipality and developer from time to time may deem appropriate.

The proposed RPA may be or become contiguous to, or be separated only by a public right-of-way from, other redevelopment areas created under the Act (65 ILCS 5/11 74.4 4 et. seq.). The City may utilize net incremental property tax revenues received from the proposed RPA to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the proposed RPA made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible redevelopment project costs within the proposed RPA, shall not at any time exceed the Total Redevelopment Project Costs described in Table 1 of this Redevelopment Plan.
ISSUANCE OF OBLIGATIONS

To finance project costs, the City may issue bonds or obligations secured by the anticipated tax increment revenue generated within the proposed RPA, or such other bonds or obligations as the City may deem appropriate. The City may require the utilization of guarantees, deposits or other forms of security made available by private sector developers to secure such obligations. In addition, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

All obligations issued by the City pursuant to this Redevelopment Plan and the Act shall be retired within the timeframe described under “Phasing, Scheduling of the Redevelopment, and Estimated Dates of Completion” above. Also, the final maturity date of any such obligations that are issued may not be later than 20 years from their respective dates of issue. One or more of a series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the City shall not exceed the amounts available from tax increment revenues, or other sources of funds, if any, as may be provided by ordinance. Obligations may be of parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund or optional redemptions.

In addition to paying redevelopment project costs, tax increment revenues may be used for the scheduled and/or early retirement of obligations, and for reserves and bond sinking funds.

MOST RECENT EQUALIZED ASSESSED VALUE OF PROPERTIES IN THE PROPOSED RPA

The purpose of identifying the most recent EAV of the proposed RPA is to provide an estimate of the initial EAV for the purpose of annually calculating the incremental EAV and incremental property taxes of the proposed RPA. The 2020 EAV (the most recent year in which final assessed values and equalization factor were available) of all taxable parcels in the proposed RPA is $241,155. This total EAV amount by property index number (“PIN”) is summarized in Appendix 4. The EAV is subject to verification by the Lee County Assessor’s Office. After verification, the final figure shall be certified by the Lee County Clerk’s Office, and shall become the “Certified Initial EAV” from which all incremental property taxes in the proposed RPA will be calculated by the County.

ANTICIPATED EQUALIZED ASSESSED VALUE

By tax year 2045 (collection year 2046), the total taxable EAV for the proposed RPA is anticipated to be approximately $8.4 million.

Impact of the Redevelopment Project

This Redevelopment Plan is expected to have short- and long-term financial impacts on the affected taxing districts. During the period when TIF is utilized, real estate tax increment revenues from the increases in EAV over and above the Certified Initial EAV (established at the time of adoption of this document) may be used to pay eligible redevelopment project costs for the proposed RPA. To the extent that real property tax increment is not required for such purposes, revenues shall be declared surplus and become available for distribution annually to area taxing districts in the manner provided by the Act. At the time when the proposed RPA is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the
proposed RPA will be distributed to all taxing district levying taxes against property located in the proposed RPA. These revenues will then be available for use by the affected taxing districts.

DEMAND ON TAXING DISTRICT SERVICES AND PROGRAM TO ADDRESS FINANCIAL AND SERVICE IMPACT

In 1994, the Act was amended to require an assessment of any financial impact of a redevelopment project area on, or any increased demand for service from, any taxing district affected by the redevelopment plan, and a description of any program to address such financial impacts or increased demand.

Replacement of vacant and underutilized buildings and sites with active and more intensive uses may result in additional demands on services and facilities provided by the districts. Given the preliminary nature of this Redevelopment Plan, specific fiscal impacts on the taxing districts and increases in demand for services provided by those districts cannot accurately be assessed within the scope of this Plan. At this time, no special programs are proposed for these taxing districts. The City intends to monitor development in the area and should demand increase, the City intends to work with the affected taxing districts to determine what, if any, program is necessary to provide adequate services.

The following taxing districts presently levy taxes on properties within the proposed RPA:

- City of Dixon
- Dixon Park District
- Dixon Public School District 170
- Dixon Rural Fire Protection District
- East Grove, Hamilton, Marion, South Dixon Multi-Township District
- Lee County
- Sauk Valley Community College School District 506
- South Dixon Township
- South Dixon Township Road & Bridge

**Required Tests and Findings**

As a part of establishing the proposed RPA the following additional findings must be made:

**FINDING 1: LACK OF GROWTH AND DEVELOPMENT THROUGH PRIVATE INVESTMENT**

The City is required to evaluate whether or not the proposed RPA has been subject to growth and development through private investment and must substantiate a finding of lack of such investment. No private investment has occurred in the proposed Industrial Park RPA during the past five years (2016-2021), as demonstrated by the following:

- **EAV TRENDS.** Overall, the EAV of the proposed RPA has grown over the last five years. However, all growth in EAV has been the result of land appreciation rather than new investment. Between 2015 and 2020, the assessed land value of all parcels in the proposed RPA increased by 35%. Over the same period, the assessed building value of all parcels in the proposed RPA decreased by 2%. These trends indicate that growth in the overall EAV of the proposed RPA has not been the result of private investment.
**LIMITED CONSTRUCTION-RELATED PERMIT ACTIVITY.** According to the Lee County Zoning and Planning Office, no building permits have been issued for parcels within the proposed RPA in the last ten years. As discussed above, the lack of investment in structures has resulted in declining assessed building value within the proposed RPA. Thus, the proposed RPA has not been subject to growth and development through investment by private enterprise.

**Finding:** The proposed RPA on the whole has not been subject to growth and development through investment by private enterprise.

**FINDING 2: “BUT FOR...” REQUIREMENT**

The City is required to find that, but for the designation of the TIF district and the use of TIF, the proposed Industrial Park RPA is not reasonably anticipated to be developed.

Without the support of public resources, the redevelopment objectives for the proposed RPA would most likely not be realized. The investments required to update and maintain infrastructure exhibiting deterioration, deal with flooding issues and extend utilities throughout the proposed Industrial Park RPA are extensive and costly. The private market, on its own, has shown little ability to absorb all of these costs. Public resources to assist with public improvements and project-specific development costs are essential to leverage private investment and facilitate area-wide redevelopment.

**Finding:** But for the adoption of this Redevelopment Plan, critical resources will be lacking to support the development and/or redevelopment of the proposed RPA, and the proposed RPA would not reasonably be anticipated to be developed/redeveloped.

**FINDING 3: CONTIGUITY**

No redevelopment project area can be designated unless the area can only include those contiguous parcels that are to be substantially benefited by the proposed redevelopment project improvements.

**Finding:** The proposed RPA includes only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan.

**FINDING 4: CONFORMANCE TO THE PLANS OF THE CITY**

The Redevelopment Plan and Project must conform to the comprehensive plan for the development of the municipality as a whole.

This Redevelopment Plan is subservient to, the City’s 2001 Plan.

**Finding:** The Industrial Park Redevelopment Plan conforms to the 2001 Comprehensive Plan.

**FINDING 5: HOUSING IMPACT AND RELATED MATTERS**
As set forth in the Act, if a redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a Housing Impact Study and incorporate the study into the Redevelopment Plan and Project document.

**Finding:** SB Friedman found that there is one housing unit within the proposed RPA. The City certifies that no displacement will occur as a result of activities pursuant to this Redevelopment Plan. Therefore, a Housing Impact Study is not required under the Act.

**FINDING 6: ESTIMATED DATES OF COMPLETION**

As set forth in the Act, the redevelopment plan must establish the estimated dates of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs.

**Finding:** The estimated dates of completion of the project and retirement of obligations are described in “Phasing and Scheduling of the Redevelopment” above. This Redevelopment Plan is estimated be completed, and all obligations issued to finance redevelopment costs shall be retired no later than December 31, 2046 if the ordinances establishing the proposed RPA are adopted during 2022.

**Provisions for Amending Action Plan**

This Redevelopment Plan document may be amended pursuant to the provisions of the Act.

**Commitment to Fair Employment Practices and an Affirmative Action Plan**

The City of Dixon hereby affirms its commitment to fair employment practices and an affirmative action plan.
Appendix 1: Limitations of the Eligibility Report and Consultant Responsibilities

The Eligibility Report covers events and conditions that were determined to support the designation of the proposed Redevelopment Project Area ("RPA" or "TIF District") as a vacant "blighted area" and improved "conservation area" under the Act at the completion of our field research in November 2021 and not thereafter. These events or conditions include, without limitation, governmental actions and additional developments.

This Eligibility Report and Redevelopment Plan and Project (the "Report") summarizes the analysis and findings of the consultant's work, which, unless otherwise noted, is solely the responsibility of SB Friedman. The City is entitled to rely on the findings and conclusions of the Report in designating the proposed RPA as a redevelopment project area under the Act. SB Friedman has prepared the Report with the understanding that the City would rely: (1) on the findings and conclusions of this Redevelopment Plan in proceeding with the designation of RPA and the adoption and implementation of this Redevelopment Plan; and (2) on the fact that SB Friedman has obtained the necessary information including, without limitation, information relating to the equalized assessed value of parcels comprising the proposed RPA, so that the Report will comply with the Act and that the proposed RPA can be designated as a redevelopment project area in compliance with the Act.

The Report is based on estimates, assumptions, and other information developed from research of the market, knowledge of the industry, and meetings during which we obtained certain information. The sources of information and bases of the estimates and assumptions are stated in the Report. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur. Therefore, actual results achieved will necessarily vary from those described in our Report, and the variations may be material.

The terms of this engagement are such that we have no obligation to revise the Report to reflect events or conditions which occur subsequent to the date of the Report. These events or conditions include, without limitation, economic growth trends, governmental actions, additional competitive developments, interest rates, and other market factors. However, we will be available to discuss the necessity for revision in view of changes in economic or market factors.

Preliminary Tax Increment Financing (TIF) projections were prepared for the purpose of estimating the approximate level of increment that could be generated by proposed projects and other properties within the proposed TIF District boundary and from inflationary increases in value. These projections were intended to provide an estimate of the final equalized assessed value (EAV) of the proposed TIF District.

As such, our report and the preliminary projections prepared under this engagement are intended solely for your information, for the purpose of establishing a TIF District. These projections should not be relied upon for purposes of evaluating potential debt obligations or by any other person, firm or corporation, or for any other purposes. Neither the Report nor its contents, nor any reference to our Firm, may be included or quoted in any offering circular or registration statement, appraisal, sales brochure, prospectus, loan, or other agreement or document intended for use in obtaining funds from individual investors, without prior written consent.
Appendix 2: Glossary

Factors for Vacant Land – One Factor Test

Under the provisions of the “blighted area” section of the Act, if the land is vacant, an area qualifies as “blighted” if one (1) or more of the following factors is found to be present to a meaningful extent.

- The area contains unused quarries, strip mines or strip mine ponds;
- The area contains unused rail yards, rail track, or railroad rights-of-way;
- The area, prior to its designation, is subject to or contributes to chronic flooding;
- The area contains unused or illegal dumping sites;
- The area was designated as a town center prior to January 1, 1982, is between 50 and 100 acres, and is 75% vacant land; or
- The area qualified as blighted prior to becoming vacant.

Factors for Vacant Land – Two Factor Test

Obsolete Platting of Vacant Land. This includes parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys or other public rights-of-way, or that omitted easements for public utilities.

Diversity of Ownership. Diversity of ownership is when adjacent properties are owned by multiple parties. This factor applies when diversity of ownership of parcels of vacant land is sufficient in number to retard or impede the ability to assemble the land for development.

Tax and Special Assessment Delinquencies. Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five years.

Deterioration of Structures or Site Improvements in Neighboring Areas adjacent to the Vacant Land. Evidence of structural deterioration and area disinvestment in blocks adjacent to the vacant land may substantiate why new development had not previously occurred on the vacant parcels.

Environmental Contamination. The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation, has determined a need for, the cleanup of hazardous waste, hazardous substances, or underground storage tanks required by state or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

Lack of Growth in Equalized Assessed Value. The total equalized assessed value ("EAV") of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated; or is increasing at an annual rate that is less than the
balance of the municipality for three (3) of the last five (5) calendar years for which information is available; or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

Factors for Improved Land

Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.

Deterioration. With respect to buildings, defects including but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration including but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Presence of Structures below Minimum Code Standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

Illegal Use of Individual Structures. The use of structures in violation of the applicable federal, state or local laws, exclusive of those applicable to the Presence of Structures below Minimum Code Standards.

Excessive Vacancies. The presence of buildings that are unoccupied or underutilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

Lack of Ventilation, Light or Sanitary Facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

Inadequate Utilities. Underground and overhead utilities, such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.

Excessive Land Coverage and Overcrowding of Structures and Community Facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence
of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

**Deleterious Land Use or Layout.** The existence of incompatible land use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive or unsuitable for the surrounding area.

**Environmental Clean-Up.** The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by state or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

**Lack of Community Planning.** The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area’s development. This factor must be documented by evidence of adverse or incompatible land use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

**Lack of Growth in Equalized Assessed Value.** The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated; or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available; or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.
Appendix 3: Proposed Industrial Park RPA
Boundary Legal Description

OF PROPERTY DESCRIBED AS:

PART OF THE SOUTHEAST QUARTER OF SECTION 9, SOUTHWEST QUARTER OF SECTION 10, NORTHWEST QUARTER OF SECTION 15, AND PART OF THE NORTHEAST QUARTER OF SECTION 16, ALL IN TOWNSHIP 21 NORTH, RANGE 9 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LEE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 4 OF THE LEE COUNTY BUSINESS PARK – PHASE 2 IN SAID NORTHEAST QUARTER OF SECTION 16; THENCE SOUTH ON THE EAST LINE OF SAID LOT 4, TO THE NORTH LINE OF LOT 5 IN SAID LEE COUNTY BUSINESS PARK – PHASE 2; THENCE WEST ON THE NORTH LINE OF SAID LOT 5 AND ITS WESTERLY EXTENSION, TO THE WEST RIGHT OF WAY LINE OF ILLINOIS CENTRAL DRIVE; THENCE SOUTH ON SAID WEST RIGHT OF WAY LINE AND ITS SOUTHERLY EXTENSION, TO THE SOUTH RIGHT OF WAY LINE OF EAST PROGRESS DRIVE; THENCE EAST ON SAID SOUTH RIGHT OF WAY LINE, TO THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 15; THENCE SOUTH ON SAID WEST LINE, TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE EAST ON SAID SOUTH LINE, TO THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH ON SAID EAST LINE, TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID SOUTHWEST QUARTER OF SECTION 10; THENCE NORTH ON SAID EAST LINE, TO THE NORTHEAST CORNER OF SAID WEST HALF OF THE SOUTHWEST QUARTER; THENCE WEST ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, TO THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 88; THENCE SOUTHWESTERLY ON SAID SOUTHERLY RIGHT OF WAY LINE, TO THE RIGHT OF WAY LINE OF THE INTERSTATE 88 EASTBOUND RAMPS AND THE WEST LINE OF TAX PARCEL 18-08-09-400-015; THENCE SOUTHERLY ON SAID RIGHT OF WAY LINE AND SAID WEST LINE, TO THE NORTH LINE OF TAX PARCEL 18-08-09-400-009; THENCE EAST ON SAID NORTH LINE, TO THE EAST LINE OF SAID TAX PARCEL; THENCE SOUTH ON SAID EAST LINE AND ITS SOUTHERLY EXTENSION TO THE SOUTH RIGHT OF WAY LINE OF EAST CORPORATE DRIVE; THENCE EAST ON SAID SOUTH RIGHT OF WAY LINE, TO THE POINT OF BEGINNING.
Appendix 4: List of PINs in Proposed Industrial Park RPA

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<tr>
<td>TOTAL</td>
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<td><strong>$241,155</strong></td>
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Source: Lee County, SB Friedman

[1] For vacant parcels that are only partially contained in the proposed RPA, the total 2020 EAV for the parcel was estimated based on the proportion of parent parcel's land area that is within the proposed RPA.
ORDINANCE NO. 3287

AN ORDINANCE DESIGNATING THE
INDUSTRIAL PARK REDEVELOPMENT PROJECT AREA

ADOPTED BY THE
CITY COUNCIL
OF THE
CITY OF DIXON

THIS 4TH DAY OF APRIL, 2022

Published in pamphlet form by authority of
the City Council of the City of Dixon, Lee County, Illinois
this 4th day of April, 2022
ORDINANCE NO. 3287

AN ORDINANCE DESIGNATING THE
INDUSTRIAL PARK REDEVELOPMENT PROJECT AREA

WHEREAS, the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended (the “Act”), authorizes the City of Dixon, Lee County, Illinois (the “City”) to designate a “redevelopment project area” as that term is defined by the Act; and

WHEREAS, the Act authorizes the City to designate a redevelopment project area only after the City has held a public hearing on the proposed designation, pursuant to notice by publication and certified mail to certain taxpayers and taxing districts as required by the Act; and

WHEREAS, the City desires to designate the real property legally described on Exhibit A, attached hereto and incorporated herein (the “Area”), as a redevelopment project area pursuant to the Act, and the Mayor and City Council of the City (collectively, the “Corporate Authorities”) find that it is in the City’s best interests to do so; and

WHEREAS, the Area consists of contiguous parcels of real property which comprise in the aggregate not less than one and one-half (1-1/2) acres and are located wholly within municipal boundaries of the City; and

WHEREAS, pursuant to the Act, Ordinance No. 3260 entitled “An Ordinance Fixing a Time and Place of a Public Hearing With Respect to the Tax Increment Financing District Eligibility Study, and Redevelopment Plan and Project for the Industrial Park Redevelopment Project Area,” which was adopted by the Corporate Authorities on January 3, 2022 (“Ordinance No. 3260”), the City held a public hearing (the “Hearing”) on February 22, 2022; and

WHEREAS, in compliance with the Act, Ordinance No. 3260 and all other applicable laws, written notice of the Hearing was published in the Sauk Valley News on February 1, 2022, and February 8, 2022, said newspaper being a newspaper of general circulation within the taxing districts of which taxable property is included in the Area; and

WHEREAS, in compliance with the Act, Ordinance No. 3260 and all other applicable laws, written notice of the Hearing was sent by certified mail on January 6, 2022, to all taxing districts of which taxable property is included in the Area and to the Illinois Department of Commerce and Economic Opportunity; and

WHEREAS, in compliance with the Act, Ordinance No. 3260 and all other applicable laws, written notice of the Hearing was sent by certified mail on February 1, 2022, addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the Area or, in the event that any such taxes
for the preceding year were not paid, to the persons last listed on the tax rolls within the preceding three years as the owners of such property; and

WHEREAS, on April 4, 2022, the Corporate Authorities adopted Ordinance No. 3286, entitled “An Ordinance Approving the Tax Increment Financing District Eligibility Report and Redevelopment Plan and Project for the Industrial Park Redevelopment Project Area,” which approved a redevelopment plan and project for the Area; and

WHEREAS, the Corporate Authorities further find that it is in the City’s best interests to designate the Area as a redevelopment project area pursuant to the Act and that all legal prerequisites for this designation have been fulfilled.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the City of Dixon, Lee County, Illinois, as follows:

SECTION 1. Recitals.

The foregoing recitals as contained in the preambles to this Ordinance are true and correct and are hereby incorporated in this Ordinance as if set out in full by this reference.

SECTION 2. Redevelopment Project Area Designated.

The following described area is hereby designated as the Industrial Park Redevelopment Project Area pursuant to Section 11-74.4-4 of the Act:

See Exhibit A, attached hereto and incorporated herein

SECTION 3. Parcel Identification Numbers.

It is further hereby expressly found and determined that the list of parcel tax identification numbers for each parcel of property included in the Area, listed on Exhibit B, attached hereto and incorporated herein, is a true, correct and complete list of said numbers for said parcels of property.

SECTION 4. Transmittal to County Clerk.

The City Clerk is hereby expressly directed to transmit to the Lee County, Illinois County Clerk a certified copy of this Ordinance, a legal description of the Area, a map of the Area, identification of the year that the County Clerk shall use for determining the total initial equalized assessed value of the Area, and a list of the parcel tax identification numbers for each parcel of property included in the Area.

SECTION 5. Severability.

The provisions and sections of this Ordinance shall be deemed to be separable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.
SECTION 6. Superseder.

All ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith, are to the extent of such conflict hereby superseded.

SECTION 7. Publication.

A full, true and complete copy of this Ordinance shall be published in pamphlet form as provided by the Illinois Municipal Code, as amended. The City Clerk is hereby directed to publish this Ordinance in pamphlet form.

SECTION 8. Effective Date.

This Ordinance shall be in full force and effect from and after its passage and approval, and publication as required by law.

PASSED and APPROVED this 4th day of April, 2022.

_______________________________
Mayor

Passed and filed in my office this 4th day of April, 2022.

_______________________________
City Clerk
Exhibit A

Part of the Southeast Quarter of Section 9, Southwest Quarter of Section 10, Northwest Quarter of Section 15, and part of the Northeast Quarter of Section 16, all in Township 21 North, Range 9 East of the Fourth Principal Meridian, Lee County, Illinois, described as follows:

Beginning at the northeast corner of Lot 4 of the Lee County Business Park – Phase 2 in said Northeast Quarter of Section 16; thence South on the east line of said Lot 4, to the north line of Lot 5 in said Lee County Business Park – Phase 2; thence West on the north line of said Lot 5 and its westerly extension, to the west right of way line of Illinois Central Drive; thence South on said west right of way line and its southerly extension, to the south right of way line of East Progress Drive; thence East on said south right of way line, to the west line of said Northwest Quarter of Section 15; thence South on said west line, to the south line of said Northwest Quarter; thence East on said south line, to the east line of the West Half of said Northwest Quarter; thence North on said east line, to the southeast corner of the West Half of said Southwest Quarter of Section 10; thence North on said east line, to the northeast corner of said West Half of the Southwest Quarter; thence West on the north line of said Southwest Quarter, to the southerly right of way line of Interstate 88; thence Southwesterly on said southerly right of way line, to the right of way line of the Interstate 88 eastbound ramps and the west line of Tax Parcel 18-08-09-400-015; thence Southerly on said right of way line and said west line, to the north line of Tax Parcel 18-08-09-400-009; thence East on said north line, to the east line of said Tax Parcel; thence South on said east line and its southerly extension to the south right of way line of East Corporate Drive; thence East on said south right of way line, to the Point of Beginning.
Exhibit B

PINs: 18-08-09-400-015
18-08-10-301-002
18-08-15-100-001
18-08-16-200-020
CITY OF DIXON

ORDINANCE NO. 3288

AN ORDINANCE ADOPTING TAX INCREMENT FINANCING

ADOPTED BY THE
CITY COUNCIL
OF THE
CITY OF DIXON
THIS 4TH DAY OF APRIL, 2022

Published in pamphlet form by authority of the City Council of the City of Dixon, Lee County, Illinois this 4th day of April, 2022
AN ORDINANCE ADOPTING TAX INCREMENT FINANCING

WHEREAS, pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended (the “Act”), on April 4, 2022, the Mayor and City Council (the “Corporate Authorities”) of the City of Dixon, Lee County, Illinois (the “City”), adopted Ordinance No. 3286 entitled “An Ordinance Approving the Tax Increment Financing District Eligibility Report and Redevelopment Plan and Project for the Industrial Park Redevelopment Project Area,” which approved a “redevelopment plan” and “redevelopment project,” as those terms are defined in the Act, for the real property legally described on Exhibit A, attached hereto and incorporated herein (the “Area”); and

WHEREAS, on April 4, 2022, the Corporate Authorities adopted Ordinance No. 3287, entitled “An Ordinance Designating the Industrial Park Redevelopment Project Area,” pursuant to which the Area was designated as a “redevelopment project area,” as that term is defined in the Act; and

WHEREAS, the Corporate Authorities desire and find it necessary to adopt tax increment financing, as such term is used in the Act, for the Area having been designated as a “redevelopment project area,” and that it is in the City’s best interests to do so; and

WHEREAS, all legal prerequisites to the adoption of tax increment financing for the Area have been fulfilled.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Dixon, Lee County, Illinois, as follows:

SECTION 1. Recitals.

The foregoing recitals as contained in the preambles to this Ordinance are true and correct and are hereby incorporated in this Ordinance as if set out in full by this reference.

SECTION 2. Adoption of Tax Increment Financing.

Pursuant to the Act, tax increment financing is hereby adopted with respect to the Tax Increment Financing District Eligibility Report and Redevelopment Plan and Project, approved and adopted by the Corporate Authorities pursuant to Ordinance No. 3286, and to the Area, which was designated by the Corporate Authorities pursuant to Ordinance No. 3287.
SECTION 3. Pledging of Funds.

After the total equalized assessed valuation of taxable real property in the Area exceeds the total initial equalized assessed value of all taxable real property in the Area, the ad valorem taxes, if any, arising from the levies upon real property in the Area by taxing districts and the rates determined in the manner provided in Section 11-74.4-9 of the Act each year after the effective date of this Ordinance until the Area costs and obligations issued in respect thereto have been paid shall be divided as follows:

a. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the existing equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid by the County Collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment financing.

b. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the Area over and above the initial equalized assessed value of each property in the Area shall be allocated to and when collected shall be paid to the City treasurer who shall deposit said funds in a special fund called the “Special Tax Allocation Fund for the Industrial Park Redevelopment Project Area” of the City for the purpose of paying the Area costs and obligations incurred in the payment thereof, pursuant to such appropriations which may be subsequently made.


The City Treasurer is hereby authorized and directed to establish a new City fund entitled the Special Tax Allocation Fund for the Industrial Park Redevelopment Project Area (the “STAF”), into which the incremental taxes described in Section 3 of this Ordinance shall be deposited. Funds shall be deposited into and expended from the STAF in accordance with the Act.

SECTION 5. Severability.

The provisions and sections of this Ordinance shall be deemed to be separable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

SECTION 6. Superseder.

All ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith, are to the extent of such conflict hereby superseded.
SECTION 7. Publication.

A full, true and complete copy of this Ordinance shall be published in pamphlet form as provided by the Illinois Municipal Code, as amended. The City Clerk is hereby directed to publish this Ordinance in pamphlet form.

SECTION 8. Effective Date.

This Ordinance shall be in full force and effect from and after its passage and approval, and publication as required by law.

PASSED and APPROVED this 4th day of April, 2022.

________________________________________
Mayor
Passed and filed in my office this 4th day of April, 2022.

________________________________________
City Clerk
Exhibit A

OF PROPERTY DESCRIBED AS:

Part of the Southeast Quarter of Section 9, Southwest Quarter of Section 10, Northwest Quarter of Section 15, and part of the Northeast Quarter of Section 16, all in Township 21 North, Range 9 East of the Fourth Principal Meridian, Lee County, Illinois, described as follows:

Beginning at the northeast corner of Lot 4 of the Lee County Business Park – Phase 2 in said Northeast Quarter of Section 16; thence South on the east line of said Lot 4, to the north line of Lot 5 in said Lee County Business Park – Phase 2; thence West on the north line of said Lot 5 and its westerly extension, to the west right of way line of Illinois Central Drive; thence South on said west right of way line and its southerly extension, to the south right of way line of East Progress Drive; thence East on said south right of way line, to the west line of said Northwest Quarter of Section 15; thence South on said west line, to the south line of said Northwest Quarter; thence East on said south line, to the east line of the West Half of said Northwest Quarter; thence North on said east line, to the southeast corner of the West Half of said Southwest Quarter of Section 10; thence North on said east line, to the northeast corner of said West Half of the Southwest Quarter; thence West on the north line of said Southwest Quarter, to the southerly right of way line of Interstate 88; thence Southwesterly on said southerly right of way line, to the right of way line of the Interstate 88 eastbound ramps and the west line of Tax Parcel 18-08-09-400-015; thence Southerly on said right of way line and said west line, to the north line of Tax Parcel 18-08-09-400-009; thence East on said north line, to the east line of said Tax Parcel; thence South on said east line and its southerly extension to the south right of way line of East Corporate Drive; thence East on said south right of way line, to the Point of Beginning.
CITY OF DIXON

________________________________________________________________________

ORDINANCE NO. _________________

ORDINANCE AMENDING THE DIXON CITY CODE
TITLE V, CHAPTER 13, SECTION 5-13-6
(NUMBER OF LIQUOR LICENSES)

________________________________________________________________________

ADOPTED BY THE

COUNCIL

OF THE

CITY OF DIXON

THIS 4TH DAY OF APRIL, 2022

________________________________________________________________________

Published in pamphlet form by authority of the Council of the City of Dixon, this 4th day of April, 2022.
ORDINANCE NO. __________

ORDINANCE AMENDING THE DIXON CITY CODE
TITLE V, CHAPTER 13, SECTION 5-13-6
(NUMBER OF LIQUOR LICENSES)

BE IT ORDAINED by the Council of the City of Dixon, Illinois:

SECTION 1: That Title V, Chapter 13, Section 5-13-6 of the Dixon City Code, 1963, as amended, is hereby further amended by amending subsection (D) of said Section to read as follows:

“(D) The number of class D and class D-1 licenses, collectively, shall not exceed fifteen (15) in number.”

SECTION 2: That Title V, Chapter 13, Section 5-13-6 of the Dixon City Code shall remain in full force and effect.

SECTION 3: That in all other respects Title V, Chapter 13, Section 5-13-6 shall remain in full force and effect.

SECTION 4: The provisions and sections of this Ordinance shall be deemed to be separable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

SECTION 5: All ordinances and parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

SECTION 6: The City Clerk is hereby directed to publish this Ordinance in pamphlet form.

SECTION 7: This Ordinance shall be in full force and effect from and after its passage and approval, and publication as required by law.

Passed by the Mayor and the City Council of the City of Dixon on the 4th day of April, 2022.

________________________________________
Mayor

ATTEST:

________________________________________
City Clerk
ORDINANCE NO. __________

ORDINANCE AMENDING THE DIXON CITY CODE
TITLE VI, CHAPTER 10, SECTION 6-10-3(D)

ADOPTED BY THE
COUNCIL
OF THE
CITY OF DIXON

THIS ____ DAY OF APRIL, 2022

Published in pamphlet form by authority of the Council of the City of Dixon, this ___ day April, 2022.
ORDINANCE NO. ________

ORDINANCE AMENDING THE DIXON CITY CODE
TITLE VI, CHAPTER 10, SECTION 6-10-3(D)

WHEREAS, the City Council for the City of Dixon desires to amend Title VI, Chapter 10, Section 6-10-3(D) of the Dixon City Code as hereafter set forth; and

WHEREAS, in accordance with applicable law and the procedures for a text amendment to the City’s Zoning Ordinance set forth in Part E of Chapter 13 of said Zoning Ordinance, the matter has been referred to the Plan Commission for the City of Dixon; and

WHEREAS, the Plan Commission for the City of Dixon, after conducting a public hearing, has recommended that the amendment be adopted by the City Council; and

WHEREAS, the City Council concurs in the recommendation of the Plan Commission.

NOW, THEREFORE, BE IT ORDAINED by the City Council for the City of Dixon as follows:

SECTION 1: That Title VI, Chapter 10, Section 6-10-3(D) of the Dixon City Code, as amended, is hereby amended to read as follows:

“Height of Buildings: The same regulations shall apply as are required or permitted in the B-1 Limited Neighborhood Business District. Notwithstanding the foregoing, the height of a hotel (solely as defined in Section 6-2-3 as a “HOTEL OR MOTEL, TRANSIENT”) shall not exceed either six (6) stories or sixty-five feet (65’).”

SECTION 2: In all other respects, Title VI, Chapter 10, Section 6-10-3(D) shall remain in full force and effect.

SECTION 3: All ordinances and parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

SECTION 4: The provisions and sections of this Ordinance shall be deemed to be separable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

SECTION 5: The City Clerk is hereby directed to publish this Ordinance in pamphlet form.

SECTION 6: This Ordinance shall be in full force and effect from and after its passage and approval and publication, as required by law.
Passed by the Mayor and the City Council of the City of Dixon on the _____ day of April, 2022.

____________________________
Mayor

Attest:

____________________________
City Clerk
ORDINANCE AUTHORIZING APPROVAL AND ACCEPTANCE OF
PRELIMINARY AND FINAL PLAT OF
DIXON GATEWAY SUBDIVISION
PURSUANT TO THE PETITION OF DIXON LAND GROUP, LLC

ADOPTED BY THE
COUNCIL
OF THE
CITY OF DIXON
THIS _____ DAY OF APRIL, 2022

Published in pamphlet form by authority of the Council of the City of Dixon, this _____
day of April, 2022.
ORDINANCE NO. __________

ORDINANCE AUTHORIZING APPROVAL AND ACCEPTANCE OF PRELIMINARY AND FINAL PLAT OF DIXON GATEWAY SUBDIVISION PURSUANT TO THE PETITION OF DIXON LAND GROUP, LLC

WHEREAS, Dixon Land Group, LLC, an Illinois limited liability company, has submitted a Petition to the City Council for approval of a preliminary and final plat of subdivision (collectively, the “Plats”); and

WHEREAS, the matter has been referred to the Plan Commission for the City of Dixon; and

WHEREAS, the Plan Commission for the City of Dixon, after conducting a public hearing, has recommended the approval of the Plats of the property described therein, which property is located within the municipal limits of the City of Dixon; and

WHEREAS, the City Council for the City of Dixon, pursuant to its powers under Section 3-11-5(A)3(b) of the Dixon City Code, has required certain revisions to the Plats deemed necessary in the interests and needs of the community

WHEREAS, the Plats, following such revisions, are collectively referred to herein as the “Subdivision Plats” and

NOW, THEREFORE, BE IT ORDAINED by the City Council for the City of Dixon as follows:

SECTION 1: Dixon Land Group, LLC, an Illinois limited liability company, is the owner of the property described on Exhibit A attached hereto and incorporated herein.

SECTION 2: The Subdivision Plats conform in all respects to the ordinance requirements of the City of Dixon governing plats and subdivisions and the subdivision shown therein provides for streets and alleys and grounds in conformity with the applicable requirements of the official plan of the City of Dixon.

SECTION 3: The plans and specifications for the improvements in the said subdivision have been approved by the Plan Commission of the City of Dixon and conform with the ordinances of the City of Dixon.

SECTION 4: The Subdivision Plats are hereby accepted by the City of Dixon, and the Mayor and the City Clerk are hereby authorized and directed to accept and approve the Final Plat upon its face prior to filing in the Lee County Recorder's Office.

SECTION 5: A copy of the Final Plat is to be filed with this Ordinance and made a part
thereof and a certified copy of this Ordinance filed with the Final Plat in the Lee County Recorder's Office

SECTION 6: The City hereby finds that all of the recitals contained in the preambles to this Ordinance are full, true and correct and does incorporate them into this Ordinance by this reference.

SECTION 7: All ordinances and parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

SECTION 8: The City Clerk is hereby directed to publish this Ordinance in pamphlet form.

SECTION 9: The provisions and sections of this Ordinance shall be deemed to be separable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

SECTION 10: This Ordinance shall be in full force and effect from and after its passage and approval and publication, as required by law.

Passed by the Mayor and the City Council of the City of Dixon on the _____ day of April, 2022.

__________________________________
Mayor

ATTEST:

__________________________________
City Clerk
Exhibit A

Legal Description

Part of the Northwest Quarter of Section 9, Township 21 North, Range 9 East of the Fourth Principal Meridian, County of Lee, State of Illinois, described as follows: Beginning at the intersection of the West line of said Northwest Quarter of Section 9 and the southerly right of way line of Keul Road, said intersection being South 00 degrees 50 minutes 26 seconds East (assumed bearing) a distance of 607.58 feet from the Northwest corner of said Northwest Quarter of Section 9; thence South 87 degrees 24 minutes 23 seconds East on and along last named right of way line, a distance of 308.93 feet to the westerly right of way of IL Route 26; thence on and along last named line the following 13 courses and distances; 1) South 53 degrees 46 minutes 50 seconds East, a distance of 47.82 feet; 2) South 20 degrees 44 minutes 18 seconds East, a distance of 311.16 feet; 3) South 16 degrees 46 minutes 14 seconds East, a distance of 188.77 feet; 4) South 09 degrees 50 minutes 55 seconds East, a distance of 177.32 feet; 5) South 15 degrees 08 minutes 43 seconds East, a distance of 352.04 feet; 6) South 51 degrees 01 minutes 21 seconds West, a distance of 71.43 feet; 7) South 14 degrees 20 minutes 26 seconds East, a distance of 59.98 feet; 8) South 79 degrees 16 minutes 47 seconds East, a distance of 71.55 feet; 9) South 17 degrees 43 minutes 52 seconds East, a distance of 98.43 feet; 10) South 00 degrees 34 minutes 27 seconds East, a distance of 150.55 feet; 11) South 11 degrees 48 minutes 24 seconds East, a distance of 294.48 feet; 12) South 75 degrees 18 minutes 45 seconds West, a distance of 378.04 feet; 13) South 00 degrees 34 minutes 27 seconds West, a distance of 33.00 feet to the South line of said Northwest Quarter of Section 9; thence South 89 degrees 25 minutes 33 seconds West on and along last named line, a distance of 692.18 feet to said West line of the Northwest Quarter of Section 9; thence North 00 degrees 50 minutes 26 seconds West on and along last named line, a distance of 2,016.38 feet to the Point of Beginning, containing 27.37 Acres, more or less.
SURVEYOR'S CERTIFICATE

This is to certify that I, Scott L. Norbeck, P. L. S., Professional Land Surveyor, have surveyed the following described property:

Part of the Northwest Quarter of Section 9, Township 3 North, Range 9 East of the Fourth Principal Meridian, Lee County, Illinois, as shown on the map captioned "Final Plat Dixon Gateway Subdivision," recorded with the Recorder of Deeds of Lee County, Illinois on September 24, 2018, Document No. 7413324, containing the following described property:

Beginning at a concrete utility pole at the SE corner of Lot 3, Section 9, of the Northwest Quarter of Section 9, Township 3 North, Range 9 East of the Fourth Principal Meridian, Lee County, Illinois; thence S 29° 01' 27" E 71.43 feet to a concrete utility pole; thence S 82° 51' 53" W 35.30 feet to a concrete utility pole; thence S 09° 03' 51" E 34.50 feet to a concrete utility pole; thence N 00° 00' 00" W 26.25 feet to a concrete utility pole; thence N 82° 51' 53" E 35.30 feet to a concrete utility pole; thence N 09° 03' 51" W 34.50 feet to a concrete utility pole; thence N 82° 51' 53" E 35.30 feet to a concrete utility pole; thence N 09° 03' 51" W 34.50 feet to a concrete utility pole; thence N 82° 51' 53" E 35.30 feet to a concrete utility pole; thence N 09° 03' 51" W 34.50 feet to a concrete utility pole; thence N 82° 51' 53" E 35.30 feet to a concrete utility pole; thence N 09° 03' 51" W 34.50 feet to a concrete utility pole; and an along said line the following 13 corners and distances:

1. South 53 degrees 46 minutes 44 seconds East, a distance of 189.7 feet to a corner.
2. South 59 degrees 50 minutes 17 seconds East, a distance of 301.30 feet to a corner.
3. South 59 degrees 50 minutes 17 seconds East, a distance of 301.30 feet to a corner.
4. South 53 degrees 46 minutes 44 seconds East, a distance of 189.7 feet to a corner.
5. South 59 degrees 50 minutes 17 seconds East, a distance of 301.30 feet to a corner.
6. South 59 degrees 50 minutes 17 seconds East, a distance of 301.30 feet to a corner.
7. South 53 degrees 46 minutes 44 seconds East, a distance of 189.7 feet to a corner.
8. South 59 degrees 50 minutes 17 seconds East, a distance of 301.30 feet to a corner.
9. South 59 degrees 50 minutes 17 seconds East, a distance of 301.30 feet to a corner.
10. South 53 degrees 46 minutes 44 seconds East, a distance of 189.7 feet to a corner.
11. South 59 degrees 50 minutes 17 seconds East, a distance of 301.30 feet to a corner.
12. South 59 degrees 50 minutes 17 seconds East, a distance of 301.30 feet to a corner.
13. South 53 degrees 46 minutes 44 seconds East, a distance of 189.7 feet to a corner.

The area of the described land is 0.78 acres.

I certify that the foregoing is a true and correct description of the land described above, and that the same is the true and correct description as shown on the title plan and the property owner is the true owner thereof.

I further certify that the property owner is the true owner of the land in full and free of any incumbrance, lien, or other encumbrance or liability for taxes. The property owner hereby waives any and all lien or right of redemption given to the property owner by the United States or any other jurisdiction.

Signed this 15th day of February, 2022.

[Signature]

Scott L. Norbeck, PL. S.
Professional Land Surveyor

[Name]

[Address]

[City, State, ZIP Code]

LESLIE CONSULTING LAND Surveyor

[Name]

[Address]

[City, State, ZIP Code]
COUNCIL ACTION FORM

Date: 04/04/2022
Presented By: Chief Steven C. Howell Jr.

Subject: Budget Resolution - Police Budget
Agenda Item: 16a

Description:
The Resolution request to move $12,000.00 from Part-time Salary, 01-350-5120, $3,000.00 to the Other Contractual line item, 01-350-5323. $9,000.00 to the Fuel/Oil line item, 01-350-5420.

FINANCIAL

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<th>CIP Project Number:</th>
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COUNCIL ACTION FORM

Any previous Council actions:

Action: ____________________________ Date: ____________________________

___________________________________________

Recommendation:

Approve the resolution amending the FY 2021-2022 budget with respect to the Police budget.

Required Action

ORDINANCE [ ] RESOLUTION [✓] MOTION [ ] NO ACTION REQUIRED [ ]

Additional Comments:

MOTION BY: ____________________________ SECONDED BY: ____________________________

MOVE TO approve the resolution amending the FY 2021-2022 with respect to the Police budget

___________________________________________

CITY COUNCIL VOTES

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<tr>
<th>VOTES</th>
<th>Mayor Arellano</th>
<th>Councilman Bishop</th>
<th>Councilman Considine</th>
<th>Councilman Oros</th>
<th>Councilman Venier</th>
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RESOLUTION NO. ___________

RESOLUTION AMENDING 2021-2022 BUDGET
(Police)

WHEREAS, pursuant to 65 ILCS 5/8-2-9.6, the City Council may amend the annual budget of the City of Dixon by a vote of two-thirds of the corporate authorities then holding office; and

WHEREAS, the City Council has reviewed the needs of the City of Dixon and deems it advisable and in the best interests of the City of Dixon to amend the budget for fiscal year 2021-2022 by amending line items within the Police Department budget to accommodate additional expenses; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Dixon that the Finance Director of the City is hereby authorized and directed to amend the budget for fiscal year 2021-2022 by increasing the line item for “Fuel & Oil” by $9,000 and increasing the line item for “Contractual” by $3,000 all within the Police Department budget; and by decreasing the line item “Part Time Wages” by $12,000 within the Police Department budget.

BE IT FURTHER RESOLVED that the City Council finds that all of the recitals contained in the preambles to this Resolution are full, true and correct and does incorporate them into this Resolution by reference.

BE IT FURTHER RESOLVED that all resolutions and parts of resolutions in conflict herewith are, to the extent of such conflict, hereby repealed.

BE IT FURTHER RESOLVED that this Resolution shall be in full force and effect from and after the date of its passage and approval, and publication as required by law.

This Resolution read and approved this 4th day of April 2022.

__________________________________________
Mayor

Attest:
__________________________________________
City Clerk
COUNCIL ACTION FORM

Date: 04/04/2022
Presented By: Fredericks

Subject: Budget Resolution - Legal Fees  
Agenda Item: 16b

Description:
This resolution increases the Council’s Legal Fee budget line by $50,000.
All TIF Legal fees are being tracked and are reimbursable by the TIF as it begins to generate revenues.

FINANCIAL

Is this a budgeted item? YES ☑ NO ☐

Line Item #: ____________________  Title: ____________________________

Amount Budgeted: ____________________________

Actual Cost: ____________________________

Under/Over: ____________________________

Funding Sources:
________________________________________________________________________
________________________________________________________________________

Departments:
________________________________________________________________________
________________________________________________________________________

Is this item in the CIP? YES ☐ NO ☐ CIP Project Number: __________________
COUNCIL ACTION FORM

Any previous Council actions:

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Recommendation:

Required Action

ORDINANCE ☐  RESOLUTION ☑  MOTION ☐  NO ACTION REQUIRED ☐

Additional Comments:

MOTION BY: ____________________  SECONDED BY: ____________________

MOVE TO approve the resolution amending the FY 2021-2022 budget with respect to Legal fees.

CITY COUNCIL VOTES

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<th>VOTES</th>
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<th>Councilman Venier</th>
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</table>
RESOLUTION NO. ______________

RESOLUTION AMENDING 2021-2022 BUDGET
(TIF Legal Fees)

WHEREAS, pursuant to 65 ILCS 5/8-2-9.6, the City Council may amend the annual budget of the City of Dixon by a vote of two-thirds of the corporate authorities then holding office; and

WHEREAS, the City Council has reviewed the needs of the City of Dixon and deems it advisable and in the best interests of the City of Dixon to amend the budget for fiscal year 2021-2022 by amending line items within the Council budget to accommodate TIF Legal Fees; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Dixon that the Finance Director of the City is hereby authorized and directed to amend the budget for fiscal year 2021-2022 by increasing the line item for “Legal” within the Council budget by $50,000; and by decreasing the General fund balance by $50,000.

BE IT FURTHER RESOLVED that the City Council finds that all of the recitals contained in the preambles to this Resolution are full, true and correct and does incorporate them into this Resolution by reference.

BE IT FURTHER RESOLVED that all resolutions and parts of resolutions in conflict herewith are, to the extent of such conflict, hereby repealed.

BE IT FURTHER RESOLVED that this Resolution shall be in full force and effect from and after the date of its passage and approval, and publication as required by law.

This Resolution read and approved this 4th day of April 2022.

__________________________________________
Mayor

Attest:

__________________________________________
City Clerk
COUNCIL ACTION FORM

Date: 04/04/2022
Presented By: Matt Heckman

Subject: Amend Budget - Street Department

Agenda Item: 16c

Description:

This resolution will increase the Street Department line items for "Fuel and Oil" by $10,000.00; "Dues" by $350.00; "Info Technology" by $350.00 and "Natural Gas" by $2,000.00.

The line items "Overtime" will decrease by $10,000.00 and "Part-Time Wages" will decrease by $2,700.00.

This maneuvering occurs within the existing FY21-22 budget, this is not a request for additional funds.

FINANCIAL

Is this a budgeted item? YES ☐ NO ☐

Line Item #: ___________ Title: ________________________________

Amount Budgeted: _______________________________________

Actual Cost: ______________________________________________________________________

Under/Over: ______________________________________

Funding Sources:

_________________________________________________________________________________

_________________________________________________________________________________

Departments:

_________________________________________________________________________________

_________________________________________________________________________________

Is this item in the CIP? YES ☐ NO ☐ CIP Project Number: ________________
COUNCIL ACTION FORM

Any previous Council actions:

<table>
<thead>
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<th>Action</th>
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Recommendation:
Approve the resolution.

Required Action
ORDINANCE☐ RESOLUTION☑ MOTION☐ NO ACTION REQUIRED☐

Additional Comments:

MOTION BY: __________________________ SECONDED BY: __________________________

MOVE TO approve the resolution amending the FY21-22 budget with respect to the Street Department.

CITY COUNCIL VOTES

<table>
<thead>
<tr>
<th>VOTES</th>
<th>Mayor Arellano</th>
<th>Councilman Bishop</th>
<th>Councilman Considine</th>
<th>Councilman Oros</th>
<th>Councilman Venier</th>
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</tbody>
</table>
RESOLUTION NO. ____________

RESOLUTION AMENDING 2021-2022 BUDGET
(Street Department)

WHEREAS, pursuant to 65 ILCS 5/8-2-9.6, the City Council may amend the annual budget of the City of Dixon by a vote of two-thirds of the corporate authorities then holding office; and

WHEREAS, the City Council has reviewed the needs of the City of Dixon and deems it advisable and in the best interests of the City of Dixon to amend the budget for fiscal year 2021-2022 by amending line items within the Street Department budget to accommodate additional expenses; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Dixon that the Finance Director of the City is hereby authorized and directed to amend the budget for fiscal year 2021-2022 by increasing the line item for “Fuel & Oil” by $10,000, increasing the line item for “Dues” by $350, and increasing the line item “Info Technology” by $350, and increasing the line item for “Natural Gas” by $2,000 all within the Street Department budget; and by decreasing the line item “Overtime” by $10,000 and by decreasing the line item “Part Time Wages” by $2,700 all within the Street Department budget.

BE IT FURTHER RESOLVED that the City Council finds that all of the recitals contained in the preambles to this Resolution are full, true and correct and does incorporate them into this Resolution by reference.

BE IT FURTHER RESOLVED that all resolutions and parts of resolutions in conflict herewith are, to the extent of such conflict, hereby repealed.

BE IT FURTHER RESOLVED that this Resolution shall be in full force and effect from and after the date of its passage and approval, and publication as required by law.

This Resolution read and approved this 4th day of April 2022.

_______________________________
Mayor

Attest:

_______________________________
City Clerk
COUNCIL ACTION FORM

Date: 04/04/2022
Presented By: Matt Heckman

Subject: Amend Budget - Cemetery
Agenda Item: 16d

Description:
This resolution will increase the Cemetery line items for "Telephone" by $200.00; "Dues" by $200.00 and "Natural Gas" by $1,000.00.

The "Overtime" line item will decrease by $1,400.00.

This maneuvering occurs within the existing FY21-22 budget, this is not a request for additional funds.

FINANCIAL

Is this a budgeted item? YES □ NO □

Line Item #: ________________ Title: ________________________________

Amount Budgeted: ________________________________

Actual Cost: ________________________________

Under/Over: ________________________________

Funding Sources:
__________________________________
__________________________________

Departments:
______________________________
______________________________

Is this item in the CIP? YES □ NO □ CIP Project Number: ________________
COUNCIL ACTION FORM

Any previous Council actions:

<table>
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<th>Action</th>
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Recommendation:

Approve the resolution.

Required Action

ORDINANCE □  RESOLUTION ☑  MOTION □  NO ACTION REQUIRED □

Additional Comments:

MOTION BY: ________________  SECONDED BY: ________________

MOVE TO approve the resolution amending the FY21-22 budget with respect to the Cemetery Department.

<table>
<thead>
<tr>
<th>CITY COUNCIL VOTES</th>
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<tbody>
<tr>
<td>VOTES</td>
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</table>
RESOLUTION NO. __________

RESOLUTION AMENDING 2021-2022 BUDGET
(Cemetery)

WHEREAS, pursuant to 65 ILCS 5/8-2-9.6, the City Council may amend the annual budget of the City of Dixon by a vote of two-thirds of the corporate authorities then holding office; and

WHEREAS, the City Council has reviewed the needs of the City of Dixon and deems it advisable and in the best interests of the City of Dixon to amend the budget for fiscal year 2021-2022 by amending line items within the Cemetery Department budget to accommodate additional expenses; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Dixon that the Finance Director of the City is hereby authorized and directed to amend the budget for fiscal year 2021-2022 by increasing the line item for “Telephone” by $200, increasing the line item for “Dues” by $200, and increasing the line item for “Natural Gas” by $1,000 all within the Cemetery budget; and by decreasing the line item “Overtime” by $1,400 within the Cemetery budget.

BE IT FURTHER RESOLVED that the City Council finds that all of the recitals contained in the preambles to this Resolution are full, true and correct and does incorporate them into this Resolution by reference.

BE IT FURTHER RESOLVED that all resolutions and parts of resolutions in conflict herewith are, to the extent of such conflict, hereby repealed.

BE IT FURTHER RESOLVED that this Resolution shall be in full force and effect from and after the date of its passage and approval, and publication as required by law.

This Resolution read and approved this 4th day of April 2022.

__________________________________________
Mayor

Attest:

__________________________________________
City Clerk
This resolution increases Medical Insurance line by $3,300 and increases the Small Equipment and tools line by $5,000 all within the admin budget. It will decrease the audit expense line in the admin budget by $3,300 and will decrease the contractual line within the PR/Tourism budget by $5,000.
COUNCIL ACTION FORM

Any previous Council actions:

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<tr>
<th>Action</th>
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</table>

Recommendation:

Required Action

- [ ] ORDINANCE
- [x] RESOLUTION
- [ ] MOTION
- [ ] NO ACTION REQUIRED

Additional Comments:

MOTION BY: ___________________  SECONDED BY: ___________________

MOVE TO approve the resolution amending the FY 21-22 budget with respect to the Administration budget

<table>
<thead>
<tr>
<th>CITY COUNCIL VOTES</th>
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<tbody>
<tr>
<td>VOTES</td>
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<tr>
<td>YES</td>
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<td>NO</td>
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<tr>
<td>ABSENT</td>
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<td>ABSTAIN</td>
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</tbody>
</table>
RESOLUTION NO. _____________

RESOLUTION AMENDING 2021-2022 BUDGET
(Administration)

WHEREAS, pursuant to 65 ILCS 5/8-2-9.6, the City Council may amend the annual budget of the City of Dixon by a vote of two-thirds of the corporate authorities then holding office; and

WHEREAS, the City Council has reviewed the needs of the City of Dixon and deems it advisable and in the best interests of the City of Dixon to amend the budget for fiscal year 2021-2022 by amending line items within the Administration budget to accommodate additional expenses; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Dixon that the Finance Director of the City is hereby authorized and directed to amend the budget for fiscal year 2021-2022 by increasing the line item for “Medical Insurance” by $3,300 and increasing the line item for “Small Equipment/Tools” by $5,000 all within the Administration budget; and by decreasing the line item “Audit” by $3,300 within the Administration budget and by decreasing the line item “Contractual” by $5,000 within the Public Relations and Tourism budget.

BE IT FURTHER RESOLVED that the City Council finds that all of the recitals contained in the preambles to this Resolution are full, true and correct and does incorporate them into this Resolution by reference.

BE IT FURTHER RESOLVED that all resolutions and parts of resolutions in conflict herewith are, to the extent of such conflict, hereby repealed.

BE IT FURTHER RESOLVED that this Resolution shall be in full force and effect from and after the date of its passage and approval, and publication as required by law.

This Resolution read and approved this 4th day of April 2022.

__________________________________________
Mayor

Attest:

__________________________________________
City Clerk
Date: 04/04/2022
Presented By: Matt Heckman

Subject: Amend Budget - Wastewater
Agenda Item: 16f

Description:
This resolution will increase the Wastewater line item for "Fuel and Oil" by $10,000 and decrease the line item "Part-Time Wages" by $5,000 and "Medical Insurance" by $5,000. This maneuvering occurs within the existing FY21-22 budget, this is not a request for additional funds.

FINANCIAL

Is this a budgeted item? YES □ NO □

Line Item #: ____________________ Title: ______________________________

Amount Budgeted: ______________________________

Actual Cost: ______________________________

Under/Over: ______________________________

Funding Sources:
______________________________
______________________________

Departments:
______________________________
______________________________

Is this item in the CIP? YES □ NO □ CIP Project Number: __________________
COUNCIL ACTION FORM

Any previous Council actions:

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<th>Date</th>
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Recommendation:

Approve the resolution.

Required Action

- [ ] ORDINANCE
- [x] RESOLUTION
- [ ] MOTION
- [ ] NO ACTION REQUIRED

Additional Comments:

MOTION BY: ___________________  SECONDED BY: ___________________

MOVE TO approve the resolution amending the FY21-22 budget with respect to the Wastewater Department.

CITY COUNCIL VOTES

<table>
<thead>
<tr>
<th>VOTES</th>
<th>Mayor Arellano</th>
<th>Councilman Bishop</th>
<th>Councilman Considine</th>
<th>Councilman Oros</th>
<th>Councilman Venier</th>
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<tbody>
<tr>
<td>YES</td>
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</table>
RESOLUTION NO. _____________

RESOLUTION AMENDING 2021-2022 BUDGET
(Wastewater)

WHEREAS, pursuant to 65 ILCS 5/8-2-9.6, the City Council may amend the annual budget of the City of Dixon by a vote of two-thirds of the corporate authorities then holding office; and

WHEREAS, the City Council has reviewed the needs of the City of Dixon and deems it advisable and in the best interests of the City of Dixon to amend the budget for fiscal year 2021-2022 by amending line items within the Wastewater budget to accommodate additional expenses; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Dixon that the Finance Director of the City is hereby authorized and directed to amend the budget for fiscal year 2021-2022 by increasing the line item for “Fuel & Oil” by $10,000 within the Wastewater budget; and by decreasing the line item “Part time Wages” by $5,000 and by decreasing the line item “Medical Insurance” by $5,000 all within the Wastewater budget.

BE IT FURTHER RESOLVED that the City Council finds that all of the recitals contained in the preambles to this Resolution are full, true and correct and does incorporate them into this Resolution by reference.

BE IT FURTHER RESOLVED that all resolutions and parts of resolutions in conflict herewith are, to the extent of such conflict, hereby repealed.

BE IT FURTHER RESOLVED that this Resolution shall be in full force and effect from and after the date of its passage and approval, and publication as required by law.

This Resolution read and approved this 4th day of April 2022.

__________________________________________
Mayor

Attest:

__________________________________________
City Clerk
COUNCIL ACTION FORM

Date: 04/04/2022
Presented By: Matt Heckman

Subject: Anchor Rd. Truck Route Resolution
Agenda Item: 16g

Description:
This resolution designates Anchor Rd. as a Class II truck route and is a necessary component of the TARP grant process.

FINANCIAL

Is this a budgeted item? YES [ ] NO [ ]

Line Item #: ____________________ Title: ________________________

Amount Budgeted: ________________________

Actual Cost: ________________________

Under/Over: ________________________

Funding Sources:
__________________________________________
__________________________________________

Departments:
__________________________________________
__________________________________________

Is this item in the CIP? YES [ ] NO [ ] CIP Project Number: ________________________
COUNCIL ACTION FORM

Any previous Council actions:

Action
None.

Date

Recommendation:

Approve the resolution.

Required Action

ORDINANCE  □  RESOLUTION  □  MOTION  □  NO ACTION REQUIRED  □

Additional Comments:

MOTION BY: ___________________  SECONDED BY: ___________________

MOVE TO designate Anchor Rd. as a Class II truck route.

CITY COUNCIL VOTES

<table>
<thead>
<tr>
<th>VOTES</th>
<th>Mayor Arellano</th>
<th>Councilman Bishop</th>
<th>Councilman Considine</th>
<th>Councilman Oros</th>
<th>Councilman Venier</th>
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</table>
Resolution Establishing a Class II or Prohibited Truck Route

WHEREAS, the State of Illinois by its General Assembly has enacted the Illinois Vehicle Code, and

WHEREAS, 625 ILCS 5/1-126.1 provides that local authorities may designate Class II or Prohibited Truck Route highways within their jurisdiction, and its accordance with 625 ILCS 5/15-111(f), weight limitations shall be designated by appropriate signs placed on such highways; and

WHEREAS, City of Dixon is desirous of designating truck routes under their jurisdiction as follows:

NOW THEREFORE, BE IT RESOLVED, that the portion of roadways as listed below will be designated as shown.

<table>
<thead>
<tr>
<th>Route/Street Name(s)</th>
<th>Beginning Termini</th>
<th>Ending Termini</th>
<th>Length</th>
<th>Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Anchor Road</td>
<td>IL Rt. 38</td>
<td>IL Rt. 52</td>
<td>2,490</td>
<td>Class II Truck Route</td>
</tr>
</tbody>
</table>

BE IT FURTHER RESOLVED, that City of Dixon in accordance with 625 ILCS 5/15-116 which requires local public agencies to provide the Department of Transportation with reference contact names and telephone numbers provides contact information as follows:

<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
<th>Phone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Matt Heckman</td>
<td>Public Works Director</td>
<td>(815) 288-7474</td>
</tr>
<tr>
<td>Keesha Blumhoff</td>
<td>City Clerk</td>
<td>(815) 288-6995</td>
</tr>
</tbody>
</table>

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit three (3) certified originals of this resolution to the district office of the Department of Transportation along with a location map indicating the roadways being classified.

1. Keesha Blumhoff, City Clerk in and for said City of Dixon as Local Public Agency

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 5th day of 04/2022.

(SEAL)

Signature

Date

Printed 04/01/22
LOCATION MAP

RANGE 9 EAST OF 4TH P.M.

PROJECT LOCATION
CITY OF DIXON
ANCHOR ROAD ILL RT 38 TO ILL RT 52
SECTION: 17-00178-00-RS
SOUTH DIXON TOWNSHIP

LEE COUNTY
ILLINOIS
RESOLUTION # _____

RESOLUTION LISTING SCHEDULED MEETINGS OF THE
COUNCIL OF THE CITY OF DIXON, ILLINOIS

Whereas, chapter 5, Section 120/2 of the Illinois Revised Statutes provide that each
governmental body subject to the provision of “An Act in Relations to Meetings”, must at the
beginning of each calendar or fiscal year, prepare and make available a schedule of all its regular
meetings for each year, listing the time and place of such meetings;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Dixon, Illinois,
that the following scheduled meetings for the year 2022-2023 be and they are hereby designated
as follows:

All Meetings shall convene at 5:30 PM in the Council Chambers in the City Hall in the
City of Dixon, Illinois on the following dates:

<table>
<thead>
<tr>
<th>Date</th>
<th>Type</th>
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<tbody>
<tr>
<td>Monday, May 2, 2022</td>
<td>Regular Meeting</td>
</tr>
<tr>
<td>Monday, May 16, 2022</td>
<td>Regular Meeting</td>
</tr>
<tr>
<td>Monday, June 6, 2022</td>
<td>Regular Meeting</td>
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<tr>
<td>Monday, June 20, 2022</td>
<td>Regular Meeting</td>
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<tr>
<td>Tuesday, July 5, 2022</td>
<td>Regular Meeting</td>
</tr>
<tr>
<td>Monday, July 18, 2022</td>
<td>Regular Meeting</td>
</tr>
<tr>
<td>Monday, August 1, 2022</td>
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<tr>
<td>Monday, August 15, 2022</td>
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<tr>
<td>Tuesday, September 6, 2022</td>
<td>Regular Meeting</td>
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<tr>
<td>Monday, September 19, 2022</td>
<td>Regular Meeting</td>
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<tr>
<td>Monday, October 3, 2022</td>
<td>Regular Meeting</td>
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<tr>
<td>Monday, October 17, 2022</td>
<td>Regular Meeting</td>
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<tr>
<td>Monday, November 7, 2022</td>
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<tr>
<td>Monday, November 21, 2022</td>
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<td>Monday, December 19, 2022</td>
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<tr>
<td>Tuesday, January 17, 2023</td>
<td>Regular Meeting</td>
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<tr>
<td>Monday, February 6, 2023</td>
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<tr>
<td>Tuesday, February 21, 2023</td>
<td>Regular Meeting</td>
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<tr>
<td>Monday March 6, 2023</td>
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<tr>
<td>Monday, March 20, 2023</td>
<td>Regular Meeting</td>
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<tr>
<td>Monday, April 3, 2023</td>
<td>Regular Meeting</td>
</tr>
<tr>
<td>Monday, April 17, 2023</td>
<td>Regular Meeting</td>
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</table>
BE IT FURTHER RESOLVED that public notice of any change in the above scheduled regular meeting dates, or public notice of any special meeting or of any rescheduled regular meeting or of any reconvened meeting shall be given as provided by law.

BE IT FURTHER RESOLVED that the City Clerk of the City of Dixon shall publish this Resolution in the Dixon Telegraph and that copies of the schedule of meetings as herein adopted shall be made available to the news media or persons requesting same.

This resolution was read and adopted this 4th day of April, 2022.

___________________________________
Mayor

ATTEST:

___________________________________
City Clerk
COUNCIL ACTION FORM

Date: 04/04/2022
Presented By: Tim Shipman

Subject: Refer Petition for Text Amendment to the Plan Commission
Agenda Item: 17a

Description:
The Petitioner Gaylloyd Lott Jr. Trustee of 403 E Fellows Street Land Trust is requesting to have the text of the zoning ordinance amended to include "Lodging House" as "Special Use" under the City of Dixon Code Section 6-9-6(C)

<table>
<thead>
<tr>
<th>FINANCIAL</th>
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<tbody>
<tr>
<td>Is this a budgeted item?</td>
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<td>Line Item #:</td>
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<td>Title:</td>
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<tr>
<td>Amount Budgeted:</td>
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<td>Actual Cost:</td>
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<td>Under/Over:</td>
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<tr>
<td>Funding Sources:</td>
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<td>Departments:</td>
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<tr>
<td>Is this item in the CIP?</td>
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<tr>
<td>CIP Project Number:</td>
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</table>
COUNCIL ACTION FORM

Any previous Council actions:

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</table>

Recommendation:

Refer petition to the Plan Commission

Required Action

ORDINANCE □  RESOLUTION □  MOTION ✔  NO ACTION REQUIRED □

Additional Comments:

This petition will be presented in public hearing at the April 28, 2022 Plan Commission meeting.

MOTION BY: ____________________  SECONDED BY: ____________________

MOVE TO refer the petition from Gaylloyd Lott Jr for text amendment of the City of Dixon Zoning Ordinance to Plan Commission

CITY COUNCIL VOTES

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IN THE MATTER OF THE PETITION OF
GAYLLOYD LOTT, JR., TRUSTEE

PETITION FOR TEXT AMENDMENT TO
CITY OF DIXON ZONING ORDINANCE

Your Petitioner, Gaylloyd Lott, Jr., not individually but as Trustee of the 403 E. Fellows Street Land Trust, respectfully states as follows:

1. Petitioner, Gaylloyd Lott, Jr., not individually but as Trustee of the 403 E. Fellows Street Land Trust, is the owner of the premises commonly known as 403 E. Fellows Street, Dixon, Illinois 61021, consisting of Lot Four(4) and the Southerly 50 feet of Lot Three(3) in Block Nineteen(19) in the Town of Dixon (Now City of Dixon); all situated in the Township of Dixon, County of Lee and State of Illinois, such premises being under part of permanent real estate index number 07-02-32-429-011 (the “Subject Property”).

2. The Subject Property is currently zoned R-2 Two-Family Residential District according to the zoning ordinance of the City of Dixon, County of Lee, Illinois, as amended.

3. The Petitioner desires to have the text of the zoning ordinance of the City of Dixon, Lee County, Illinois, amended to include “Lodging House” as a “Special Use” under the R-2 Two-Family Residential District zoning classification.

4. The Special Use for a Lodging House shall be defined as “A building with not more than five (5) guest rooms where lodging is provided for compensation pursuant to previous arrangement, but not open to the public or to overnight guests.”

5. The Petitioner intends to utilize the Subject property for the betterment of the community as a Sober Living Home in which guests agree to remain abstinent from alcohol and illegal or addictive drugs while in residence.

6. Property in the vicinity of the Subject Property, is zoned R-2 Two-Family Residential District.

7. The Petitioner respectfully requests that the Dixon City Council amend the text of the zoning ordinance of the City of Dixon to include “Lodging House” as a “Special Use” under Section 6-9-6(C).
8. Notice of the time, date and place of the public hearing on this Petition, to be held before the City of Dixon Plan Commission on April 28, 2022 at 6:00 pm in the Dixon City Hall, will be published in the Dixon Telegraph not more than 30 days nor less than 15 days prior to the date of such hearing. Such notice shall contain the criteria as set forth in Section 6-13-1(A) of the City Code of the City of Dixon, Lee County, Illinois. Proof of Publication under Section 6-13-1(B), in the forms of an affidavit and a certificate of publication issued by the Dixon Telegraph will be submitted to the Secretary of the Plan Commission prior to or at the time of the Plan Commission hearing.

9. Notice of the time, date and place of the public hearing on this Petition, to be held before the City of Dixon Plan Commission on April 28, 2022 at 6:00 pm in the Dixon City Hall, will be mailed to all legal owners of record of all properties located within 100' of the boundary lines of the subject real estate, by certified mail, return receipt requested, not more than 30 days nor less than 15 days prior to the date of such hearing. Such notice shall contain the criteria as set forth in Section 6-13-1(C) of the City Code of the City of Dixon, Lee County, Illinois. Proof of service under such Section 6-13-1(C) will be filed with the Secretary of the Plan Commission prior to or at the time of the Plan Commission hearing.

WHEREFORE, your Petitioner prays as follows:

A. That the text of the zoning ordinance of the City of Dixon be amended to include “Lodging House” as a “Special use” under the City of Dixon under Section 6-9-6(C).

B. That the necessary procedures be initiated by the Mayor and City Council to accomplish the aforesaid text amendment to the zoning ordinance of the City of Dixon, County of Lee, and State of Illinois.

DATED this 18th day of March, 2022

Respectfully submitted,

[Signature]
Gaylord Lott Jr., Trustee

Prepared by:
Gaylord Lott, Jr.
1670 Brandywine Lane
Dixon, Illinois 61021
(815) 677-7093
Gerald.lott@svvor.org
COUNCIL ACTION FORM

Date: 04/04/2022
Presented By: Tim Shipman

Subject: Refer Petition for Special Use to the Plan Commission  
Agenda Item: 17b

Description:
The Petitioner Gayloyd Lott Jr. Trustee of 403 E Fellows Land Trust for property commonly known as 403 E Fellows. The subject property is zoned R-2 Two-Family Residential District.

The petitioner is simultaneously petitioning for a text amendment to 6-9-6(C) of the zoning ordinance to include as a Special Use "Lodging House".

If the petition for text amendment to 6-9-6(C) is granted the petitioner requests that it be granted such Special Use.

FINANCIAL

Is this a budgeted item?  YES □  NO □

Line Item #:  
Title: 

Amount Budgeted: 

Actual Cost: 

Under/Over: 

Funding Sources:


Departments:


Is this item in the CIP?  YES □  NO □  CIP Project Number: 
COUNCIL ACTION FORM

Any previous Council actions:

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Recommendation:

Refer petition to the Plan Commission

Required Action

ORDINANCE [x] RESOLUTION [ ] MOTION [x] NO ACTION REQUIRED [ ]

Additional Comments:

This petition will be presented in public hearing at the April 28, 2022 Plan Commission meeting.

MOTION BY: ___________________ SECONDED BY: ___________________

MOVE TO refer the petition from Gayloyd Lot Jr Trustee for Special Use to the Plan Commission

CITY COUNCIL VOTES

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STATE OF ILLINOIS )
LEE COUNTY ) SS
CITY OF DIXON )

TO THE CITY COUNCIL OF THE
CITY OF DIXON

IN THE MATTER OF THE PETITION OF
GAYLLOYD LOTT, JR., TRUSTEE

PETITION FOR SPECIAL USE PERMIT
UNDER ZONING ORDINANCE

Your Petitioner, Gaylloyd Lott, Jr., not individually but as Trustee of the 403 E. Fellows Street Land Trust, respectfully states as follows:

1. Petitioner, Gaylloyd Lott, Jr., not individually but as Trustee of the 403 E. Fellows Street Land Trust, is the owner of the premises commonly known as 403 E. Fellows Street, Dixon, Illinois 61021, consisting of Lot Four(4) and the Southerly 50 feet of Lot Three(3) in Block Nineteen(19) in the Town of Dixon (Now City of Dixon); all situated in the Township of Dixon, County of Lee and State of Illinois, such premises being under part of permanent real estate index number 07-02-32-429-011 (the “Subject Property”).

2. The Petitioner proposes to use the Subject Property as a Lodging house rental property in which up to 13 residents will reside. The Subject Property will be operated by Allied Note Investors, LLC, a Pennsylvania limited liability company, doing business as Legacy Sober Living Homes, and managed by Sauk Valley Voices of Recovery, an Illinois not-for-profit corporation whose principal place of business is 630 N. Galena Ave., Dixon, IL 61021.

4. The Subject Property is currently zoned R-2 Two-Family Residential District according to the zoning ordinance of the City of Dixon, County of Lee, Illinois, as amended.

5. Property in the vicinity of the Subject Property, is zoned R-2 Two-Family Residential District.

6. The Petitioner is simultaneously petitioning the Dixon City Council for a text amendment under which a “Lodging House” as defined in such petition would be a “Special Use” under “R-2” zoning.

7. If pursuant to Petitioner’s Petition for a Text Amendment to City of Dixon Zoning Ordinance, the City of Dixon amends the text of the City of Dixon Code Section 6-9-6(C), to include “Lodging House” as a “Special Use” under the City of Dixon Code Section 6-9-6(C), the the Petitioner requests that it be granted such Special Use.

8. The Special Use for a Lodging House under the City of Dixon Code Section 6-9-6(C) would be defined as “A building with not more than five (5) guest rooms where lodging is provided for compensation pursuant to previous arrangement, but not open to the public or to overnight guests.”
9. The Petitioner, Gaylloyd Lott, Jr., not individually but as Trustee of the 403 E. Fellows Street Land Trust, is the owner of the premises and is the Executive Director of Sauk Valley Voices of Recovery, a charitable organization and as such intends to utilize the Subject Property for the operation and furtherance of its charitable mission in which it creates a safe and stable, structured home for people in recovery from substance use disorders.

10. All immediately neighboring properties to the Subject Property are presently zoned R-2 as evidenced by the City of Dixon Zoning Map 2018 available at www.dixongov.com

11. Notice of the time, date and place of the public hearing on this Petition, to be held before the City of Dixon Plan Commission on April 28, 2022 at 6:00 pm in the Dixon City Hall, will be published in the Dixon Telegraph not more than 30 days nor less than 15 days prior to the date of such hearing. Such notice shall contain the criteria as set forth in Section 6-13-1(A) of the City Code of the City of Dixon, Lee County, Illinois. Proof of Publication under Section 6-13-1(B), in the forms of an affidavit and a certificate of publication issued by the Dixon Telegraph will be submitted to the Secretary of the Plan Commission prior to or at the time of the Plan Commission hearing.

12. Notice of the time, date and place of the public hearing on this Petition, to be held before the City of Dixon Plan Commission on April 28, 2022 at 6:00 pm in the Dixon City Hall, will be mailed to all legal owners of record of all properties located within 100’ of the boundary lines of the subject real estate, by certified mail, return receipt requested, not more than 30 days nor less than 15 days prior to the date of such hearing. Such notice shall contain the criteria as set forth in Section 6-13-1(C) of the City Code of the City of Dixon, Lee County, Illinois. Proof of service under such Section 6-13-1(C) will be filed with the Secretary of the Plan Commission prior to or at the time of the Plan Commission hearing.

WHEREFORE, your Petitioner prays as follows:

A. That the Subject Property be granted the Lodging House Special Use under the zoning ordinance of the City of Dixon Section 6-9-6(C) to be operated by Legacy Sober Living Homes and Sauk Valley Voices of Recovery.

Respectfully submitted,

By, Gaylloyd Lott, Jr., Trustee

Prepared by:
Gaylloyd Lott, Jr.
1670 Brandywine Lane
Dixon, Illinois 61021
(815) 677-7093
Gerald.lott@svvor.org
COUNCIL ACTION FORM

Date: 04/04/2022
Presented By: Tim Shipman

Subject: Refer petition for zoning variance to the Zoning Board of Appeals
Agenda Item: 17c

Description:
Petitioner Patrick and Meghan King own property parcel # 07-02-33-453-018 commonly known as 1109 Northridge Dixon, Illinois. Section 6-9-5 (F) of the Dixon City Code requires a 25 ft front yard set-back. The petitioner is requesting a variance from the required set-back to be reduced to 19 ft. to allow for an extension added to the front porch.

FINANCIAL

Is this a budgeted item? YES ☐ NO ☐

Line Item #: ______________________ Title: ______________________________

Amount Budgeted: __________________________

Actual Cost: ____________________________

Under/Over: ____________________________

Funding Sources:
________________________________________
________________________________________

Departments:
________________________________________
________________________________________

Is this item in the CIP? YES ☐ NO ☐ CIP Project Number: __________________________
COUNCIL ACTION FORM

Any previous Council actions:

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Recommendation:

Refer the petition for set-back variation to the Zoning Board of Appeals

Required Action

- [ ] ORDINANCE
- [ ] RESOLUTION
- [✓] MOTION
- [ ] NO ACTION REQUIRED

Additional Comments:

This petition will be presented in public hearing at the April 28, 2022 Zoning Board of Appeals meeting.

MOTION BY: ____________________ SECONDED BY: ____________________

MOVE TO refer the petition from Patrick and Meghan King for variance of the City of Dixon Zoning Ordinance to the Zoning Board of Appeals

CITY COUNCIL VOTES

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IN THE MATTER OF THE PETITION OF

Patrick & Meghan King
1109 Northridge
Dixon IL, 61021

Your Petitioner(s) Patrick King and Meghan King respectfully state:

1. That they are the owners of the following described real estate (legal description):

PIN 07-02-33-453-018

See Attachment A

otherwise known as 1109 Northridge St. Street/Address, Dixon Illinois.
2. That the premises above described be granted a variance from Section 6-9-5 F of the Dixon City Code as follows: 6 feet of variance on front of lot to build front porch. A variance from the required 25’ front yard setback to a 19’ front yard setback to allow for extension of the front porch.

WHEREFORE, your Petitioner(s) pray that the above described variance be granted as requested.

Respectfully submitted,

[Signature]

Petitioner(s)
That Grantor, LYMAN R. TIEMAN and BARBARA TIEMAN, husband and wife, of the City of Dixon, in the County of Lee, and State of Illinois, for the consideration of Ten and 00/100 Dollars, in hand paid and other good and valuable consideration, CONVEY AND WARRANT to PATRICK F. KING and MEGHAN C. KING, husband and wife, whose address is 421 Brooks Place, Dixon, Illinois 61021, not in tenancy in common, or in joint tenancy, but as tenants by the entirety, the following described Real Estate, to-wit:

Part of Lots 81 and 82 of Mollers Survey and Subdivision of Section 33, Township 22 North, Range 9 East of the Fourth Principal Meridian, City of Dixon, Lee County, Illinois bounded and described as follows: Beginning at the Northeast corner of Lot 45 in Idle Oak Run Phase II as located in part of said Section 33; thence North 28 degrees 07 minutes 59 seconds West, 93.22 feet; thence South 63 degrees 18 minutes 20 seconds West, 65.0 feet to a point on the Northeasterly line of Lot 4 in Idle Oak Run Phase III as located in part of said Section 33; thence South 26 degrees 41 minutes 40 seconds East on the said Northeasterly line of Lot 4, 5.57 feet; thence Southerly at an angle of 152 degrees 40 minutes 02 seconds as measured counterclockwise from the last described course, on the East line of said Lot 4, 46.82 feet to the Southeast corner of said Lot 4, also being the Northwest corner of Lot 45 in Idle Oak Run Phase II; thence South 89 degrees 13 minutes 52 seconds East on the North line of said Lot 45, 100.0 feet to the said Point of Beginning; ALSO, Lot 45 in Idle Oak Run Phase II, according to the Plat of said Subdivision recorded September 20, 1979 in Book "J" of Plats, pages 20 and 21 as Document Number 435444 in the Recorder’s Office, and Amendment to Plat recorded December 17, 1980 in Book 8011 at Page 19, ALSO, Lot Number 1 in Idle Oak Run Phase IV, according to the Plat of said Subdivision recorded September 16, 1992 in Book "J" of Plats, page 84 as Document Number 514950 in the Recorder's Office, all situated in the County of Lee and State of Illinois.

PIN NO: 07-02-33-453-018

Subject to taxes for the year 2016 and subsequent years which grantees assume and agree to pay, to any and all existing rights of way for public highways, utilities and drainage and other
March 29, 2022

Dear Mayor Arellano:

Bernardi Securities, Inc., acting as Underwriter (the “Underwriter”) or Placement Agent (the “Placement Agent”), anticipates structuring and underwriting/placing General Obligation Bonds (ARS), Series 2022 (the “Bonds”) on behalf of the City of Dixon, Illinois (the “Issuer”) for the purpose of funding a portion of the Issuer’s unfunded liability with respect to its police and fire pension plans and paying for the costs of issuance associated with the Bonds.

This contract serves as the Underwriter’s authorization to structure and underwrite the Bonds in connection with a public or limited offering of the Bonds. Included in this letter are the disclosures required by Municipal Securities Rulemaking Board (MSRB) Rule G-17 regarding our role, duties and interests as Underwriter of the Bonds.

Your execution of this letter will confirm that Bernardi Securities, Inc. (“Bernardi Securities”) will serve as Underwriter of the Bonds, and will enable us to provide advice with respect to the structure, timing, terms, and other similar matters concerning the Bonds pursuant to the underwriter exclusion under the municipal advisor registration rules of the U.S. Securities and Exchange Commission.

At such time as the Issuer has approved all of the documents and proceedings related to the issuance of the Bonds, the Underwriter will be expected to submit a detailed bond purchase agreement to the Issuer for execution that includes, among other things, final interest rates, dated date, principal maturity dates, interest payment dates, and other closing documents for issuing the Bonds.

All costs of issuance are to be paid from Bond proceeds and, as applicable, other funds. These costs include but are not limited to: legal fees (Issuer’s Counsel, Bond Counsel, Disclosure Counsel and Underwriter’s Counsel), trustee fees, if any, paying agent/bond registrar fees, book-entry setup charges, closing costs, escrow verification fees, if any, escrow agent fees, if any, CUSIP costs, and any rating and bond insurance fees. Bernardi’s underwriting fee will also be paid from a percentage of Bond proceeds, which is the combination of the par amount of the Bonds and premium, if applicable. Based on this understanding, our fee shall not exceed 1.50% of the proceeds of the Bonds.

As with any Bond issue, your obligation to pay principal and interest will be an obligation that will require you to make these payments no matter what budget constraints you encounter. Furthermore, to the extent that you agree in the Bond issue to rate covenants, additional bond tests
or other financial covenants, these may constrain your ability to operate and to issue additional debt and, if you do not comply with these covenants, they can result in a failure to perform with respect to the Bond issue.

If the Bonds are issued as tax-exempt or tax-advantaged obligations, this requires that you comply with various federal tax law requirements and restrictions relating to how you use and invest the proceeds of the Bonds, how you use any facilities constructed or improved with proceeds of the Bonds and other restrictions throughout the term of the Bonds. These requirements and restrictions may constrain how you operate the financed facilities and may preclude you from capitalizing on certain opportunities. Further, violation of these requirements and restrictions can result in a loss of the tax-exempt or tax-advantaged status of the Bonds, and may cause you to become liable to the Internal Revenue Service and to the owners of the Bonds. In addition, in the event of an audit of the Bonds by the IRS, obtaining an independent review of IRS positions with which you legitimately disagree is difficult and may not be practicable.

The designation of Bernardi Securities as underwriter applies solely to this issue. We encourage you to consult with your own legal, accounting, tax, financial and other advisors, as applicable, to the extent you deem appropriate.

**MSRB Rule G-17 Disclosures**

Certain disclosures relating to the Bonds are required by MSRB Rule G-17 as set forth in MSRB Notice 2019-20 (Nov. 8, 2019). The following MSRB Rule G-17 conflict of interest disclosures are broken into three types including: (1) dealer-specific conflicts of interests disclosures (if applicable); (2) transaction-specific disclosures (if applicable); and (3) standard disclosures.

1. **Dealer-Specific Conflicts of Interest Disclosures:**

   - Bernardi Securities is a full service securities firm and as such Bernardi Securities and its affiliates may from time to time provide brokerage and other services and products to municipalities, other institutions, and individuals, including the Issuer, certain Issuer officials and employees, and potential purchasers of the Bonds. If these services are rendered, Bernardi Securities may receive customary compensation, however, such services are not related to the proposed offering of the Bonds.

   - In the ordinary course of fixed income trading business, Bernardi Securities may purchase, sell, or hold a broad array of investments and may actively trade securities and other financial instruments, including the Bonds and other municipal Bonds, for its own account and for the accounts of customers, including its employees and their family members, where Bernardi Securities may receive a mark-up or mark-down. Such investments and trading activities may involve or relate to the offering or other assets, securities and/or instruments of the Issuer and/or persons and entities with relationships with the Issuer.

   - Bernardi Securities has not identified any additional potential or actual material conflicts that require disclosure to you. If potential or actual conflicts arise in the future, we will provide you with supplemental disclosures about them.
2. **Transaction Specific Disclosures**

   - **Disclosures Concerning Complex Municipal Securities Financing:**
     
     o We have not recommended a financing structure to you that may be a “complex municipal securities financing” for purposes of MSRB Rule G-17. However, we have attached a general description of the financial characteristics and security structures of fixed rate municipal bonds, as well as a general description of certain financial risks that are known to us and reasonably foreseeable at this time and that the Issuer should consider before issuing the Bonds.

3. **Standard Disclosures**

   - **Disclosures Concerning the Underwriter’s Role:**
     
     o MSRB Rule G-17 requires us to deal fairly at all times with both municipal issuers and investors.

     o Bernardi Securities will only serve as an underwriter. As Underwriter, our primary role is to purchase the Bonds with a view to distribution in an arm’s length commercial transaction with the Issuer. It is important for you to understand that, in this role, Bernardi Securities has financial and other interests that differ from yours.

     o Unlike a municipal advisor, as an Underwriter, we do not have a fiduciary duty to the Issuer under the federal securities laws and, therefore, are not required by federal law to act in the best interests of the Issuer without regard to our own financial or other interests. At the Issuer’s request, Bernardi Securities may provide incidental services, including advice as to the structure, timing, terms and other matters concerning the issuance of the Bonds. Please note the Bernardi Securities would be providing such services only in its capacity as an Underwriter and not as a municipal advisor to the Issuer.

     o You may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the Issuer’s interest in this transaction.

     o Our duty to purchase the Bonds from you at fair and reasonable prices is balanced with our duty to sell the Bonds to investors at fair and reasonable prices.

     o We will review the Issuer’s official statement for the Bonds in accordance with, and as part of, our responsibilities to investors under federal securities laws, as applied to the facts and circumstances of this transaction. The review of the official statement by the Underwriter is solely for purposes of satisfying the Underwriter’s obligations under the federal securities laws and such review should not be construed by the Issuer as a guarantee of the accuracy or completeness of the information in the Official Statement.
Disclosures Concerning Underwriter’s Compensation:

Bernardi Securities will be compensated by an underwriting fee, the exact amount of which will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee will be contingent on the closing of the transaction and as set forth above, the amount of the fee will be based on a percentage of the principal amount of the Bonds and premium, if applicable. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since Bernardi Securities may have an incentive to recommend to you a transaction that is unnecessary or to recommend that the size of the transaction is larger than is necessary.

This letter also confirms our engagement to serve as Placement Agent in connection with a private placement of the Bonds. Included in this letter are the disclosures required by Municipal Securities Rulemaking Board (MSRB) Rule G-17 regarding our role, duties and interests as Placement Agent of the Bonds.

Your execution of this letter will confirm that Bernardi Securities, Inc. (“Bernardi Securities”) will serve as Placement Agent of the Bonds, and will enable us to provide advice with respect to the structure, timing, terms, and other similar matters concerning the Bonds pursuant to the underwriter exclusion (which extends to placement agents) under the municipal advisor registration rules of the U.S. Securities and Exchange Commission.

1. Services to be Provided. This Issuer hereby engages Bernardi Securities to serve as Placement Agent for the proposed placement of the Bonds. As Placement Agent, Bernardi Securities agrees to use commercially reasonable efforts to arrange for the purchase of the Bonds by an accredited investor(s) (the “Purchaser”). The Placement Agent also expects to undertake supporting activities in that connection, which may include (i) reviewing a private placement memorandum or similar disclosure document (the “Private Placement Memorandum”) (ii) assisting the Issuer in responding to inquiries from potential purchaser(s); (iii) obtaining CUSIP number(s) for the Bonds, if applicable; and (iv) providing such other usual and customary services as Placement Agent as may be requested by the Issuer.

Please note that under federal securities law, the Issuer has the primary responsibility for disclosure to investors. The review of the Private Placement Memorandum by the Placement Agent is solely for purposes of satisfying the Placement Agent’s obligations under the federal securities laws and such review should not be construed by the Issuer as a guarantee of the accuracy or completeness of the information in the Private Placement Memorandum.

We wish to note that as Placement Agent, Bernardi Securities will not establish the terms of the placement, will not acquire or take delivery of the Bonds, and will not arrange for the payment of the purchase price or otherwise effect the purchase of the Bonds. The purchase of the Bonds will be made solely between the Issuer and the Purchaser. The parties agree that this Engagement Letter does not constitute a guarantee by the Placement Agent to arrange placement of the Bonds.
2. **Fees and Expenses.** Bernardi Securities’ placement agent fee will be paid from Bond proceeds and shall not exceed 1.50% of the par amount of the Bonds to be issued. The Issuer shall also pay all other costs of issuance, including without limitation, legal fees (Issuer’s Counsel, Bond Counsel, Disclosure Counsel and Placement Agent Counsel), municipal advisor fees, rating agency fees and expenses, CUSIP charges, if applicable, and all other expenses incident to the performance of the Issuer’s obligations in the placement of the Bonds.

3. **Term.** The designation of Bernardi Securities as Placement Agent applies solely to the Bonds. The term of this engagement will extend from the date of this Engagement Letter to the closing date for the Bonds. However, either party may terminate Bernardi Securities’ engagement at any time without liability or penalty upon at least 30 days’ prior written notice to the other party. The Issuer agrees to reimburse the Placement Agent for its out-of-pocket expenses incurred until the date of termination.

4. **Information Provided by the Issuer.** The Issuer agrees that all information included in the Private Placement Memorandum and other information provided to the Placement Agent will be true, correct and complete, that it will update such information during the course of the transaction if necessary; that any financial information provided to the Placement Agent will accurately reflect the Issuer’s financial position (or be disclosed to the extent this it does not); and that any financial projections will be prepared by the Issuer in good faith and will be based upon reasonable assumptions. This Issuer acknowledges and agrees that the Placement Agent will rely upon such information without independent verification.

5. **MSRB Rule G-17 Disclosures.** Certain disclosures relating to the Bonds are required by MSRB Rule G-17 as set forth in MSRB Notice 2019-20 (Nov. 8, 2019). The following MSRB Rule G-17 conflict of interest disclosures are broken into three types including: (1) dealer-specific conflicts of interests disclosures (if applicable); (2) transaction-specific disclosures (if applicable); and (3) standard disclosures.

   (i) **Dealer-Specific Conflicts of Interest Disclosures:**

   - Bernardi is a full service securities firm and as such Bernardi and its affiliates may from time to time provide brokerage and other services and products to municipalities, other institutions, and individuals, including the Issuer, certain Issuer officials and employees, and potential purchasers of the Bonds. If these services are rendered, Bernardi Securities may receive customary compensation, however, such services are not related to the proposed placement of the Bonds.

   - In the ordinary course of fixed income trading business, Bernardi Securities may purchase, sell, or hold a broad array of investments and may actively trade securities and other financial instruments, including the Bonds and other municipal bonds, for its own account and for the accounts of customers, including its employees and their family members, where Bernardi Securities may receive a mark-up or mark-down. Such investments and trading activities may involve or relate to the placement of the Bonds or other assets, securities and/or instruments of the Issuer and/or persons and entities with relationships with the Issuer.
• Bernardi Securities has not identified any additional potential or actual material conflicts that require disclosure to you. If potential or actual conflicts arise in the future, we will provide you with supplemental disclosures about them.

(ii) Transaction Specific Disclosures

• Disclosures Concerning Complex Municipal Securities Financing:
  o We have not recommended a financing structure to you that may be a “complex municipal securities financing” for purposes of MSRB Rule G-17. However, we have attached a general description of the financial characteristics and security structures of fixed rate municipal bonds, as well as a general description of certain financial risks that are known to us and reasonably foreseeable at this time and that the Issuer should consider before issuing the Bonds.

(iii) Standard Disclosures

• Disclosures Concerning the Placement Agent’s Role:
  o MSRB Rule G-17 requires us to deal fairly at all times with both municipal issuers and investors.
  
  o Our primary role in this transaction is to place the Bonds with a Purchaser in an arm’s-length commercial transaction with the Issuer for which we will receive compensation. It is important for you to understand that, in this role, Bernardi Securities has financial and other interests that differ from yours.
  
  o As Placement Agent, we have a duty to use our commercially reasonable efforts to place the Bonds at a fair and reasonable price, but must balance that duty with our duty to the Purchaser of the Bonds to secure a price for the Bonds that is fair and reasonable.
  
  o As Placement Agent, we will be acting as a principal in a commercial, arms’ length transaction, and not as a municipal advisor, financial advisor, or fiduciary. At the Issuer’s request, Bernardi Securities may provide incidental services, including advice as to the structure, timing, terms and other matters concerning the issuance of the Bonds. Please note the Bernardi Securities would be providing such services in its capacity as Placement Agent and not as a municipal advisor to the Issuer.
  
  o Unlike a municipal advisor, we do not have a fiduciary duty to the Issuer under the federal securities laws and is, therefore, we are not required by federal law to act in the best interests of the Issuer without regard to its own financial or other interests.
• You may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the Issuer’s interest in this transaction.

• As Placement Agent we will review any offering document for the Bonds, such as a Private Placement Memorandum, in accordance with, an as part of, our responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of the transaction. Under federal securities laws, an issuer of securities has the primary responsibility for disclosure to investors. The review of any offering document by us is solely for the purposes of satisfying our obligations under the federal securities laws and such review should not be construed by you as a guarantee of the accuracy or completeness of the information in the offering document.

• Disclosures Concerning the Placement Agent’s Compensation:

  o Bernardi Securities will be compensated by a placement agent fee. Payment or receipt of the placement agent fee will be contingent on the closing of the transaction, and as set forth in Section 2 above, the amount of the fee will be based on a percentage of the principal amount of the Bonds and premium, if applicable. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since Bernardi Securities may have an incentive to recommend to you a transaction that is unnecessary or to recommend that the size of the transaction is larger than is necessary.

6. Transaction Risks. If the Bonds are issued as tax-exempt or tax-advantaged obligations, this requires that you comply with various federal tax law requirements and restrictions relating to how you use and invest the proceeds of the Bonds, how you use any facilities constructed or improved with proceeds of the Bonds and other restrictions throughout the term of the Bonds. These requirements and restrictions may constrain how you operate the financed facilities and may preclude you from capitalizing on certain opportunities. Further, violation of these requirements and restrictions can result in a loss of the tax-exempt or tax-advantaged status of the Bonds and may cause you to become liable to the Internal Revenue Service and to the owners of the Bonds. In addition, in the event of an audit of the Bonds by the IRS, obtaining an independent review of IRS positions with which you legitimately disagree is difficult and may not be practicable.

7. Governing Law; Complete Agreement. This Engagement Letter shall be governed and construed in accordance with the laws of the State of Illinois. This Engagement Letter may not be amended or modified except by written agreement of both parties. This Engagement Letter embodies all the terms, agreements, conditions and rights contemplated and negotiated by the Issuer and Bernardi Securities and supersedes any and all discussions and understandings, written or oral, between the Issuer and Bernardi Securities regarding the Bonds.

8. Conclusion. If you or any other official of the Issuer has any questions or concerns about these disclosures, please make those questions or concerns known immediately to the
undersigned. In addition, you should consult with the Issuer’s own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate.

Accompanying this letter is a risk disclosure document describing financial characteristics and security structures of fixed rate municipal bonds as well as a general description of certain financial risks.

If there is any aspect of the foregoing disclosures that requires further clarification, please do not hesitate to contact us. We understand that you have the authority to bind the Issuer by contract with us, and that you are not a party to any conflict of interest relating to the proposed offering.

The Issuer understands the primary contact for this process will be Robert P. Vail.

Please indicate your acknowledgement and acceptance of the foregoing matters and return an executed copy of this letter to us. We look forward to working with you on this transaction.

BERNARDI SECURITIES, INC.

By: __________________________
   Name: Robert P. Vail
   Title: Senior Vice President

ACCEPTED BY:

By: __________________________
   Its: Mayor


City of Dixon, Illinois

General Obligation Bonds (ARS), Series 2022

March 29, 2022

RISK DISCLOSURES PURSUANT TO MSRB RULE G-17

FIXED RATE BONDS
(that are not “COMPLEX MUNICIPAL SECURITIES FINANCINGS”)

The following is a general description of the financial characteristics and security structures of fixed rate municipal bonds (“Fixed Rate Bonds”), as well as a general description of certain financial risks that are known to us and reasonably foreseeable at this time and that you should consider before deciding whether to issue Fixed Rate Bonds. If you have any questions or concerns about these disclosures, please make those questions or concerns known immediately to us. In addition, you should consult with your financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate.

FINANCIAL CHARACTERISTICS

Maturity and Interest. Fixed Rate Bonds are interest-bearing debt securities issued by state and local governments, political subdivisions and agencies and authorities, whether for their benefit or as a conduit issuer for a nongovernmental entity. Maturity dates for Fixed Rate Bonds are fixed at the time of issuance and may include serial maturities (specified principal amounts are payable on the same date in each year until final maturity) or one or more term maturities (specified principal amounts are payable on each term maturity date) or a combination of serial and term maturities. The final maturity date typically will range between 10 and 30 years from the date of issuance. Interest on the Fixed Rate Bonds typically is paid semiannually at a stated fixed rate or rates for each maturity date.

Redemption. Fixed Rate Bonds may be subject to optional redemption, which allows you, at your option, to redeem some or all of the bonds on a date prior to scheduled maturity, such as in connection with the issuance of refunding bonds to take advantage of lower interest rates. Fixed Rate Bonds will be subject to optional redemption only after the passage of a specified period of time, often approximately ten years from the date of issuance, and upon payment of the redemption price set forth in the bonds, which may include a redemption premium. You will be required to send out a notice of optional redemption to the holders of the bonds, usually not less than 30 days prior to the redemption date. Fixed Rate Bonds with term maturity dates also may be subject to
mandatory sinking fund redemption, which requires you to redeem specified principal amounts of the bonds annually in advance of the term maturity date. The mandatory sinking fund redemption price is 100% of the principal amount of the bonds to be redeemed.

**SECURITY**

Payment of principal of and interest on a municipal security, including Fixed Rate Bonds, may be backed by various types of pledges and forms of security, some of which are described below. The description below regarding “Security” is only a brief summary of certain possible security provisions for the bonds and is not intended as legal advice. You should consult with your bond counsel for further information regarding the security for the bonds.

**General Obligation Bonds.** “General obligation bonds” are debt securities to which your full faith and credit is pledged to pay principal and interest. If you have taxing power, generally you will pledge to use your ad valorem (property) taxing power to pay principal and interest. All taxable property in the taxing body is subject to the levy of taxes to pay the same without limitation as to rate or amount. The term “limited” tax is used when a limit exists as to the amount of the tax (see below).

General obligation bonds constitute a debt and, depending on applicable state law, may require that you obtain approval by voters prior to issuance. In the event of default in required payments of interest or principal, the holders of general obligation bonds have certain rights under state law to compel you to impose a tax levy.

**Limited Bonds.** Taxing bodies, subject to the Property Tax Extension Limitation Law of the State of Illinois, as amended (the “Extension Limitation Law”), can issue limited bonds. Limited bonds are issued in lieu of general obligation bonds that otherwise have been authorized by applicable law. They are payable from a separate property tax levy that is unlimited as to rate, but the amount of taxes that will be extended to pay the bonds is limited by the Extension Limitation Law. Limited bonds are payable from your debt service extension base (the “Base”), which is an amount equal to that portion of the extension for the applicable levy year for the payment of non-referendum bonds (other than alternate bonds or refunding bonds issued to refund bonds initially issued pursuant to referendum), increased each year, beginning with the 2009 levy year, by the lesser of 5% or the percentage in the Consumer Price Index for All Urban Consumers (as defined in the Extension Limitation Law) during the 12-month calendar year preceding the levy year. The Limitation Law further provides that the annual amount of taxes to be extended to pay the limited bonds and all other limited bonds heretofore and hereafter issued by you shall not exceed the Base less the amount extended to pay certain other non-referendum bonds heretofore and hereafter issued by you and bonds issued to refund such bonds.

Limited bonds constitute a debt. In the event of default in required payments of interest or principal, the holders of limited bonds have certain rights under state law to compel you to impose a tax levy (limited as set forth in the previous paragraph).

**Alternate Bonds.** Section 15 of the Local Government Debt Reform Act of the State of Illinois, as amended (the “Debt Reform Act”), permits you to issue alternate or “double-barrelled”
bonds. Alternate bonds are general obligation bonds payable from enterprise revenues or from a revenue source, or both, with your general obligation acting as backup security for the bonds. Once issued, and until paid or defeased, alternate bonds are a general obligation, for the payment of which you pledge your full faith and credit. Such bonds are payable from the levy of ad valorem property taxes upon all taxable property in your taxing body without limitation as to rate or amount. The intent of the Debt Reform Act is for the enterprise revenues or the revenue source to be sufficient to pay the debt service on the alternate bonds so that taxes need not be levied, or, if levied, need not be extended, for such payment.

The Debt Reform Act prescribes several conditions that must be met before alternate bonds may be issued. First, alternate bonds must be issued for a lawful corporate purpose. If issued in lieu of revenue bonds (as described below), then the revenue bonds must have been authorized under applicable law (including satisfying any backdoor referendum requirements) and the alternate bonds must be issued for the purpose for which the revenue bonds were authorized. If issued payable from a revenue source limited in its purposes or applications, then the alternate bonds must be issued only for such limited purposes or applications.

Second, alternate bonds are subject to a backdoor referendum. The issuance of alternate bonds must be submitted to referendum if, within 30 days after publication of the authorizing ordinance and notice of intent to issue the alternate bonds, a petition is filed. The petition must be signed by the greater of (i) 7.5% of your registered voters or (ii) the lesser of 200 of the registered voters or 15% of the registered voters, asking that the issuance of the alternate bonds be submitted to referendum. Backdoor referendum proceedings for revenue bonds and for alternate bonds to be issued in lieu of revenue bonds may be conducted at the same time.

Notwithstanding the previous paragraph, in governmental units with fewer than 500,000 inhabitants that propose to issue alternate bonds payable solely from enterprise revenues, except for alternate bonds that finance or refinance projects concerning public utilities, public streets and roads or public safety facilities and related infrastructure and equipment, if no petition is filed within 45 days of publication of the authorizing ordinance and notice, the alternate bonds may be issued. For purposes of this paragraph, the required number of petitioners for a governmental unit with more than 4,000 registered voters is the lesser of (i) 5% of the registered voters or (ii) 5,000 registered voters and the required number of petitioners for a governmental unit with 4,000 or fewer registered voters is the lesser of (i) 15% of the registered voters or (ii) 200 registered voters.

Third, you must demonstrate that the enterprise revenues are, or that the revenue source is, sufficient to meet the requirements of the Debt Reform Act. If enterprise revenues are pledged as security for the alternate bonds, you must demonstrate that such revenues are sufficient in each year to pay all of the following:

(a) costs of operation and maintenance of the utility or enterprise, excluding depreciation;

(b) debt service on all outstanding revenue bonds payable from such enterprise revenues;
(c) all amounts required to meet any fund or account requirements with respect to such outstanding revenue bonds;

(d) other contractual or tort liability obligations, if any, payable from such enterprise revenues; and

(e) in each year, an amount not less than 1.25 times debt service on all:

(i) outstanding alternate bonds payable from such enterprise revenues; and

(ii) the alternate bonds proposed to be issued.

If one or more revenue sources are pledged as security for the alternate bonds, you must demonstrate that such revenue sources are sufficient in each year to provide not less than 1.25 times (1.10 times if the revenue source is a government revenue source) debt service on all outstanding alternate bonds payable from such revenue source and on the alternate bonds proposed to be issued. You need not meet the test described in this paragraph for the amount of debt service set aside at closing from bond proceeds or other moneys.

The determination of the sufficiency of enterprise revenues or revenue source or sources, as applicable, must be supported by reference to the most recent audit of the governmental unit, which must be for a fiscal year ending not earlier than 18 months previous to the time of issuance of the alternate bonds. If such audit does not adequately show such enterprise revenues or revenue source, as applicable, or if such enterprise revenues or revenue source, as applicable, are shown to be insufficient, then the determination of sufficiency must be supported by the report of an independent accountant or feasibility analyst, the latter having a national reputation for expertise in such matters, who is not otherwise involved in the project being financed or refinanced with the proceeds of the alternate bonds, demonstrating the sufficiency of such revenues and explaining, if appropriate, by what means the revenues will be greater than as shown in the audit.

Alternate bonds may be issued to refund alternate bonds without meeting any of the conditions set forth above if the term of the refunding bonds is not longer than the term of the refunded bonds and that the debt service payable in any year on the refunding bonds does not exceed the debt service payable in such year on the refunded bonds.

Alternate bonds are not regarded or included in any computation of indebtedness for the purpose of any statutory provision or limitation unless taxes, other than a designated revenue source, are extended to pay the bonds. In the event taxes are extended, the amount of alternate bonds then outstanding counts against your debt limit until your audit shows that the alternate bonds have been paid from the pledged enterprise revenues or revenue source for a complete fiscal year.

In the event of default in required payments of interest or principal, the holders of alternate bonds have certain rights under state law to compel you to increase the pledged revenues or have the tax levy extended for such payment.
Debt Certificates. You may issue “debt certificates” to evidence your payment obligation under an installment contract or lease. Your governing body may provide for the treasurer, comptroller, finance officer or other officer of the governing body charged with financial administration to act as counterparty to the installment contract or lease, as nominee-seller or lessor. The installment contract or lease is then executed by your authorized officer and is filed with and executed by the nominee-seller or lessor. As contracts for the acquisition and construction of the project to be financed are executed (the “Work Contracts”), the governing body orders those Work Contracts to be filed with the nominee-seller or lessor. The nominee-seller or lessor identifies the Work Contracts to the particular installment contract or lease. Such identification permits the payment of the Work Contracts from the proceeds of the debt certificates.

Debt certificates are paid from your lawfully available funds. You are expected to agree to annually budget/appropriate amounts to pay the principal of and interest on the debt certificates. There is no separate levy available for the purpose of making such payments.

Debt certificates constitute a debt. In the event of default in required payments of interest or principal, the holders of the debt certificates cannot compel you to impose a tax levy, but you have promised the holders of the debt certificates that you will pay the debt certificates and they can proceed to file suit to enforce such promise.

Special Service Area Bonds. When special services are provided to a particular contiguous area within a municipality, in addition to the services generally provided throughout the municipality, a municipality may create a special service area. The cost of the special services may be paid from taxes levied upon the taxable real property within the area, and such taxes may be levied in the special service area at a rate or amount sufficient to produce revenues required to provide the special services.

Prior to the first levy of taxes in the special service area and prior to or within 60 days after the adoption of the ordinance proposing the establishment of the special service area, you are required to hold a public hearing and to publish and mail notice of such hearing. At the public hearing, any interested person may file written objections or give oral statements with respect to the establishment of the special service area and the levy of taxes therein. As a result of the hearing, you may delete areas from the special service area as long as the remaining area is contiguous. After the hearing, an ordinance establishing the special service area must be timely filed with the county recorder and the county clerk.

Bonds secured by the full faith and credit of the special service area territory may be issued for the purpose of providing special services. Such bonds are paid from the levy of taxes unlimited as to rate or amount against the taxable real property in the special service area. The county clerk will annually extend taxes against all of the taxable real property in the area in amounts sufficient to pay the principal and interest on the bonds. Such bonds are exempt from the Extension Limitation Law of the State of Illinois, as amended.

Prior to the issuance of special service area bonds, you must give published and mailed notice and hold a hearing at which any interested person may file written objections, or be heard orally, with respect to the issuance of the bonds. The questions of the creation of the special service
area, the levy of a tax on such area and the issuance of special service area bonds may all be considered at the same hearing.

The creation of the special service area, the levy of a tax within the area and the issuance of bonds for the provision of special services to the area are subject to a petition process. If, within 60 days after the public hearing, a petition signed by not less than 51% of the electors residing within the special service area and 51% of the owners of record of land located within the special service area is filed with the municipal clerk objecting to the creation of the special service area, the levy of a tax or the issuance of bonds, then the area may not be created, the tax may not be levied and the bonds may not be issued. If such a petition is filed, the subject matter of the petition may not be proposed relative to any of the signatories within the next two years.

Special service area bonds do not constitute an indebtedness of the municipality, and no exercise of your taxing power may be compelled on behalf of the special service area bondholders other than the ad valorem property taxes to be extended on the taxable real property in the special service area.

Revenue Bonds. “Revenue bonds” are debt securities that are payable only from a specific source or sources of revenues. Revenue bonds are not a pledge of your full faith and credit and you are obligated to pay principal and interest on your revenue bonds only from the revenue source(s) specifically pledged to the bonds. Revenue bonds do not permit the bondholders to compel you to impose a tax levy for payment of debt service. Pledged revenues may be derived from operation of the financed project or system, grants or excise or other specified taxes. Generally, subject to state law or local charter requirements, you are not required to obtain voter approval prior to issuance of revenue bonds. Revenue bonds may, however, be subject to a backdoor referendum. If the specified source(s) of revenue become inadequate, a default in payment of principal or interest may occur. Various types of pledges of revenue may be used to secure interest and principal payments on revenue bonds. The nature of these pledges may differ widely based on state law, the type of issuer, the type of revenue stream and other factors.

Some revenue bonds (conduit revenue bonds), may be issued by a governmental issuer acting as a conduit for the benefit of a private sector entity or a 501(c)(3) organization (the obligor). Conduit revenue bonds commonly are issued for not-for-profit hospitals, educational institutions, single and multi-family housing, airports, industrial or economic development projects, and student loan programs, among other obligors. Principal and interest on conduit revenue bonds normally are paid exclusively from revenues pledged by the obligor. Unless otherwise specified under the terms of the bonds, you are not required to make payments of principal or interest if the obligor defaults.

Tax Increment Financing. Tax increment financing provides a means for municipalities, after the approval of a “redevelopment plan and project,” to redevelop blighted, conservation or industrial park conservation areas. The Tax Increment Allocation Redevelopment Act of the State of Illinois, as amended, allows incremental property taxes to be used to pay certain redevelopment project costs and to pay debt service with respect to tax increment bonds issued to pay redevelopment project costs. The municipality is authorized to issue tax increment bonds payable from, and secured by, incremental property tax revenues expected to be generated in the
redevelopment project area. Incremental property tax revenues are derived from the increase in the current equalized assessed valuation of the real property within the redevelopment project area over and above the certified initial equalized assessed valuation for such redevelopment project area.

Before adopting the necessary ordinances to designate a redevelopment project area, a municipality must hold a public hearing and convene a joint review board to consider the proposal. At the public hearing, any interested person or taxing district may file written objections and may give oral statements with respect to the proposed financing. After the municipality has considered all comments made by the public and the joint review board, it may adopt the necessary ordinances to designate a redevelopment project area.

Tax increment bonds may be secured by the full faith and credit of the municipality. The issuance of general obligation tax increment bonds is subject to a “backdoor,” rather than a direct, referendum. Once a municipality has authorized the issuance of tax increment obligations secured by its full faith and credit, the ordinance authorizing the issuance must be published in a newspaper of general circulation in the municipality. In response, voters may petition to request that the question of issuing obligations using the full faith and credit of the municipality as security to pay for redevelopment project costs be submitted to the electors of the municipality. If, within 30 days after the publication, 10% of the registered voters of the municipality sign such a petition, the question of whether to issue tax increment bonds secured by the municipality’s full faith and credit must be approved by the voters pursuant to referendum. Such bonds are not exempt from the Extension Limitation Law unless first approved at referendum.

Tax increment revenues may also be treated as a “revenue source” and be pledged to the payment of alternate bonds under Section 15 of the Debt Reform Act.

**Financial Risk Considerations**

Certain risks may arise in connection with your issuance of Fixed Rate Bonds, including some or all of the following (generally, the obligor, rather than the issuer, will bear these risks for conduit revenue bonds):

**Issuer Default Risk.** You may be in default if the funds pledged to secure your bonds are not sufficient to pay debt service on the bonds when due. The consequences of a default may be serious for you and, depending on applicable state law and the terms of the authorizing documents, the holders of the bonds, the trustee and any credit support provider may be able to exercise a range of available remedies against you. For example, if the bonds are secured by a general obligation pledge, you may be ordered by a court to raise taxes. Other budgetary adjustments also may be necessary to enable you to provide sufficient funds to pay debt service on the bonds. If the bonds are revenue bonds or alternate bonds, you may be required to take steps to increase the available revenues that are pledged as security for the bonds. A default may negatively impact your credit ratings and may effectively limit your ability to publicly offer bonds or other securities at market interest rate levels. Further, if you are unable to provide sufficient funds to remedy the default, subject to applicable state law and the terms of the authorizing documents, you
may find it necessary to consider available alternatives under state law, including (for some issuers) state-mandated receivership or bankruptcy. A default also may occur if you are unable to comply with covenants or other provisions agreed to in connection with the issuance of the bonds.

This description is only a summary of issues relating to defaults and is not intended as legal advice. You should consult with your bond counsel for further information regarding defaults and remedies.

**Redemption Risk.** Your ability to redeem the bonds prior to maturity may be limited, depending on the terms of any optional redemption provisions. If interest rates decline, you may be unable to take advantage of the lower interest rates to reduce debt service.

**Refinancing Risk.** If your financing plan contemplates refinancing some or all of the bonds at maturity (for example, if you have term maturities or if you choose a shorter final maturity than might otherwise be permitted under the applicable federal tax rules), market conditions or changes in law may limit or prevent you from refinancing those bonds when required.

**Reinvestment Risk.** You may have proceeds from the issuance of the bonds available to invest prior to the time that you are able to spend those proceeds for the authorized purpose. Depending on market conditions, you may not be able to invest those proceeds at or near the rate of interest that you are paying on the bonds, which is referred to as “negative arbitrage.”

**Tax Compliance Risk.** The issuance of tax-exempt bonds is subject to a number of requirements under the United States Internal Revenue Code, as enforced by the Internal Revenue Service (IRS). You must take certain steps and make certain representations prior to the issuance of tax-exempt bonds. You also must covenant to take certain additional actions after issuance of tax-exempt bonds. A breach of your representations or your failure to comply with certain tax-related covenants may cause the interest on the bonds to become taxable retroactively to the date of issuance of the bonds, which may result in an increase in the interest rate that you pay on the bonds or the mandatory redemption of the bonds. The IRS also may audit you or your bonds, in some cases on a random basis and in other cases targeted to specific types of bond issues or tax concerns. If tax-exempt bonds are declared taxable, or if you are subject to audit, the market price of your bonds may be adversely affected. Further, your ability to issue other tax-exempt bonds also may be limited.
This description of tax compliance risks is not intended as legal advice and you should consult with your bond counsel regarding tax implications of issuing the bonds.

Received and read by:

________________________________
Signature

Liandro Arellano Jr.
Mayor

________________________________
Date
March 29, 2022

CONFIDENTIAL ATTORNEY/CLIENT PRIVILEGED COMMUNICATION

Mr. Liandro Arellano Jr., Mayor
City of Dixon
121 W. 2nd Street
Dixon, Illinois 61021

RE: Letter of Engagement of Ice Miller LLP

Dear Mayor Arellano:

We are pleased you have asked us to serve as bond and disclosure counsel to handle the engagement described in this letter, and appreciate the opportunity to serve you. Please take a moment to review this letter (and the enclosed standard Ice Miller Terms and Conditions) to confirm our mutual understanding regarding your retention of Ice Miller, the scope of the engagement and the basis on which we will provide legal services to you. Please let us know if there is anything you do not understand or would like to discuss changing.

Client and Nature and Scope of the Relationship

We understand that we will be serving as bond and disclosure counsel to the City of Dixon, Lee County, Illinois (the “Issuer”) in connection with its General Obligation Bonds (Alternate Revenue Source), Series 2022 (the “Bonds”). As bond counsel, our job is principally to render certain approving opinions regarding the validity of the financing under applicable state and federal laws and to render certain opinions concerning the tax status of the Bonds. In order to do this, we will be required to perform the following functions:

1. Preparation or review of all documentation (e.g., ordinances, resolutions, agreements, leases, indentures, bonds, notices and other forms) requisite to the authorization, issuance, and sale of the Bonds (including the documents previously prepared);

2. Attendance at meetings of the Issuer, when necessary, at which proceedings affecting the transaction will be considered or voted upon;

3. Consultations with the various parties (normally the financial advisor, other consultants, if any, you and the Issuer’s attorney), including bond insurers, rating agencies, or letter of
credit issuers, involved in the transaction regarding the details and problems of the transaction and the legal proceedings required for the transaction;

4. Responding to inquiries from prospective purchasers of the Bonds;

5. Attendance at and supervision of the closing of the financing;

6. Examination of the executed transcript documents;

7. Furnishing to the Issuer and to the purchasers of the Bonds an approving opinion as to the legality of the issue and the exclusion from gross income of interest on the Bonds for federal income tax purposes; and

8. Assembling, duplicating, and binding the transcript documents for delivery to the parties to the transaction.

We will draft documents (or review documents drafted by other parties) and generally supervise the proceedings as they move toward closing. While our primary responsibility is to the Issuer, we also have a responsibility to those persons or entities who will ultimately hold the Bonds to render an independent, objective opinion on the Bonds. Our main functions are to opine objectively that the Bonds have been lawfully issued, that their tax status is that for which the purchasers have bargained and agreed, and that certain legal steps have been undertaken regarding timely payment of the Bonds and the interest on the Bonds. Unless the Issuer decides to make special arrangements, our engagement does not include post issuance advice or any obligation to monitor or give advice on the Issuer’s continuing compliance with any tax requirements, as set forth in the Bonds and the closing documents, which must be followed after issuance of the Bonds in order to preserve the exclusion from gross income of interest on the Bonds for federal income tax purposes or to give advice on continuing compliance with securities law requirements.

As disclosure counsel, our job is principally to prepare the document pursuant to which the Bonds will be offered into the market for sale. In order to do this, we will be required to perform the following functions:

1. Prepare and/or review Preliminary Official Statement(s) and Official Statement(s);

2. Review any stated representation by Bernardi Securities, Inc. (the “Underwriter”) as to review of Official Statement;

3. Assist in coordinating the delivery of the Official Statement to the Underwriter on a timely basis as soon as possible;

4. Participate in customary due diligence for the offering;

5. Review legal issues relating to the structure of the Bonds, the authorization for the offering, and the structure of the offering;
6. Prepare Bond Purchase Agreement drafts, if applicable;

7. Review opinions and closing documents from other parties;

8. Render 10b-5 statement covering the Official Statement as of its date and as of the Closing Date (the “Statement”); and

9. Prepare or review a Continuing Disclosure Agreement.

In this transaction, our job as disclosure counsel is principally to counsel the Issuer, as an issuer of municipal or other governmental securities, to comply with applicable federal and state securities laws. As such, we will work with officials of the Issuer, the Underwriter or financial advisor to review certain information compiled to be provided by the Issuer in an Official Statement. We will also conduct due diligence to investigate the accuracy of the materials compiled or provided for the Official Statement. The Statement we render will be based on facts and law existing as of its date. In rendering our Statement, we will rely upon the certified proceedings and other certifications of public officials and other persons furnished to us without undertaking to verify the same by independent investigation, and we will assume continuing compliance by the Issuer and the Underwriter with applicable laws relating to the Bonds. We have agreed that our engagement as disclosure counsel is limited to performance of services related to this matter. Except to the extent otherwise specifically agreed and confirmed by us in writing, this engagement does not extend to advice or representation concerning other matters. We may agree with you to further limit or to expand the scope of our representation from time to time, provided that any such change is confirmed by us in writing. No other party is being represented by us.

Please understand that while we cannot, and do not, guarantee the outcome or success of this or any other engagement or professional undertaking, we will earnestly strive to represent and serve your interests in this engagement effectively, efficiently, and responsibly while endeavoring to accomplish your objectives in this engagement.

Our engagement is for legal services, and it is understood that you are not relying on us for business, investment or accounting advice or decisions, nor to investigate the character or credit of any person with whom you may be dealing in connection with this matter. We have not been engaged to review the financial condition of the Issuer, the feasibility of the financing, or the adequacy of the security provided to Bond owners, and we will express no opinion related thereto. We are not financial advisors or municipal advisors as contemplated by the Dodd-Frank Act.

I will be the primary contact as to this relationship with Ice Miller LLP. Any questions or concerns that may arise in this regard may always be directed to me, Mark Huddle, or Shelly Scinto who will also provide services on the engagement.
Conflicts of Interest/Disclosure of Potential Conflicts of Interest

This engagement letter will also serve to give express written notice to the Issuer that (a) from time to time we represent in a variety of capacities and consult with most underwriters, including investment bankers, financial advisors and other persons active in the Illinois public finance market on a wide range of issues, and (b) prior to your execution of this engagement letter we may have consulted with a number of such firms regarding the Bonds, including, specifically, the Underwriter. Your acceptance of our services and execution of the enclosed copy of this letter to evidence our agreement constitutes your consent to these other engagements with the Underwriter. Neither our representation of the Issuer nor such additional relationships or prior consultations will affect, however, our responsibility to render an objective statement.

Compensation; Other Important Terms and Conditions

Unless otherwise specifically agreed, our fees are based primarily on our hourly billing rates for attorneys, paralegals and other professionals as applied to the amount of time that we expend in providing services. When appropriate in our judgment, we will involve other attorneys and paralegals or other legal assistants on work that can be performed effectively at their rates. The hourly rates of our professionals are periodically reviewed and adjusted upward to reflect the current cost of delivering comparable legal services and other market conditions. Accordingly, in preparation of our statements for professional services, we will use those hourly rates in effect at the time the services are rendered.

In addition to fees that we charge for our legal services, we also charge for ancillary services and expenses. Such charges and expenses may include long distance telephone charges, photocopying, facsimile transmission, computer research, mileage, travel expenses and other similar charges specifically applicable to the engagement. Our charges and expenses for such ancillary services are pursuant to a schedule of charges, as the same is revised from time to time. A copy of current charges and expenses is available to you upon request.

Ice Miller’s standard Terms and Conditions of Engagements for Legal Services is enclosed. These Terms and Conditions, which cover various other aspects of this engagement, including a waiver of future conflicts of interest and provisions regarding termination and withdrawal, are important and are to be read as part of this letter, as they apply to this engagement to the same extent as if they were typed as part of this letter. Unless a different engagement letter is executed in the future, the basic terms of this engagement letter will also be applicable to, and govern our professional relationship on any subsequent matters, on or in which we may become involved or engaged on your behalf.
Acceptance

We hope that this letter and the enclosed Terms and Conditions are helpful and accurately state the scope of the representation agreed upon. We intend to provide legal services based on this letter, and will assume that this letter accurately reflects our mutual agreement (regardless of whether you sign and return this letter to us), unless you notify us in writing to the contrary. If you have any questions or wish to discuss any portion of this letter, please call me.

Otherwise, please confirm for our records your acceptance of these terms and conditions by signing the copy of this letter in the space provided, and return the same to me.

Sincerely yours,

ICE MILLER LLP

[Signature]

James Snyder

Acknowledged and Agreed:

CITY OF DIXON, LEE COUNTY, ILLINOIS

Date: ____________________________

Authorized Official

Enclosures: Terms and Conditions of Engagements for Legal Services

Copy of Engagement Letter

cc: Accounting Department
Our Responsibilities

We are responsible to provide legal services to you in accordance with these Terms and Conditions and with our express understandings with you concerning the nature and scope of our representation.

Your Responsibilities

You are responsible for paying our statements for services and expenses. You also are responsible for being candid and cooperative with us and for keeping us informed with complete and accurate information, documents and other communications relevant to the subject matter of our representation or otherwise requested by us. Because it is important that we be able to contact our clients at all times in order to consult with them regarding our representation, we expect that you will inform us, in writing, of any changes in the name, address, telephone number, contact person, e-mail address, state of incorporation or other relevant changes regarding you and your business or affairs. If you affiliate with, acquire or your company is acquired by or merged with another company, you will provide us with sufficient notice to permit us to withdraw as your attorneys if we determine that such an affiliation, acquisition or merger creates a conflict of interest between any of our clients and the other party to such affiliation, acquisition or merger, or if we determine that it is not in the best interests of the Firm with respect to the resulting association with the new entity. Your failure to communicate and cooperate with us in these respects could have an adverse effect on our ability to effectively and efficiently represent your interests in this matter and may require that we suspend the rendition of further services in respect of or entirely withdraw from this engagement.

Client(s) Represented

The client or clients for this engagement are as specifically identified in the engagement letter. Our client(s) do not include natural persons or entities that are not identified as a client in the engagement letter. For clients that are companies, unless otherwise specified or agreed, this does not include individuals or persons who are shareholders, partners, members or owners of the company, or its officers, directors, managers or other representatives, or family members, nor does it include affiliates of the company. Our representation of you for the matter described in the engagement letter does not give rise to a lawyer-client relationship with any such other individual, person or affiliate. Accordingly our representation of you will not give rise to a conflict of interest in the event other clients of ours are or become adverse to any such other individual, person or affiliate. For clients that are trade associations or other group-type organizations, our clients would not include their members or other constituents.

How We Will Work For You

We provide services to you through our attorneys and other professionals. We will designate a mutually agreeable partner whom you may contact should you have any questions or concerns at any time about our representation of you or your interests. You will keep us advised of the name(s) and contact information of the person(s) who are authorized to instruct us as to the performance of our legal services for you.

Our engagement is for legal services. While from time to time we may share with you as part of our legal advice information and insights based on our experience with respect to certain market, industry or business practices, structures, or the like, it is understood that you will be solely responsible for determining the extent to which other professional services and advice are obtained and for making all decisions concerning business, investment and accounting matters. In addition, it is understood that we will not have any responsibility to investigate the character or credit of any person with whom you may be dealing in connection with any matter directly or indirectly related to our engagement.

How We May Communicate With You

Unless you instruct otherwise in writing, we may communicate with you using unencrypted e-mail, facsimile transmission and cellular telephone with the understanding that these methods carry an inherent risk of interception.

About Our Fees

We will charge you fees based upon the time expended and other factors applicable to legal fees that are specified by applicable professional rules and standards. Unless otherwise specifically agreed, our fees are based on our hourly rates as applied to the amount of time that we expend in providing services. Our base hourly rates for work
performed by our attorneys, absent special engagements or circumstances, are established effective January 1 of each calendar year. Hourly rates may change periodically without prior notice to clients, typically after the end of each calendar year, but a current schedule for anyone working on your engagement is available at any time upon request.

Payment of our fees and other charges is in no way contingent on the outcome of any matter, unless to the extent that there is a mutual written agreement to the contrary.

Other Charges and Expenses

Our charges for ancillary services and expenses, such as photocopying, computer research, electronic data discovery services, mileage, travel expenses and other similar charges are pursuant to a schedule of charges and expenses, as the same is revised from time to time, a copy of which is available to you upon request.

Estimates

The total amount of fees and costs relating to this matter are difficult to predict. Accordingly, we have made no commitment to you concerning the maximum fees and costs that will be necessary to resolve or complete this matter. If requested to provide an estimate of our fees for a given matter, we will endeavor in good faith to provide our best estimate, but unless there is a mutual written agreement to a fixed fee, the actual fees incurred on any project will likely differ from the estimate.

Billing Procedures

Unless we agree to an alternative billing arrangement, you will receive a statement on a monthly basis for services rendered, and for costs and other charges posted to your account, in the prior month. Payment is due upon receipt of our billing statement or within 30 days thereafter. If your account becomes more than 30 days past due, our Billing and Collection Committee will decide whether additional legal work will be performed while the account remains past due, taking into account obligations we owe to you under applicable professional conduct rules. While we typically do not charge interest on past due amounts, we reserve the right to charge interest on any amount invoiced that remains unpaid after 30 days at the rate of 1% per month until paid in full, plus all costs of collection (including reasonable attorneys’ fees). Any questions or disagreements should be brought to our attention in writing within 60 days of the billing date.

Retainers

As a matter of standard practice for new clients and/or new matters, we typically request a retainer deposit before we begin work, and we may request retainers or additional retainers from time to time with respect to existing clients and existing matters. Unless there is a mutual written agreement to the contrary, we will hold any such retainers in

our firm's agency account until disbursed in accordance with these terms and conditions or other mutual written agreement. We may apply funds held as retainers to any past due account balance of your account. We will return any unapplied excess of your retainers to you within a reasonable period of time following the conclusion of the related engagement. Unless we determine in our discretion to apply all or a portion of the retainers sooner, we will apply the retainers to the final invoice for the related engagement. If we determine for any client or matter to initially waive the required retainer deposit, we nonetheless reserve the right at a later date to require a retainer deposit if conditions concerning either the extent or nature of the matter in our discretion so warrant, or should our statements not be timely paid as expected.

Your Consent to Future Conflicts of Interest

You are aware that the Firm has grown geographically and represents many other entities and individuals. Thus, during the time that we are representing you, some of our present or future clients may have disputes or transactions with you or other interests that may be adverse to yours. As part of this engagement, you agree that we may undertake in the future to represent existing or new clients in any matter that is not substantially related to any matter as to which we have represented or advised you, even if the interests of such clients in those other matters are directly or indirectly adverse to yours, and you agree not to disqualify our Firm for those conflicting representations. Of course, we agree that we will keep confidential any information of a nonpublic nature provided to us as a result of our representation of you. You acknowledge that we may obtain confidential information as a result of our representation of other clients that might be of interest to you but for the same reasons cannot be shared with you.

Document Retention

Unless you indicate otherwise to us in writing, we will assume that all papers and property that you provide to us are duplicates and that you retain all originals, so that we do not need to return them to you. When the representation concludes, we will (if you request) return any papers and property that you have provided to us (or that we have obtained for you and that belong to you) if we have them in our possession. Our drafts and work product that we create in relation to our work for you, however, belong to us. We reserve the right, subject to any applicable laws or rules of professional responsibility to the contrary, to apply records retention policies and procedures to these items and also to destroy within a reasonable time any items described in this paragraph that are retained by us.

Personal Data from the European Economic Area

If you will be providing the Firm with the personal data of individuals in the European Economic Area during the course of the engagement, then it is your responsibility to obtain all appropriate consents, make any necessary disclosures, and take all other required steps to comply with
any applicable data privacy and protection laws and regulations in connection with your use of the Firm’s services. As used herein, “personal data” means any information relating to an identified or identifiable natural person, to the extent that such personal data are associated with individuals in the European Economic Area or are otherwise within the scope of the General Data Protection Regulation (EU) 2016/679.

Response to Audit Inquiries

If you ask that we do so, we will respond to your auditors concerning certain "loss contingencies" as defined by accounting standards by preparing a letter to your auditors. To assist us in responding timely to your auditors, please direct all audit inquiries to:

    Audit Letter Coordinator
    Ice Miller LLP
    One American Square, Suite 2900
    Indianapolis, Indiana 46282-0200.

    If there are any questions presented by your audit inquiry letter, our Audit Letter Coordinator will contact you. Absent special circumstances, our current fee structure for the preparation of these letters is a minimum of $300 and a maximum of $700, depending on the extent and number of any matters reported. However, the fee may exceed $700 if there are many matters to be reported upon, or if the letter requires extensive substantive attention to disclosure or other related issues. This charge will appear on your statement as a line item for "Services rendered in connection with preparation of response to audit inquiry."

Termination or Withdrawal

Both you and we have the right to terminate any engagement at any time after providing reasonable advance written notice, and our withdrawal or termination is further subject to applicable rules of professional responsibility. In the event that we terminate the engagement, we will, subject to the terms hereof, take such steps as are reasonably practicable to protect your interests in the above matter and, if you so request, we will suggest to you possible successor counsel and provide that counsel with whatever papers you have provided to us. If permission for withdrawal is required by a court, we will promptly apply for such permission, and you agree to engage successor counsel to represent you. Otherwise, this representation will terminate (a) once the specific services covered within the scope of the representation have been completed and we have sent you our final statement for services rendered in this matter, or (b) if the engagement is open-ended without any specific services being described, when more than six months have elapsed from the last time you requested and we furnished legal services to you. We are not obligated to provide advice or other legal services concerning this representation to you after our representation of you is completed, or has terminated. After completion of a matter in which we have represented you, changes may occur in the applicable laws or regulations that could have an impact upon your future rights and liabilities. Even though we may send you newsletters or the like after the date of termination of our engagement, we will have no responsibility to provide you with updates or advice concerning any changes in the law or regulations or future legal developments on any matter, including those matters that may have been the subject of a prior representation, unless you and we have expressly agreed that we will provide this service.

Certain Limitations

Any opinions or views, formal or informal, that we may express to you or to third parties about the outcome of a legal matter are only our best professional estimates. Those opinions or views are necessarily limited by our knowledge of facts at the time that we express them and the law and regulations that are then in effect. You understand and agree that we cannot – and will not – promise to you, or guarantee to you, that any particular outcome will result from your legal matters.

Identification of Relationship

We are pleased that you have chosen Ice Miller LLP as your legal advisor and would like to have your permission to share this with others. By signing the acknowledgement, you hereby grant us the authority to use your name and logo in connection with Ice Miller LLP’s marketing activities, including, without limitation, identification of you as a client of Ice Miller LLP on its website and other printed marketing materials and publications issued by Ice Miller LLP. You may revoke the consent granted in this paragraph at any time by contacting our marketing department at enews@icemiller.com.

Revised: July 2018
COUNCIL ACTION FORM

Date: 04/04/2022
Presented By: Matt Heckman

Subject: Gateway Development Engineering PSA
Agenda Item: 17G

Description:
A Professional Services Agreement with Willett Hofmann & Associates for City design work pertaining to the Gateway Development.

Total design costs shall not exceed $149,199.96 and will be billed monthly on a Time & Materials basis.

FINANCIAL

Is this a budgeted item? YES [✓] NO [ ]

Line Item #: __________________________ Title: __________________________

Amount Budgeted: $4,000,000

Actual Cost: $149,199.96

Under/Over: __________________________

Funding Sources:
Grant Funding

Departments:

Is this item in the CIP? YES [✓] NO [ ] CIP Project Number: ADM-23-02
COUNCIL ACTION FORM

Any previous Council actions:

Action: None

Date:

Recommendation:

Staff recommends entering into a Professional Services Agreement with Willett Hofmann & Associates for design engineering services related to the Gateway Development.

Required Action

ORDINANCE [ ] RESOLUTION [ ] MOTION [✓] NO ACTION REQUIRED [ ]

Additional Comments:

MOTION BY: ___________________________ SECONDED BY: ___________________________

MOVE TO approve the agreement with Willett Hofmann & Associates for professional services related to the Gateway Development.

CITY COUNCIL VOTES

<table>
<thead>
<tr>
<th>VOTES</th>
<th>Mayor Arellano</th>
<th>Councilman Bishop</th>
<th>Councilman Considine</th>
<th>Councilman Oros</th>
<th>Councilman Venier</th>
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THIS AGREEMENT is made and entered into this ___________ day of ____________, 2022, between the above Local Agency (LA) and Consultant (ENGINEER) and covers certain professional engineering services in connection with the improvement of the above SECTION. Motor Fuel Tax Funds, allotted to the LA by the State of Illinois under the general supervision of the State Department of Transportation, hereinafter called the "DEPARTMENT", will be used entirely or in part to finance ENGINEERING services as described under AGREEMENT PROVISIONS.

**Section Description**

**Name:** Gateway Development Infrastructure Project

<table>
<thead>
<tr>
<th>Route</th>
<th>Length</th>
<th>Mi.</th>
<th>FT</th>
<th>(Structure No.)</th>
</tr>
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<tbody>
<tr>
<td>Fulfs Lane</td>
<td>0.40</td>
<td>2115</td>
<td>N/A</td>
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</tr>
</tbody>
</table>

**Termini:** Keul Road to Bloody Gulch Road

**Description:** Construction of Fulfs Land and the construction of the water and sanitary infrastructure

**Agreement Provisions**

**The Engineer Agrees,**

TO PERFORM OR BE RESPONSIBLE FOR THE ENGINEERING SERVICES FOR THE LA, AS DESCRIBED BELOW AND IN THE ATTACHED SPECIAL PROVISIONS, WHICH IS ATTACHED HERETO AND INCORPORATED HEREBIN AS "EXHIBIT A."

1. To perform or be responsible for the performance of the following engineering services for the LA, in connection with the proposed improvements herein before described, and checked below:
   a. □ Make such detailed surveys as are necessary for the preparation of detailed roadway plans
   b. □ Make stream and flood plain hydraulic surveys and gather high water data, and flood histories for the preparation of detailed bridge plans.
   c. □ Make or cause to be made such soil surveys or subsurface investigations including borings and soil profiles and analyses thereof as may be required to furnish sufficient data for the design of the proposed improvement. Such investigations are to be made in accordance with the current requirements of the DEPARTMENT.
   d. □ Make or cause to be made such traffic studies and counts and special intersection studies as may be required to furnish sufficient data for the design of the proposed improvement.
   e. □ Prepare Army Corps of Engineers Permit, Department of Natural Resources-Office of Water Resources Permit, Bridge waterway sketch, and/or Channel Change sketch, Utility plan and locations, and Railroad Crossing work agreements.
   f. □ Prepare Preliminary Bridge design and Hydraulic Report, (including economic analysis of bridge or culvert types) and high water effects on roadway overflows and bridge approaches.
   g. ☑ Make complete general and detailed plans, special provisions, proposals and estimates of cost and furnish the LA with five (5) copies of the plans, special provisions, proposals and estimates. Additional copies of any or all documents, if required, shall be furnished to the LA by the ENGINEER at his actual cost for reproduction.
   h. □ Furnish the LA with survey and drafts in quadruplicate of all necessary right-of-way dedications, construction easement and borrow pit and channel change agreements including prints of the corresponding plats and staking as required.
i. ☐ Assist the LA in the tabulation and interpretation of the contractors' proposals
j. ☐ Prepare the necessary environmental documents in accordance with the procedures adopted by the DEPARTMENT's Bureau of Local Roads & Streets.
k. ☐ Prepare the Project Development Report when required by the DEPARTMENT.

(2) That all reports, plans, plats and special provisions to be furnished by the ENGINEER pursuant to the AGREEMENT, will be in accordance with current standard specifications and policies of the DEPARTMENT. It is being understood that all such reports, plats, plans and drafts shall, before being finally accepted, be subject to approval by the LA and the DEPARTMENT.

(3) To attend conferences at any reasonable time when requested to do so by representatives of the LA or the Department.

(4) In the event plans or surveys are found to be in error during construction of the SECTION and revisions of the plans or survey corrections are necessary, the ENGINEER agrees that he will perform such work without expense to the LA, even though final payment has been received by him. He shall give immediate attention to these changes so there will be a minimum delay to the Contractor.

(5) That basic survey notes and sketches, charts, computations and other data prepared or obtained by the Engineer pursuant to this AGREEMENT will be made available, upon request, to the LA or the DEPARTMENT without cost and without restriction or limitations as to their use.

(6) That all plans and other documents furnished by the ENGINEER pursuant to this AGREEMENT will be endorsed by him and will show his professional seal where such is required by law.

The LA Agrees,

TO PAY THE ENGINEER AS COMPENSATION FOR ALL SERVICES DESCRIBED IN THE ATTACHED SPECIAL PROVISIONS, WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN AS "EXHIBIT A"

1. To pay the ENGINEER as compensation for all services performed as stipulated in paragraphs 1a, 1b, 1c, 1d, 1e, 1f, 1h, 1j & 1k of the ENGINEER AGREES at actual cost of performing such work plus ____ percent to cover profit, overhead and readiness to serve. "Actual cost" being defined as material cost plus payroll, insurance, social security and retirement deductions. Traveling and other out-of-pocket expenses will be reimbursed to the ENGINEER at his actual cost. Subject to the approval of the LA, the ENGINEER may subcontract all or part of the services provided under the paragraph 1b, 1c, 1d, 1e, 1f, 1h, 1j & 1k. If the ENGINEER sublets all or part of this work, the LA will pay the cost to the ENGINEER plus a five (5) percent service charge.

"Cost to Engineer" to be verified by furnishing the LA and the DEPARTMENT copies of invoices from the party doing the work. The classifications of the employees used in the work should be consistent with the employee classifications for the services performed. If the personnel of the firm, including the Principal Engineer, perform routine services that should normally be performed by lesser salaried personnel, the wage rate billed for such services shall be commensurate with the work performed.

The Schedule for Percentages Based on Awarded Contract Cost

<table>
<thead>
<tr>
<th>Awarded Cost</th>
<th>Percentage Fees</th>
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<tr>
<td>Under $60,000</td>
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</tbody>
</table>

Note: Not necessarily a percentage. Could use per diem, cost plus or lump sum.

2. To pay for services stipulated in paragraphs 1b, 1c, 1d, 1e, 1f, 1h, 1j & 1k of the ENGINEER AGREES at actual cost of performing such work plus ____ percent to cover profit, overhead and readiness to serve. "Actual cost" being defined as material cost plus payroll, insurance, social security and retirement deductions. Traveling and other out-of-pocket expenses will be reimbursed to the ENGINEER at his actual cost. Subject to the approval of the LA, the ENGINEER may subcontract all or part of the services provided under the paragraph 1b, 1c, 1d, 1e, 1f, 1h, 1j & 1k. If the ENGINEER sublets all or part of this work, the LA will pay the cost to the ENGINEER plus a five (5) percent service charge.

"Cost to Engineer" to be verified by furnishing the LA and the DEPARTMENT copies of invoices from the party doing the work. The classifications of the employees used in the work should be consistent with the employee classifications for the services performed. If the personnel of the firm, including the Principal Engineer, perform routine services that should normally be performed by lesser salaried personnel, the wage rate billed for such services shall be commensurate with the work performed.
3. That payments due the ENGINEER for services rendered in accordance with this AGREEMENT will be made as soon as practicable after the services have been performed in accordance with the following schedule:

   a. Upon completion of detailed plans, special provisions, proposals and estimate of cost — being the work required by paragraphs 1a through 1g under THE ENGINEER AGREES — to the satisfaction of the LA and their approval by the DEPARTMENT, 50 percent of the total fee due under this AGREEMENT based on the approved estimate of cost.

   b. Upon award of the contract for the improvement by the LA and its approval by the DEPARTMENT, 100 percent of the total fee due under the AGREEMENT based on the awarded contract cost, less any amounts paid under "a" above.

   By Mutual agreement, partial payments, not to exceed 50 percent of the amount earned, may be made from time to time as the work progresses.

4. That, should the improvement be abandoned at any time after the ENGINEER has performed any part of the services provided for in paragraphs 1a through 1h and prior to the completion of such services, the LA shall reimburse the ENGINEER for his actual costs plus ______ percent incurred up to the time he is notified in writing of such abandonment; "actual cost" being defined as in paragraph 2 of THE LA AGREES.

5. That, should the LA require changes in any of the detailed plans, specifications or estimates except for those required pursuant to paragraph 4 of THE ENGINEER AGREES, after they have been approved by the DEPARTMENT, the LA will pay the ENGINEER for such changes on the basis of actual cost plus ______ percent to cover profit, overhead and readiness to serve; "actual cost" being defined as in paragraph 2 of THE LA AGREES. It is understood that "changes" as used in this paragraph shall in no way relieve the ENGINEER of his responsibility to prepare a complete and adequate set of plans and specifications.

It is Mutually Agreed,

1. That any difference between the ENGINEER and the LA concerning their interpretation of the provisions of this Agreement shall be referred to a committee of disinterested parties consisting of one member appointed by the ENGINEER, one member appointed by the LA and a third member appointed by the two other members for disposition and that the committee’s decision shall be final.

2. This AGREEMENT may be terminated by the LA upon giving notice in writing to the ENGINEER at his last known post office address. Upon such termination, the ENGINEER shall cause to be delivered to the LA all surveys, permits, agreements, preliminary bridge design & hydraulic report, drawings, specifications, partial and completed estimates and data, if any from traffic studies and soil survey and subsurface investigations with the understanding that all such material becomes the property of the LA. The ENGINEER shall be paid for any services completed and any services partially completed in accordance with Section 4 of THE LA AGREES.

3. That if the contract for construction has not been awarded one year after the acceptance of the plans by the LA and their approval by the DEPARTMENT, the LA will pay the ENGINEER the balance of the engineering fee due to make 100 percent of the total fees due under this AGREEMENT, based on the estimate of cost as prepared by the ENGINEER and approved by the LA and the DEPARTMENT.

4. That the ENGINEER warrants that he/she has not employed or retained any company or person, other than a bona fide employee working solely for the ENGINEER, to solicit or secure this contract, and that he/she has not paid or agreed to pay any company or person, other than a bona fide employee working solely for the ENGINEER, any fee, commission, percentage, brokerage fee, gifts or any other consideration, contingent upon or resulting from the award or making of this contract. For Breach or violation of this warranty the LA shall have the right to annul this contract without liability.
IN WITNESS WHEREOF, the parties have caused the AGREEMENT to be executed in quadruplicate counterparts, each of which shall be considered as an original by their duly authorized officers.

Executed by the LA:

ATTEST:

By ___________________________ Clerk

(Seal)

City of Dixon of the
(Municipality/Township/County)

State of Illinois, acting by and through its

By ___________________________

Title __________________________

Executed by the ENGINEER:

ATTEST:

By ___________________________

Title __________________________

Willett, Hofmann & Associates, Inc.
809 East 2nd Street
Dixon, IL 61021

By ___________________________

Title __________________________

Approved

Date
Department of Transportation

Regional Engineer
EXHIBIT A
Special Provisions
Pages 1-2 of 2

Project: Gateway Development Infrastructure Project
EXHIBIT A

Special Provisions

The LA Agrees,

Paragraphs 1, 2, 3, 4, 5, & 6 of the agreement is/are amended to include the following agreement(s) of the parties:

The LA Agrees,

1. a.) To pay the ENGINEER as compensation for all services performed as stipulated in paragraphs 1a, 1b, 1c, 1d, 1e, 1f, 1g, 1h, 1i, 1j and 1k as marked under the ENGINEER AGREES at the hourly rates shown in Exhibit D for personnel assigned to this SECTION as payment in full to the ENGINEER for the actual time spent in providing these services the hourly rates to include profit, overhead, readiness to serve, insurance, social security and retirement deductions. "Outside expenses" shall include traveling and out-of-pocket expense. Traveling and other out-of-pocket expenses will be reimbursed to the ENGINEER at his actual cost. The personnel classification and rates of pay for the various personnel that may be employed on this improvement shall be within the limits shown in Exhibit D. Subject to the approval of the LA, the ENGINEER may sublet all or part of the services provided under paragraphs 1a, 1b, 1c, 1d, 1e, 1f, 1g, 1h, 1i, 1j and 1k of the ENGINEER AGREES. If the ENGINEER sublets all or part of this work, the LA will pay the cost to the ENGINEER plus five (5) percent to cover readiness to serve. "Cost to Engineer" to be verified by furnishing the LA and the DEPARTMENT copies of invoices from the party doing the work.

The total cost of these services shall have a cost NOT TO EXCEED of $149,199.96 (See Exhibits B & C)

The classification of the employees used in the work should be consistent with the employees' classifications for the services performed. If the personnel of the firm, including the Principal Engineer, perform routine services that should normally be performed by lesser-salaried personnel, the wage rate billed for such services shall be commensurate with the work performed.

2. That payments due the ENGINEER for services rendered pursuant to this AGREEMENT will be made as soon as practicable after the services have been performed, in accordance with the following schedule:

   a.) Monthly during the course of surveys and preparation of plans, special provisions, proposals and estimate of cost, payments equal to 100% of an amount arrived at as provided in paragraph 1 above but based on the work performed to date. From the partial payments thus computed each month, there shall be deducted all previous partial fee payments made to the ENGINEER.

   b.) Upon completion of detailed plans, special provisions, proposals, and estimate of cost to the satisfaction of the LA and the DEPARTMENT, 100 percent of the fee based on the provisions of paragraph 1 above for surveys and preparation of plans, less any amounts paid under "a" above.
EXHIBIT A

3. That, should the improvement be abandoned at any time after the ENGINEER has performed any part of the services provided for in the Special Provisions Section under ENGINEER AGREES, and prior to the completion of such services, the LA shall reimburse the ENGINEER as compensation for all services performed up to the time he is notified in writing of such abandonment at the hourly rates stipulated in Exhibit D for personnel assigned to this SECTION as payment in full to the ENGINEER for the actual time spent in providing these services the hourly rates to include profit, overhead, readiness to serve, insurance, social security and retirement deductions. Materials, traveling and other out-of-pocket expense will be reimbursed to the ENGINEER at his actual cost.

4. That, should the LA require changes in scope after they have been approved, the LA will pay the ENGINEER for such changes in accordance with paragraph 1 above. It is understood that "changes" as used in this paragraph shall in no way relieve the ENGINEER of his responsibility to perform inspections and supply reports.

5. To assist the ENGINEER by placing at his disposal all available information pertinent to the site of the project including previous reports and any other data relative to the bridge.

6. To guarantee access to and make all provisions for the ENGINEER to enter upon public and private lands as required for the ENGINEER to perform his work under this AGREEMENT.

7. To furnish the ENGINEER with a description of and the names of Owners and lien holders of property adjacent to the proposed improvement where such data is needed for the preparation of plans and/or right of way or easement plats.

REQUIRED INDEMNIFICATION CLAUSE

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 the amount of insurance carried by Consultant. For purposes of this Agreement, Consultant shall, throughout the term of this Agreement, carry liability insurance in the amount of $2,000,000 per occurrence and $2,000,000 in the aggregate. Further, Consultant’s liability to the Client hereunder shall not be limited in the event such insurance is discontinued, cancelled, terminated or lowered for any reason.
March 30, 2022

EXHIBIT B
Cost Estimate of Consultant Services
Page 1 of 1

Project: Gateway Development Infrastructure Project
**COST ESTIMATE OF CONSULTANT SERVICES - EXHIBIT "B"**

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<th>Services By Others</th>
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<th>% of Grand Total</th>
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Date: ________________  March 30, 2022


Estimate Prepared By: ________________  Geoff Smith, PE
March 30, 2022

EXHIBIT C
Average Hourly Project Rates
Pages 1 - 4 of 4

Project: Gateway Development Infrastructure Project
### AVERAGE HOURLY PROJECT RATES - EXHIBIT "C"

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## AVERAGE HOURLY PROJECT RATES - EXHIBIT "C"

Route: Fulfs Lane  
Date: March 30, 2022  

Project: Gateway Development Infrastructure Project - Opportunity Zone Grant  
County: Lee  
Sheet: 2 of 4

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TOTALS: 66.00% 100.00% $133.64 224.00% 100.00% $134.75 132.00% 100.00% $134.85 90.00% 100.00% $125.98
## Average Hourly Project Rates - Exhibit "C"

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**Date:** March 30, 2022  
**Firm:** Willett, Hofmann & Associates, Inc.  
**Sheet:** 3 of 4

### Payroll Classification

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**TOTALS:**

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<th>% Part</th>
<th>Wgtd. Rate</th>
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*This table includes detailed hourly rates for various payroll classifications, along with their respective meeting and public involvement, permits, utilities, general coordination, EOT, and EOC, QC/QA, and intersection design study hours and rates.*
# AVERAGE HOURLY PROJECT RATES - EXHIBIT "C"

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<th>Water &amp; Sanitary Design</th>
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<th>Environmental</th>
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**Totals:**

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EXHIBIT D
General Rates for Engineering Services
Page 1 of 1

Project: Gateway Development Infrastructure Project
GENERAL RATES FOR ENGINEERING SERVICES
(FIELD AND OFFICE)
EFFECTIVE MARCH 28, 2021

EXHIBIT D

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- The above hourly rates shall be applicable for a period of one year from the date hereon, after which time they shall be subject to adjustments to reflect payroll cost.

- Generally field crews work a nine-hour day, which involves an hour of overtime each day. The rates for field personnel apply office to office exclusive of the lunch period.

- SPP – Special Personnel (SPP) Employees will be billed at the same rate as a I, II, III, or IV in the same classification.