

CITY OF HILLSBORO, ILLINOIS

Resolution No. 2025-01

**A RESOLUTION APPROVING THE RELEASE OF CERTAIN CLOSED SESSION
MINUTES OF THE CITY COUNCIL OF THE CITY OF HILLSBORO**

WHEREAS, the City Council of the City of Hillsboro, Montgomery County, Illinois (the "Corporate Authorities") has, on occasion, believed it necessary to meet in Closed Session, also known as Executive Session, and have entered and conducted such meetings in accordance with the requirements of the Open Meetings Act (5 ILCS 120/1 *et seq.*); and

WHEREAS, the minutes of Closed Sessions have been duly recorded by the City Clerk pursuant to the requirement of the Open Meetings Act; and

WHEREAS, the Open Meetings Act also requires periodic review of minutes of Closed Sessions by the Corporate Authorities in order to determine whether the need for confidentiality still exists as to all or part of those minutes or that the minutes or portions thereof no longer require confidential treatment and are available for public inspection; and

WHEREAS, the City Council of the City of Hillsboro have caused the Closed Session minutes to be reviewed and have ascertained that certain sets of minutes identified herein are approved for content and are available for release for public inspection and other sets of minutes identified herein have been approved but the need for confidentiality still exists.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF HILLSBORO, MONTGOMERY COUNTY, ILLINOIS, as follows:

Section 1. That the recitals set forth above are incorporated as Section 1 of this Resolution.

Section 2. The Corporate Authorities previously adopted Resolution 2024-01 and determined with respect to Closed Session Minutes that the following set of Closed Session minutes were approved for content but the need for confidentiality still existed:

January 11, 2022

March 8, 2022

March 22, 2022

January 17, 2022

March 29, 2022

December 5, 2023

July 12, 2022

The Corporate Authorities further determined in Resolution 2024-01 that, for the balance of the term of this City Council, the above-listed Closed Session minutes need not be presented for review and consideration again, but may be presented for review and consideration at any periodic review of minutes of Closed Sessions upon the request of any member of the City Council in order to determine whether the need for confidentiality still exists as to all or part of those minutes or that the minutes or portions thereof no longer require confidential treatment and shall be made available for public inspection.

Section 3. The Corporate Authorities have further determined with respect to Closed Session Minutes that the following set of Closed Session minutes are approved for content but the need for confidentiality still exists:

August 6, 2024

September 3, 2024

For the balance of the term of this City Council, the above-listed Closed Session minutes need not be presented for review and consideration again, but may be presented for review and consideration at any periodic review of minutes of Closed Sessions upon the request of any member of the City Council in order to determine whether the need for confidentiality still exists as to all or part of those minutes or that the minutes or portions thereof no longer require confidential treatment and shall be made available for public inspection.

Section 4. All other Closed Session minutes, which have been duly recorded by the City Clerk, which have not previously been approved for release for public inspection, and which are not listed in Section 2 or Section 3 of this Resolution, shall remain confidential and closed from public inspection until, at least, the next periodic review by the Corporate Authorities, or as directed by the Corporate Authorities in accordance with an approved resolution that supersedes the determinations of the Corporate Authorities set forth in this Resolution.

Section 5. The Open Meetings Act requires that a verbatim record of all Closed Session meetings be kept in the form of an audio or video recording and that such recordings can be destroyed without local records commission approval pursuant to the Local Records Act but only after the Corporate Authorities (a) approve the written meeting minutes for each completed Closed Session meeting and (b) authorize the destruction of such recordings, provided at least 18 months has passed since the completion of the meeting recorded. The Corporate Authorities have elected to maintain a verbatim record of all Closed Session meetings in the form of audio recordings. The Corporate Authorities make the following determinations:

A. Each of the audio recordings of Closed Session meetings, for which written minutes have been prepared and approved by the Corporate Authorities more than 18 months ago, shall be destroyed by the City Clerk on the next business day following the approval date of this Resolution, or as soon as practicable thereafter.

B. The verbatim record of any meeting closed to the public shall not be open for public inspection or subject to discovery in any administrative or


judicial proceeding, other than one brought to enforce this Act, unless the Corporate Authorities have made a determination that the verbatim record no longer requires confidential treatment or otherwise consents to disclosure with an approved resolution.

Section 6. The Mayor is authorized and directed to sign, and the City Clerk is authorized and directed to attest to, this Resolution.

PASSED this 7th day of January, 2025, pursuant to roll call vote by the City Council of the City of Hillsboro, Montgomery County, Illinois.

	<u>Ayes</u>	<u>Nays</u>	<u>Present</u>	<u>Absent</u>	<u>Abstain</u>
Commissioner Wright	/				
Commissioner Butler	/				
Commissioner Ward	/				
Commissioner Justison	/				
Mayor Downs	/				

APPROVED this 7th day of January, 2025.


MAYOR

ATTEST:


CITY CLERK

CITY OF HILLSBORO, ILLINOIS

RESOLUTION NO. 2025-02

A RESOLUTION AWARDING A PROPOSAL UNDER THE MUNICIPAL DESIGN-BUILD AUTHORIZATION ACT FOR REPLACEMENT OF THE CENTRAL PARK POOL

WHEREAS, the City of Hillsboro, Illinois (the “City”) is an Illinois non-home rule municipal corporation pursuant to Article VII, § 8 of the 1970 Illinois Constitution, organized and operating under the Illinois Municipal Code, 65 ILCS 5/1-1-1, *et seq.*; and

WHEREAS, “[t]he corporate authorities of each municipality may pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities, with such fines or penalties as may be deemed proper”, 65 ILCS 5/1-2-1; and

WHEREAS, from 1937 through 2023, the City maintained and operated a public swimming pool (the “Central Park Pool”); and

WHEREAS, the corporate authorities determined that the Central Park Pool had reached the end of its useful life, and it was not opened in 2024; and

WHEREAS, in 2024, the City properly solicited proposals for design-build services for replacement of the Central Park Pool; and

WHEREAS, the Municipal Design-Build Authorization Act, 65 ILCS 5/11-39.2-1, *et seq.* (the “Act”), authorizes the City to use design-build processes to increase the efficiency and effectiveness of delivering public projects; and

WHEREAS, the City complied with the provisions of the Act and sought proposals for design-build services for replacement of the Central Park Pool; and

WHEREAS, proposals were received from Capri Pools & Aquatics and from Westport Pools; and

WHEREAS, the corporate authorities have determined that it is necessary and in the City’s best interest to accept the proposal of Capri Pools & Aquatics (the “Proposal”) pending successful negotiations for a contract or agreement to perform design-build services for replacement of the Central Park Pool.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HILLSBORO, MONTGOMERY COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: The recitals contained above in the preamble of this Resolution are hereby incorporated herein by reference, the same as if set forth in this Section of this Resolution verbatim, as findings of the City Council of the City of Hillsboro, Illinois.

SECTION 2: The corporate authorities of the City hereby accept the Proposal from Capri Pools & Aquatics, pending successful negotiations for a contract or agreement to perform design-build services for replacement of the Central Park Pool. The Mayor (or designee) is hereby authorized and directed to negotiate a contract or agreement for approval at a later date. The Mayor is hereby authorized to execute any and all additional documentation that may be necessary to carry out the intent of this Resolution. The City Clerk is hereby authorized and directed to attest to and countersign any documentation as may be necessary to carry out and effectuate the purpose of this Resolution. The officers, employees, and/or agents of the City shall take all action as may be necessary or reasonably required to carry out and effectuate the purpose of this Resolution and shall take all action necessary in conformity therewith. The City Clerk is also authorized and directed to affix the Seal of the City to such documentation as is deemed necessary. The corporate authorities hereby ratify any previous action taken to effectuate the goals of this Resolution.

SECTION 3: All resolutions, ordinances, and parts of ordinances in conflict or inconsistent with the provisions of this Resolution are hereby superseded to the extent that they may conflict.

SECTION 4: If any section, clause, provision, or part of this Resolution shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect.

SECTION 5: This Resolution shall take effect immediately.

SECTION 6: The Mayor is authorized and directed to sign and the City Clerk is authorized and directed to attest to this Resolution.

SECTION 7: The City Clerk is hereby directed to provide a copy of this Resolution to Capri Pools & Aquatics and to Westport Pools.

SECTION 8: The City Clerk shall publish this Resolution in pamphlet form.

PASSED this 7th day of January, 2025, pursuant to roll call vote by the City Council of the City of Hillsboro, Montgomery County, Illinois.

	<u>Ayes</u>	<u>Nays</u>	<u>Present</u>	<u>Absent</u>	<u>Abstain</u>
Commissioner Wright	/	/			
Commissioner Butler	/	/			
Commissioner Ward	/	/			
Commissioner Justison	/	/			
Mayor Downs	/	/			

APPROVED this 7th day of January, 2025.

ATTEST:



CITY CLERK



MAYOR

RESOLUTION NO.: 2025-02 A

DATE: February 4, 2025

Whereas, the current electric municipal aggregation program to all residential and qualified small businesses will expire in June 2025; and

Whereas, the City Council of the City of Hillsboro, Illinois has determined that it is desirable to continue the municipal electric aggregation program so long as the City can secure a competitive supply rate; and

Whereas, the City would like to combine their electrical aggregation loads with similar communities for cost efficiencies to provide a favorable energy rate; and

Whereas, City Council and Village Boards meetings of these communities meet at different times and dates; and

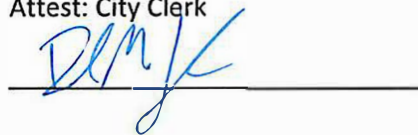
Whereas, the energy markets move each day and suppliers do not have the ability to hold competitive prices for an extended time;

Now therefore, be it resolved that by the adoption of this Resolution, the Mayor or Designee is authorized and directed to seek bids from responsible low bidders in order to negotiate and enter into a wholesale electricity supply contract for the City on terms as deemed appropriate and with said contract to be in the best interest of the City. This process and potential contract shall include residents, qualified small businesses and not exceed three (3) years in length and the Mayor or designee will report to the City Council the outcome of the solicitation as soon as is reasonable possible.

Mayor:



Attest: City Clerk



MOTION: Patrick Ward

SECOND: Kendra Wright

VOTING: Ayes 5

Nays 0

RESOLUTION NO. 2025-03

**RESOLUTION AUTHORIZING A REDEVELOPMENT AGREEMENT BETWEEN THE CITY
OF HILLSBORO, ILLINOIS AND CALEB REYNOLDS UTILIZING TAX INCREMENT
FINANCING FOR RENOVATIONS TO THE EXISTING BUILDING LOCATED AT 715 S
MAIN STREET**

WHEREAS, the City of Hillsboro, Illinois, (the "City") desires to redevelop and improve existing property within the established Hillsboro Tax Increment Financing Redevelopment Project Area (the "TIF District") pursuant to the TIF District Act, 65 ILCS 5/11-74.4-1 Revised Illinois Statutes (the "TIF Act"); and,

WHEREAS, the City will use its best efforts and act in accordance with the TIF Act to utilize Tax Increment Financing where available to accomplish the goals set forth by the Redevelopment Plan and Project for the TIF District (the "TIF Plan"); and,

WHEREAS, Caleb Reynolds, acting as a private individual (the "Developer"), has submitted a proposal requesting consideration by the Corporate Authorities of the City for the use of TIF Funds to support a project which would cause for the redevelopment, renovation, and improvement of certain property within the TIF District to be used for commercial purposes; and,

WHEREAS, the City wishes to encourage the Developer to pursue a plan for improvement and redevelopment of property within the TIF District and make such expenditures as are reasonably necessary in that regard; and,

WHEREAS, the City has the ability and legal authority granted by the TIF Act to utilize TIF Funds to support economic development efforts in accordance with the goals of the established TIF Plan; and,

WHEREAS, the Corporate Authorities of the City of Hillsboro finds that it is in the best interest of the City to enter into a Redevelopment Agreement with the Developer for reimbursement of certain approved costs and expenses relating to the performance of improvements and repairs to existing buildings and property utilizing Business District funds, a copy of which is attached hereto as Exhibit "A" and made a part hereof.

**NOW, THEREFORE, BE IT RESOLVED BY THE CORPORATE AUTHORITIES OF
THE CITY OF HILLSBORO, ILLINOIS, AS FOLLOWS:**

SECTION 1. The duly appointed Corporate Authority is hereby authorized to enter into a Redevelopment Agreement providing for the provision of financial support with Developer through the usage of Business District funds, attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The duly appointed Corporate Authority is hereby authorized to execute all documents and to take all other action deemed by it to be necessary and proper to effectuate the said agreement.

SECTION 3. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

Passed by the City Council of the City of Hillsboro, Illinois on the 18th day of February, 2025
on the following roll call vote:

NAME	AYE	NAY	ABSTAIN	ABSENT
Fred Butler, Commissioner	✓			
Tommy Justison, Commissioner			✓	
Patrick Ward, Commissioner	✓			
Kendra Wright, Commissioner			✓	
Don Downs, Mayor	✓			

Recorded in the Records of the City Clerk and published by the authority of the Mayor and City Council of the City of Hillsboro, Montgomery County, Illinois in pamphlet form this 18th day of February, 2025.



DON DOWNS
MAYOR

ATTEST:



CITY CLERK



STATE OF ILLINOIS }
SS }
COUNTY OF MONTGOMERY }

I, David Jenkins, do hereby certify that I am the City Clerk of the City of Hillsboro, Illinois; that the foregoing is a true and correct copy of an Resolution entitled "RESOLUTION AUTHORIZING A REDEVELOPMENT AGREEMENT BETWEEN THE CITY OF HILLSBORO, ILLINOIS AND CALEB REYNOLDS UTILIZING TAX INCREMENT FINANCING FOR RENOVATIONS TO THE EXISTING BUILDING LOCATED AT 715 S MAIN STREET", duly passed by the Mayor and City Council of the City of Hillsboro as Resolution #2025-03, at a Regular Council meeting held on the 18th day of February, 2025, the Resolution being part of the official records of said City.



City Clerk

TAX INCREMENT FINANCING REDEVELOPMENT AGREEMENT

715 S. MAIN STREET WINDOR REPLACEMENT

CALEB REYNOLDS

THIS REDEVELOPMENT AGREEMENT (including any exhibits and attachments hereto, collectively, this "Agreement") is entered into on this ____ day of _____, 2024, by and between the CITY OF HILLSBORO, MONTGOMERY COUNTY, ILLINOIS, an Illinois Municipal Corporation (hereinafter referred to as the "City"), and CALEB REYNOLDS a private individual (hereinafter known as the "Developer").

RECITALS

- A. On September 10, 2013, in accordance with the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*), as supplemented and amended (the "TIF Act"), the Mayor and City Council of the City (the "Corporate Authorities") approved ordinances designating a Tax Increment Financing (TIF) Redevelopment Project Area (also known as the "TIF District" or "TIF #1") and adopting the Hillsboro TIF Redevelopment Plan and Project (the "Redevelopment Plan" or "TIF Plan").
- B. The Developer has submitted a redevelopment proposal to the City for the performance of a project for redevelopment, renovation, and improvement of certain property located within the TIF District which could not or would not be undertaken without the provision of TIF assistance from the City.
- C. The Corporate Authorities, after reviewing the redevelopment proposal submitted by the Developer and considering the benefits and impacts it will have on the City, believes that the Redevelopment Project as set forth herein, and the performance generally of this Agreement, are in the best interests of the City, and the health, safety, morals and welfare of its residents, and in accord with the public purposes specified in the Redevelopment Plans.

COVENANTS AND AGREEMENTS

SECTION 1: The Redevelopment Project(s). The Developer agrees, subject to the terms and conditions hereof, to undertake a project which will cause for the renovation, repair, and rehabilitation of an existing commercial building (the "Redevelopment Project"), on certain "Property", as shall be defined and identified by the following address(s) and PIN(s), including any subdivisions and/or combinations thereof:

Montgomery County PIN:	Address:
16-11-278-003	715 S Main, Hillsboro, Illinois 62049
16-11-278-004	

As also depicted and described in Appendix A – Project Location

The Redevelopment Project includes, but is not limited to:

- a) All preconstruction demolition, site preparation, engineering, planning, surveying, architectural work, studies, and other professional services which may be required.
- b) Renovations, repairs, rehabilitation, and restoration of the existing building located on the Property, which may include, but is not limited to:
 - 1. Window repair and/or replacement.
- c) Any and all other repairs, renovations, redevelopment, remodeling, or other work to the building and Property to be suitable for the proposed or expected uses and in accordance with all federal, state, and local regulations of such a facility.
- d) Any and all other improvements, site clean-up, inspections, permitting, and other work which may reasonably be required to complete the project as proposed.

The Developer agrees to have the Redevelopment Project substantially completed within 90 days of the date of execution of this Agreement. An extension to this deadline may be granted with written approval from the City, of which will not be unreasonably withheld.

The Developer agrees that in order for the Redevelopment Project to be considered substantially complete, all listed components in this Section 1 must be complete to the satisfaction of the City, and all work items must be in compliance with all relevant building codes, ordinances, or other regulations, at the discretion of the City.

The Developer agrees that all work and construction phases will be performed in accordance with all federal, state, and local laws, codes, ordinances, regulations, and other relevant policies which may pertain to the performance of the proposed project.

SECTION 2: Developer Reimbursement Payments. Should the Developer comply with all the obligations in Section 1 and elsewhere in this Agreement in all material respects, the City agrees to reimburse the Developer for certain TIF Eligible Redevelopment Project Costs incurred during the performance of the Redevelopment Project.

Pursuant to this agreement, the City agrees to reimburse the Developer in an amount equal to **one hundred percent (100%)** of the TIF Eligible Redevelopment Project Costs incurred by the Developer during the performance of the Redevelopment Project which are related to window repairs and/or replacement, as determined and verified by the City, in the City's sole discretion, up to a maximum amount of \$ \$12,251.92, (the "Reimbursement Amount").

“TIF Eligible Redevelopment Project Costs” shall be the costs actually paid and incurred by the Developer in connection with the Redevelopment Project which are authorized to be reimbursed or paid from revenues collected pursuant to the TIF Act as provided in Section 5/11-74.4-3(q) of the TIF Act, as determined and verified by the City, in the City’s sole discretion. For the purposes of this agreement, Eligible Redevelopment Project Costs may include, but are not limited to:

715 S. Main Street Redevelopment Project		
Work Item Description	Estimated Total Cost	Estimated TIF Eligible Cost
Window Repair/Replacement	\$12,251.92	\$12,251.92
TOTAL	\$12,251.92	\$12,251.92

Payment will be exclusively for costs paid and incurred in connection with the Redevelopment Project which are authorized to be reimbursed or paid from the Special Allocation Fund as provided in Section 5/11-74.4-3(q) of the TIF Act. It will be the obligation of the Developer to produce and submit to the City evidence of any and all TIF Eligible Redevelopment Project Costs which they are requesting reimbursement for in accordance with this Agreement prior to the disbursement of any funds from the City. Total payments to the Developer may not exceed the total TIF Eligible Redevelopment Project Costs approved and verified to have been incurred during the completion of the Redevelopment Project as determined in the sole discretion of the City.

SECTION 3: Requests for Payment. The Developer agrees to submit Requests for Payment of the Reimbursement Amount in substantially the same form as set forth in Exhibit 1 (“Requests for Payment”) within 30 days of completion of the Redevelopment Project. All Requests for Payment shall be accompanied by invoices, statements, vouchers or bills for the amount requested (including evidence of payment thereof as to any amounts for which payment or reimbursement is requested) and lien waivers for all services or materials furnished by subcontractors, except as to any retainage, related to amounts for which reimbursement is requested. It is the sole responsibility of the Developer to submit any all Requests for Payment at the time it believes all obligations of the Developer have been completed and payment may be eligible for disbursement in accordance with the terms of this Agreement. If proper Request for Payment is not submitted within 30 days of completion of the Redevelopment Project, and no extension to this deadline has been granted by the City,

the City will have the right to immediately void this Agreement and all Incentive Payments owed to the Developer shall be forfeit.

SECTION 4: Approval of Requests. The City shall approve or disapprove any Requests for Payment within 30 days of the submittal thereof. If the City disapproves any Request or any portion thereof, it shall state in writing the reasons therefore and provide the Developer a reasonable opportunity to clarify or correct the Request.

SECTION 5: Disbursement of Payment. Disbursement of payment in accordance with this Agreement will be in the form of a one-time lump sum grant payment and **will only be eligible for disbursement upon substantial completion of all components and conditions of the Redevelopment Project** as verified and approved by the City, in the City's sole discretion, and not before submission of a proper Request for Payment by the Developer, of which must be approved by the Mayor and City Council.

Within 30 days of approval of any Request for Payment, the City shall pay the Developer for such approved Eligible Redevelopment Project Costs to the extent monies are available in the Special Allocation Fund for the TIF District.

SECTION 6: Payment Limited to Special Allocation Fund. Notwithstanding any other term or provision of this Agreement, the City's obligations for payments pursuant to this Agreement are limited to monies in the Special Allocation Fund for the TIF District and from no other source. This Agreement does not compel the City's General Fund, or any other source of funds, to provide monies for any payment or obligation identified herein. The "Special Allocation Fund" shall be the fund or account set up by the City specifically to deposit monies collected pursuant to the TIF Act for the TIF District.

SECTION 7: Administration Fees. The Developer agrees that all payment(s) received from the City may be subject to the deduction of an "Administration Fee" for the creation and administration of this Redevelopment Agreement and all matters related to the context of this Agreement. Administration Fees will be calculated as an amount equal to 10% of any payment made to the Developer from the City pursuant to this agreement, not to exceed a total of \$1,500.00 per occurrence. **The City may waive this fee at their discretion.**

SECTION 8: Default and Remedies The Developer agrees that if any of the following events occur within five (5) years after the disbursement of Incentive Payment(s) pursuant to this agreement (the "Effective Date"), the Developer may be considered to be in default of the Agreement, and the City will have the right to recover from the Developer certain portions of the total payments granted from the City to the Developer as part of this Agreement:

- a) Failure to complete the Redevelopment Project within the required timeframe.
- b) The property is sold ownership is transferred without the written consent of the City, of which will not be unreasonably withheld.
- c) The Redevelopment Project or Property is determined to have been destroyed, unfit for occupation or redevelopment, or otherwise unusable for public or private purposes and such condition is not remedied within 90 days of written notice of such determination.
- d) The building(s)/property is not being used for commercial purposes, or any other authorized or otherwise approved purpose, and continues as such for a period of at least 60 days of written notice from the City of such determination.
- e) The Property or Developer is found to be in violation of any federal, state, or local laws, codes, ordinance, or other regulations which may be applicable to the Property, Developer, or businesses operating thereon, and such violations are not corrected in a reasonable or timely manner.
- f) The Property becomes exempt from the payment of property taxes, or the Developer, or any other entity authorized on its behalf, protests or appeals the assessed value of the property.
- g) All general ad valorem taxes and assessments charged or imposed upon the Property, Developer, or business, or any part thereof that at any time are not paid in full at the time they become due, and such nonpayment continues for a period of 30 days after written notice of default.

If any of the foregoing defaults occur within five (5) years from the Effective Date, and such default is not timely cured, the Developer will return to the City 100% of any Incentive Payments provided pursuant to this agreement.

Upon the occurrence of a default or a breach which results in either party to undertaking any action to enforce any provision of this Agreement, the defaulting party shall pay upon demand all of the non-defaulting party's charges, costs and expenses, including the reasonable fees of attorneys, agents and others, as may be paid or incurred by such non-defaulting party in enforcing any of the defaulting party's obligations under this Agreement or in any litigation, negotiation or transaction in connection with this Agreement in which the defaulting party causes the non-defaulting party, without the non-defaulting party's fault, to become involved or concerned.

The City reserves the right to pursue recovery of any and all payments made to the Developer pursuant to this Agreement at their own discretion after material default by Developer. Requests for repayment will be required to be made in writing to the Developer and is not automatically triggered by the above-mentioned events.

SECTION 9: Liability of the Developer. It is expressly agreed that the signatory(s) of this Agreement, on behalf of the Developer, may be held personally liable for all payments or obligations for payment to the City which have resulted from default or breach of this Agreement.

SECTION 10: Liability of the City. All covenants, stipulations, promises, agreements and obligations of the City contained herein shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the City and not of any of its Corporate Authorities, officials, agents, employees or independent contractors in their individual capacities. No member of the Corporate Authorities, officials, agents, employees or independent contractors of the City shall be personally liable to the Developer **(i)** in the event of a Default or Breach by any party under this Agreement, or **(ii)** for the payment of any portion of the Reimbursement Amount which may become due and payable under the terms of this Agreement.

SECTION 11: City Not Liable for Developer Obligations. Notwithstanding anything herein to the contrary, the City shall not be liable to the Developer for damages of any kind or nature whatsoever arising in any way from this Agreement, from any other obligation or agreement made in connection therewith or from any Default or Breach under this Agreement; provided that nothing in this Section 11 shall limit otherwise permissible claims by the Developer against the Fund or actions by the Developer seeking specific performance of this Agreement or other relevant contracts in the event of a Breach of this Agreement by the City.

SECTION 12: Hold Harmless of the City. The Developer agrees to indemnify, defend and hold harmless the City, its Corporate Authorities, officials, agents, employees and independent contractors, from and against any and all suits, claims and cost of attorneys' fees, resulting from, arising out of, or in any way connected with **(i)** any of the Developer's obligations under or in connection with this Agreement, **(ii)** the performance of the Redevelopment Project, **(iii)** the Developer's compliance with fair labor practices including the Prevailing Wage Act if, as and when applicable to the Project, and **(iv)** the negligence or willful misconduct of the Developer, its officials, agents, employees or independent contractors in connection with the management, development, redevelopment, construction or installation of the Project, except as such may be caused by the intentional conduct, gross negligence, negligence or breach of this Agreement by the City, its Corporate Authorities, officials, agents, employees or independent contractors.

SECTION 13: Provision Enforceability. In the event any term or provision of this Agreement is held to be unenforceable by a court of competent jurisdiction, the remainder shall continue in full force and effect, to the extent the remainder can be given effect without

the invalid provision.

SECTION 14: Assignment. The Developer agrees that it shall not sell, assign or otherwise transfer any of its rights and obligations under this Agreement without the prior written consent of the City. Any assignment in whole or in part shall be void and shall, at the option of the City, terminate this Agreement. No such sale, assignment or transfer, including any with the City's prior written consent, shall be effective or binding on the City, however, unless and until the Developer delivers to the City a duly authorized, executed and delivered instrument which contains any such sale, assignment or transfer and the assumption of all the applicable covenants, agreements, terms and provisions of this Agreement by the applicable parties thereto.

SECTION 15: No Joint Venture, Agency, or Partnership Created. Nothing in this Agreement nor any actions of either of the City or the Developer shall be construed by either of the City, the Developer or any third party to create the relationship of a partnership, agency, or joint venture between or among the City and any party being the Developer.

SECTION 16: Force Majeure. Neither the City nor Developer nor any successor in interest shall be considered in breach or default of their respective obligations under this Agreement, and times for performance of obligations hereunder shall be extended in the event of any delay caused by Force Majeure, including, without limitation, damage or destruction by fire or casualty; strike; lockout; civil disorder; war; restrictive government regulations; lack of issuance of any permits and/or legal authorization by the governmental entity necessary for Developer to proceed with construction of the Redevelopment Project or any portion thereof, including rezoning; shortage or delay in shipment of material or fuel; acts of God; pandemic or epidemic; or other causes beyond the parties' reasonable control, including but not limited to, any litigation, court order or judgment resulting from any litigation affecting the validity of this Agreement (each an event of "Force Majeure"), provided that such event of Force Majeure shall not be deemed to exist as to any matter initiated or unreasonably sustained by Developer or the City in bad faith, shall not act to delay any payment obligation under this Agreement, and further provided that the party seeking an extension notifies the other party.

SECTION 17: Entire Agreement and Amendments. The parties hereto stipulate that each has obtained advice and consultation of legal counsel of its own choosing and have not relied upon legal representation or opinions of the other party. All agreements between the parties are expressly set forth herein, and no statements or expressions of the separate parties previously made and not set forth in writing in this document shall be binding upon said party.

The parties agree that this Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof, and that no other such agreements or representations other than those contained in this Agreement have been made by the parties. This Agreement shall be amended only in writing and effective when signed by the authorized agents of the parties.

IN WITNESS WHEREOF, the City and the Developer have caused this Agreement to be executed by their duly authorized officers or manager(s) as of the date set forth below.

"CITY"

CITY OF HILLSBORO, MONTGOMERY COUNTY, ILLINOIS

(SEAL)

By: Don E. Downs Date: 02/18/2025
Don Downs, Mayor, City of Hillsboro

"DEVELOPER"

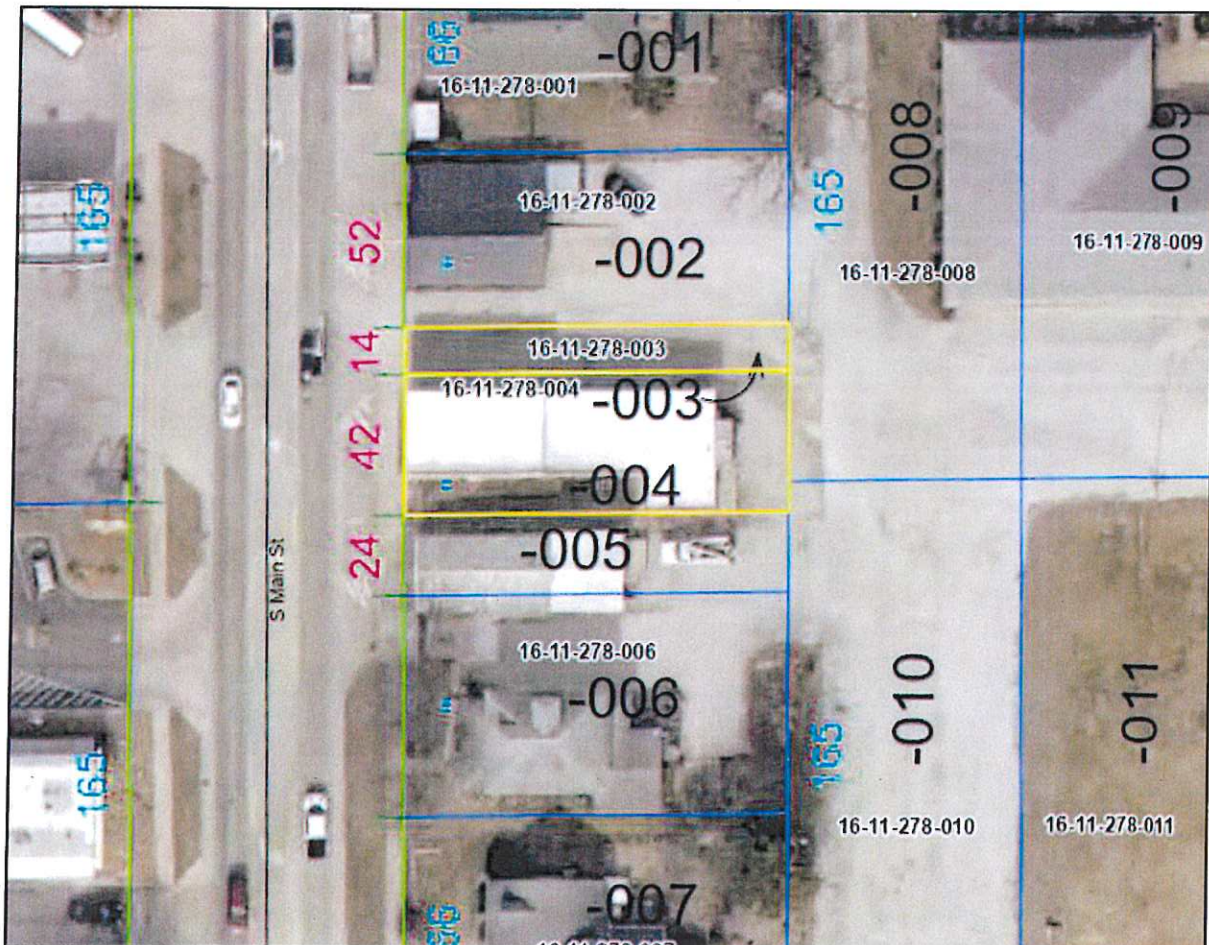
CALEB REYNOLDS

By: _____ Date: _____
Caleb Reynolds, Owner

APPENDIX A PROJECT LOCATION

Address:
715 S Main Street, Hillsboro, Illinois 62049
Montgomery County PIN(s):
16-11-278-003
16-11-278-004
TIF District:
Hillsboro TIF #1
Legal Description:
S 14 FT LOT 2 BLK 2 SOUTH HILLSBORO 8-4-2535 S T00 R
N 42 FT LOT 3 BLK 2 SOUTH HILLSBORO 8-4-2536 S T00 R

Property Images & Map:



REQUEST FOR REIMBURSEMENT CERTIFICATION FORM

The undersigned, on behalf and with the permission of the Developer, hereby states and certifies to the City that:

1. Each item listed herein is a Redevelopment Project Cost and was incurred in connection with the performance of the Redevelopment Project.
2. All real estate and sales taxes attributable to the Property have been paid in full to date.
3. These Redevelopment Project Costs have been incurred by the Developer and have been paid by the Developer and are payable or reimbursable under the Redevelopment Agreement, **proof of which is attached.**
4. Each item listed above has not previously been paid or reimbursed from moneys in the Special Allocation Fund and no part thereof has been included in any other certificate previously filed with the City.
5. There has not been filed with or served upon the Developer any notice of any lien, right of lien or attachment upon or claim affecting the right of any person, firm or corporation to receive payment of the amounts stated in this requires, except to the extent that any such lien is being contested in good faith.
6. All necessary permits and approvals required for the portion of the Redevelopment Project for which this certificate relates have been issued and are in full force and effect.
7. All work for which payment or reimbursement is requested has been performed in a good and workmanlike manner and in accordance with all obligations and terms of the Agreement.

Signed & Certified: _____

Dated: _____

(Below This Line for City Use Only)

CITY OF HILLSBORO, ILLINOIS

Date: _____

Approved Payment Amount:

\$ _____

Approved By:

Title:

CITY OF HILLSBORO, ILLINOIS

RESOLUTION NO. 2025-04

**A RESOLUTION APPROVING AND ACCEPTING THE DONATION AND
CONVEYANCE TO THE CITY OF REAL PROPERTY SITUATED NEAR LAKE
GLENN SHOALS AND IDENTIFIED BY P.I.N. 12-07-300-005**

WHEREAS, the City of Hillsboro, Illinois (the "City") is an Illinois non-home rule municipal corporation pursuant to Article VII, § 8 of the 1970 Illinois Constitution, organized and operating under the Illinois Municipal Code, 65 ILCS 5/1-1-1, *et seq.*; and

WHEREAS, "[t]he corporate authorities of each municipality may pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities, with such fines or penalties as may be deemed proper", 65 ILCS 5/1-2-1; and

WHEREAS, the City has been approached by John Dambacher, Joseph Dambacher, Kay Dambacher, and Marietta Dambacher (the "Donors"), who own approximately 4.40 acres of real estate in unincorporated Montgomery County near Lake Glenn Shoals, which is identified by P.I.N. 12-07-300-005 (the "Property"), and adjoins property owned by the City that fronts Lake Glenn Shoals, which is identified by P.I.N. 12-07-300-006; and

WHEREAS, the Property is legally described in "**Exhibit 1**" attached hereto and made a part hereof; and

WHEREAS, pursuant to Section 11-61-1.5 the Illinois Municipal Code, 65 ILCS 5/11-6101.5, "[e]very municipality has the power to acquire by gift, legacy, or grant any real estate or personal property, or rights therein, for purposes authorized under this Code as its governing body may deem proper, whether the land or personal property is located within or outside the municipal boundaries"; and

WHEREAS, the Property is outside of the City's corporate boundaries; and

WHEREAS, the City has considered the offer of the Donors to donate the Property to the City and find it to be in the best interests of the City and its residents to accept the donation of the Property.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF HILLSBORO, MONTGOMERY COUNTY, ILLINOIS, AS FOLLOWS:**

SECTION 1: The recitals contained above in the preamble of this Resolution are hereby incorporated herein by reference, the same as if set forth in this Section of this Resolution verbatim, as findings of the City Council of the City of Hillsboro, Illinois.

SECTION 2: The corporate authorities of the City hereby determine that the public interest will be subserved by approving and accepting the donation of the Property from the Donors.

SECTION 3: This Resolution shall take effect immediately.

SECTION 4: The Mayor is authorized and directed to sign and the City Clerk is authorized and directed to attest to this Resolution and all other documents reasonably necessary or convenient in furtherance of this Resolution.

SECTION 5: The City Clerk shall ensure that a PTAX-300 form is submitted to Montgomery County assessment officials.

PASSED this 4th day of March, 2025, pursuant to roll call vote by the City Council of the City of Hillsboro, Montgomery County, Illinois.

	<u>Ayes</u>	<u>Nays</u>	<u>Present</u>	<u>Absent</u>	<u>Abstain</u>
Commissioner Wright	/			/	
Commissioner Butler				/	
Commissioner Ward	/				
Commissioner Justison	/				
Mayor Downs	/				

APPROVED this 4th day of March, 2025.

ATTEST:



CITY CLERK



MAYOR

"Exhibit 1"

The South Ten (10) acres of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) Section Seven (7) Township Nine (9) North, Range Three (3) West of the Third Principal Meridian, Montgomery County, Illinois, *except* that part described as follows: Beginning at the Southwest corner of said tract; thence North 165 feet; thence East 495 feet; thence North 165 feet; thence East 250 feet; thence North 1 57 feet; thence East 165 feet; thence South 487 feet, more or less, to the Southeast corner of said tract; and thence West along the South line 910.1 feet, more or less, to the point of beginning.

Property Address: Wares Grove Avenue, Hillsboro, Illinois 62049
P.I.N.: 12-07-300-005

CITY OF HILLSBORO, ILLINOIS

RESOLUTION NO. 2025-05

A RESOLUTION APPROVING RULES AND REGULATIONS AND LICENSE AGREEMENTS FOR LAKE LOTS AT LAKE GLENN SHOALS AND FOR CAMPSITES AT THE SHERWOOD FOREST CAMPGROUND

WHEREAS, the City of Hillsboro, Illinois (the "City") is an Illinois non-home rule municipal corporation pursuant to Article VII, § 8 of the 1970 Illinois Constitution, organized and operating under the Illinois Municipal Code, 65 ILCS 5/1-1-1, *et seq.*; and

WHEREAS, "[t]he corporate authorities of each municipality may pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities, with such fines or penalties as may be deemed proper", 65 ILCS 5/1-2-1; and

WHEREAS, on February 18, 2025, the corporate authorities approved a form *Seasonal Lake Lot License Agreement for Recreational Use of City Land* and a form *Adjoining Landowner Lake Lot License Agreement for Recreational Use of City Land*, both of which referenced in Section 9 compliance with "all rules and regulations established by the City"; and

WHEREAS, certain rules and regulations applicable to the aforementioned agreements had been developed but were inadvertently not provided to the City Council for review and approval on or prior to February 18, 2025; and

WHEREAS, the aforementioned agreements have been updated to append the rules and regulations as "Exhibit A" to the agreements, and updated copies of the said agreements are attached hereto as "Exhibit 1" and "Exhibit 2", respectively, and made a part hereof; and

WHEREAS, the corporate authorities have determined that it is appropriate to update the agreement for seasonal campers at Sherwood Forest Campground, and a copy of the updated agreement is attached hereto as "Exhibit 3" and made a part hereof; and

WHEREAS, the corporate authorities have determined that it is in the City's best interests to maintain and preserve the aesthetic character and integrity of the City's natural spaces on Lake Glenn Shoals and in the Sherwood Forest Campground by creating a more visually consistent environment; and

WHEREAS, the corporate authorities have determined that uniformity of the City's natural spaces on Lake Glenn Shoals and in the Sherwood Forest Campground is essential to enhance the visual appeal of Lake Glenn Shoals and the Sherwood Forest Campground and to ensure that the landscape remains cohesive and uncluttered; and

WHEREAS, the proliferation of various signs, flags, and banners contribute to visual clutter, detracting from the overall beauty of Lake Glenn Shoals and the Sherwood Forest Campground; and

WHEREAS, by prohibiting signs, flags, and banners on the City's lake lots at Lake Glenn Shoals and on campsites at Sherwood Forest Campground, as stated in the exhibits hereto, the City will maintain a cleaner and more orderly appearance on Lake Glenn Shoals and in the Sherwood Forest Campground and make both areas more aesthetically pleasing by ensuring that the landscapes and natural areas are the focal points; and

WHEREAS, uniformly prohibiting all signs, flags, and banners by licensees on the City's lake lots at Lake Glenn Shoals and on campsites at Sherwood Forest Campground helps ensure that City property remains neutral, welcoming, and inclusive to all members of the community without inadvertently promoting specific messages or interests.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HILLSBORO, MONTGOMERY COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: The recitals contained above in the preamble of this Resolution are hereby incorporated herein by reference, the same as if set forth in this Section of this Resolution verbatim, as findings of the City Council of the City of Hillsboro, Illinois.

SECTION 2: The corporate authorities of the City hereby approve the license agreements attached hereto as "**Exhibit 1**", "**Exhibit 2**", and "**Exhibit 3**".

SECTION 3: This Resolution shall take effect immediately.

SECTION 4: The Mayor is authorized and directed to sign and the City Clerk is authorized and directed to attest to this Resolution.

SECTION 5: A copy of this Resolution shall be made available to all licensees of the City's lake lots at Lake Glenn Shoals and of campsites at Sherwood Forest Campground via the City's website, and the rules and regulations included within the agreements attached hereto as "**Exhibit 1**", "**Exhibit 2**", and "**Exhibit 3**" shall be effective immediately.

PASSED this 18th day of March, 2025, pursuant to roll call vote by the City Council of the City of Hillsboro, Montgomery County, Illinois.

	<u>Ayes</u>	<u>Nays</u>	<u>Present</u>	<u>Absent</u>	<u>Abstain</u>
Commissioner Wright	/				
Commissioner Butler	/				
Commissioner Ward	/				
Commissioner Justison	/				
Mayor Downs	/				

APPROVED this 18th day of March, 2025.

ATTEST:


CITY CLERK


MAYOR

Exhibit 1

**Seasonal Lake Lot License Agreement
for Recreational Use of City Land**

THIS SEASONAL LAKE LOT LICENSE AGREEMENT ("Agreement") is made on the date last written below between the City of Hillsboro, an Illinois municipal corporation, whose address is 447 South Main Street, Hillsboro, Illinois 62049 (hereinafter, "Licensor" or "City"), and the "Licensee":

Name(s) (collectively "Licensee")

Postal/Mailing Address

Phone Number

Email Address

In consideration of the mutual promises herein contained, the parties agree as follows:

Section 1. Grant of Permission

In consideration of Licensee's promises, Licensor gives permission, revocable and terminable as herein provided, to Licensee to enter on the land of Licensor described below for the purpose of using it for recreational purposes, including camping, all on the terms and conditions herein set forth. Licensee promises to comply and abide with all terms and conditions of this Agreement.

Section 2. Description of Property & Term of License

The property of Licensor that Licensee is permitted to enter from March 15th to October 31st of the subject year is described as follows:

Identification of Lake Lot(s) (the "premises")

Each lot is 100' wide by 50' deep. Licensee acknowledges the title to Licensor to the above-described premises and agrees never to assail, resist, or deny title. Any disputes regarding the dimensions, measurements, or area of the lake lot(s) described herein shall be resolved by the Commissioner assigned responsibility of Lake Glenn Shoals (the "Commissioner").

Section 3. Consideration; Fees

Licensee shall pay Licensor for each lot license an annual amount established by Resolution of the City, payable in advance. Effective January 1, 2025, the annual license fees for each lot are as follows and are not subject to pro-ration:

Resident - \$195.00 – Persons who pay a water bill to the City of Hillsboro
or own adjacent property

County - \$250.00 – Persons who reside in Montgomery County, Illinois

Out of County - \$300 – Persons who do not reside in Montgomery County, Illinois

No part of the license fee shall be refundable.

Licensee shall also post a one-time security deposit of Two Hundred Dollars (\$200.00) per lot, which may be refunded only upon non-renewal or termination of the license and only if Licensee has complied with this Agreement (including, but not limited to, Section 16, as determined following an inspection of the lot(s) by City personnel).

Section 4. Permission Not Exclusive

The permission granted by this Agreement is not exclusive to Licensee, and Licensee shall have the privilege under this license only of occupying such portion of the above-described premises as the Commissioner or designee shall from time to time designate and only from March 15th to October 31st of the subject year.

Section 5. Conflicts with Ordinances

In the event of conflict between this Agreement and any provisions of the Revised Code of Ordinances of the City of Hillsboro, Illinois (the "Code"), the Code will govern.

Section 6. Buildings or Structures; Storage Units

Licensee shall not erect or authorize the erection of buildings or structures on the above-described premises (including, but not limited to, cabins, docks, decks, patios, and pavilions) without first obtaining written approval from the Commissioner or designee and a permit as may be required by the Code. The City condition approval upon payment of an additional deposit in an amount reasonably determined to compensate the City for potential demolition, removal, and disposal.

Any structures remaining on the lake lot(s) after termination of this Agreement may be removed by the City, and Licensee shall be responsible for any and all costs incurred by the City, including reasonable attorneys' fees and costs.

Any storage sheds placed on the lot(s) shall be anchored or weighted to resist flotation. The shed shall clearly display the lake lot number in 3" to 5" numerals on a vertical surface near the doorway and viewable from the shoreline. The storage shed shall not exceed 8' x 8' x 4'. Storage sheds shall be kept in good condition or removed from the lot at the end of the season or sooner upon the Commissioner's (or designee's) determination. The Commissioner (or designee) shall determine what "good condition" means on a case-by-case basis.

Refrigerators or freezers are not permitted for storage, and any such existing containers must be removed from the lot immediately.

Section 7. Protection of Timber

Licensee will not cut, mutilate, or injure, or permit any of Licensee's guests,

invitees, or licensees to cut, mutilate, or injure any growing trees or shrubbery on the above-described premises of licensor without express written permission of the Commissioner or designee.

Section 8. No Commercial Use or Nuisance

Licensee will not use the premises for commercial purposes and will not perform or permit any of Licensee's guests or invitees to perform any disorderly conduct or commit any nuisance on or from the premises or to use the premises in any way so as to interfere with the exercise by other licensees or permittees of privileges which Licensor may give them in the premises or adjoining properties or, more generally, any person's peaceful enjoyment of City properties or Lake Glenn Shoals. Generators are allowed on the lots provided that they not disturb neighboring lot users. Licensee will not keep as a guest, invitee, or licensee any person deemed objectionable to Licensor's representative in charge of the above-described premises. By way of example, persons will be deemed objectionable if they are found to have engaged in conduct that a reasonable person would find to be indecent, profane, boisterous, unreasonably loud, abusive, violent, lewd, vulgar, or disorderly.

All junk, garbage, debris, and other waste shall be kept a reasonable distance from the shoreline and must be removed from the site weekly, at a minimum.

Section 9. Rules and Regulations

Licensee will comply with all City ordinances and all rules and regulations established by the City and shall be responsible for ensuring that Licensee's guests and invitees comply with all City ordinances and all rules and regulations established by the City. *Hillsboro's Lake Glenn Shoals Lake Lot Regulations* are attached hereto as "Exhibit A". The Commissioner is designated to resolve any disputes regarding compliance. If Licensee disagrees with the Commissioner's conclusion, Licensee may submit the issue in writing to the Mayor for review within five (5) calendar days of the Commissioner's decision.

Section 10. Indemnification

Licensee will exercise its privileges under this license at its own risk, and, regardless of any negligence of Licensor, Licensee will indemnify Licensor against all liability for damages, costs, losses, and expenses, including the City's reasonable attorneys' fees and costs, resulting from, arising out of, or in any way connected with, the occupation or use of the premises by Licensee, or the licensees, invitees, or guests of Licensee, or the failure on the part of Licensee to perform fully any and all Licensee's promises, obligations, or duties under this Agreement. Licensor will not be liable to Licensee if for any reason Licensee's occupation or use of the premises under this Agreement is hindered or disturbed.

Section 11. Taxes; Liens

Licensees shall pay any taxes and assessments that may be imposed or levied on Licensor's property or anyone claiming under Licensee on the premises and shall keep the premises free and clear of any mechanics' or materialmen's liens for labor

performed or materials furnished at the instance or request of Licensee or anyone claiming under Licensee.

Section 12. Privilege Not Assignable

Licensee's privileges under this license shall not be assignable by Licensee in whole or in part.

Section 13. Termination

Licensor reserves the right to terminate the permission given here at any time by providing Licensee at least thirty (30) written notice of termination, except that Licensor may, at its election, terminate the permission immediately at any time if Licensee shall fail to comply with or abide by each and all of the provisions of this Agreement or keep any or all Licensee's promises made under this Agreement. Waiver by Licensor of any breach of any term or provision under this Agreement shall not be deemed a waiver of any subsequent breach of the same or any other term or provision of the Agreement.

Section 14. Renewal

The license pursuant to this Agreement may be renewed annually, in the City's sole and absolute discretion. In determining whether to renew the license, the City will consider all relevant factors, including, but not limited to: (1) whether the Licensee has complied with all ordinances, rules, and regulations as set forth by the City, (2) whether all applicable fees required by the City of Hillsboro have been timely paid, and (3) whether Licensee has used the lot(s) for at least five consecutive years. The City may grant adjacent landowners priority in licensing any lots that have not been used by a current or prior Licensee for five consecutive years or more.

If Licensee wishes to renew, Licensee must pre-register and make a non-refundable, partial payment of \$75 per lot by October 15th. After October 15th, a late payment fee of \$50 per lot shall apply. Failure to pre-register, make partial payment, and pay the late payment fee before October 31st shall result in forfeiture of the lot(s), and the lot(s) shall be added to the list of lots available to others. The remainder of the fee is due by January 1st. If not paid by January 15th, a \$50 late fee will apply. If not paid by February 1st, the lot will be forfeited and made available to others.

Section 15. Notice

Any notice to Licensee under this license shall be sufficient if served on Licensee personally, via email to the email address provided by Licensee, by mail, or posted on the premises. Notice shall be deemed served on the date of personal service, emailing, or posting. If mailed to Licensee directed to Licensee's last known address, notice shall be deemed served on the business day next following the day of mailing. Licensee shall be solely responsible for ensuring that the City has current and up-to-date contact information.

Section 16. Removal of Property

On revocation, surrender, or other termination of the permission given here,

Licensee will quietly and peacefully surrender the portion of the premises occupied by Licensee in as good condition as the property was at the time of Licensee's entry on it. Licensee will remove all personally property, junk/debris, fixtures, equipment, and other things placed by Licensee on the premises under this license, and, if Licensee fails to do so, Licensor will have the right to conduct removal at Licensee's expense. Licensee will pay to licensor on demand the removal expense, and, if Licensor so elects, it will have the right to take possession of and appropriate to itself without payment any property of Licensee, or anyone claiming under it, then remaining on the premises.

Section 17. Joint Licensees

If Licensee is two or more persons, then the obligations of Licensee shall be their joint and several obligations, and notice given to one of them shall be deemed notice to all.

Licensee: _____ Date: _____

Licensee Driver's License/State ID #: _____

Licensee address: _____

Alternate or emergency contact name: _____

Alternate or emergency contact telephone number(s): _____

*Any updates to the contact information provided by Licensee herein shall be promptly submitted to the City via email to cityhall@hillsboroillinois.net.

Approved: _____ Date: _____
City of Hillsboro

By: _____
Printed name

“Exhibit A”

Lake Glenn Shoals Lake Lot Rules and Regulations

1. **Applicability.** These Rules and Regulations apply to all persons who are not subject to an *Adjoining Landowner Seasonal Lake Lot License Agreement for Recreational Use of City Land*. In the event of conflict between these Rules and Regulations and any provisions of the Revised Code of Ordinances of the City of Hillsboro, Illinois (the “Code”), the Code will govern.
2. **Season Defined.** The “season” is from March 15th to October 31st of each year, except for adjoining landowners, for whom the “season” is the calendar year (January 1st to December 31st).
3. **Check-out.** The license expires each year at the end of the season. All “Licensees” (as defined and identified in the applicable *Seasonal Lake Lot License Agreement for Recreational Use of City Land*) must remove personal property from their lot by the season’s end unless such lot is in compliance with each of these Rules and Regulations.
4. **Inspections.** Inspections of the lots will be performed at the beginning and end of each season. Licensees will be contacted regarding any issues pertaining to the lot and granted 7 days to remedy any issues identified. If the lot is not brought into compliance within 7 days, the City reserves the right to terminate the license without refund.
5. **Post-Season Items Allowed.** The only personal items allowed to remain on the lot outside of an approved storage container (see paragraph 5) after the end of the season are:
 - a. a picnic table;
 - b. one cord of firewood, which shall be stored neatly stacked no less than 6 inches off the ground and along the boundary of the lot that is farthest away from the shoreline; and
 - c. Tent pads, decks, and docks in excellent condition.
6. **Storage of Items.**
 - a. **Storage Sheds.** One storage shed is permitted. Any personal property left on the lot after the season (other than anything identified in paragraph 5) must be removed from the lot or stored in the storage shed. This includes temporary cabins, frames for shade, patios, tents, and other structures. The City is not responsible for any personal property left on the lot after the end of the season. If the license is not renewed the following year for any reason, any property left on the lot shall be considered abandoned, and the City will dispose of it.
 - b. **Strictly Prohibited Items.** No flammable, explosive, or toxic material may be left on the lot, whether in a storage shed or not.
 - c. **Non-Compliance; Penalties.** Any and all items left on the lot after the end of the season and not in compliance with these Rules and Regulations may be removed and discarded by the City, in which case any deposit will then be forfeited, and the City may refuse to renew the license for the following season.
7. **Colors.** Wooden docks, pads, storage sheds, and other wooden accessories that are painted must be a dark shade of green, brown, or gray that is compatible with the surroundings. Wood may be left natural. Any tarp or tarpaulin or cover utilized on any lot, not including tents, shall be tan, gray, or natural color. Bright colored materials, such as red, yellow, silver, gold, or blue, are not permitted on the lots for any use.

8. **Signs; Banners; Flags.** Signs, banners, and flags, other than those placed or erected by the City or other government agency, are prohibited on all lake lots. This prohibition extends to any device, display, or structure that is visible from a public place that has words, letters, figures, designs, symbols, logos, illumination, or projected images, regardless of whether the sign, banner, or flag is constructed of cloth, canvas, vinyl, paper, plywood, fabric, plastic, or other lightweight material; regardless of whether permanently installed in the ground or permanently affixed to a building or structure; regardless whether attached on one side to a flagpole and designed to flow in the wind; and regardless of whether applied to or suspended from the exterior or interior of a window if its message can be read from a public place.

9. **Docks.** Boat docks must comply with the City Code (see Ordinance No. 1797). No pontoons may be used as docks or flotation of docks. Any unused dock, pieces of dock, and unused dock poles must be removed from the lake and lake lot. Construction or improvements to a dock require a permit approved by the Lake Superintendent.

10. **Structures.** Any structures, including frames for structures, shall be removed from the lot at the end of the season. Any currently existing structures or wooden pads permanently secured may be allowed to remain after the season if approved by the Lake Superintendent upon inspection. Any new structures shall not exceed 625 square feet, shall not exceed one-story, and shall not have concrete floors; provided, however, that posts may be set in concrete.

11. **Mowing.** Camping lots must be mowed grass height maintained at 8-inches or less.

12. **Lot Numbers; Site Locations.** Lot number signs have been erected by the City. If the sign becomes damaged or missing, the Licensee will be responsible for the cost of replacement of the sign. Signs shall be placed at the southernmost border of the lot. Questions about placement may be directed to the Lake Superintendent. Lot locations are as designated by the City and cannot be altered. Any Licensee or guest of a Licensee determined to have moved or removed any boundary posts may result in termination of the lot license.

13. **Guests; Invitees.** The Licensee will be held responsible for the actions of their guests, invitees, and/or visitors. Any guests, invitees, or visitors determined to have not complied with these Rules and Regulations or violated any City ordinance may result in termination of the lot license. Guests shall not be allowed to remain on the lot for more than 24 hours without the Licensee present.

14. **Pets.** All pets must be confined to the licensed lot, away from neighboring lot lines, and kept quiet as to not disturb the peace. Pet owners must follow all State laws and City ordinances regarding owner's duties and animal rights.

For a complete list of ordinances pertaining to Glenn Shoals Lake, please refer to Chapter 31 of the City of Hillsboro's Revised Code of Ordinances, available on the City's website: hillsboroillinois.net.

I certify that I have reviewed the above-listed and approved rules and regulations for lake lot use on Glenn Shoals Lake and agree to abide by those rules and regulations.

Licensee: _____

Email: _____

Date: _____

Exhibit 2

**Adjoining Landowner
Lake Lot License Agreement
for Recreational Use of City Land**

THIS SEASONAL LAKE LOT LICENSE AGREEMENT ("Agreement") is made on the date last written below between the City of Hillsboro, an Illinois municipal corporation, whose address is 447 South Main Street, Hillsboro, Illinois 62049 (hereinafter, "Licensor" or "City"), and the "Licensee" who owns real estate :

Name(s) (collectively "Licensee")

Postal/Mailing Address

Phone Number

Email Address

In consideration of the mutual promises herein contained, the parties agree as follows:

Section 1. Grants of Permission

In consideration of Licensee's promises, Licensor gives permission, revocable and terminable as herein provided, to Licensee to enter on the land of Licensor described below for the purpose of using it for recreational purposes, including camping, all on the terms and conditions herein set forth. Licensee promises to comply and abide with all terms and conditions of this Agreement. Licensee further grants to the City and its employees, agents, and contractors during the term of this Agreement an irrevocable license for reasonable ingress and egress via Licensee's adjoining real estate for purposes of accessing the lake lot(s) licensed herein to Licensee and inspecting, maintaining, and/or securing such lot(s) upon reasonable notice to Licensee.

Section 2. Description of Property & Term

The property of Licensor that Licensee is permitted to enter from January 1st to December 31st of the subject year is described as follows:

Identification of Lake Lot(s) (the "premises")

Licensee acknowledges the title to Licensor to the above-described premises and agrees never to assail, resist, or deny title. Any disputes regarding the dimensions, measurements, or area of the lake lot(s) described herein shall be resolved by the Commissioner assigned responsibility of Lake Glenn Shoals (the "Commissioner").

Section 3. Consideration; Fees

Licensee shall pay Licensor for each lot license the annual amount established

by Resolution of the City, payable in advance. All land that is used or improved by Licensee is subject to the fee. Effective January 1, 2025, the annual license fees for each lot are as follows and are not subject to pro-ration:

\$195.00 per 100' of lake frontage. (Lake lots are 100' wide by full depth to adjoining parcel line.) However, where the area exceeds 1 acre, fees shall be assessed per acre of lake lot, up to a maximum of \$1,950.00.

In the event of disagreement, the City's calculation of the fee shall prevail. No part of the license fee shall be refundable.

Licensee shall also post a one-time security deposit of Two Hundred Dollars (\$200.00), which may be refunded only upon non-renewal or termination of the license and only if Licensee has complied with this Agreement (including, but not limited to, Section 16, as determined following an inspection of the lot(s) by City personnel).

Section 4. Permission Not Exclusive

The permission granted by this Agreement is not exclusive to Licensee, and Licensee shall have the privilege under this license only of occupying such portion of the above-described premises as the Commissioner or designee shall from time to time designate and only from January 1st to December 31st of the subject year.

Section 5. Conflicts with Ordinances

In the event of conflict between this Agreement and any provisions of the Revised Code of Ordinances of the City of Hillsboro, Illinois (the "Code"), the Code will govern.

Section 6. Buildings or Structures; Storage Units

Licensee shall not erect or authorize the erection of buildings or structures on the above-described premises (including, but not limited to, cabins, docks, decks, patios, and pavilions) without first obtaining written approval from the Commissioner or designee and a permit as may be required by the Code. The City condition approval upon payment of an additional deposit in an amount reasonably determined to compensate the City for potential demolition, removal, and disposal. Any structures remaining on the lake lot(s) after termination of this Agreement may be removed by the City, and Licensee shall be responsible for any and all costs incurred by the City, including reasonable attorneys' fees and costs.

Electrical services on City property or to docks must comply with the National Electric Code and approved by the Commissioner or designee.

Any storage sheds placed on the lot(s) shall be anchored or weighted to resist flotation. The shed shall clearly display the lake lot number in 3" to 5" numerals on a vertical surface near the doorway and viewable from the shoreline. The storage shed shall not exceed 8' x 8' x 4'. Storage sheds shall be kept in good condition or removed from the lot at the end of the season or sooner upon the Commissioner's (or designee's) determination. The Commissioner (or designee) shall determine what "good condition" means on a case-by-case basis.

Refrigerators or freezers are not permitted for storage, and any such existing containers must be removed from the lot immediately.

Section 7. Protection of Timber

Licensee will not cut, mutilate, or injure, or permit any of Licensee's guests, invitees, or licensees to cut, mutilate, or injure any growing trees or shrubbery on the above-described premises of licensor larger than 3" diameter without express written permission of the Commissioner or designee.

Section 8. No Commercial Use or Nuisance

Licensee will not use the premises for commercial purposes and will not perform or permit any of Licensee's guests or invitees to perform any disorderly conduct or commit any nuisance on or from the premises or to use the premises in any way so as to interfere with the exercise by other licensees or permittees of privileges which Licensor may give them in the premises or adjoining properties or, more generally, any person's peaceful enjoyment of City properties or Lake Glenn Shoals. Licensee will not keep as a guest, invitee, or licensee any person deemed objectionable to Licensor's representative in charge of the above-described premises. By way of example, persons will be deemed objectionable if they are found to have engaged in conduct that a reasonable person would find to be indecent, profane, boisterous, unreasonably loud, abusive, violent, lewd, vulgar, or disorderly.

All junk, garbage, debris, and other waste shall be kept a reasonable distance from the shoreline and must be removed from the site weekly, at a minimum. Also, use of City dumpsters are intended for waste generated by recreational activities on and around the lakes and City property only. Licensees with lake lots adjoining residential property who are found to have used City dumpsters for residential waste may be subject to having their licenses revoked and, additionally, may be subject to being cited for violating City ordinances.

Section 9. Rules and Regulations

Licensee will comply with all City ordinances and all rules and regulations established by the City and shall be responsible for ensuring that Licensee's guests and invitees comply with all City ordinances and all rules and regulations established by the City. *Hillsboro's Lake Glenn Shoals Lake Lot Regulations* are attached hereto as "Exhibit A". The Commissioner is designated to resolve any disputes regarding compliance. If Licensee disagrees with the Commissioner's conclusion, Licensee may submit the issue in writing to the Mayor for review within five (5) calendar days of the Commissioner's decision.

Section 10. Indemnification

Licensee will exercise its privileges under this license at its own risk, and, regardless of any negligence of Licensor, Licensee will indemnify Licensor against all liability for damages, costs, losses, and expenses, including the City's reasonable attorneys' fees and costs, resulting from, arising out of, or in any way connected with, the occupation or use of the premises by Licensee, or the licensees, invitees, or guests

of Licensee, or the failure on the part of Licensee to perform fully any and all Licensee's promises, obligations, or duties under this Agreement. Licensor will not be liable to Licensee if, for any reason, Licensee's occupation or use of the premises under this Agreement is hindered or disturbed.

Section 11. Taxes; Liens

Licensees shall pay any taxes and assessments that may be imposed or levied on Licensor's property or anyone claiming under Licensee on the premises and shall keep the premises free and clear of any mechanics' or materialmen's liens for labor performed or materials furnished at the instance or request of Licensee or anyone claiming under Licensee.

Section 12. Privilege Not Assignable

Licensee's privileges under this license shall not be assignable by Licensee in whole or in part.

Section 13. Termination

Licensor and Licensee each reserves the right to terminate the permission given here at any time by providing the other party at least thirty (30) written notice of termination, except that Licensor may, at its election, terminate the permission and this Agreement immediately at any time if Licensee shall fail to comply with or abide by each and all of the provisions of this Agreement or keep any or all Licensee's promises made under this Agreement. Waiver by Licensor of any breach of any term or provision under this Agreement shall not be deemed a waiver of any subsequent breach of the same or any other term or provision of the Agreement.

If the licensee sells or transfers ownership of the adjoining property/parcel and is no longer the titled owner, this Agreement shall automatically terminate, and the then current adjoining landowner shall be required to enter into a separate agreement with the City (see Section 12).

Section 14. Renewal; Inspections

The license pursuant to this Agreement may be renewed annually, in the City's sole and absolute discretion. In determining whether to renew the license, the City will consider all relevant factors, including, but not limited to: (1) whether the Licensee has complied with all ordinances, rules, and regulations as set forth by the City, (2) whether all applicable fees required by the City of Hillsboro have been timely paid, and (3) whether Licensee has used the lot(s) for at least five consecutive years.

If Licensee wishes to renew, the appropriate license fee is due January 1st of each year; a \$50 late fee shall apply if not paid by January 15th. If the fee is not paid by February 1st, the license shall terminate, and the lot shall be forfeited and made available to others.

Inspections of the lots will be performed at the City's discretion. Licensees will be contacted regarding any issues pertaining to the lot(s) and granted 7 days to remedy any issues identified. If the lot is not brought into compliance within 7 days, the City reserves the right to terminate the license without refund.

Section 15. Notice

Any notice to Licensee under this license shall be sufficient if served on Licensee personally, via email to the email address provided by Licensee, by mail, or posted on the premises. Notice shall be deemed served on the date of personal service, emailing, or posting. If mailed to Licensee directed to Licensee's last known address, notice shall be deemed served on the business day next following the day of mailing. Licensee shall be solely responsible for ensuring that the City has current and up-to-date contact information.

Section 16. Removal of Property

On revocation, surrender, or other termination of the permission given here, Licensee will quietly and peacefully surrender the portion of the premises occupied by Licensee in as good condition as the property was at the time of Licensee's entry on it. Licensee will remove all personally property, junk/debris, fixtures, equipment, and other things placed by Licensee on the premises under this license, and, if Licensee fails to do so, Licensors will have the right to conduct removal at Licensee's expense. Licensee will pay to licensors on demand the removal expense, and, if Licensors so elects, it will have the right to take possession of and appropriate to itself without payment any property of Licensee, or anyone claiming under it, then remaining on the premises.

Section 17. Joint Licensees

If Licensee is two or more persons, then the obligations of Licensee shall be their joint and several obligations, and notice given to one of them shall be deemed notice to all.

Licensee: _____ Date: _____

Licensee Driver's License/State ID #: _____

Licensee address: _____

Alternate or emergency contact name: _____

Alternate or emergency contact telephone number(s): _____

*Any updates to the contact information provided by Licensee herein shall be promptly submitted to the City via email to cityhall@hillsboroillinois.net.

Approved: _____ Date: _____
City of Hillsboro

By: _____
Printed name

“Exhibit A”

Lake Glenn Shoals Lake Lot Rules and Regulations

1. **Applicability.** These Rules and Regulations apply to all persons who are not subject to an *Adjoining Landowner Seasonal Lake Lot License Agreement for Recreational Use of City Land*. In the event of conflict between these Rules and Regulations and any provisions of the Revised Code of Ordinances of the City of Hillsboro, Illinois (the “Code”), the Code will govern.
2. **Season Defined.** The “season” is from March 15th to October 31st of each year, except for adjoining landowners, for whom the “season” is the calendar year (January 1st to December 31st).
3. **Check-out.** The license expires each year at the end of the season. All “Licensees” (as defined and identified in the applicable *Seasonal Lake Lot License Agreement for Recreational Use of City Land*) must remove personal property from their lot by the season’s end unless such lot is in compliance with each of these Rules and Regulations.
4. **Inspections.** Inspections of the lots will be performed at the beginning and end of each season. Licensees will be contacted regarding any issues pertaining to the lot and granted 7 days to remedy any issues identified. If the lot is not brought into compliance within 7 days, the City reserves the right to terminate the license without refund.
5. **Post-Season Items Allowed.** The only personal items allowed to remain on the lot outside of an approved storage container (see paragraph 5) after the end of the season are:
 - a. a picnic table;
 - b. one cord of firewood, which shall be stored neatly stacked no less than 6 inches off the ground and along the boundary of the lot that is farthest away from the shoreline; and
 - c. Tent pads, decks, and docks in excellent condition.
6. **Storage of Items.**
 - a. **Storage Sheds.** One storage shed is permitted. Any personal property left on the lot after the season (other than anything identified in paragraph 5) must be removed from the lot or stored in the storage shed. This includes temporary cabins, frames for shade, patios, tents, and other structures. The City is not responsible for any personal property left on the lot after the end of the season. If the license is not renewed the following year for any reason, any property left on the lot shall be considered abandoned, and the City will dispose of it.
 - b. **Strictly Prohibited Items.** No flammable, explosive, or toxic material may be left on the lot, whether in a storage shed or not.
 - c. **Non-Compliance; Penalties.** Any and all items left on the lot after the end of the season and not in compliance with these Rules and Regulations may be removed and discarded by the City, in which case any deposit will then be forfeited, and the City may refuse to renew the license for the following season.
7. **Colors.** Wooden docks, pads, storage sheds, and other wooden accessories that are painted must be a dark shade of green, brown, or gray that is compatible with the surroundings. Wood may be left natural. Any tarp or tarpaulin or cover utilized on any lot, not including tents, shall be tan, gray, or natural color. Bright colored materials, such as red, yellow, silver, gold, or blue, are not permitted on the lots for any use.

8. **Signs; Banners; Flags.** Signs, banners, and flags, other than those placed or erected by the City or other government agency, are prohibited on all lake lots. This prohibition extends to any device, display, or structure that is visible from a public place that has words, letters, figures, designs, symbols, logos, illumination, or projected images, regardless of whether the sign, banner, or flag is constructed of cloth, canvas, vinyl, paper, plywood, fabric, plastic, or other lightweight material; regardless of whether permanently installed in the ground or permanently affixed to a building or structure; regardless whether attached on one side to a flagpole and designed to flow in the wind; and regardless of whether applied to or suspended from the exterior or interior of a window if its message can be read from a public place.

9. **Docks.** Boat docks must comply with the City Code (see Ordinance No. 1797). No pontoons may be used as docks or flotation of docks. Any unused dock, pieces of dock, and unused dock poles must be removed from the lake and lake lot. Construction or improvements to a dock require a permit approved by the Lake Superintendent.

10. **Structures.** Any structures, including frames for structures, shall be removed from the lot at the end of the season. Any currently existing structures or wooden pads permanently secured may be allowed to remain after the season if approved by the Lake Superintendent upon inspection. Any new structures shall not exceed 625 square feet, shall not exceed one-story, and shall not have concrete floors; provided, however, that posts may be set in concrete.

11. **Mowing.** Camping lots must be mowed grass height maintained at 8-inches or less.

12. **Lot Numbers; Site Locations.** Lot number signs have been erected by the City. If the sign becomes damaged or missing, the Licensee will be responsible for the cost of replacement of the sign. Signs shall be placed at the southernmost border of the lot. Questions about placement may be directed to the Lake Superintendent. Lot locations are as designated by the City and cannot be altered. Any Licensee or guest of a Licensee determined to have moved or removed any boundary posts may result in termination of the lot license.

13. **Guests; Invitees.** The Licensee will be held responsible for the actions of their guests, invitees, and/or visitors. Any guests, invitees, or visitors determined to have not complied with these Rules and Regulations or violated any City ordinance may result in termination of the lot license. Guests shall not be allowed to remain on the lot for more than 24 hours without the Licensee present.

14. **Pets.** All pets must be confined to the licensed lot, away from neighboring lot lines, and kept quiet as to not disturb the peace. Pet owners must follow all State laws and City ordinances regarding owner's duties and animal rights.

For a complete list of ordinances pertaining to Glenn Shoals Lake, please refer to Chapter 31 of the City of Hillsboro's Revised Code of Ordinances, available on the City's website: hillsboroillinois.net.

I certify that I have reviewed the above-listed and approved rules and regulations for lake lot use on Glenn Shoals Lake and agree to abide by those rules and regulations.

Licensee: _____

Email: _____

Date: _____

Exhibit 3

Sherwood Forest Campground

Permanent Camper License Agreement

Permanent camper agreements must be signed, dated, deposit paid, and returned before October 15th with deposit to be registered for the following season.

Site Number: _____

Site occupant information:

Name: _____ Spouse/partner: _____

Phone: _____ Alternate phone: _____

Email: _____ Alternate email: _____

Email will be used for communications about the campground, important dates, reminders, etc. only.

Emergency contact information:

Name: _____ Relationship: _____

Emergency contact phone number: _____

Camping unit information:

Year: _____ Make: _____

License plate: _____ Expiration: _____

Camping unit insurance information:

Company name: _____ Policy number: _____

Agent name: _____ Agent phone: _____

It is the responsibility of the camper to keep all information current.

ADDITIONAL RULES, REGULATIONS, AND GUIDELINES GOVERNING SHERWOOD FOREST CAMPGROUND

In addition to and pursuant to the authority granted by Section 31-3-1 of the Revised Code of Ordinances of the City of Hillsboro, Illinois, the following rules, regulations, and guidelines are hereby established by the Commissioner of Public Property and shall govern the use of the Sherwood Forest Campground.

- No person shall allow any unreasonable noise or music emanating from his site to disturb the peaceful enjoyment of other campers.
- Quiet hours are from **10:00 P.M. until 8:00 A.M.** every day, including weekends, but excluding special events approved by the Commissioner.
- Vehicles and boat trailers may be parked only on the camper's assigned site. A boat parking area will be provided for boat trailers that do not fit on a camper's site, and such boat trailers must be parked in this area.
- Campsites are to be kept free of trash, bottles, cans, and all other garbage, refuse, and rubbish. All such items are to be placed in plastic bags and placed in a dumpster and the dumpster lids closed. "Dumpster diving" is not allowed.
- Only garbage, refuse, and rubbish generated by use of the campsite is allowed to be placed in dumpsters. Electronic items, paint, batteries, furniture and other oversized items, landscape waste, chemicals, combustible materials, and hazardous materials may not be put in dumpsters, and those found to do so may lose camping privileges. Campers are encouraged to call the Parks Department office at (217) 532-6778 with any questions on this issue.
- Seasonal campers shall be responsible for mowing their sites and keeping any graveled area on their assigned sites free of grass and weeds. For mowing purposes, seasonal campers must bury all power cables (other than primary power cord), television cables, satellite cables, and other cables that are on or cross another's site. The City of Hillsboro is not responsible for damage to buried items. All clotheslines must be taken down when not in use. Nothing shall be driven, dug, or placed deeper than 8" without prior approval for the safety of the user and buried utilities. If the campsite grass or weed height becomes excessive and you are contacted, the matter must be attended to within 7 days. If the matter is not resolved within 7 days, the site will be mowed and you will be assessed a \$50 (per occurrence) fee.
- Recreational vehicles made by a manufacturer are allowed.
- The addition of landscaping timbers or gravel on campsites, or of any other modification to the state of a campsite must first be approved by the Commissioner of Public Property. All modifications, improvements, decks, satellite posts, or changes to electrical hookups must be approved in advance by the submission of the Campsite Modification Form (available from campground host or on the City's website).
- Decks cannot exceed 40 sq. ft. and must be constructed of pressure treated lumber.

- Deck or stair posts cannot go into the ground
- Elevated decks and steps shall have secure railings/handrails with a 34-38" height, with a maximum of 4" between balusters. Solid side panels are not permitted. Steps may be kept in natural color or stained in tones of brown. All other paint colors are prohibited.
- All rock or gravel MUST be bordered with pressure treated landscape timbers or 4 x 4 posts.
- All permanent modifications to sites such as rock, timbers, electrical upgrades, additional connections, etc. become the property of the City of Hillsboro once installed.
- There shall be no refrigerators, ice boxes, or freezers of any kind or style larger than 4.0 cubic feet outside of campers.
- All outside containers or storage sheds must be manufactured of PVC, plastic, or similar material. No wood, metal, or constructed buildings or outside containers are allowed. No outside container or storage shed may exceed 300 cubic feet.
- No more than 2 any combination of refrigerators, ice boxes, freezers, outside containers, or storage sheds shall be allowed on any single site, and only 1 container or storage shed of more than 85 cubic feet or more is allowed.
- There shall be no swimming pools, water slides or hot tubs of any kind permitted at any campsite.
- Firewood shall be stacked at least six inches above the ground or otherwise in compliance with applicable state regulations.
- The City will make reasonable efforts to provide water, electricity, and wifi during the regular camping season, but availability is not guaranteed. Dry camping may be made available from November through March.
- There shall be no burning of leaves at any time, except by City personnel. Leaves and other landscape waste may be placed in paper bags and placed at the roadside at the camping site. Notify the camp host or call the Parks office and the bags will be picked up by City personnel. No landscape waste is allowed in plastic bags.
- All pets must be on a leash and under control at all times. They are not to be secured to any trees in any way. Pet owners are to clean up after their pets at all times. Pets are to be kept inside the trailer at night or at any time they are left unattended. Pets shall be up to date on all vaccinations and be able to provide proof of vaccination upon request. The pet owner is liable for any bites or damage to property that may occur.
- Trees are not to be cut, nailed into, or damaged, except by City personnel. Also, public area plants and flowers are not to be cut, except by City personnel. Planting of trees is allowed with prior approval. Unauthorized marking of trees for removal is prohibited and may result in the loss of your campsite without a refund.
- Campers shall be responsible for their guests (including children) at all times.

- Tarps or tarpaulins shall not be utilized as a roof on any mobile home or camper and may only be used for temporary repairs not exceeding 10 days, unless otherwise approved by the Commissioner in cases of extreme hardship.
- Any tarp or tarpaulin or cover utilized at any campsite, not including tents, is to be tan, gray, or natural wood color. Blue tarps are prohibited.
- Signs, banners, and flags, other than those placed or erected by the City or other government agency, are prohibited on campsites. This prohibition extends to any device, display, or structure that is visible from a public place that has words, letters, figures, designs, symbols, logos, illumination, or projected images, regardless of whether the sign, banner, or flag is constructed of cloth, canvas, vinyl, paper, plywood, fabric, plastic, or other lightweight material; regardless of whether permanently installed in the ground or permanently affixed to a building or structure; regardless whether attached on one side to a flagpole and designed to flow in the wind; and regardless of whether applied to or suspended from the exterior or interior of a window if its message can be read from a public place.
- Fires will be permitted only in a fire ring or an enclosed area constructed of materials such as brick or stones in a ring to guard against hostile fires. Fires shall not be left unattended and must be cool to the touch when unattended.
- Campfires must be at least 15 feet away from mobile homes, tents, vehicles, firewood, or other flammable objects, unless otherwise provided in writing by the Commissioner of Public Property.
- Burning of trash of any kind in campfires is prohibited.
- State law prohibits dumping of gray water on ground or into a ground pit. All gray water must be put in a dump station. Anyone determined to be in violation of this provision will be removed from the campground permanently.
- Riding of bicycles in other campsites is prohibited. Bicycles must remain on designated roadways or paths and must travel in the same direction as other vehicles on said roads or paths. No bicycles may be operated after sunset in the campground at City Lake Park.
- Non-highway vehicles in compliance with the Illinois Vehicle Code and Hillsboro Ordinance 1618 shall be permitted only with the current year's sticker affixed to the vehicle.
- All City ordinances are applicable in the campground.
- There shall be no refund on camping fees, except in cases of extreme hardship as determined by the Commissioner of Public Property.
- The City of Hillsboro reserves the right to refuse service to anyone.
- Convicted Sex Offenders are not permitted as permanent campers at Sherwood Forest Campground. Should a permanent camper be discovered to be a Convicted Sex Offender, the agreement will be terminated without a refund.
- Campers are not permitted to move from the assigned site without approval from the campground host and in accordance with the applicable moving policy. Campsites are not transferrable from one camper to another and may only be occupied by the

signers of this agreement or members of their immediate household. Camping units that sell during the camping season must be removed from that site; purchasers are not allowed to use the prior owner's campsite.

- The shower rooms and the Pavilion provided by the City are designated as "No Loitering" areas.
- The playground at the City Lake Park campground shall be closed from sunset to sunrise, excluding special events approved by the Commissioner, and shall otherwise be subject to such rules as may be posted by the Commissioner of Public Property from time to time.
- Only **one (1) City picnic table** is permitted per campsite, unless permitted otherwise by campground host and for only a limited period of time. Picnic tables provided by the City of Hillsboro shall remain in a natural pressure treated wood condition unless coated with approved primer and paint provided by the City of Hillsboro. Painting of picnic tables with any other coating or covering with plastic (except use of a temporary tablecloth) is prohibited.
- The consumption of Adult Use Cannabis is not legally permitted anywhere in the Hillsboro lakes parks recreational areas per 410 ILCS 705/10-5.
- The campground host, if any, shall have the authority to enforce the above-stated rules, regulations, and guidelines; shall assist in the campground events that are planned in conjunction with third parties; and shall have the authority to designate people during said events to help park campers and to move picnic tables and fire rings.
- These rules, regulations, and guidelines may be updated at any time.

End of the season:

A: All campers, boats, and trailers that have not paid for winter storage or deposit for the following year must be removed by October 31st.

B: No mowers, golf carts, batteries, etc. shall be left during the off season.

C: Shelter covers must be removed, but frames may be left in place.

D: Campsites shall be left in neat and orderly condition with appliances, temporary fences, grills, smokers, chairs, swings, etc. taken home or placed inside of the camper (with paid winter storage).

E: One outside container of less than 85 cubic feet may remain after October 31st without any additional fee. Any container equal to or greater than 85 cubic feet that remains on the site after October 31st will result in the same winter storage fee charged to trailers less than 16'.

Fees:

Payment of fees may be made at the Camp Host Office (April 1-October 31 from 8am to 5pm) or in person City Hall at 447 S. Main St. or by visiting the City's website at <https://hillsboroillinois.net/permits-fees/>.

There is a \$25 fee for returned checks. The balance due plus the bad check fee is to be paid by cash or money order.

- Camping fees are for **one (1) camper**; additional campers or occupants of additional tents must pay additional fees. A tent for children under the age of **sixteen (16)** accompanied by an adult is the only exception to this rule.
- **Pre-Registration.** Seasonal campers (those who stay **April 1 – October 31**) must pre-register and make a prepayment of **One Hundred Dollars (\$100.00)** by **October 15** to reserve their site for the next season. IF payment is not made by October 15, then a \$50 late payment fee will be assessed to the seasonal camper. After a period of 5 calendar days has passed, if payment is not made, the site will be forfeited and the seasonal camper will not be able to pre-register for the next camping season, and their site will go into the lottery to be drawn by another camper. This prepayment shall be applied towards the next year's seasonal fee and is non-refundable.

Late Fees:

- **Seasonal Campers.** Camping fees are due by **March 15** each year. Payment may be made in **two (2)** installments, by paying one-half of the total fee by **March 15**, and the balance by **June 1**. If the minimum payment is not received by **March 15**, the site will be forfeited, and the camper will not be allowed to move in on April 1. If the total fee is not paid by **June 1**, the site will be forfeited, and such camper will be charged monthly fees for the remainder of the year until checked out.

Move Procedure:

Permanent Campers at Sherwood Forest Campground have the opportunity to move to other sites as they become available by non-renewal. A "Move List" list has been established. If a permanent camper wishes to consider available sites, let the camp host or City Hall know and you will be added to the "Move List". Those on the list will get the opportunity to choose to move (or stay on the list) starting at the top of the list each procedure. There will be a move procedure before each season (usually two to three weeks in advance of April 1st). A mid-season procedure may be conducted if there are enough vacancies to warrant one. A courtesy notification call may be attempted, but is not guaranteed. It is the responsibility of the camper to learn the date(s) of move procedures. Additionally, the camper on the move list can either be present for the procedure or choose a proxy to act on his/her behalf. The camper on the move list must either choose an available site or state that they'd like to stay on the list. If neither wish is communicated, the camper will be removed from the list. The list will be performed starting at the top and go down until available sites have all been selected or the list has been exhausted. Sites that are selected are assumed "as is". Upgrades in electrical service, site configurations, etc. are not to be assumed or guaranteed.

Permanent Camper License Agreement

1. I have read, understand, and agree to all terms and conditions of this agreement.
2. I have been provided with a copy of the Sherwood Forest Campground Rules and Regulations, approved by the Commissioner of Public Property and/or by the City Council, and I will comply with any updates thereto.
3. I acknowledge that the City of Hillsboro has the absolute right to terminate this agreement and remove my property from the campsite if I breach any term of this agreement, including non-payment of the fees or for any violation of any ordinance, rule, regulation, or guideline, and that my right to camp may be revoked at any time for actions which are deemed detrimental to the proper management and operation of the campground.
4. I hereby release the City, campground, management, officers, and employees of all liability for the loss or damage to the property of myself, users of the site, and my guests and visitors, and for injury to myself, users of the site, and my guests and visitors while on the campground premises; furthermore, I agree to indemnify and hold harmless the City, campground, management, officers, and employees against claims resulting from the loss or damage to property or injury to the person of myself, users of the site, and my guests and visitors while on campground premises, provided that the loss, damage, or injury is not caused solely by the negligence or intentional acts of the City of Hillsboro, management, officers, or employees.
5. If the campground is required to start legal proceedings to enforce or recover from the breach of any term or condition of this seasonal agreement, I agree that I will be liable for all costs incurred City of Hillsboro, including actual attorney fees.
6. I understand as a seasonal camper it is my responsibility to inform users of my site and my guests of the campground's policies, rules, regulations, and guidelines and that I will be held accountable and liable for any action arising from my camping party visitors.
7. This Permanent Camper Agreement, any attachments or documents referenced, contains the entire agreement, and all other understandings, statements, and promises merged herein. The agreement is severable; if any part is deemed invalid or unenforceable, all remaining parts will remain in full force and effect.

Permanent Camper Signature

Date

The City of Hillsboro will keep the first and last page of this document. The other pages with rules and information should be returned to the camper for reference.

RESOLUTION NO. 2025-06

RESOLUTION AUTHORIZING A REDEVELOPMENT AGREEMENT BETWEEN THE CITY OF HILLSBORO, ILLINOIS AND MAIN STREET IMPROVEMENTS, LLC UTILIZING TAX INCREMENT FINANCING FOR RENOVATIONS TO THE EXISTING BUILDING LOCATED AT 400 S MAIN STREET

WHEREAS, the City of Hillsboro, Illinois, (the "City") desires to redevelop and improve existing property within the established Hillsboro Tax Increment Financing Redevelopment Project Area (the "TIF District") pursuant to the TIF District Act, 65 ILCS 5/11-74.4-1 Revised Illinois Statutes (the "TIF Act"); and,

WHEREAS, the City will use its best efforts and act in accordance with the TIF Act to utilize Tax Increment Financing where available to accomplish the goals set forth by the Redevelopment Plan and Project for the TIF District (the "TIF Plan"); and,

WHEREAS, Main Street Improvements, LLC dba The Creamery (the "Developer"), has submitted a proposal requesting consideration by the Corporate Authorities of the City for the use of TIF Funds to support a project which would cause for the redevelopment, renovation, and improvement of certain property within the TIF District to be used for commercial purposes; and,

WHEREAS, the City wishes to encourage the Developer to pursue a plan for improvement and redevelopment of property within the TIF District and make such expenditures as are reasonably necessary in that regard; and,

WHEREAS, the City has the ability and legal authority granted by the TIF Act to utilize TIF Funds to support economic development efforts in accordance with the goals of the established TIF Plan; and,

WHEREAS, the Corporate Authorities of the City of Hillsboro finds that it is in the best interest of the City to enter into a Redevelopment Agreement with the Developer for reimbursement of certain approved costs and expenses relating to the performance of improvements and repairs to existing buildings and property utilizing funds collected pursuant to the TIF Act, a copy of which is attached hereto as Exhibit "A" and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED BY THE CORPORATE AUTHORITIES OF THE CITY OF HILLSBORO, ILLINOIS, AS FOLLOWS:

SECTION 1. The duly appointed Corporate Authority is hereby authorized to enter into a Redevelopment Agreement providing for the provision of financial support with Developer through the usage of funds collected pursuant to the TIF Act, attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The duly appointed Corporate Authority is hereby authorized to execute all documents and to take all other action deemed by it to be necessary and proper to effectuate the said agreement.

SECTION 3. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

Passed by the City Council of the City of Hillsboro, Illinois on the 18th day of March, 2025 on the following roll call vote:

NAME	AYE	NAY	ABSTAIN	ABSENT
Fred Butler, Commissioner	/		/	
Tommy Justison, Commissioner	/		/	
Patrick Ward, Commissioner	/		/	
Kendra Wright, Commissioner	/		/	
Don Downs, Mayor	/			

Recorded in the Records of the City Clerk and published by the authority of the Mayor and City Council of the City of Hillsboro, Montgomery County, Illinois in pamphlet form this 18th day of March, 2025.


DON DOWNS
MAYOR

ATTEST:


CITY CLERK



TAX INCREMENT FINANCING REDEVELOPMENT AGREEMENT

400 S MAIN STREET RENOVATIONS
MAIN STREET IMPROVEMENTS, LLC

THIS REDEVELOPMENT AGREEMENT (including any exhibits and attachments hereto, collectively, this "Agreement") is entered into on this ____ day of _____, 2025, by and between the CITY OF HILLSBORO, MONTGOMERY COUNTY, ILLINOIS, an Illinois Municipal Corporation (hereinafter referred to as the "City"), and MAIN STREET IMPROVEMENTS, LLC dba THE CREAMERY (hereinafter known as the "Developer").

RECITALS

- A. On September 10, 2013, in accordance with the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*), as supplemented and amended (the "TIF Act"), the Mayor and City Council of the City (the "Corporate Authorities") approved ordinances designating a Tax Increment Financing (TIF) Redevelopment Project Area (also known as the "TIF District" or "TIF #1") and adopting the Hillsboro TIF Redevelopment Plan and Project (the "Redevelopment Plan" or "TIF Plan").
- B. The Developer has submitted a redevelopment proposal to the City for the performance of a project for redevelopment, renovation, and improvement of certain property located within the TIF District which could not or would not be undertaken without the provision of TIF assistance from the City.
- C. The Corporate Authorities, after reviewing the redevelopment proposal submitted by the Developer and considering the benefits and impacts it will have on the City, believes that the Redevelopment Project as set forth herein, and the performance generally of this Agreement, are in the best interests of the City, and the health, safety, morals and welfare of its residents, and in accord with the public purposes specified in the Redevelopment Plans.

COVENANTS AND AGREEMENTS

SECTION 1: The Redevelopment Project(s). The Developer agrees, subject to the terms and conditions hereof, to undertake a project which will cause for the renovation, repair, and rehabilitation of an existing commercial building (the "Redevelopment Project"), on certain "Property", as shall be defined and identified by the following address(s) and PIN(s), including any subdivisions and/or combinations thereof:

Montgomery County PIN:	Address:
16-11-229-002	400 S Main, Hillsboro, Illinois 62049

As also depicted and described in Appendix A – Project Location

The Redevelopment Project includes, but is not limited to:

- a) All preconstruction demolition, site preparation, engineering, planning, surveying, architectural work, studies, and other professional services which may be required.
- b) Renovations, repairs, rehabilitation, and restoration of the existing building located on the Property, which may include, but is not limited to materials and labor for the following project components:
 - 1. Roof replacement and/or repairs.
 - 2. Siding replacement and/or repairs.
 - 3. Flooring replacement and/or repairs.
- c) Any and all other repairs, renovations, redevelopment, remodeling, or other work to the building and Property to be suitable for the proposed or expected uses and in accordance with all federal, state, and local regulations of such a facility.
- d) Any and all other improvements, site clean-up, inspections, permitting, and other work which may reasonably be required to complete the project as proposed.

The Developer agrees to have project components 1 and 3 of the Redevelopment Project substantially completed within 90 days of the date of execution of this Agreement. The Developer agrees to have project component number 2 of the Redevelopment Project substantially completed within 1 year of the date of execution of this Agreement. An extension to this deadline may be granted with written approval from the City, of which will not be unreasonably withheld.

The Developer agrees that in order for the Redevelopment Project to be considered substantially complete, all listed components in this Section 1 must be complete to the satisfaction of the City, and all work items must be in compliance with all relevant building codes, ordinances, or other regulations, at the discretion of the City.

The Developer agrees that all work and construction phases will be performed in accordance with all federal, state, and local laws, codes, ordinances, regulations, and other relevant policies which may pertain to the performance of the proposed project.

SECTION 2: Developer Reimbursement Payments. Should the Developer comply with all the obligations in Section 1 and elsewhere in this Agreement in all material respects, the City agrees to reimburse the Developer for certain TIF Eligible Redevelopment Project Costs incurred during the performance of the Redevelopment Project.

Pursuant to this agreement, the City agrees to reimburse the Developer in an amount equal to **one hundred percent (100%)** of the TIF Eligible Redevelopment Project Costs incurred by the Developer during the performance of the Redevelopment Project which are related to work performed to the roof, siding, and flooring, as determined and verified by the City, in

the City's sole discretion, up to a maximum amount of \$ \$32,406.00, (the "Incentive Payment").

Disbursement of funds shall occur at the discretion of the City, upon completion of eligible project components and submission of proper Request of Reimbursement by the Developer to the City. Funding may be provided as costs or specific work items are submitted at the agreed upon rate of one hundred percent of costs incurred at such time, not to exceed the Reimbursement Limit.

"TIF Eligible Redevelopment Project Costs" shall be the costs actually paid and incurred by the Developer in connection with the Redevelopment Project which are authorized to be reimbursed or paid from revenues collected pursuant to the TIF Act as provided in Section 5/11-74.4-3(q) of the TIF Act, as determined and verified by the City, in the City's sole discretion. For the purposes of this agreement, Eligible Redevelopment Project Costs may include, but are not limited to:

Summary of TIF Eligible Redevelopment Project Costs		
Work Item Description	Estimated Total Cost	Estimated TIF Eligible Cost
Roof replacement	\$18,000	\$18,000
Siding replacement	\$4,000	\$4,000
Flooring repairs	\$10,406	\$10,406
TOTAL	\$32,406.00	\$32,406.00

Payment will be exclusively for costs paid and incurred in connection with the Redevelopment Project which are authorized to be reimbursed or paid from the Special Allocation Fund as provided in Section 5/11-74.4-3(q) of the TIF Act. It will be the obligation of the Developer to produce and submit to the City evidence of any and all TIF Eligible Redevelopment Project Costs which they are requesting reimbursement for in accordance with this Agreement prior to the disbursement of any funds from the City. Total payments to the Developer may not exceed the total TIF Eligible Redevelopment Project Costs approved and verified to have been incurred during the completion of the Redevelopment Project as determined in the sole discretion of the City.

SECTION 3: Requests for Payment. The Developer agrees to submit Requests for Payment of the Incentive Payment in substantially the same form as set forth in Exhibit 1 ("Requests for Payment") within 30 days of completion of the Redevelopment Project. All Requests for Payment shall be accompanied by invoices, statements, vouchers or bills for the amount requested (including evidence of payment thereof as to any amounts for which

payment or reimbursement is requested) and lien waivers for all services or materials furnished by subcontractors, except as to any retainage, related to amounts for which reimbursement is requested. It is the sole responsibility of the Developer to submit any all Requests for Payment at the time it believes all obligations of the Developer have been completed and payment may be eligible for disbursement in accordance with the terms of this Agreement. If proper Request for Payment is not submitted within 30 days of completion of the Redevelopment Project, and no extension to this deadline has been granted by the City, the City will have the right to immediately void this Agreement and all Incentive Payments owed to the Developer shall be forfeit.

SECTION 4: Approval of Requests. The City shall approve or deny any Requests for Payment within thirty (30) days of the submittal thereof. If the City disapproves any Request or any portion thereof, it shall state in writing the reasons therefore and provide the Developer a reasonable opportunity to clarify or correct the Request.

SECTION 5: Disbursement of Payment. Disbursement of payment in accordance with this Agreement will be in the form of a one-time lump sum payment and **will only be eligible for disbursement upon substantial completion of all components and conditions of the Redevelopment Project** as verified and approved by the City, in the City's sole discretion, and not before submission of a proper Request for Payment by the Developer, of which must be approved by the Mayor and City Council.

Within 30 days of approval of any Request for Payment, the City shall pay the Developer for such approved Eligible Redevelopment Project Costs to the extent monies are available in the Special Allocation Fund for the TIF District.

SECTION 6: Payment Limited to Special Allocation Fund. Notwithstanding any other term or provision of this Agreement, the City's obligations for payments pursuant to this Agreement are limited to monies in the Special Allocation Fund for the TIF District and from no other source. This Agreement does not compel the City's General Fund, or any other source of funds, to provide monies for any payment or obligation identified herein. The "Special Allocation Fund" shall be the fund or account set up by the City specifically to deposit monies collected pursuant to the TIF Act for the TIF District.

SECTION 7: Administration Fees. The Developer agrees that all payment(s) received from the City may be subject to the deduction of an "Administration Fee" for the creation and administration of this Redevelopment Agreement and all matters related to the context of this Agreement. Administration Fees will be calculated as an amount equal to 10% of any payment made to the Developer from the City pursuant to this agreement, not to exceed a total of \$1,500.00 per occurrence. **The City may waive this fee at their discretion.**

SECTION 8: Default and Remedies The Developer agrees that if any of the following events occur within five (5) years after the disbursement of Incentive Payment(s) pursuant to this agreement (the “Effective Date”), the Developer may be considered to be in default of the Agreement, and the City will have the right to recover from the Developer certain portions of the total payments granted from the City to the Developer as part of this Agreement:

- a) Failure to complete the Redevelopment Project within the required timeframe.
- b) The Property is sold ownership is transferred without the written consent of the City, of which will not be unreasonably withheld.
- c) The Redevelopment Project or Property is determined to have been destroyed, unfit for occupation or redevelopment, or otherwise unusable for public or private purposes and such condition is not remedied within ninety (90) days of written notice of such determination.
- d) The building(s)/property is not being used for commercial purposes, or any other authorized or otherwise approved purpose, and continues as such for a period of at least sixty (60) days of written notice from the City of such determination.
- e) The Property or Developer is found to be in violation of any federal, state, or local laws, codes, ordinance, or other regulations which may be applicable to the Property, Developer, or businesses operating thereon, and such violations are not corrected in a reasonable or timely manner.
- f) The Property becomes exempt from the payment of property taxes, or the Developer, or any other entity authorized on its behalf, protests or appeals the assessed value of the Property.
- g) All general ad valorem taxes and assessments charged or imposed upon the Property, Developer, or business, or any part thereof that at any time are not paid in full at the time they become due, and such nonpayment continues for a period of 30 days after written notice of default.

If any of the foregoing defaults occur within five (5) years from the Effective Date, and such default is not timely cured, the Developer will return to the City 100% of any Incentive Payments provided pursuant to this agreement.

Upon the occurrence of a default or a breach which results in either party to undertaking any action to enforce any provision of this Agreement, the defaulting party shall pay upon demand all of the non-defaulting party's charges, costs and expenses, including the reasonable fees of attorneys, agents and others, as may be paid or incurred by such non-defaulting party in enforcing any of the defaulting party's obligations under this Agreement or in any litigation, negotiation or transaction in connection with this Agreement in which

the defaulting party causes the non-defaulting party, without the non-defaulting party's fault, to become involved or concerned.

The City reserves the right to pursue recovery of any and all payments made to the Developer pursuant to this Agreement at their own discretion after material default by Developer. Requests for repayment will be required to be made in writing to the Developer and is not automatically triggered by the above-mentioned events.

SECTION 9: Liability of the Developer. It is expressly agreed that the signatory(s) of this Agreement, on behalf of the Developer, may be held personally liable for all payments or obligations for payment to the City which have resulted from default or breach of this Agreement.

SECTION 10: Liability of the City. All covenants, stipulations, promises, agreements and obligations of the City contained herein shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the City and not of any of its Corporate Authorities, officials, agents, employees or independent contractors in their individual capacities. No member of the Corporate Authorities, officials, agents, employees or independent contractors of the City shall be personally liable to the Developer **(i)** in the event of a Default or Breach by any party under this Agreement, or **(ii)** for the payment of any portion of the Incentive Payment which may become due and payable under the terms of this Agreement.

SECTION 11: City Not Liable for Developer Obligations. Notwithstanding anything herein to the contrary, the City shall not be liable to the Developer for damages of any kind or nature whatsoever arising in any way from this Agreement, from any other obligation or agreement made in connection therewith or from any Default or Breach under this Agreement; provided that nothing in this Section 11 shall limit otherwise permissible claims by the Developer against the Fund or actions by the Developer seeking specific performance of this Agreement or other relevant contracts in the event of a Breach of this Agreement by the City.

SECTION 12: Hold Harmless of the City. The Developer agrees to indemnify, defend and hold harmless the City, its Corporate Authorities, officials, agents, employees and independent contractors, from and against any and all suits, claims and cost of attorneys' fees, resulting from, arising out of, or in any way connected with **(i)** any of the Developer's obligations under or in connection with this Agreement, **(ii)** the performance of the Redevelopment Project, **(iii)** the Developer's compliance with fair labor practices including the Prevailing Wage Act if, as and when applicable to the Project, and **(iv)** the negligence or willful misconduct of the Developer, its officials, agents, employees or independent

contractors in connection with the management, development, redevelopment, construction or installation of the Project, except as such may be caused by the intentional conduct, gross negligence, negligence or breach of this Agreement by the City, its Corporate Authorities, officials, agents, employees or independent contractors.

SECTION 13: Provision Enforceability. In the event any term or provision of this Agreement is held to be unenforceable by a court of competent jurisdiction, the remainder shall continue in full force and effect, to the extent the remainder can be given effect without the invalid provision.

SECTION 14: Assignment. The Developer agrees that it shall not sell, assign or otherwise transfer any of its rights and obligations under this Agreement without the prior written consent of the City. Any assignment in whole or in part shall be void and shall, at the option of the City, terminate this Agreement. No such sale, assignment or transfer, including any with the City's prior written consent, shall be effective or binding on the City, however, unless and until the Developer delivers to the City a duly authorized, executed and delivered instrument which contains any such sale, assignment or transfer and the assumption of all the applicable covenants, agreements, terms and provisions of this Agreement by the applicable parties thereto.

SECTION 15: No Joint Venture, Agency, or Partnership Created. Nothing in this Agreement nor any actions of either of the City or the Developer shall be construed by either of the City, the Developer or any third party to create the relationship of a partnership, agency, or joint venture between or among the City and any party being the Developer.

SECTION 16: Force Majeure. Neither the City nor Developer nor any successor in interest shall be considered in breach or default of their respective obligations under this Agreement, and times for performance of obligations hereunder shall be extended in the event of any delay caused by Force Majeure, including, without limitation, damage or destruction by fire or casualty; strike; lockout; civil disorder; war; restrictive government regulations; lack of issuance of any permits and/or legal authorization by the governmental entity necessary for Developer to proceed with construction of the Redevelopment Project or any portion thereof, including rezoning; shortage or delay in shipment of material or fuel; acts of God; pandemic or epidemic; or other causes beyond the parties' reasonable control, including but not limited to, any litigation, court order or judgment resulting from any litigation affecting the validity of this Agreement (each an event of "Force Majeure"), provided that such event of Force Majeure shall not be deemed to exist as to any matter initiated or unreasonably sustained by Developer or the City in bad faith, shall not act to delay any payment obligation under this Agreement, and further provided that the party seeking an extension notifies the other party.

SECTION 17: Entire Agreement and Amendments. The parties hereto stipulate that each has obtained advice and consultation of legal counsel of its own choosing and have not relied upon legal representation or opinions of the other party. All agreements between the parties are expressly set forth herein, and no statements or expressions of the separate parties previously made and not set forth in writing in this document shall be binding upon said party.

The parties agree that this Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof, and that no other such agreements or representations other than those contained in this Agreement have been made by the parties. This Agreement shall be amended only in writing and effective when signed by the authorized agents of the parties.

IN WITNESS WHEREOF, the City and the Developer have caused this Agreement to be executed by their duly authorized officers or manager(s) as of the date set forth below.



"DEVELOPER"

CITY OF HILLSBORO, MONTGOMERY COUNTY, ILLINOIS

By: Don E. Downs Date: 03/19/2025
Don Downs, Mayor, City of Hillsboro

**MAIN STREET IMPROVEMENTS, LLC
dba THE CREAMERY**

By: Sillian Urici Date: 3-9-25

Name: Sillian Urici Date: 3-9-25

EXHIBIT 1
REQUEST FOR PAYMENT OF ELIGIBLE REDEVELOPMENT PROJECT COSTS

REQUEST FOR REIMBURSEMENT PAYMENT FORM

TO: City of Hillsboro
Attn: TIF Administrator
447 S. Main Street
Hillsboro, Illinois 62049

You are hereby requested and directed to make payment from the TIF #1 Special Allocation Fund for reimbursement of Eligible Redevelopment Project Costs incurred pursuant to the following Redevelopment Agreement:

Name of Agreement Holder/Developer: _____

Date of Request: _____ Request #: _____

Amount Requested: \$ _____

For reimbursement of the following Redevelopment Project Costs:

<u>Vendor</u>	<u>Description of Work Performed</u>	<u>Amount</u>
<u>TOTAL COSTS SUBMITTED:</u>		

*Please attach additional pages, spreadsheets, and other documents as necessary

****All listed costs must be supported with proof of payment**

ALL REQUESTS MUST INCLUDE ATTACHED CERTIFICATION FORM

REQUEST FOR REIMBURSEMENT CERTIFICATION FORM

The undersigned, on behalf and with the permission of the Developer, hereby states and certifies to the City that:

1. Each item listed herein is a Redevelopment Project Cost and was incurred in connection with the performance of the Redevelopment Project.
2. All real estate and sales taxes attributable to the Property have been paid in full.
3. These Redevelopment Project Costs have been incurred by the Developer and have been paid by the Developer and are payable or reimbursable under the Redevelopment Agreement, **proof of which is attached.**
4. Each item listed above has not previously been paid or reimbursed from moneys in the Special Allocation Fund and no part thereof has been included in any other certificate previously filed with the City.
5. There has not been filed with or served upon the Developer any notice of any lien, right of lien or attachment upon or claim affecting the right of any person, firm or corporation to receive payment of the amounts stated in this request, except to the extent that any such lien is being contested in good faith.
6. All work for which payment or reimbursement is requested has been performed in a good and workmanlike manner and in accordance with the construction plans.
7. The information and documents provided with this request are true and accurate, and if any of the information or documents provided are determined to be fraudulent or intentionally inaccurate or misleading, this request shall be immediately denied, and the requested payment will become immediately forfeit, and the Developer may be subject to any penalties as may be available under law.

Signed & Certified: _____

Dated: _____

(Below This Line for City Use Only)

CITY OF HILLSBORO, ILLINOIS

Date: _____

Approved Payment Amount:

\$ _____

Approved By:

Title:

CITY OF HILLSBORO, ILLINOIS

Resolution No. 2025-07

A RESOLUTION AUTHORIZING THE SALE OF CITY-OWNED REAL ESTATE
(PART OF P.I.N. 12-19-400-006)

WHEREAS, the City of Hillsboro, Illinois (the "City") an Illinois non-home rule municipal corporation pursuant to Article VII, § 8 of the 1970 Illinois Constitution, organized and operating under the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*); and

WHEREAS, the Illinois Municipal Code (65 ILCS 5/11-76-4.1) provides that the corporate authorities of a municipality may, by resolution, authorize the sale of surplus public real estate; and

WHEREAS, the City is the owner of a tract of real estate situated at Lake Glenn Shoals in the City of Hillsboro, Montgomery County, Illinois, which is legally described as follows:

Part of the Southeast Quarter of Section 19, Township 9 North, Range 3 West of the Third Principal Meridian, Montgomery County, Illinois, being more particularly described as follows:

Commencing at the southeast corner of said Southeast Quarter; thence North 00 degrees 19 minutes 13 seconds West along the east line of said Southeast Quarter, a distance of 495.01 feet; thence South 89 degrees 40 minutes 18 seconds West, a distance of 395.81 feet to the point of beginning.

From said point of beginning; thence North 73 degrees 26 minutes 12 seconds West, a distance of 184.09 feet to Lake Glenn Shoals water easement contour elevation of 605 (based on normal pool elevation of 590.1); thence Northwesterly along the meandering water easement contour elevation of 605 to a point that bears North 36 degrees 30 minutes 07 seconds West, a distance of 320.70 feet from last described course to a point 50 feet off the now or future shoreline of said Lake Glenn Shoals; thence North 07 degrees 32 minutes 35 seconds West and 50 feet off the now or future shoreline of said Lake Glenn Shoals, a distance of 122.38 feet to said water easement contour elevation of 605; thence Northerly along said meandering water easement contour elevation of 605 to a point that bears North 00 degrees 31 minutes 24 seconds West, a distance of 246.90 feet from last described course; thence South 85 degrees 41 minutes 08 seconds East, a distance of 217.26 feet; thence South 00 degrees 19 minutes 13

seconds East, a distance of 498.03 feet; thence North 89 degrees 41 minutes 06 seconds East, a distance of 165.19 feet; thence South 00 degrees 19 minutes 18 seconds East, a distance of 165.03 feet to the point of beginning, containing 129,379 square feet, more or less (2.970 acres, more or less).

P.I.N.: Part of 12-19-400-006

(hereinafter, the "Real Estate"); and

WHEREAS, the City has determined that said Real Estate is no longer useful or necessary to the operation of the City and, therefore, is surplus real estate; and

WHEREAS, the City has been provided with an appraisal of said Real Estate from Donna J. Howard, MAI, of DJ Howard & Associates, Inc., which indicates the fair market value of the Real Estate is \$32,700.00 (Thirty-Two Thousand Seven Hundred and No/100 Dollars); and

WHEREAS, a Plat of Survey of the Real Estate is attached hereto; and

WHEREAS, ACLehr Properties, LLC have offered to purchase said Real Estate for the sum of \$32,700.00 (Thirty-Two Thousand Seven Hundred and No/100 Dollars), plus payment of the costs and expenses incurred by the City associated with such sale; and

WHEREAS, ACLehr Properties, LLC own an adjoining parcel of real estate, which is identified by P.I.N. 12-19-400-016; and

WHEREAS, a proposed contract has been presented to the corporate authorities; and

WHEREAS, it is in the best interest of the City that the Real Estate be sold as set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HILLSBORO, MONTGOMERY COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: The recitals contained above in the preamble of this Resolution are hereby incorporated herein by reference, the same as if set forth in this Section of this Resolution verbatim, as findings of the City Council of the City of Hillsboro, Illinois.

SECTION 2: The value of the Real estate is hereby determined to be \$32,700.00 (Thirty-Two Thousand Seven Hundred and No/100 Dollars).

SECTION 3: The Mayor, the City Clerk, and the City's attorneys are hereby authorized to do all things and take all actions necessary and appropriate to sell the Real Estate to ACLehr Properties, LLC for the sum of \$32,700.00 (Thirty-Two Thousand Seven Hundred and No/100 Dollars).

SECTION 4: The size, use, and zoning of the said Real Estate are as follows:

Size: 2.970± acres

Use: Municipal/vacant

Zoning: R-1

SECTION 5: The City Clerk is hereby directed to publish this Resolution at the first opportunity following its passage in *The Journal-News*.

SECTION 6: The said appraisal of the Real Estate from Donna J. Howard, MAI, shall be filed with the City Clerk and made available for public inspection at City Hall.

SECTION 7: All resolutions, motions, or parts thereof in conflict with this Resolution are hereby superseded.

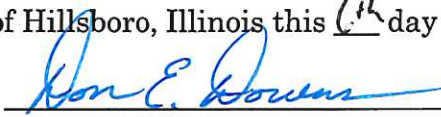
SECTION 8: If any section, paragraph, or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Resolution.

SECTION 9: This Resolution shall be in full force and effect from and after its passage as provided by law.

Adopted this 6th day of May, 2025, by roll call votes as follows:

	<u>Ayes</u>	<u>Nays</u>	<u>Present</u>	<u>Absent</u>	<u>Abstain</u>
Commissioner Wright	/				
Commissioner Butler	/				
Commissioner Ward	/				
Commissioner Justison	/				
Mayor Downs	/				

APPROVED by the Mayor of the City of Hillsboro, Illinois this 6th day of May, 2025.


MAYOR

ATTEST:


CITY CLERK

RESOLUTION NO. 2025-08

A RESOLUTION PROVIDING FOR A FEASIBILITY STUDY ON THE DESIGNATION OF AREAS AS REDEVELOPMENT PROJECT AREAS

WHEREAS, the City of Hillsboro (the "City") is a political subdivision, body politic, and municipal corporation of the State of Illinois; and,

WHEREAS, the City, in order to promote and protect the health, safety, morals and welfare of the public, must identify those areas which are blighted, as well as those areas which contain conditions precedent to blight; and,

WHEREAS, the City, in order to determine if such conditions exist, and to determine whether such conditions can be eradicated or ameliorated, may elect to study such areas which may contain such conditions; and,

WHEREAS, the City has determined to study such areas, as specifically provided under 65 ILCS 5/11-74.4, et. seq.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Hillsboro, Illinois, that:

The City hereby authorizes Moran Economic Development, LLC to undertake a feasibility study on the designation of a redevelopment project area. Generally, the proposed Area includes parcels of property in the central portion of the City east of the downtown area. Property south of East Tremont Street and west of the railroad right-of-way makes up the southern portion of the boundary, and the Area continues north along the railroad right-of-way to take in property north of IL-16. The Area extends northwest to include the Central Park property and north to the sewer treatment facility. In the eastern portion of the Area the boundary includes property between Lake Road and County Road 1200 East and extends north of Smith Road to include properties adjacent to Lake Hillsboro, which make up the northernmost portion of the boundary.

1. The purpose of the proposed redevelopment plan and project within the City of Hillsboro is to provide incentives for development in an area where development would not occur but for the use of tax increment financing and to provide public infrastructure upgrades throughout the area.
2. A general description of tax increment financing follows:

Tax increment financing was created by the Tax Increment Allocation Redevelopment Act (the "Act"), found at 65 ILCS 5/11-74.4-1 et. seq. Tax increment financing is a technique intended to be used by municipalities to address and eradicate problems which cause areas to qualify, generally, as "conservation" or "blighted" areas, and to carry out redevelopment projects which serve this end. The concept behind the tax increment law is relatively straightforward and allows a municipality to carry out redevelopment activities on a locally controlled basis. Redevelopment, which occurs in a designated Redevelopment Project Area, will increase the equalized assessed valuation of the property and, thus, generate increased property tax revenues. This increase or "increment" can be used to finance "redevelopment project costs" such as land acquisition, site clearance, building rehabilitation, interest subsidy and the construction of public infrastructure within that same Redevelopment Project Area.

3. Submit all comments and suggestions regarding the redevelopment of the areas to be studied to:

Sarah McConnell
Economic Development and Community Planning
City of Hillsboro
447 S Main Street
Hillsboro, IL 62049


Placed on file this 15th day of April, 2025.

Presented, passed, and approved this 15th day of April, 2025.

CITY OF HILLSBORO, ILLINOIS


Don Downs, Mayor

ATTEST:


David Jenkins, City Clerk

CITY OF HILLSBORO, ILLINOIS

Resolution No. 2025-09

**A RESOLUTION APPROVING THE RELEASE OF CERTAIN CLOSED SESSION
MINUTES OF THE CITY COUNCIL OF THE CITY OF HILLSBORO**

WHEREAS, on April 15, 2025, the City Council of the City of Hillsboro, Montgomery County, Illinois (the "Corporate Authorities") met in Closed Session, also known as Executive Session, invoking Section 2(c)(1) of the Open Meetings Act (5 ILCS 120/2(c)(1)) as the basis for the Closed Session; and

WHEREAS, during the Closed Session on April 15, 2025, the Corporate Authorities determined that the subject matter was not within an exception to the requirements of the Open Meetings Act, and the Closed Session was promptly concluded upon such determination; and

WHEREAS, the Corporate Authorities have determined that the minutes of said Closed Session should be approved for content and immediately made available for release and public inspection.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF HILLSBORO, MONTGOMERY COUNTY, ILLINOIS, as follows:

Section 1. That the recitals set forth above are incorporated as Section 1 of this Resolution.

Section 2. There being no need for confidentiality, Closed Session minutes of April 15, 2025, along with the audio recording of such Closed Session duly recorded by the City Clerk, shall be immediately made available for release and public inspection.

Section 3. The Mayor is authorized and directed to sign, and the City Clerk is authorized and directed to attest to, this Resolution.

PASSED this 6th day of May, 2025, pursuant to roll call vote by the City Council of the City of Hillsboro, Montgomery County, Illinois.

	<u>Ayes</u>	<u>Nays</u>	<u>Present</u>	<u>Absent</u>	<u>Abstain</u>
Commissioner Wright	/				
Commissioner Butler	/				
Commissioner Ward	/				
Commissioner Justison	/				
Mayor Downs	/				

APPROVED this 6th day of May, 2025.


MAYOR

ATTEST:


CITY CLERK

CITY OF HILLSBORO, ILLINOIS

Resolution No. 2025-10

**A RESOLUTION APPROVING AND RATIFYING A WASTEWATER SERVICE
AGREEMENT WITH THE VILLAGE OF BUTLER, ILLINOIS**

WHEREAS, the City Council of the City of Hillsboro, Montgomery County, Illinois (the "Corporate Authorities") wishes to ratify a "WASTEWATER SERVICE AGREEMENT" with the Village of Butler, Illinois, which is attached hereto as "Exhibit A".

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF HILLSBORO, MONTGOMERY COUNTY, ILLINOIS, as follows:

Section 1. The Corporate Authorities hereby approve and ratify the "WASTEWATER SERVICE AGREEMENT" (attached hereto as "Exhibit A") between the City of Hillsboro, Illinois and the Village of Butler, Illinois.

Section 2. This Resolution shall be in effect immediately upon its passage.

PASSED this 6th day of May, 2025, pursuant to roll call vote by the City Council of the City of Hillsboro, Montgomery County, Illinois.

Ayes:	<u>5</u>
Nays:	<u>0</u>
Present:	<u>0</u>
Abstain/Absent:	<u>0</u>

APPROVED this 6th day of May, 2025.



MAYOR

ATTEST:



CITY CLERK

“Exhibit A”

WASTEWATER SERVICE AGREEMENT

THIS WASTEWATER SERVICE AGREEMENT (hereinafter, the "Agreement") is entered into by and between the CITY OF HILLSBORO, ILLINOIS (hereinafter, the "CITY"), and the VILLAGE OF BUTLER, ILLINOIS, (hereinafter, the "VILLAGE") (each referred to as a "Party" or, collectively, as the "Parties").

WHEREAS, the CITY and the VILLAGE are non-home rule municipal corporations as set forth in Article VII, Section 7 of the 1970 Illinois Constitution, located in Montgomery County, Illinois; and

WHEREAS, the CITY owns and operates a wastewater collection system and wastewater treatment facilities (hereinafter, the "City's Wastewater System"); and

WHEREAS, the VILLAGE owns and operates a wastewater collection system (hereinafter, the "VILLAGE's Collection System"); and

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/11-146-1 provides, in part, "[t]he corporate authorities of each municipality may contract with * * * any municipality, or any person for the collection and disposal of sewage originating outside of municipalities"; and

WHEREAS, the CITY and the VILLAGE are public agencies within the meaning of the Illinois Intergovernmental Cooperation Act, as specified at 5 ILCS 220/1, *et seq.*, and are authorized by Article VII, Section 10 of the Constitution of the State of Illinois to cooperate for public purposes; and

WHEREAS, the CITY has previously entered into an agreement or agreements with the VILLAGE providing for treatment of wastewater from the VILLAGE's Collection System; and

WHEREAS, the CITY is in the process of upgrading and updating the City's Wastewater System by constructing a new wastewater treatment plant; and

WHEREAS, construction of the CITY's new wastewater treatment plant is being financed, in part, by funds from the United States Department of Agriculture; and

WHEREAS, to comply with standards established by the United States Department of Agriculture, including 7 C.F.R. § 1780.62, the CITY is required to update its existing agreement(s) with the VILLAGE for providing wastewater services.

NOW THEREFORE, in consideration of the mutual terms, conditions, benefits, covenants, and agreements contained herein, the Parties hereto agree as follows:

1. Authority

This Agreement is authorized and is entered into pursuant to Division 147 of the Illinois Municipal Code, 65 ILCS 5/11-147-1, *et seq.* ("Division 147").

2. Quality & Quantity

During the term of this Agreement or any renewal or extension thereof, the CITY shall receive from the VILLAGE at the Point of Delivery (hereinafter defined) the VILLAGE's Wastewater (hereinafter defined) for the purpose of wastewater treatment, not to exceed in a single month a 25% variance from the previous 12-month average flow, measured in gallons and based on historical data regarding the amount of wastewater conveyed to the CITY by the VILLAGE, subject to the terms, conditions, and provisions of this Agreement. Within this Agreement, the "VILLAGE's Wastewater" shall mean those wastewater connections to the VILLAGE's Collection System within the corporate limits of the Village of Butler as existing on the date of this Agreement. The VILLAGE shall not permit any surface drainage or storm water drainage into its Collection System. The CITY expressly recognizes and understands, however, that an Act of God or a system failure could result in surface drainage or stormwater drainage infiltrating the system, and such situations will only be deemed as ones in which the VILLAGE has "permitted" surface drainage or storm water drainage into its Collection System where the facts demonstrate that to be the case or where the VILLAGE has failed to discontinue or remedy such infiltration after notice and a reasonable opportunity to do so.

Further, the VILLAGE shall not allow any septic systems or bulk waste dumping to be discharged, deposited, or transmitted into the City's Wastewater System from the VILLAGE's Collection System. Any waste streams from the VILLAGE that exceed residential concentrations shall be expressly approved by the CITY beforehand and in writing. For purposes of this Agreement, "residential concentrations" shall mean up to 100 gallons per person per day. Sewage from the VILLAGE (*i.e.*, the VILLAGE's Wastewater) that is transmitted or delivered to the Point of Delivery pursuant to this Agreement shall not exceed the concentrations identified by City ordinances as triggering a surcharge.

In case of reduction in the CITY's capacity to provide wastewater treatment services, all of the CITY's wastewater treatment users, including the VILLAGE, will proportionately share the reduction in treatment capacity.

3. Point of Delivery

The VILLAGE's Wastewater shall be transmitted, delivered, and furnished to the CITY at the existing master meter located at the CITY's wastewater treatment

plant. The CITY and the VILLAGE may mutually agree to amend, expand, relocate, or otherwise modify the Point of Delivery by written agreement pursuant to terms and conditions of this Agreement. Unless and until the Point of Delivery is relocated, the CITY agrees to allow the VILLAGE all reasonable access at all reasonable times to access, repair, or otherwise maintain the Point of Delivery and the line leading thereto, and the VILLAGE agrees to notify the CITY prior to entering upon the CITY's property for such purposes or, if prior notice is impractical, at the earliest reasonable opportunity.

4. Risk of Loss; Care, Custody, and Control

Risk of loss of the VILLAGE's Wastewater shall transfer from the VILLAGE to the CITY at the Point of Delivery. Care, custody, and control of the VILLAGE's Wastewater shall transfer from the VILLAGE to the CITY on the CITY's side of the meter within the Point of Delivery.

5. Rates

A. Rates: The CITY shall charge, and the VILLAGE shall pay, for sewage transmitted, conveyed, and delivered to the City's Wastewater System at the rates established by Ordinances of the CITY. The initial rates shall be as set forth by Ordinance No. 1793, approved April 2, 2024. The CITY shall retain the power to raise or lower the VILLAGE's rates charged under this Agreement in a fashion proportionate with any increases or decreases in rates that CITY may make for its regular customers.

B. Surcharges: Should there be an exceedance of the limitations set forth in paragraph 2 or a violation of paragraph 2 that causes the CITY to incur additional costs for operation, maintenance, replacement, or fines and penalties imposed by any court or state or federal agency, the VILLAGE shall pay to the CITY the actual amount of any such costs for operation, maintenance, replacement, fine, or penalty. In addition, the VILLAGE shall reimburse the CITY for any attorneys' fees and legal costs incurred by the CITY related to the CITY's defense against imposition of fines or penalties by such court or state or federal agency.

6. Metering

The CITY shall continue to operate, own, and maintain at the CITY's expense at the Point of Delivery the necessary metering equipment, including the existing master meter, and required devices of standard type for properly measuring the quantity of the VILLAGE's Wastewater. The VILLAGE shall be responsible for maintaining any other metering equipment not located at or located before the Point of Delivery. The metering equipment shall be read monthly. An appropriate official

of the VILLAGE shall have access to the meter at all reasonable times for the purpose of verifying its readings.

The CITY shall calibrate and test the metering equipment at the Point of Delivery upon request by the VILLAGE, at the VILLAGE's expense, but such request shall not be made more frequently than twice per calendar year. Metering equipment registering not more than 2% above or below the calibration result shall be deemed to be accurate. If the VILLAGE requests calibration and testing of the CITY's metering equipment and the metering equipment is found to be inaccurate (*i.e.*, more than 2% above or below the calibration result), then the CITY shall pay the cost of calibration and testing of the metering equipment. The previous readings of any meter disclosed by test to be inaccurate shall be corrected for the 6 months previous to such test in accordance with the percentage of inaccuracy found by such tests.

If any meter fails for any period, the amount of water furnished during such period shall be deemed to be the amount of sewage delivered in the corresponding period immediately prior to the failure, unless the Parties agree upon a different amount.

7. Performance

Any requirements of the CITY in its NPDES permits regarding collection systems or sources shall apply to the VILLAGE with regard to the VILLAGE's Collection System.

8. Billing & Payment

During the term of this Agreement, the CITY shall tender statements to the VILLAGE for the sewage transmitted through the Point of Delivery for the prior billing period consistent with the CITY's regular billing practices and schedule. The VILLAGE shall be subject to penalties, interest, and other terms as may be established by ordinance. Furthermore, if the VILLAGE fails to pay any balance that is more than 180 days overdue, the CITY may, in addition to any other rights afforded to the CITY by ordinance, rule, regulation, or law, terminate this Agreement and discontinue the acceptance and treatment of wastewater from the VILLAGE's Wastewater and collection system. The CITY may also pursue any and all remedies available to the CITY at law or in equity.

9. System Rights

It is understood and agreed that the relationship of the CITY and the VILLAGE is contractual in nature and that any payments by the VILLAGE to the CITY as provided herein shall not be construed as vesting any right, title, or interest in the City's Wastewater System or any improvements, enlargements, or extensions

thereof in favor of the VILLAGE. This Agreement shall not vest or otherwise create in the VILLAGE any right to the City's Wastewater System, nor shall the VILLAGE have any right to use or transmit wastewater through the City's Wastewater System that is not expressly approved by the CITY.

10. Term of Agreement; Renewal

The term of this Agreement shall be forty (40) years. Thereafter, this Agreement shall automatically renew for another term of one (1) year, unless this Agreement is sooner terminated by either Party by sending written notice of its intent to do so to the chief executive officer (i.e., the CITY's Mayor or the VILLAGE's President, as applicable) of the other Party within 180 days of the expiration of the initial term or a renewal term of this Agreement. A courtesy copy of any such notices shall also be provided to the other Party's Clerk.

11. Consultations and Exchanges of Information

During the term of this Agreement, each Party shall provide the other with such data and usage forecasts as either Party may reasonably require for its planning purposes. Either Party may inspect the books and records of the other at reasonable times and places, insofar as such books and records relate to the subject matter of this Agreement, and without the necessity for a formal request pursuant to the Freedom of Information Act. Each Party to this Agreement shall consult with the other whenever reasonably requested to do so.

12. Dispute Resolution

This Agreement and its terms are specifically enforceable by court action, including, without limitation, injunctive relief. It is also agreed that the sole and exclusive jurisdiction and venue for any action for enforcement of this Agreement or for any alleged violation of this Agreement shall be solely the Circuit Court of Montgomery County, Illinois.

13. Regulatory Agencies

This Agreement is subject to such rules, regulations, or laws as may be applicable to similar agreements in this State, and the Parties hereto will collaborate in obtaining such permits, certificates, or the like, as may be required to comply therewith. The CITY hereby pledges this Agreement as part of the security for the loan issued by the United States Department of Agriculture (Rural Development) to facilitate construction of CITY's new wastewater treatment plant.

14. Miscellaneous

This is the entire agreement between the Parties with respect to its subject matter. All oral representations regarding this Agreement prior to the date hereof are expressly disclaimed. Any and all prior agreements between the CITY and the VILLAGE are hereby superseded and declared null and void. This Agreement is effective upon execution and approval of the last to occur of (1) a written resolution of the VILLAGE, signed by the VILLAGE President, authorizing the VILLAGE to enter into this Agreement; (2) a written resolution of the CITY, signed by the Mayor of Hillsboro, authorizing the CITY to enter into this Agreement; and (3) this Agreement being signed by the Mayor and the President and attested by the respective Clerks, provided, however, that this Agreement may be executed in counterparts. The signatories to this Agreement warrant and represent that each has full authority to bind his/her respective Party. All modifications to this Agreement shall be in writing and shall be effective only when approved by written resolutions approved and signed by both Parties. The headings in this Agreement are for convenience only and are not substantive parts of this Agreement. This Agreement shall be governed in accordance with Illinois law. In the event any portion of this Agreement is unenforceable, such shall not affect the enforceability of the remainder of the Agreement.

** THE BALANCE OF THIS PAGE IS INTENTIONALLY LEFT BLANK **

IN WITNESS WHEREOF, the CITY and the VILLAGE have executed this Agreement on that date affixed to their respective signatures set forth below.

CITY OF HILLSBORO, ILLINOIS, an Illinois Municipal Corporation

BY: *Don E. Doreno* DATE: *04/21/2025*
Its Mayor

ATTEST: *[Signature]* DATE: *4/21/25*
Its Clerk



VILLAGE OF BUTLER, ILLINOIS, an Illinois Municipal Corporation

BY: *Rich J. Jare* DATE: *4-21-25*
Its President

ATTEST: *Kendra Lane* DATE: *4-21-25*
Its Clerk

SEAL

CITY OF HILLSBORO, ILLINOIS

Resolution No. 2025-11

A RESOLUTION APPROVING AND RATIFYING A WASTEWATER SERVICE AGREEMENT WITH THE STATE OF ILLINOIS DEPARTMENT OF CORRECTIONS

WHEREAS, the City Council of the City of Hillsboro, Montgomery County, Illinois (the "Corporate Authorities") wishes to ratify a "WASTEWATER SERVICE AGREEMENT" with the State of Illinois Department of Corrections, which is attached hereto as "Exhibit A".

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF HILLSBORO, MONTGOMERY COUNTY, ILLINOIS, as follows:

Section 1. The Corporate Authorities hereby approve and ratify the "WASTEWATER SERVICE AGREEMENT" (attached hereto as "Exhibit A") between the City of Hillsboro, Illinois and the State of Illinois Department of Corrections.

Section 2. This Resolution shall be in effect immediately upon its passage.

PASSED this 6th day of May, 2025, pursuant to roll call vote by the City Council of the City of Hillsboro, Montgomery County, Illinois.

Ayes:	<u>5</u>
Nays:	<u>0</u>
Present:	<u>0</u>
Abstain/Absent:	<u>0</u>

APPROVED this 6th day of May, 2025.


MAYOR

ATTEST:

CITY CLERK

“Exhibit A”

WASTEWATER SERVICE AGREEMENT

THIS WASTEWATER SERVICE AGREEMENT (hereinafter, the "Agreement") is entered into by and between the CITY OF HILLSBORO, ILLINOIS (hereinafter, the "CITY"), and the STATE OF ILLINOIS DEPARTMENT OF CORRECTIONS, (hereinafter, the "IDOC") (each referred to as a "Party" or, collectively, as the "Parties").

WHEREAS, the CITY is a non-home rule municipal corporation as set forth in Article VII, Section 7 of the 1970 Illinois Constitution, located in Montgomery County, Illinois; and

WHEREAS, the CITY owns and operates a wastewater collection system and wastewater treatment facilities (hereinafter, the "City's Wastewater System"); and

WHEREAS, IDOC operates a medium security adult male correctional facility, namely Graham Correctional Center (hereinafter, "Graham"), which is located at 12068 Illinois Route 185, Hillsboro, Montgomery County, Illinois; and

WHEREAS, since 1991, and prior thereto, the City has treated the wastewater generated at Graham and transmitted to the City from Graham via pipes, valves, lines, fittings, flanges, mains, systems, cleanouts, lift station(s), and/or other hardware, facilities, and appurtenances (hereinafter, "Graham's Collection System"); and

WHEREAS, the CITY has previously entered into an agreement or agreements with IDOC providing for treatment of wastewater from Graham's Collection System; and

WHEREAS, the CITY is in the process of upgrading and updating the City's Wastewater System by constructing a new wastewater treatment plant; and

WHEREAS, construction of the CITY's new wastewater treatment plant is being financed, in part, by funds from the United States Department of Agriculture; and

WHEREAS, to comply with standards established by the United States Department of Agriculture, including 7 C.F.R. § 1780.62, the CITY is required to update its existing agreement(s) with IDOC for providing wastewater services; and

WHEREAS, the Illinois Procurement Code, 30 ILCS 500/1-10(b)(1), provides that its provisions do not apply to "[c]ontracts between the State and its political subdivisions"; and

WHEREAS, the CITY and IDOC are public agencies within the meaning of the Illinois Intergovernmental Cooperation Act, as specified at 5 ILCS 220/1, *et seq.*,

and are authorized by Article VII, Section 10 of the Constitution of the State of Illinois to cooperate for public purposes.

NOW THEREFORE, in consideration of the mutual terms, conditions, benefits, covenants, and agreements contained herein, the Parties hereto agree as follows:

1. Authority

This Agreement is authorized and is entered into pursuant to the Illinois Intergovernmental Cooperation Act, as specified at 5 ILCS 220/1, *et seq.*, and Article VII, Section 10 of the Constitution of the State of Illinois.

2. Quality & Quantity

During the term of this Agreement or any renewal or extension thereof, the CITY shall receive from IDOC/Graham at the Point of Delivery (hereinafter defined) Graham's Wastewater (hereinafter defined) for the purpose of wastewater treatment, not to exceed in a single month a 25% variance from the previous 12-month average flow, subject to the terms, conditions, and provisions of this Agreement. Within this Agreement, "Graham's Wastewater" shall mean those wastewater connections to Graham's Collection System as existing on the date of this Agreement and being discharged to the City for treatment pursuant to any prior agreement. Graham shall be the only property provided with service pursuant to this Agreement. In case of shortages in the CITY's capacity to provide wastewater treatment services, all of the CITY's wastewater treatment users will proportionately share the shortage.

3. Point of Delivery

Graham's Wastewater shall be transmitted, delivered, and furnished to the CITY at the existing lift station located on P.I.N. 16-12-376-001. The CITY and IDOC may mutually agree to amend, expand, relocate, or otherwise modify the Point of Delivery by written agreement pursuant to terms and conditions of this Agreement.

4. Risk of Loss; Care, Custody, and Control

Risk of loss of Graham's Wastewater shall transfer from IDOC to the CITY at the Point of Delivery. Care, custody, and control of Graham's Wastewater shall transfer from IDOC to the CITY at the Point of Delivery.

5. Rates

A. Rates: The CITY shall charge, and IDOC shall pay, for sewage transmitted, conveyed, and delivered to the City's Wastewater System at the rates established by Ordinances of the CITY. The initial rates shall be as set forth by Ordinance No. 1793, approved April 2, 2024. The CITY shall retain the power to raise

or lower IDOC's rates charged under this Agreement in a fashion proportionate with any increases or decreases in rates that CITY may make for its regular customers.

B. Surcharges: In addition to the above rates, and notwithstanding anything to the contrary within this Agreement, surcharges will be calculated at the time of exceedance, measured in gallons, and based on historical data regarding the amount of wastewater conveyed to the CITY by IDOC. IDOC shall pay the rate set forth in paragraph 5.A. on any excesses over and above the effluent limitations set forth in paragraph 2.

6. Metering

The CITY shall continue to operate, own, and maintain at the CITY's expense at or after the Point of Delivery any necessary metering equipment and required devices of standard type for properly measuring the quantity of the Graham's Wastewater. IDOC shall be responsible for maintaining any other metering equipment not located at or located before the Point of Delivery. An appropriate official of the IDOC shall have access to the CITY's meter at all reasonable times for the purpose of verifying its readings.

The CITY shall calibrate and test its metering equipment upon request by IDOC, at the IDOC's expense, but such request shall not be made more frequently than twice per calendar year. Metering equipment registering not more than 2% above or below the calibration result shall be deemed to be accurate. If IDOC requests calibration and testing of the CITY's metering equipment and the metering equipment is found to be inaccurate (*i.e.*, more than 2% above or below the calibration result), then the CITY shall pay the cost of calibration and testing of the metering equipment. The previous readings of any meter disclosed by test to be inaccurate shall be corrected for the 6 months previous to such test in accordance with the percentage of inaccuracy found by such tests.

If any meter fails for any period, the amount of water furnished during such period shall be deemed to be the amount of sewage delivered in the corresponding period immediately prior to the failure, unless the Parties agree upon a different amount.

7. Performance

Any requirements of the CITY in its NPDES permits regarding collection systems or sources shall apply to IDOC with regard to Graham's Collection System.

8. Billing & Payment

During the term of this Agreement, the CITY shall tender statements to IDOC for the sewage transmitted through the Point of Delivery for the prior billing period

consistent with the CITY's regular billing practices and schedule. All payments by the State (or IDOC) under this Agreement are subject to the Illinois State Prompt Payment Act (30 ILCS 540) and the Illinois Finance Act (30 ILCS 105). If the State fails to make a payment within 90 days after receipt of a proper invoice or the date specified in the contract, whichever is later, interest may be payable as provided by the Prompt Payment Act.

9. System Rights

It is understood and agreed that the relationship of the CITY and IDOC is contractual in nature and that any payments by IDOC to the CITY as provided herein shall not be construed as vesting any right, title, or interest in the City's Wastewater System or any improvements, enlargements, or extensions thereof in favor of IDOC. This Agreement shall not vest or otherwise create in IDOC any right to the City's Wastewater System, nor shall IDOC have any right to use or transmit wastewater through the City's Wastewater System that is not expressly approved by the CITY.

10. Term of Agreement

The term of this Agreement shall be ten (10) years.

11. Consultations and Exchanges of Information

During the term of this Agreement, each Party shall provide the other with such data and usage forecasts as either Party may reasonably require for its planning purposes. Either Party may inspect the books and records of the other at reasonable times and places, insofar as such books and records relate to the subject matter of this Agreement, and without the necessity for a formal request pursuant to the Freedom of Information Act. Each Party to this Agreement shall consult with the other whenever reasonably requested to do so.

12. Regulatory Agencies

This Agreement is subject to such rules, regulations, or laws as may be applicable to similar agreements in this State, and the Parties hereto will collaborate in obtaining such permits, certificates, or the like, as may be required to comply therewith. The CITY hereby pledges this Agreement as part of the security for the loan issued by the United States Department of Agriculture (Rural Development) to facilitate construction of CITY's new wastewater treatment plant.

13. Miscellaneous

This is the entire agreement between the Parties with respect to its subject matter. All oral representations regarding this Agreement prior to the date hereof are expressly disclaimed. Any and all prior agreements between the CITY and IDOC

are hereby superseded and declared null and void. This Agreement is effective upon execution and approval of the last to occur of (1) this Agreement being signed by Graham's Warden or other person authorized to enter into this Agreement by IDOC and (2) a written resolution of the CITY, signed by the Mayor of Hillsboro, authorizing the CITY to enter into this Agreement, together with this Agreement being signed by the Mayor of the CITY and attested by the CITY's Clerk, provided, however, that this Agreement may be executed in counterparts. The signatories to this Agreement warrant and represent that each has full authority to bind his/her respective Party. All modifications to this Agreement shall be in writing and shall be effective only when approved by written resolutions approved and signed by both Parties. The headings in this Agreement are for convenience only and are not substantive parts of this Agreement. This Agreement shall be governed in accordance with Illinois law. In the event any portion of this Agreement is unenforceable, such shall not affect the enforceability of the remainder of the Agreement.

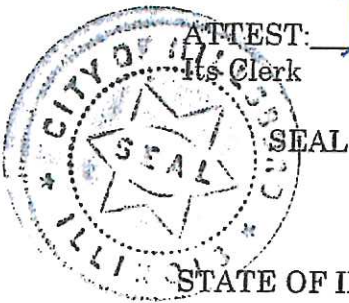
**** THE BALANCE OF THIS PAGE IS INTENTIONALLY LEFT BLANK ****

IN WITNESS WHEREOF, the CITY and IDOC have executed this Agreement on that date affixed to their respective signatures set forth below.

CITY OF HILLSBORO, ILLINOIS, an Illinois Municipal Corporation

BY: Don E. Downs DATE: 04/24/2025
Its Mayor

ATTEST: DMK DATE: 4/25/2025
Its Clerk



STATE OF ILLINOIS DEPARTMENT OF CORRECTIONS

Latoya Hughes
BY: by James Deen DATE: _____
Its Director

Digitally signed by Latoya
Hughes by James Deen
Date: 2025.04.25 11:40:03 -05'00'

Robert L.
ATTEST: Fanning DATE: _____
Its General Counsel

Digitally signed by Robert L.
Fanning
Date: 2025.04.25 14:28:31 -05'00'

SEAL

CITY OF HILLSBORO, ILLINOIS

RESOLUTION NO. 2025-12

**A RESOLUTION REGARDING CLOSURE OF ROUTE 16
AND ROUTE 127 FOR OLD SETTLERS PARADE**

WHEREAS, the Old Settlers Association is sponsoring a parade in City of Hillsboro, Montgomery County, Illinois (the "City"), which event constitutes a public purpose; and

WHEREAS, the Old Settlers parade will require the temporary closure Illinois Route 16 and Illinois Route 127, which are state highways in the City, as follows:

- Illinois Route 127 (South Main Street): from Summer Street to School Street (Illinois Route 16); and
- Illinois Route 16 (School Street): from South Main Street (Illinois Route 127) to Chase Street; and
- Illinois Route 16 & Illinois Route 127 (South Main Street, Tillson Street, South Hamilton Street, & Springfield Road): from School Street to South Oak Street.

WHEREAS, section 4-408 of the Illinois Highway Code authorizes the Department of Transportation to issue permits to local authorities to temporarily close portions of state highways for such purposes.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HILLSBORO, MONTGOMERY COUNTY, ILLINOIS, that permission to close Illinois Route 16 and Illinois Route 127, as designated above, be requested of the Department of Transportation from the hours of 6:00 p.m. to 8:00 p.m. on Thursday, August 7, 2025.

BE IT FURTHER RESOLVED, that this closure is for the public purpose of conducting a parade as part of an annual community celebration, namely the Old Settlers parade.

BE IT FURTHER RESOLVED, that traffic from that closed portion of highway shall be detoured over routes with an all-weather surface that can accept the anticipated traffic, which will be maintained to the satisfaction of the Department of Transportation and which is conspicuously marked for the benefit of traffic diverted from the state highway, which detour routes shall be as follows:

- Illinois Route 127 shall be closed to northbound traffic at Summer Street. Traffic shall be diverted and rerouted west onto West Summer Street, then

north onto South Oak Street, then west onto Springfield Road (Illinois Route 16 & Illinois Route 127); and

- Illinois Route 127 shall be closed to southbound traffic at South Oak Street. Traffic shall be diverted and rerouted south onto South Oak Street, then east onto West Summer Street, then south onto South Main Street (Illinois Route 127); and
- Illinois Route 16 shall be closed to westbound traffic at Chase Street. Traffic shall be diverted and rerouted south onto Chase Street, then west onto East Summer Street, across South Main Street (Illinois Route 127) and onto West Summer Street, then north onto South Oak Street, then west onto Springfield Road (Illinois Route 16 & Illinois Route 127); and
- Illinois Route 16 shall be closed to eastbound traffic at South Oak Street. Traffic shall be diverted and rerouted south onto South Oak Street, then east onto West Summer Street, across South Main Street (Illinois Route 127) and onto East Summer Street, then north onto Chase Street, then east onto School Street (Illinois Route 16); and
- Illinois Route 127 traffic wishing to access Illinois Route 16 and Illinois Route 16 traffic wishing to access Illinois Route 127 shall utilize the above detour routes.

BE IT FURTHER RESOLVED, that the City assumes full responsibility for the direction, protection, and regulation of traffic during the time the detour is in effect.

BE IT FURTHER RESOLVED, that police officers or authorized flaggers shall, at the expense of the City, be positioned at each end of the closed section and at other points, such as intersections, as may be necessary to assist in directing traffic through the detour.

BE IT FURTHER RESOLVED, that police officers, flaggers, and officials shall permit emergency vehicles in emergency situations to pass through the closed area as swiftly as is safe for all concerned.

BE IT FURTHER RESOLVED, that all debris shall be removed by the City prior to reopening the State Highway.

BE IT FURTHER RESOLVED, that such signs, flags, barricades, etc., shall be used by the City as may be approved by the Illinois Department of Transportation.

BE IT FURTHER RESOLVED, that the closure and detour shall be marked according to the Illinois Manual on Uniform Traffic Control Devices.

BE IT FURTHER RESOLVED, that the City hereby agrees to assume all liabilities and pay all claims for any damage which shall be occasioned by the closing

described above.

BE IT FURTHER RESOLVED, that the City shall provide a comprehensive general liability insurance policy or an additional insured endorsement in the amount of \$100,000 per person and \$500,000 aggregate which has the Illinois Department of Transportation and its officials, employees, and agents as insureds and which protects them from all claims arising from the requested road closing.

BE IT FURTHER RESOLVED, that a copy of this Resolution be forwarded to the Department of Transportation to serve as a formal request for the permission sought in this Resolution and to operate as part of the conditions of said permission.

PASSED this 6th day of May, 2025, by roll call votes as follows:

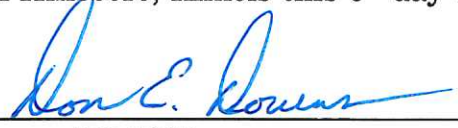
	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Present</u>
Commissioner Wright	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Butler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Ward	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Justison	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Downs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

APPROVED by the Mayor of the City of Hillsboro, Illinois this 6th day of May, 2025.

ATTEST:



CITY CLERK



MAYOR

RESOLUTION NO. 2025-13

RESOLUTION AUTHORIZING THE USE OF BUSINESS DISTRICT SPECIAL ALLOCATION FUNDS FOR A REDEVELOPMENT PROJECT OCCURRING AT 1710 VANDALIA ROAD (DIAMONDS & DOGS)

WHEREAS, the City of Hillsboro, Illinois, (the "City") desires to redevelop and improve existing property within the redevelopment project areas established pursuant to the Business District Development and Redevelopment Law, 65 ILCS 5/11-74.3-1 *et. seq.* (the "Business District Act"); and,

WHEREAS, the City will use its best efforts and act in accordance with the Business District Act to utilize special allocation funds where available to accomplish the goals and objectives set forth for the redevelopment project area; and,

WHEREAS, Dennis McCammack d/b/a Diamonds & Dogs (the "Developer"), has submitted a proposal requesting consideration by the City Council of the City of Hillsboro for the use of special allocation funds from the City to support a redevelopment project which will cause for the installation of new doors and roof repairs to an existing commercial building on certain property located within the Business District; and,

WHEREAS, the City wishes to encourage the Developer to pursue a plan for redevelopment and improvement of property within this specially designated redevelopment project area and make such expenditures as are reasonably necessary in that regard; and,

WHEREAS, the City has the ability and legal authority granted by the Business District Act to utilize special allocation funds to support economic development efforts in accordance with the goals of the established Redevelopment Plan for Business District; and,

WHEREAS, the Corporate Authorities of the City of Hillsboro finds that it is in the best interest of the City of Hillsboro to enter into a Redevelopment Agreement with the Developer for reimbursement of certain approved costs and expenses relating to the performance of certain redevelopment project activities, a copy of which is attached hereto as Exhibit "A" and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED BY THE CORPORATE AUTHORITIES OF THE CITY OF HILLSBORO, ILLINOIS, AS FOLLOWS:

SECTION 1. The Mayor is hereby authorized to enter into a Redevelopment Agreement using special allocation funds with Developer, attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is hereby authorized to execute all documents and to take all other action deemed by it to be necessary and proper to effectuate the said agreement.

SECTION 3. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by 65 ILCS 5/1-2-4.

Passed by the City Council of the City of Hillsboro, Illinois on the 6th day of May, 2025 on the following roll call vote:

NAME	AYE	NAY	ABSTAIN	ABSENT
Fred Butler, Commissioner	/			
Tommy Justison, Commissioner	/			
Patrick Ward, Commissioner	/			
Kendra Wright, Commissioner	/			
Don Downs, Mayor	/			
TOTAL				

Recorded in the Records of the City Clerk and published by the authority of the Mayor and City Council of the City of Hillsboro, Montgomery County, Illinois in pamphlet form this 6th day of May, 2025.


MAYOR

ATTEST:





RESOLUTION NO. 2025-13

RESOLUTION AUTHORIZING THE USE OF BUSINESS DISTRICT SPECIAL ALLOCATION FUNDS FOR A REDEVELOPMENT PROJECT OCCURRING AT 1710 VANDALIA ROAD (DIAMONDS & DOGS)

WHEREAS, the City of Hillsboro, Illinois, (the "City") desires to redevelop and improve existing property within the redevelopment project areas established pursuant to the Business District Development and Redevelopment Law, 65 ILCS 5/11-74.3-1 *et. seq.* (the "Business District Act"); and,

WHEREAS, the City will use its best efforts and act in accordance with the Business District Act to utilize special allocation funds where available to accomplish the goals and objectives set forth for the redevelopment project area; and,

WHEREAS, Dennis McCammack d/b/a Diamonds & Dogs (the "Developer"), has submitted a proposal requesting consideration by the City Council of the City of Hillsboro for the use of special allocation funds from the City to support a redevelopment project which will cause for the installation of new doors and roof repairs to an existing commercial building on certain property located within the Business District; and,

WHEREAS, the City wishes to encourage the Developer to pursue a plan for redevelopment and improvement of property within this specially designated redevelopment project area and make such expenditures as are reasonably necessary in that regard; and,

WHEREAS, the City has the ability and legal authority granted by the Business District Act to utilize special allocation funds to support economic development efforts in accordance with the goals of the established Redevelopment Plan for Business District; and,

WHEREAS, the Corporate Authorities of the City of Hillsboro finds that it is in the best interest of the City of Hillsboro to enter into a Redevelopment Agreement with the Developer for reimbursement of certain approved costs and expenses relating to the performance of certain redevelopment project activities, a copy of which is attached hereto as Exhibit "A" and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED BY THE CORPORATE AUTHORITIES OF THE CITY OF HILLSBORO, ILLINOIS, AS FOLLOWS:

SECTION 1. The Mayor is hereby authorized to enter into a Redevelopment Agreement using special allocation funds with Developer, attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is hereby authorized to execute all documents and to take all other action deemed by it to be necessary and proper to effectuate the said agreement.

SECTION 3. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by 65 ILCS 5/1-2-4.

Passed by the City Council of the City of Hillsboro, Illinois on the 6th day of May, 2025 on the following roll call vote:

NAME	AYE	NAY	ABSTAIN	ABSENT
Fred Butler, Commissioner	/			
Tommy Justison, Commissioner	/			
Patrick Ward, Commissioner	/			
Kendra Wright, Commissioner	/			
Don Downs, Mayor	/			
TOTAL				

Recorded in the Records of the City Clerk and published by the authority of the Mayor and City Council of the City of Hillsboro, Montgomery County, Illinois in pamphlet form this 6th day of May, 2025.


MAYOR

ATTEST:





REDEVELOPMENT AGREEMENT
HILLSBORO BUSINESS DISTRICT
DIAMONDS AND DOGS EXISTING BUILDING IMPROVEMENT PROJECT

THIS REDEVELOPMENT AGREEMENT (including any exhibits and attachments hereto, collectively, this “Agreement”) is entered into on this 6th day of May, 2025, by and between the CITY OF HILLSBORO, MONTGOMERY COUNTY, ILLINOIS, an Illinois Municipal Corporation (hereinafter referred to as the “City”), and DENNIS McCAMMACK, doing business as, DIAMONDS AND DOGS (hereinafter known as the “Developer”) (The City and Developer shall collectively be referred to as the “Parties”).

RECITALS

- A. On May 24, 2016, in accordance with the Business District Development and Redevelopment Act (65 ILCS 5/11-74.3-1 *et seq.*), as supplemented and amended (the “Business District Act”), the Mayor and City Council of the City (the “Corporate Authorities”) approved ordinances designating a Business District Redevelopment Project Area (also known as the “Business District”) and adopting the Hillsboro Business District Development and Redevelopment Plan and Project (the “Redevelopment Plan” or “Business District Plan”).
- B. The Developer has submitted a redevelopment proposal to the City for the performance of a project for development and improvement of certain property located within the Business District which could not or would not be undertaken without the provision of financial assistance from the City.
- C. The Corporate Authorities, after reviewing the redevelopment proposal submitted by the Developer and considering the benefits and impacts it will have on the City, believes that the Redevelopment Project as set forth herein, and the performance generally of this Agreement, are in the best interests of the City, and the health, safety, morals and welfare of its residents, and in accord with the goals and objectives specified in the Redevelopment Plans.
- D. In consideration of the execution of this Agreement and in reliance thereon, the Developer is proceeding with plans to complete the Redevelopment Project as set forth herein.
- E. Any terms which are not defined in this Agreement shall have the same meaning as they do in the Business District Act unless indicated to the contrary.

- F. Each of the Parties represents that it has taken all actions necessary to authorize its representatives to execute this Agreement.
- G. The Parties agree to execute whatever other documents are necessary in furtherance of this Agreement and any exhibits hereto.
- H. The Parties agree that the matters set forth in the recitals and statements above are true and correct and form a part of this Agreement.

COVENANTS AND AGREEMENTS

SECTION 1: The Redevelopment Project. The Developer agrees, subject to the terms and conditions hereof, to undertake a project for the improvement of an existing commercial building for the purposes of operating a commercial business (“Diamonds and Dogs”) (the “Redevelopment Project”) on certain “Property” as shall be defined and identified by the following address and parcel identification number(s) (including any future subdivision or combination thereof):

Address	Montgomery County, IL PIN(s)
1710 Vandalia Road, Hillsboro, IL 62049	16-13-106-022

As also identified and described in Appendix A – Project Location

The Redevelopment Project includes, but is not limited to:

- a) All preconstruction demolition, site preparation, engineering, planning, surveying, architectural work, studies, and other professional services which may be required.
- b) The performance of improvements, repairs, renovations, and redevelopment to the existing building located on the Property, which includes, but is not limited to:
 - 1. Installation or repair of doors and doorways.
 - 2. Roof repairs.
- c) Any and all other work which may be reasonably expected or required to be performed in order to prepare the building for the proposed uses and in accordance with all federal, state, and local regulations of such a facility or development project.
- d) Any and all Americans with Disabilities Act compliant improvements, site clean-up, inspections, permitting and other work which may reasonably be required to complete the project as proposed.

The Developer agrees to begin the Redevelopment Project within thirty (30) days of execution of this Agreement and have the Redevelopment Project substantially completed on or before July 1, 2025. An extension to these deadlines may be granted upon request from the Developer, with written approval from the City, of which will not be unreasonably

withheld.

The Developer agrees that in order for the Redevelopment Project to be considered substantially complete, all items listed in this Section 1 must be completed, as determined in the reasonable discretion of the City, the building(s) and Property must be ready for occupation, prepared for the proposed uses, open to the public, and be in compliance with all relevant building codes, ordinances, or other regulations.

The Developer agrees that all work and construction phases will be performed in accordance with all federal, state, and local laws, codes, ordinances, regulations, and other relevant policies which may pertain to the development of the Property.

SECTION 2: Reimbursement of Eligible Costs. Should the Developer comply with all the obligations in Section 1 and elsewhere in this Agreement in all material respects, the City agrees to reimburse the Developer for certain Eligible Redevelopment Project Costs incurred during the performance of the Redevelopment Project.

“Eligible Redevelopment Project Costs” shall be those costs actually paid and incurred in connection with the Redevelopment Project which are authorized to be reimbursed or paid from the special allocation fund for the Business District as provided by the Business District Act, as determined and verified by the City, in the City’s reasonable discretion. For the purposes of this agreement, Eligible Redevelopment Project Costs may include, but are not limited to:

Work Item Description	Estimated Cost
Installation of New Doors	\$5,060.00
Roof Repairs	\$3,500.00
Total Estimated Costs	\$8,560.00

SECTION 3: Structure of Incentives and Developer Reimbursement Payments.

Should the Developer comply with all the obligations in Section 1 and of this Agreement in all material aspects, The City agrees to reimburse the Developer for portions of certain Eligible Redevelopment Project Costs incurred during the performance of the Redevelopment Project.

In accordance with this agreement, the City agrees to cause for financial assistance to be made available to the Developer in the following forms:

(A) One-Time Cost Reimbursement Grant Payment

Pursuant to this agreement, the City agrees to reimburse the Developer in an amount equal to **eighty percent (80%)** of the total Eligible Redevelopment Project Costs related to the

Redevelopment Project, as determined and verified by the City, in the City's sole discretion (the "Reimbursement Amount"), up to a maximum amount of **\$6,884.00** (the "Reimbursement Limit").

Disbursement of these funds will be in the form of a one-time, lump-sum payment, and will only be eligible for disbursement upon completion of the entire Redevelopment Project, submission of proper Requests for Payment, and verification of costs incurred, as verified and approved by the City, in the City's sole discretion.

SECTION 4: Requests for Payment. The Developer agrees to submit Requests for Payment of Eligible Redevelopment Project Costs in substantially the same form as set forth in Exhibit 1 ("Requests for Payment") at such times as they wish for reimbursement of such costs to be considered by the City for disbursement in accordance with this Agreement. All Requests for Payment shall be accompanied by invoices, statements, vouchers or bills for the amount requested (including evidence of payment thereof as to any amounts for which payment or reimbursement is requested) and lien waivers for all services or materials furnished by subcontractors, except as to any retainage, related to amounts for which reimbursement is requested.

SECTION 5: Approval of Requests. The City shall approve or disapprove any Requests for Payment within 30 days of the submittal thereof. If the City disapproves any Request or any portion thereof, it shall state in writing the reasons therefore and provide the Developer a reasonable opportunity to clarify or correct the request.

SECTION 6: Disbursement of Payment. Disbursement of payment in accordance with this Agreement will be in the form of a one-time lump sum grant payment, and will only be eligible for disbursement upon completion of all components and conditions of the Redevelopment Project as verified and approved by the City, in the City's sole discretion, and not before submission of a proper Request for Payment by the Developer, of which must be approved by an authorized representative of the City.

Within 30 days of approval of any Request for Payment, the City shall pay the Developer for such approved Eligible Redevelopment Project Costs to the extent monies are available in the Special Allocation Fund for which revenues collected pursuant to the Business District Act for the Business District are deposited.

SECTION 7: Payment Limited to Special Allocation Funds. Notwithstanding any other term or provision of this Agreement, the City's obligations for payments pursuant to this Agreement are limited to monies in the Special Allocation Funds for the Business District and from no other source. This Agreement does not compel the City's General Fund, or any

other source of funds, to provide monies for any payment or obligation identified herein.

SECTION 8: Administration Fees. The Developer agrees that all payment(s) received from the City may be subject to the deduction of an "Administration Fee" for the creation and administration of this Redevelopment Agreement and all matters related to the context of this Agreement. Administration Fees will be calculated as an amount equal to **10%** of any payment made to the Developer from the City pursuant to this agreement, **not to exceed a total of \$500.00 per occurrence.** The City may choose to waive this fee at their discretion.

SECTION 9: Default and Remedies The Developer agrees that if any of the following events occur within five (5) years after the disbursement of any payments made to the Developer by the City pursuant to this agreement (the "Effective Date"), the Developer may be considered to be in default of the Agreement, and the City will have the right to recover from the Developer certain portions of the total payments granted from the City to the Developer as part of this Agreement:

- a) Failure to begin or substantially complete the Redevelopment Project within the identified timeframes.
- b) The Redevelopment Project or Property is determined to have been destroyed, unfit for occupation or redevelopment, or otherwise unusable for public or private purposes and such condition is not remedied within one year after written notice of such determination, subject to extension for delays arising from Force Majeure (defined below).
- c) The Property ceases to be used for the purposes of operating an approved or otherwise authorized commercial business, which is open to the public on a regular basis, or for any other lawfully authorized purposes as approved by the City, and such use is not re-commenced within thirty (30) days of written notice of such determination, subject to extension for delays arising from Force Majeure (defined below).
- d) The Developer is found to have not maintained proper insurance as may be required by any federal, state, or local regulations or requirements.
- e) The Property or Developer is found to be in violation of any federal, state, or local laws, codes, ordinance, or other regulations which may be applicable to the Property, Developer, or businesses operating thereon, and such violations are not corrected in a reasonable or timely manner after written notice of such default.
- f) The Property becomes exempt from the payment of property taxes, or the Developer, or any representative thereof protests or appeals the assessed value of the property.
- g) All general ad valorem taxes and assessments charged or imposed upon the

Property, Developer, business, or any part thereof that at any time are not paid in full at the time they become due and such failure is not cured within thirty (30) days after Developer's receipt of written notice thereof from the City or County.

If a default occurs within five (5) years from the Effective Date, the Developer will return 100% of any payments made to the Developer by the City pursuant to this Agreement.

Upon the occurrence of a default or a breach which requires either party to undertake any action to enforce any provision of this Agreement, the defaulting party shall pay upon demand, all of the non-defaulting party's charges, costs and expenses, including the reasonable fees of attorneys, agents and others, as may be paid or incurred by such non-defaulting party in enforcing any of the defaulting party's obligations under this Agreement or in any litigation, negotiation or transaction in connection with this Agreement in which the defaulting party causes the non-defaulting party, without the non-defaulting party's fault, to become involved or concerned.

The City reserves the right to pursue recovery of any and all payments made to the Developer pursuant to this agreement at their own discretion. Request for repayment will be required to be made in writing to the Developer and is not automatically triggered by the above-mentioned events.

SECTION 10: Liability of the Developer. It is expressly agreed that the signatory(s) of this Agreement, on behalf of the Developer, shall be personally liable for all payments or obligations for payment to the City which have resulted from default or breach of this Agreement.

SECTION 11: Liability of the City. All covenants, stipulations, promises, agreements and obligations of the City contained herein shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the City and not of any of its Corporate Authorities, officials, agents, employees or independent contractors in their individual capacities. No member of the Corporate Authorities, officials, agents, employees or independent contractors of the City shall be personally liable to the Developer **(i)** in the event of a Default or Breach by any party under this Agreement, or **(ii)** for the payment of any portion of the Reimbursement Amount which may become due and payable under the terms of this Agreement.

SECTION 12: City Not Liable for Damages. Notwithstanding anything herein to the contrary, the City shall not be liable to the Developer for damages of any kind or nature whatsoever arising in any way from this Agreement, from any other obligation or agreement made in connection therewith or from any Default or Breach under this Agreement; provided that nothing in this Section 11 shall limit otherwise permissible

claims by the Developer against the TIF District or Special Allocation Fund(s), or actions by the Developer seeking specific performance of this Agreement or other relevant contracts in the event of a Breach of this Agreement by the City.

SECTION 13: Hold Harmless of the City. The Developer agrees to indemnify, defend and hold harmless the City, its Corporate Authorities, officials, agents, employees and independent contractors, from and against any and all suits, claims and cost of attorneys' fees, resulting from, arising out of, or in any way connected with **(i)** any of the Developer's obligations under or in connection with this Agreement, **(ii)** the performance of the Redevelopment Project, **(iii)** the Developer's compliance with fair labor practices including the Prevailing Wage Act if, as and when applicable to the Project, and **(iv)** the negligence or willful misconduct of the Developer, its officials, agents, employees or independent contractors in connection with the management, development, redevelopment, construction or installation of the Project, except as such may be caused by the intentional conduct, gross negligence, negligence or breach of this Agreement by the City, its Corporate Authorities, officials, agents, employees or independent contractors.

SECTION 14: Provision Enforceability. In the event any term or provision of this Agreement is held to be unenforceable by a court of competent jurisdiction, the remainder shall continue in full force and effect, to the extent the remainder can be given effect without the invalid provision.

SECTION 15: Assignment. The Developer agrees that it shall not sell, assign or otherwise transfer any of its rights and obligations under this Agreement without the prior written consent of the City. Any assignment in whole or in part shall be void and shall, at the option of the City, terminate this Agreement. No such sale, assignment or transfer, including any with the City's prior written consent, shall be effective or binding on the City, however, unless and until the Developer delivers to the City a duly authorized, executed and delivered instrument which contains any such sale, assignment or transfer and the assumption of all the applicable covenants, agreements, terms and provisions of this Agreement by the applicable parties thereto.

SECTION 16: No Joint Venture, Agency, or Partnership Created. Nothing in this Agreement nor any actions of either of the City or the Developer shall be construed by either of the City, the Developer or any third party to create the relationship of a partnership, agency, or joint venture between or among the City and any party being the Developer.

SECTION 17: Force Majeure. Neither the City nor Developer nor any successor in interest shall be considered in breach or default of their respective obligations under this

Agreement, and times for performance of obligations hereunder shall be extended in the event of any delay caused by Force Majeure, including, without limitation, damage or destruction by fire or casualty; strike; lockout; civil disorder; war; restrictive government regulations; lack of issuance of any permits and/or legal authorization by the governmental entity necessary for Redeveloper to proceed with construction of the Work or any portion thereof, including rezoning; shortage or delay in shipment of material or fuel; acts of God; or other causes beyond the parties' reasonable control, including but not limited to, any litigation, court order or judgment resulting from any litigation affecting the validity of this Agreement (each an event of "Force Majeure"), provided that such event of Force Majeure shall not be deemed to exist as to any matter initiated or unreasonably sustained by Redeveloper or the City in bad faith, and further provided that the party seeking an extension notifies the other party.

SECTION 18: Entire Agreement and Amendments. The parties hereto stipulate that each has obtained advice and consultation of legal counsel of its own choosing and have not relied upon legal representation or opinions of the other party. All agreements between the parties are expressly set forth herein, and no statements or expressions of the separate parties previously made and not set forth in writing in this document shall be binding upon said party.

The parties agree that this Agreement constitutes the entire agreement between the parties and that no other agreements or representations other than those contained in this Agreement have been made by the parties. This Agreement shall be amended only in writing and effective when signed by the authorized agents of the parties.

IN WITNESS WHEREOF, the City and the Developer have caused this Agreement to be executed by their duly authorized officers or manager(s) as of the date set forth below.



"DEVELOPER"

CITY OF HILLSBORO, MONTGOMERY COUNTY, ILLINOIS

By: Don E. Rowens Date: 05/06/2025
Chief Executive Officer/Mayor

DENNIS McCAMMACK
d/b/a
DIAMONDS AND DOGS

By: Dennis McCammack Date: 5/13/25
DENNIS McCAMMACK

APPENDIX A

PROJECT LOCATION

Site Address:
1710 VANDALIA RD HILLSBORO, IL 62049
Montgomery County PIN(s):
16-13-106-022
Legal Description:
LOTS 6 & 7 BLK 4 OUTSIDE HILLCREST ADD 8-4-3038 INC 3039 S T00 R

Project Location Map:

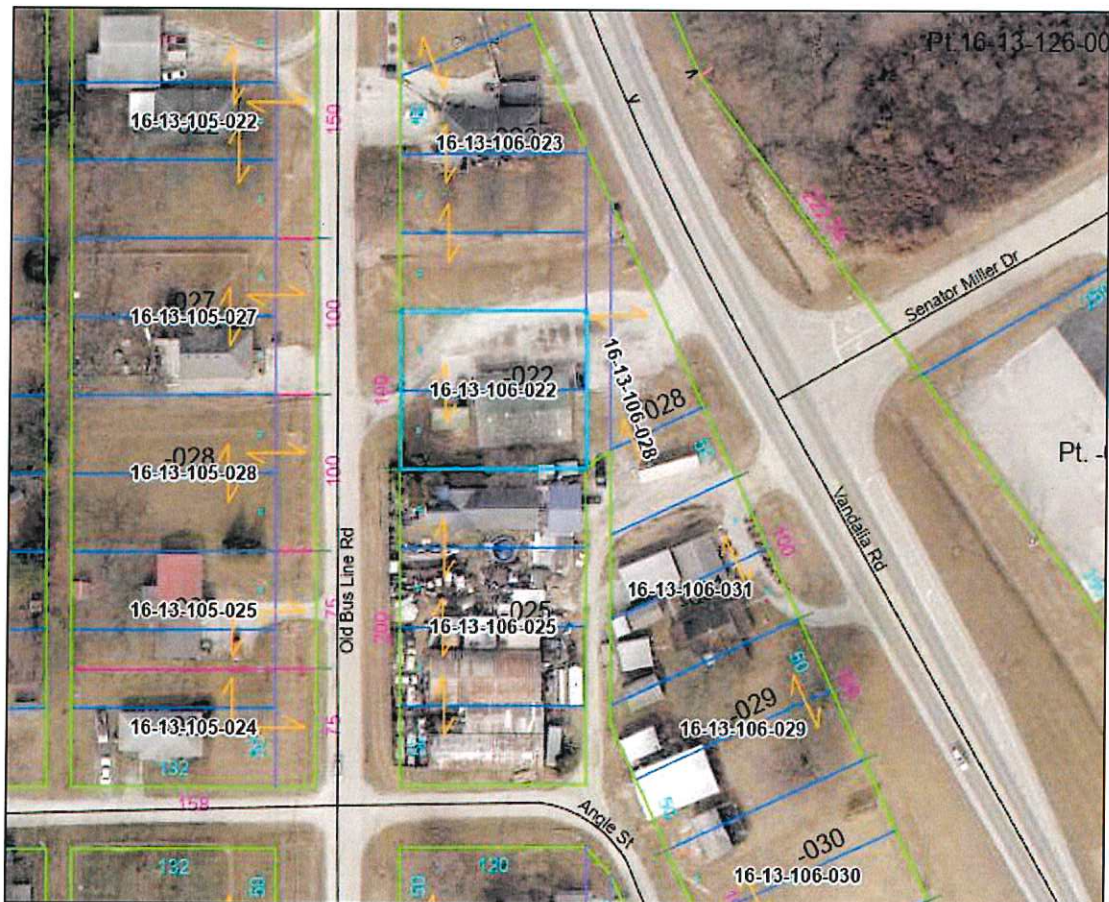


EXHIBIT 1
REQUEST FOR PAYMENT OF ELIGIBLE REDEVELOPMENT PROJECT COSTS

REQUEST FOR REIMBURSEMENT PAYMENT FORM

TO: City of Hillsboro
Attn: Business District Administrator
447 S. Main Street
Hillsboro, Illinois, 62049

You are hereby requested and directed to make payment from the Special Allocation Fund(s) for reimbursement of Eligible Redevelopment Project Costs incurred pursuant to the following Redevelopment Agreement:

Name of Agreement Holder/Developer: _____

Date of Request: _____ Request #: _____

Amount Requested: \$ _____

For reimbursement of the following Redevelopment Project Costs:

Itemize submitted costs below, and include evidence identified by reference #

<u>Vendor</u>	<u>Description of Work Performed</u>	<u>Amount</u>	<u>Reference #</u>
<u>TOTAL COSTS SUBMITTED:</u>			

*Please attach additional pages, spreadsheets, and other documents as necessary

**All listed costs must be supported with proof of payment

ALL REQUESTS MUST INCLUDE ATTACHED CERTIFICATION PAGE

CERTIFICATION PAGE – REIMBURSEMENT PAYMENT REQUEST FORM

The undersigned, on behalf and with the permission of the Developer, hereby states and certifies to the City that:

1. Each item listed herein was incurred in connection with the performance of the Redevelopment Project.
2. All real estate taxes attributable to the Property have been paid in full, **proof of which is attached.**
3. These Redevelopment Project Costs have been incurred and paid by the Developer and are payable or reimbursable under the Redevelopment Agreement, **proof of which is attached.**
4. Each item listed above has not previously been paid or reimbursed from monies in the Special Allocation Fund and no part thereof has been included in any other certificate previously filed with the City.
5. There has not been filed with or served upon the Developer any notice of any lien, right of lien or attachment upon or claim affecting the right of any person, firm or corporation to receive payment of the amounts stated in this request.
6. All work for which payment or reimbursement is requested has been performed in a good and workmanlike manner and in accordance with the construction plans.
7. The information and documents provided with this request are true and accurate, and if any of the information or documents provided are determined to be fraudulent, intentionally inaccurate or misleading, this request shall be immediately denied, and the requested payment will become immediately forfeit, and the Developer may be subject to any penalties as may be available under law.

Signed & Certified: _____

Dated: _____

(Below This Line for City Use Only)

CITY OF HILLSBORO, ILLINOIS

Date: _____

Approved Payment Amount: \$ _____

Approved By: _____

RESOLUTION NO. 2025-14

RESOLUTION AUTHORIZING A REDEVELOPMENT AGREEMENT BETWEEN THE CITY OF HILLSBORO, ILLINOIS AND WOODY'S WINDOW TO THE WORLD, LLC UTILIZING TAX INCREMENT FINANCING FOR RENOVATIONS TO THE EXISTING BUILDING LOCATED AT 205 S MAIN STREET

WHEREAS, the City of Hillsboro, Illinois, (the "City") desires to redevelop and improve existing property within the established Hillsboro Tax Increment Financing (TIF) Redevelopment Project Area (the "TIF District") pursuant to the TIF District Act, 65 ILCS 5/11-74.4-1 Revised Illinois Statutes (the "TIF Act"); and,

WHEREAS, the City will use its best efforts and act in accordance with the TIF Act to utilize Tax Increment Financing where available to accomplish the goals set forth by the Redevelopment Plan and Project for the TIF District (the "TIF Plan"); and,

WHEREAS, Woody's Window to the World, LLC (the "Developer"), has submitted a proposal requesting consideration by the Mayor and City Council of the City (the "Corporate Authorities") for the use of funds collected pursuant to the TIF Act ("TIF Funds") to support a project which would cause for the rehabilitation, repair, and improvement of certain property within the TIF District to be used for commercial purposes; and,

WHEREAS, the City wishes to encourage the Developer to pursue a plan for improvement and redevelopment of property within the TIF District and make such expenditures as are reasonably necessary in that regard; and,

WHEREAS, the City has the ability and legal authority granted by the TIF Act to utilize TIF Funds to support economic development efforts in accordance with the goals of the established TIF Plan; and,

WHEREAS, the Corporate Authorities of the City of Hillsboro finds that it is in the best interest of the City to enter into a Redevelopment Agreement with the Developer for reimbursement of certain approved costs and expenses relating to the performance of a redevelopment project utilizing TIF Funds, a copy of which is attached hereto as Exhibit "A" and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED BY THE CORPORATE AUTHORITIES OF THE CITY OF HILLSBORO, ILLINOIS, AS FOLLOWS:

SECTION 1. The duly appointed Corporate Authority is hereby authorized to enter into a Redevelopment Agreement providing for the provision of financial support with Developer through the usage of funds collected pursuant to the TIF Act, attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The duly appointed Corporate Authority is hereby authorized to execute all documents and to take all other action deemed by it to be necessary and proper to effectuate the said agreement.

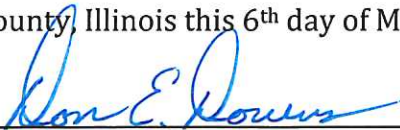
SECTION 3. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED & APPROVED by the City Council of the City of Hillsboro, Illinois on the 6th day of May, 2025 on the following roll call vote:

NAME	AYE	NAY	ABSTAIN	ABSENT
Fred Butler, Commissioner				
Tommy Justison, Commissioner				
Patrick Ward, Commissioner				
Kendra Wright, Commissioner				
Don Downs, Mayor				

Recorded in the Records of the City Clerk and published by the authority of the Mayor and City Council of the City of Hillsboro, Montgomery County, Illinois this 6th day of May, 2025.


MAYOR

ATTEST:

CITY CLERK



TAX INCREMENT FINANCING REDEVELOPMENT AGREEMENT

205 S MAIN STREET REHABILITATION & REPAIRS

WOODY'S WINDOW TO THE WORLD, LLC

THIS REDEVELOPMENT AGREEMENT (including any exhibits and attachments hereto, collectively, this "Agreement") is entered into on this _____ day of _____, 2025, by and between the CITY OF HILLSBORO, MONTGOMERY COUNTY, ILLINOIS, an Illinois Municipal Corporation (hereinafter referred to as the "City"), and WOODY'S WINDOW TO THE WORLD, LLC (hereinafter known as the "Developer") (The City and Developer shall collectively be referred to as the "Parties").

RECITALS & PRELIMINARY STATEMENTS

- A. On September 10, 2013, in accordance with the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*), as supplemented and amended (the "TIF Act"), the Mayor and City Council of the City (the "Corporate Authorities") approved ordinances designating a Tax Increment Financing (TIF) Redevelopment Project Area (also known as the "TIF District" or "TIF #1") and adopting the Hillsboro TIF Redevelopment Plan and Project (the "Redevelopment Plan" or "TIF Plan").
- B. The Developer has submitted a redevelopment proposal to the City for the performance of a project for redevelopment and improvement of certain property located within the TIF District which could not or would not be undertaken without the provision of TIF assistance from the City.
- C. The Corporate Authorities, after reviewing the redevelopment proposal submitted by the Developer and considering the benefits and impacts it will have on the City, believes that the Redevelopment Project as set forth herein, and the performance generally of this Agreement, are in the best interests of the City, and the health, safety, morals and welfare of its residents, and in accord with the purposes specified in the Redevelopment Plan.
- D. In consideration of the execution of this Agreement and in reliance thereon, the Developer is proceeding with plans to complete the Redevelopment Project as set forth herein.
- E. Any terms which are not defined in this Agreement shall have the same meaning as they do in the TIF Act unless indicated to the contrary.

- F. Each of the Parties represents that it has taken all actions necessary to authorize its representatives to execute this Agreement.
- G. The Parties agree to execute whatever other documents are necessary in furtherance of this Agreement and any exhibits hereto.
- H. The Parties agree that the matters set forth in the recitals and statements above are true and correct and form a part of this Agreement.

COVENANTS AND AGREEMENTS

SECTION 1: The Redevelopment Project(s). The Developer agrees, subject to the terms and conditions hereof, to undertake a project which will cause for the renovation, repair, and rehabilitation of an existing commercial building (the "Redevelopment Project"), on certain "Property", as shall be defined and identified by the following address(s) and PIN(s), including any subdivisions and/or combinations thereof:

Montgomery County PIN:	Address:
16-02-491-002	205 S Main, Hillsboro, Illinois 62049

As also depicted and described in Appendix A – Project Location

The Redevelopment Project includes, but is not limited to:

- a) All preconstruction demolition, site preparation, engineering, planning, surveying, architectural work, studies, and other professional services which may be required.
- b) Renovations, repairs, rehabilitation, and restoration of the existing building located on the Property, which may include, but is not limited to materials and labor for the following project components:
 - 1. Building a shoring wall to stabilize roof while removing east and south walls.
 - 2. Replacement of existing footings.
 - 3. Construction of new south wall and east wall.
 - 4. Rebuilding/re-attaching floor and roof systems.
 - 5. Removing and replacing the old roof with new roof sheeting and updated roof system.
 - 6. Renovation of guttering and downspouts.
- c) Any and all other repairs, renovations, redevelopment, remodeling, or other work to the building and Property to be suitable for the proposed or expected uses and in accordance with all federal, state, and local regulations of such a facility.
- d) Any and all other improvements, site clean-up, inspections, permitting, and other work which may reasonably be required to complete the project as proposed.

The Developer agrees to have the Redevelopment Project substantially completed within 90 days of the date of execution of this Agreement. An extension to this deadline may be granted with written approval from the City, of which will not be unreasonably withheld.

The Developer agrees that in order for the Redevelopment Project to be considered substantially complete, all listed components in this Section 1 must be complete to the satisfaction of the City, and all work items must be in compliance with all relevant building codes, ordinances, or other regulations, at the discretion of the City.

The Developer agrees that all work and construction phases will be performed in accordance with all federal, state, and local laws, codes, ordinances, regulations, and other relevant policies which may pertain to the performance of the proposed project.

SECTION 2: Eligible Redevelopment Project Costs. Should the Developer comply with all the obligations in Section 1 and elsewhere in this Agreement in all material respects, the City agrees to reimburse the Developer for certain Eligible Redevelopment Project Costs incurred during the performance of the Redevelopment Project as may be allowable in accordance with the TIF Act.

“Eligible Redevelopment Project Costs” shall be the costs actually paid and incurred by the Developer in connection with the Redevelopment Project which are authorized to be reimbursed or paid from revenues collected pursuant to the TIF Act as provided in Section 5/11-74.4-3(q) of the TIF Act, as determined and verified by the City, in the City’s sole discretion. For the purposes of this agreement, Eligible Redevelopment Project Costs may include, but are not limited to:

PROJECT COSTS ESTIMATES		
Work Item Description	Estimated Total Cost	Estimated TIF Eligible Cost
Demolition & Structural Repairs	\$34,200.00	\$34,200.00
Roof Repairs	\$16,560.00	\$16,560.00
TOTAL	\$50,760.00	\$50,760.00

SECTION 3: Structure of Incentives and Developer Reimbursement Payments.

Should the Developer comply with all the obligations in Section 1 and of this Agreement in all material aspects, The City agrees to reimburse the Developer for portions of certain costs incurred during the performance of the Redevelopment Project (“Incentive Payment(s)”).

In accordance with this agreement, the City agrees to cause for Incentive Payments to be provided to the Developer in the following forms:

(A) One-Time Cost Reimbursement Grant Payment(s)

Pursuant to this agreement, the City agrees to reimburse the Developer for the following work items at the indicated reimbursement rates and reimbursement limits:

#	Work Item	Reimbursement Rate	Reimbursement Limit
1	Brick Work	100%	\$30,000.00
2	Roof Repairs	50%	\$8,000.00

Disbursement of these funds will be in the form of a one-time, lump-sum payment, and will only be eligible for disbursement upon completion of the entire Redevelopment Project, submission of proper Requests for Payment, and verification of costs incurred, as verified and approved by the City, in the City's sole discretion.

SECTION 4: Requests for Payment. The Developer agrees to submit Requests for Payment of the Incentive Payment(s) in substantially the same form as set forth in Exhibit 1 ("Requests for Payment") within 30 days of completion of the Redevelopment Project. All Requests for Payment shall be accompanied by invoices, statements, vouchers or bills for the amount requested (including evidence of payment thereof as to any amounts for which payment or reimbursement is requested) and lien waivers for all services or materials furnished by subcontractors, except as to any retainage, related to amounts for which reimbursement is requested. It is the sole responsibility of the Developer to submit any all Requests for Payment at the time it believes all obligations of the Developer have been completed and payment may be eligible for disbursement in accordance with the terms of this Agreement. If proper Request for Payment is not submitted within the designated time period, and no extension to this deadline has been granted by the City, the City will have the right to immediately void this Agreement and all Incentive Payments owed to the Developer shall be forfeit.

SECTION 5: Approval of Requests. The City shall approve or deny any Requests for Payment within thirty (30) days of the submittal thereof. If the City disapproves any Request or any portion thereof, it shall state in writing the reasons therefore and provide the Developer a reasonable opportunity to clarify or correct the Request.

SECTION 6: Disbursement of Payment. Disbursement of payment in accordance with this Agreement will be in the form of a one-time lump sum grant payment and **will only be eligible for disbursement upon completion of all components and conditions of the Redevelopment Project** as verified and approved by the City, in the City's sole discretion,

and not before submission of a proper Request for Payment by the Developer, of which must be approved by an authorized representative of the City.

Within 30 days of approval of any Request for Payment, the City shall pay the Developer for such approved Eligible Redevelopment Project Costs to the extent monies are available in the Special Allocation Fund for the TIF District.

SECTION 7: Payment Limited to Special Allocation Fund. Notwithstanding any other term or provision of this Agreement, the City's obligations for payments pursuant to this Agreement are limited to monies in the Special Allocation Fund for the TIF District and from no other source. This Agreement does not compel the City's General Fund, or any other source of funds, to provide monies for any payment or obligation identified herein. The "Special Allocation Fund" shall be the fund or account set up by the City specifically to deposit monies collected pursuant to the TIF Act for the TIF District.

SECTION 8: Administration Fees. The Developer agrees that all payment(s) received from the City may be subject to the deduction of an "Administration Fee" for the creation and administration of this Redevelopment Agreement and all matters related to the context of this Agreement. Administration Fees will be calculated as an amount equal to **10%** of any payment made to the Developer from the City pursuant to this agreement, not to exceed a total of \$1,500 per occurrence. **The City may waive this fee at their discretion.**

SECTION 9: Default and Remedies The Developer agrees that if any of the following events occur within five (5) years after the disbursement of any payment from the City pursuant to this agreement (the "Effective Date"), the Developer may be considered to be in default of the Agreement, and the City will have the right to recover from the Developer certain portions of the total payments granted from the City to the Developer as part of this Agreement:

- a) Failure to complete the Redevelopment Project within the required timeframe.
- b) The Redevelopment Project or Property is determined to have been destroyed, unfit for occupation or redevelopment, or otherwise unusable for public or private purposes and such conditions are not remedied within 90 days after written notice of such determination, subject to extension for delays arising from Force Majeure.
- c) The Property ceases to be used in the operation of a commercial business, which is open to the public on a regular basis, or for any other lawfully authorized purposes as approved by the City, and such use is not re-commenced within thirty (30) days of written notice of such determination, subject to extension for delays arising from Force Majeure.
- d) The Developer is found to have not maintained proper insurance as may be required

- by any federal, state, or local regulations or requirements.
- e) The Property or Developer is found to be in violation of any federal, state, or local laws, codes, ordinance, or other regulations which may be applicable to the Property, Developer, or businesses operating thereon, and such violations are not corrected in a reasonable or timely manner after written notice of such default.
 - f) The Property becomes exempt from the payment of property taxes, or the Developer, or any representative thereof protests or appeals the assessed value of the property.
 - g) All general ad valorem taxes and assessments charged or imposed upon the Property, Developer, business, or any part thereof that at any time are not paid in full at the time they become due and such failure is not cured within thirty (30) days after Developer's receipt of written notice thereof from the City or Williamson County.

If any of the foregoing defaults occur within five (5) years from the Effective Date, and such default is not timely cured, the Developer will return to the City the amount equal to 100% of any payments provided pursuant to this agreement.

Upon the occurrence of a default or a breach which results in either party to undertaking any action to enforce any provision of this Agreement, the defaulting party shall pay upon demand all of the non-defaulting party's charges, costs and expenses, including the reasonable fees of attorneys, agents and others, as may be paid or incurred by such non-defaulting party in enforcing any of the defaulting party's obligations under this Agreement or in any litigation, negotiation or transaction in connection with this Agreement in which the defaulting party causes the non-defaulting party, without the non-defaulting party's fault, to become involved or concerned.

The City reserves the right to pursue recovery of any and all payments made to the Developer pursuant to this Agreement at their own discretion after material default by Developer. Request for repayment will be required to be made in writing to the Developer and is not automatically triggered by the above-mentioned events.

SECTION 10: Liability of the Developer. It is expressly agreed that the signatory(s) of this Agreement, on behalf of the Developer, shall be personally liable for all payments or obligations for payment to the City which have resulted from default or breach of this Agreement.

SECTION 11: Liability of the City. All covenants, stipulations, promises, agreements and obligations of the City contained herein shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the City and not of any of its Corporate Authorities, officials, agents, employees or independent contractors in their individual capacities. No member of the Corporate Authorities, officials, agents, employees or

independent contractors of the City shall be personally liable to the Developer **(i)** in the event of a Default or Breach by any party under this Agreement, or **(ii)** for the payment of any portion of the Reimbursement Amount which may become due and payable under the terms of this Agreement.

SECTION 12: City Not Liable for Damages. Notwithstanding anything herein to the contrary, the City shall not be liable to the Developer for damages of any kind or nature whatsoever arising in any way from this Agreement, from any other obligation or agreement made in connection therewith or from any Default or Breach under this Agreement; provided that nothing in this Section 11 shall limit otherwise permissible claims by the Developer against the Fund or actions by the Developer seeking specific performance of this Agreement or other relevant contracts in the event of a Breach of this Agreement by the City.

SECTION 13: Hold Harmless of the City. The Developer agrees to indemnify, defend and hold harmless the City, its Corporate Authorities, officials, agents, employees and independent contractors, from and against any and all suits, claims and cost of attorneys' fees, resulting from, arising out of, or in any way connected with **(i)** any of the Developer's obligations under or in connection with this Agreement, **(ii)** the performance of the Redevelopment Project, **(iii)** the Developer's compliance with fair labor practices including the Prevailing Wage Act if, as and when applicable to the Project, and **(iv)** the negligence or willful misconduct of the Developer, its officials, agents, employees or independent contractors in connection with the management, development, redevelopment, construction or installation of the Project, except as such may be caused by the intentional conduct, gross negligence, negligence or breach of this Agreement by the City, its Corporate Authorities, officials, agents, employees or independent contractors.

SECTION 14: Provision Enforceability. In the event any term or provision of this Agreement is held to be unenforceable by a court of competent jurisdiction, the remainder shall continue in full force and effect, to the extent the remainder can be given effect without the invalid provision.

SECTION 15: Assignment. The Developer agrees that it shall not sell, assign or otherwise transfer any of its rights and obligations under this Agreement without the prior written consent of the City. Any assignment in whole or in part shall be void and shall, at the option of the City, terminate this Agreement. No such sale, assignment or transfer, including any with the City's prior written consent, shall be effective or binding on the City, however, unless and until the Developer delivers to the City a duly authorized, executed and delivered instrument which contains any such sale, assignment or transfer and the assumption of all the applicable covenants, agreements, terms and provisions of this Agreement by the

applicable parties thereto.

SECTION 16: No Joint Venture, Agency, or Partnership Created. Nothing in this Agreement nor any actions of either of the City or the Developer shall be construed by either of the City, the Developer or any third party to create the relationship of a partnership, agency, or joint venture between or among the City and any party being the Developer.

SECTION 17: Force Majeure. Neither the City nor Developer nor any successor in interest shall be considered in breach or default of their respective obligations under this Agreement, and times for performance of obligations hereunder shall be extended in the event of any delay caused by Force Majeure, including, without limitation, damage or destruction by fire or casualty; strike; lockout; civil disorder; war; restrictive government regulations; lack of issuance of any permits and/or legal authorization by the governmental entity necessary for Developer to proceed with construction of the Redevelopment Project or any portion thereof, including rezoning; shortage or delay in shipment of material or fuel; acts of God; pandemic or epidemic; or other causes beyond the parties' reasonable control, including but not limited to, any litigation, court order or judgment resulting from any litigation affecting the validity of this Agreement (each an event of "Force Majeure"), provided that such event of Force Majeure shall not be deemed to exist as to any matter initiated or unreasonably sustained by Developer or the City in bad faith, shall not act to delay any payment obligation under this Agreement, and further provided that the party seeking an extension notifies the other party.

SECTION 18: Entire Agreement and Amendments. The parties hereto stipulate that each has obtained advice and consultation of legal counsel of its own choosing and have not relied upon legal representation or opinions of the other party. All agreements between the parties are expressly set forth herein, and no statements or expressions of the separate parties previously made and not set forth in writing in this document shall be binding upon said party.

The parties agree that this Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof, and that no other such agreements or representations other than those contained in this Agreement have been made by the parties. This Agreement shall be amended only in writing and effective when signed by the authorized agents of the parties.


SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the City and the Developer have caused this Agreement to be executed by their duly authorized officers or manager(s) as of the date set forth below.

"CITY"

CITY OF HILLSBORO, MONTGOMERY COUNTY, ILLINOIS

(SEAL)

By:  Date: 05/06/2025
Don Downs, Mayor, City of Hillsboro

"DEVELOPER"

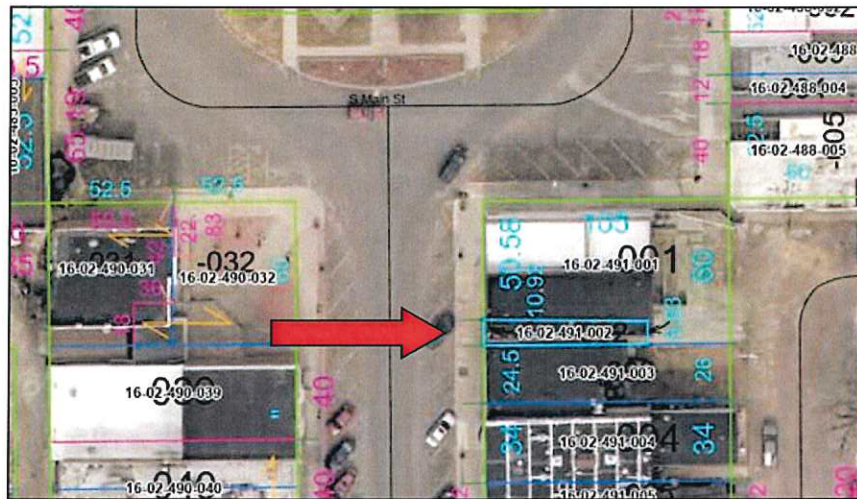
WOODY'S WINDOW TO THE WORLD, LLC

By: _____ Date: _____
DeAnn Shankland, CEO

APPENDIX A PROJECT LOCATION

Project Address(s):
205 S Main, Hillsboro, IL 62049
Montgomery County PIN(s):
16-02-491-002
Legal Description:
S 10 FT LOT 55 & N 18 FT LT 58 ORIGINAL TOWN 8-4-1346 S T00 R

Property Images & Map



REQUEST FOR REIMBURSEMENT CERTIFICATION FORM

The undersigned, on behalf and with the permission of the Developer, hereby states and certifies to the City that:

1. Each item listed herein is a Redevelopment Project Cost and was incurred in connection with the performance of the Redevelopment Project.
2. All real estate and sales taxes attributable to the Property have been paid in full.
3. These Redevelopment Project Costs have been incurred by the Developer and have been paid by the Developer and are payable or reimbursable under the Redevelopment Agreement, **proof of which is attached.**
4. Each item listed above has not previously been paid or reimbursed from moneys in the Special Allocation Fund and no part thereof has been included in any other certificate previously filed with the City.
5. There has not been filed with or served upon the Developer any notice of any lien, right of lien or attachment upon or claim affecting the right of any person, firm or corporation to receive payment of the amounts stated in this request, except to the extent that any such lien is being contested in good faith.
6. All work for which payment or reimbursement is requested has been performed in a good and workmanlike manner and in accordance with the construction plans.
7. The information and documents provided with this request are true and accurate, and if any of the information or documents provided are determined to be fraudulent or intentionally inaccurate or misleading, this request shall be immediately denied, and the requested payment will become immediately forfeit, and the Developer may be subject to any penalties as may be available under law.

Signed & Certified: _____

Dated: _____

(Below This Line for City Use Only)

CITY OF HILLSBORO, ILLINOIS

Date: _____

Approved Payment Amount:

\$ _____

Approved By:
