



Posted: 9/20/2017

REGULAR CITY COUNCIL MEETING
September 25, 2017, 7:00 P.M.
Marengo City Hall, 132 East Prairie Street

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Public Participation** (Interested parties are invited to speak for two minutes. Any person wishing to address the City Council must approach the podium, be recognized by the Mayor, and provide their name for the record. Anyone wishing to speak may be asked but not required to provide their address.)
5. **Approval of Minutes:** September 11, 2017 regular meeting minutes
6. **Approval of the List of Bills**
7. **New Business**
 - a. Motion Authorizing the Execution of a TIF Increment Financing District Incremental Revenue Redevelopment Agreement Between the City of Marengo and S&V Property LLC in an amount not to exceed the principal sum of \$550,000
8. **Mayor's Statements and Reports**
9. **Department Head and Staff Reports**
10. **Reports and Statements from City Council**
11. **Adjournment**

**MARENGO CITY COUNCIL
Regular Meeting Minutes
City Council Chambers
132 E. Prairie Street
Marengo, IL 60152
September 11, 2017**

CALL TO ORDER

Mayor John Koziol called the meeting to order at 7:00 PM.

PLEDGE OF ALLEGIANCE

Mayor Koziol spoke about the significance of 9/11 and asked everyone to remember the brave people that died that day as they joined him in pledging allegiance to the flag.

ROLL CALL

Present this evening are Mayor John Koziol; Alderman Aldermen Matt Keenum, Mike Miller, Nicole DeBoer (entered the meeting at 7:08 PM), Dennis Hammortree, Brett Martin, Todd Hall and Steve Mortensen. Also present are Assistant City Administrator Joshua Blakemore, Chief of Police Richard Solarz, Public Works Director Howard Moser, City Engineer Tim Hartnett and Finance Director Jennifer Snelten. Also present is David McArdle, appointed as Active City Attorney. Alderman Michael Smith was absent.

SPECIAL PRESENTATION – *Swearing in of new police officer – Tania Hernandez*
Chief Solarz introduced and swore in the new police officer, Tania Hernandez.

Mayor Koziol spoke about a meeting he had last week with the past City Attorney, Carlos Arevalo, where they discussed issues that concerned Mayor Koziol. At that time, he felt that it was necessary to remove Attorney Arevalo as City Attorney, and asked him to resign his position, or be removed from that office. Attorney Arevalo tendered his resignation the following day. Mayor Koziol is replacing him with David McArdle, from the law firm of Zukowski, Rogers, Flood and McArdle, as active City Attorney.

PUBLIC PARTICIPATION

None

APPROVAL OF MINUTES

Alderman Steve Mortensen made a motion, seconded by Alderman Brett Martin, to approve the minutes from the August 28, Regular Meeting. The aldermen voted as follows:

Ayes: Keenum, Mortensen, Miller, Hall, Hammortree and Martin
Nays: 0
Absent: DeBoer & Smith
The motion passed.

APPROVAL OF LIST OF BILLS

Assistant City Administrator Blakemore spoke about the payment request made by Peter Baker & Son, and explained how the total invoice would be split, and which accounts it would come out of. \$18,105.37 is come from the Deerpass Estates Unit 6 LOC, and the balance of \$43,559.53 will be paid out of general fund /streets.

Alderman Steve Mortensen made a motion, seconded by Alderman Mike Miller, to approve the list of bills. The aldermen voted as follows:

Ayes: Keenum, Mortensen, Miller, Martin, Hall and Hammortree
Nays: 0
Absent: Smith & DeBoer
The motion passed.

NEW BUSINESS

a. Presentation of the annual Marengo cemetery report for Fiscal Year 2016/2017

Brittney Richardson discussed the report with the City Council. Alderman Keenum asked the board to provide a breakdown of the various expenses that have been lumped together on this report: equipment, repairs & gas at \$8,000 – maintenance & improvements at \$8,000 – utilities at \$2,700 – and miscellaneous at \$1,000.

Alderman Miller suggested that the cemetery board look at various options to cut costs, with one of the options being to contract out the mowing of the cemetery. Ms. Richardson stated that the board had discussed the option on mowing, but had decided that it probably would not save them any money. Alderman Miller suggested they put it out to bid and see what response is received. Alderman Todd Hall questioned if they had looked into putting the documents that they are storing onto the computer. Ms. Richardson said they had looked at doing that, but had not pursued anything at this time.

Alderman Steve Mortensen made a motion, seconded by Alderman Nicole DeBoer, to accept the cemetery report. The aldermen voted as follows:

Ayes: Martin, Hammortree, Hall, Mortensen & DeBoer
Nays: Keenum & Miller
Absent: Smith
The motion passed.

b. Request for Direction and Discussion on an Ordinance Approving and Authorizing the Execution of a TIF Increment Financing District Incremental Revenue Redevelopment Agreement between the City of Marengo and S & V Property LLC in an amount not to exceed the principal sum of \$550,000

Assistant City Administrator Blakemore updated the Council on what has been occurring on this project. Present was Jennifer Tammen, with Ehlers & Associates, to assist with questions regarding TIF funds use. A draft agreement of the proposed TIF District between the City of Marengo and S & V Property LLC was discussed. The total amount of TIF eligible expenses being pursued is \$550,000. The estimated total cost of the project is \$1,719,000. TIF funds on this project can only be used for items outlined in the TIF agreement. The developer is applying for the funds. Attorney McArdle explained that concerns outlined in his email to the City have been solved, but the request for copies of lease agreements for the property and a LOC on the project still being discussed. Corey Brackmann, on behalf of the developers, clarified that one lease was already in place, and obtaining leases from the other two would not be a problem. Mr. Brackmann asked that wording on Section 1 – item K – be amended to start the “Pay As You Go Note” to commence once one of the entities is up and running. Ms. Tammen will review this request with the assessor and let everyone know their response. The LOC was discussed, and the Council requested that a LOC be provided, applicable to \$350,000 of the TIF loan. Attorney McArdle noted that S & V Property is looking for positive reinforcement from the Council, so they can proceed with a Special Zoning Hearing. The Council agreed that they should proceed with their plans.

c. Motion to accept and authorize the Mayor to sign an Agreement with Aerator Solutions Regarding a Trial Use of an EcoJet Direct Drive Mixer with an Option to Purchase or Lease at the End of Said Trial Period which option would be exercised by future action by the City Council

Public Works Director Howard Moser reviewed the agreement with the Council. This device would replace the EcoDome that is currently being used. The EcoJet Mixer would probably be more compatible with the oxidation ditch. The device will not cost the City anything for the 30 days of the trial period. At the end of that 30 day period, if the City chooses to lease it, the cost would be \$2,000 a month. If the City chooses to purchase it, the cost would be \$22,000.

Alderman Nicole DeBoer made a motion, seconded by Alderman Matt Keenum, to accept and authorize the Mayor to sign an agreement with Aerator Solutions regarding a trial use of an EcoJet Direct Drive Mixer, with an option to purchase or lease at the end of said trial period, which option would be exercised by future action by the City Council. The aldermen voted as follows:

Ayes: Hall, DeBoer, Mortensen, Martin, Keenum & Miller
Nays: Hammortree
Absent: Smith
The motion passed.

d. Motion to waive advertising for bids and to accept a proposal from Layne Christensen, dated August 31, 2017 in the sum of \$32,383, for Well #7 Rehabilitation Project, as an amendment of its current Professional Services Agreement dated November 28, 2016

Public Works Director Moser explained to the Council the proposal from Layne Christensen for recommended repairs to Well #7. The City currently has a professional services agreement with Layne Christensen for Well Maintenance and Repairs, which provides a 5% discount to the City on all on site labor and a 10% discount on all specialty services.

Alderman Mike Miller made a motion, seconded by Alderman Nicole DeBoer, to waive advertising for bids, and to accept a proposal from Layne Christensen, dated August 31, 2017, in the sum of \$32,383, for Well #7 Rehabilitation Project, as an amendment of its current professional services agreement dated November 28, 2016. The aldermen voted as follows:

Ayes: Miller, Keenum, DeBoer, Hammortree, Martin, Hall and Mortensen
Nays: 0
Absent: Smith
The motion passed.

MAYOR'S STATEMENTS AND REPORTS

Mayor Koziol offered an apology to Alderman Mortensen regarding a meeting that Alderman Mortensen had requested, and that due to work and everything else, Mayor Koziol was unable to get back to him in a timely manner. He did remind everyone that he is available to meet with each person, individually, any time. Just reach out to him. He also reminded the Council that Josh is available as well.

DEPARTMENT HEAD AND STAFF REPORTS

Assistant City Administrator Joshua Blakemore provided updated information on the current problem with 300 West LLC / Arnold Engineering, and the water main installation project. The Attorney General will be in court on Wednesday to address the delay in this project. Information received from the liability insurance broker indicates a possible small increase in the renewal in October. The City has issued a RFQ for engineering firms. He will be meeting with MDC and UniCarriers about possible projects that they are pursuing. He then thanked everyone on the TIF agreement project.

Finance Director Jennifer Snelten spoke about open enrollment for all elected officials, during the month of September, for coverage of vision and dental. If anyone is interested, please contact her. She recently

attended a meeting given by the Illinois Department of Commerce and Economic Opportunity Commission, regarding the City's Revolving Loan Fund in the amount of \$320,000.

Public Works Director Howard Moser updated the Council with information on the tree planting. The street crew will be working on spot milling on Prairie Street. He also provided information on the culvert project, which is done except for the resurfacing of Prospect Street. There was good news at the WWTP today from Peterson and Matz, who conducted an inspection of both the clarifiers, at no cost to the City. A question was asked about the large quantity of pot holes on the City streets, and the street crew will work on filing those before winter.

Chief of Police Rich Solarz advised that Officer Tania Hernandez will be heading Monday to start her training. Office McGinley is job shadowing at this time. The Sheriff's Department agreed to let the City continuing to use the speed trailer for 2 more weeks. The bike auction netted the City about \$580. Radicom has submitted their check in payment of the radios.

City Engineer Tim Hartnett had provided a written report, and had nothing further to add.

Interim City Attorney David McArdle had no report.

REPORTS AND STATEMENTS FROM CITY COUNCIL

Alderman Matt Keenum stated: "I'm going to go with the majority rule. I'm going to work with everybody. I'm not going to try and ram anything through." Those are all things that you had shared with me for the past several months individually, before Council as a whole, and I'm sure it was with other Council members as well. Yet here we are, being force fed an attorney that the majority of Council doesn't want. An attorney who said he wouldn't accept the position if a majority opposed his appointment. The very same attorney who was asked to vacate this very same position in the past. The majority of this Council wants to move our community forward, not backward. This action, in what I consider to be an abuse of power is a critical misstep and will most certainly widen the divide of this Council. Additionally, it has real potential to cause irreparable harm to our community at this critical juncture."

Mayor Koziol, and other aldermen, voiced their opinions on this and other issues.

Assistant City Administrator Blakemore addressed the Council on comments that were made, and asked Council members to please come in and speak with him about any issues they have with him.

ADJOURNMENT

Alderman Nicole DeBoer made a motion, seconded by Alderman Matt Keenum, to adjourn. The motion passed with a voice vote. The meeting adjourned at 8:34 PM.

Constance J. Boxleitner
City Clerk

The City Council approved these minutes on _____.

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CITY OF MARENGO

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BILLS PAYABLE REPORT FOR SEPTEMBER, 2017

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WARRANT NO.: 1

GENERAL CORPORATE FUND

CHECKS & DIR. DEBITS

DESCRIPTION	ACCOUNT NUMBER	AMOUNT
<u>PAYROLL AND MISCELLANEOUS EXPENDITURES</u>		
MARENGO CEMETERY BOARD (1260)		\$1,915.79
9/18/17 PROPERTY TAX DISTRIBUTION #9	01-282-000	1,915.79
TOTAL PAYROLL AND MISCELLANEOUS EXPENDITURES		\$1,915.79
<u>ADMINISTRATION DEPARTMENT EXPENDITURES</u>		
AZAVAR AUDIT SOLUTIONS, INC. (135)		\$66.82
13535 SEPTEMBER 2017 CONTINGENCY PAYMENT/ NICOR & COMED	01-51-688.04	66.82
HARMONY COMPUTER (848)		\$90.00
1867 8/23/17-8/22/18 AVG ANTIVIRUS CLOUDCARE RENEWAL/6 COMPUTERS	01-51-512.00	90.00
HR GREEN, INC. (1945)		\$2,049.82
113936 7/15-8/18/17 ENGINEERING SERVICES/GENERAL ADMINISTRATIVE AND MEETING ATTENDANCE/ PROJECT 170200	01-51-636.00	1,509.82
113936 7/15-8/18/17 ENGINEERING SERVICES/ COMMUNITY DEVELOPMENT/PROJECT 170200	01-51-636.02	540.00
ILLINOIS PUBLIC RISK FUND (999)		\$7,183.12
38531 OCTOBER 2017 WORKERS COMPENSATION PREMIUM & ADMINISTRATIVE FEE	01-51-408.01	7,183.12
OFFICE DEPOT (1575)		\$97.65
958752191001 CERTIFICATE SEALS	01-51-565.01	12.99
958752287001 NUMBERED RECEIPT BOOKS	01-51-565.01	34.25
960838323001 BINDERS, POCKET FOLDERS, FILE FOLDERS, PENS, GLUE STICKS, AND STAPLE PULLER	01-51-565.01	50.41
PITNEY BOWES (2589)		\$177.32
3101533667 6/30-9/29/17 POSTAGE METER LEASE	01-51-588.00	177.32
SMITH AMUNDSEN LLC (3021)		\$4,170.50
533882 AUGUST 2017 LEGAL SERVICES/GENERAL ADMINISTRATIVE	01-51-637.00	2,656.50
533883 AUGUST 2017 LEGAL SERVICES/PERSONNEL	01-51-637.00	1,138.50
533885 AUGUST 2017 LEGAL SERVICES/300 WEST ARNOLD	01-51-637.00	29.00
866884 AUGUST 2017 LEGAL SERVICES/COMMUNITY DEVELOPMENT	01-51-637.03	346.50
JENNIFER SNELTEN (1955)		\$229.00
MEAL REIMBURSEMENT/IL DCEO 2017 APPLICATION WORKSHOP & MANDATORY RLF MEETING	01-51-430.00	2.89
MILEAGE REIMBURSEMENT/422.64 MILES @0.535 PER MILE/ IL DCEO 2017 APPLICATION WORKSHOP & MANDATORY RLF MEETING	01-51-430.00	226.11
STAN'S OFFICE TECHNOLOGIES (1985)		\$188.49
331227 COPY CHARGES	01-51-429.03	10.47
331227 COPY CHARGES	01-51-512.00	178.02
USA BLUE BOOK (2169)		\$456.81
354782 LOCK-OUT/TAG OUT STATION FOR WELLS & WWTP	01-51-435.05	142.54
355008 LOCK-OUT/TAG OUT STATIONS & PADLOCKS	01-51-435.05	314.27
TOTAL ADMINISTRATION DEPARTMENT EXPENDITURES		\$14,709.53
<u>POLICE DEPARTMENT EXPENDITURES</u>		
CALL ONE (2639)		\$908.00
1212081-1132973 9/15-10/14/17 T1 LINE FROM PD TO MCHENRY	01-52-523.00	908.00
CENEGRA OCCUPATIONAL HEALTH (2981)		\$190.00
197008 PRE-EMPLOYMENT PHYSICAL/HERNANDEZ	01-52-429.05	190.00
CITY OF MCHENRY (415)		\$9,878.89
201709146941 OCTOBER 2017 DISPATCH SERVICES	01-52-688.00	9,878.89

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DESCRIPTION	ACCOUNT NUMBER	AMOUNT
<u>POLICE DEPARTMENT EXPENDITURES</u>		
ELGIN PAPER COMPANY (628)		\$51.18
597429 ROLL TOWELS	01-52-565.02	51.18
FISHER AUTO PARTS (3126)		\$98.58
325-402301 BRAKE ROTOR & DRUM/M8	01-52-511.00	98.58
MOTOROLA SOLUTIONS-STARCOM 21 (3145)		\$442.00
315407312017 SEPTEMBER 2017 RADIO AIRTIME CHARGES/ 13 RADIOS	01-52-523.00	442.00
OFFICE DEPOT (1575)		\$101.24
958752287001 NUMBERED RECEIPT BOOKS	01-52-565.02	34.25
959710701001 BANKER STORAGE BOXES	01-52-565.02	66.99
PITNEY BOWES (2589)		\$177.31
3101533667 6/30-9/29/17 POSTAGE METER LEASE	01-52-532.00	177.31
SPECIAL T UNLIMITED (3151)		\$195.00
091517 HERNANDEZ UNIFORMS FOR ACADEMY	01-52-469.00	195.00
SPEEDWAY SUPER AMERICA LLC (2400)		\$1,251.50
100 1325 594 8/8-9/6/17 FUEL	01-52-566.00	1,251.50
STAN'S OFFICE TECHNOLOGIES (1985)		\$69.67
331227 COPY CHARGES	01-52-524.00	10.47
331302 COPY CHARGES	01-52-524.00	59.20
STANARD & ASSOCIATES, INC. (1986)		\$790.00
SA000035351 PERSONALITY EVALUATIONS FOR TWO OFFICER CANDIDATES	01-52-429.05	790.00
SUPERFLEET MASTERCARD (3148)		\$107.45
IF017 8/16-8/31/17 FUEL	01-52-566.00	107.45
THOMSON REUTERS (2371)		\$275.10
836733387 CLEAR PLUS WEB ANALYTICS	01-52-565.02	275.10
UNIFORM DEN EAST, INC. (2147)		\$1,264.52
52561 UNIFORMS/HERNANDEZ	01-52-469.00	1,264.52
ZUKOWSKI, ROGERS, FLOOD & MCARDLE (2325)		\$2,537.81
127543 AUGUST 2017 LEGAL SERVICES/TRAFFIC	01-52-637.00	2,537.81
TOTAL POLICE DEPARTMENT EXPENDITURES		\$18,338.25
<u>STREET DEPARTMENT EXPENDITURES</u>		
1ST AYD CORPORATION (2921)		\$352.17
PSI138853 GARBAGE BAGS	01-53-567.00	352.17
CONSTELLATION NEWENERGY, INC. (463)		\$99.51
0041018006 7/13-8/10/17 SERVICE/STREET LIGHTING/PRAIRIE STREET/ELECTRIC USAGE CHARGES	01-53-527.00	99.51
ED'S AUTOMOTIVE (609)		\$87.00
430 VEHICLE INSPECTION/E4	01-53-511.00	29.00
532 VEHICLE INSPECTION/T71 & T15	01-53-511.00	58.00
HARMONY COMPUTER (848)		\$60.00
1867 8/23/17-8/22/18 AVG ANTIVIRUS CLOUDCARE RENEWAL/4 COMPUTERS	01-53-512.00	60.00
OFFICE DEPOT (1575)		\$13.89
958752286001 GARBAGE BAGS	01-53-567.00	13.89
SPEEDWAY SUPER AMERICA LLC (2400)		\$770.15
100 1325 594 8/8-9/6/17 FUEL	01-53-566.00	770.15

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DESCRIPTION	ACCOUNT NUMBER	AMOUNT
<u>STREET DEPARTMENT EXPENDITURES</u>		
STAN'S OFFICE TECHNOLOGIES (1985)		\$48.32
331185 COPY CHARGES	01-53-512.00	48.32
SUPERFLEET MASTERCARD (3148)		\$124.24
IF017 8/16-8/31/17 FUEL	01-53-566.00	124.24
UNITED LABORATORIES (2153)		\$216.30
INV200279 WASP SPRAY	01-53-567.00	216.30
TOTAL STREET DEPARTMENT EXPENDITURES		\$1,771.58
<u>PUBLIC GROUNDS, WORKS & BEAUTIFICATION EXPENDITURES</u>		
ACRES GROUP (3130)		\$5,571.43
AEI_0271539 LAWN MOWING AND LANDSCAPING SERVICES/ SEPTEMBER 2017	01-54-688.05	5,571.43
CINTAS FIRST AID & SAFETY (2993)		\$154.98
5008744224 REPLENISH FIRST AID CABINET & AED BATTERIES	01-54-510.00	154.98
ELGIN PAPER COMPANY (628)		\$51.18
597429 ROLL TOWELS	01-54-567.00	51.18
KLEEN UP WITH JANA (3079)		\$800.00
08/23-9/23/17 JANITORIAL SERVICES/CITY HALL, PUBLIC WORKS, AND WWTP	01-54-688.07	800.00
TOTAL PUBLIC GROUNDS, WORKS & BEAUTIFICATION EXPENDITURES		\$6,577.59
<u>BUILDING DEPARTMENT EXPENDITURES</u>		
HALL'S LAWN MAINTENANCE, INC. (2387)		\$450.00
083117 MOWING OF 6 PROPERTIES IN VIOLATION OF ORD. 12	01-55-638.02	450.00
HARMONY COMPUTER (848)		\$15.00
1867 8/23/17-8/22/18 AVG ANTIVIRUS CLOUDCARE RENEWAL/1 COMPUTER	01-55-512.00	15.00
KWIK BUSINESS PRINTING (2858)		\$287.00
129665 PRINTING OF BUILDING PERMITS	01-55-529.00	168.00
129666 PRINTING OF BUILDING PERMITS	01-55-529.00	119.00
OFFICE DEPOT (1575)		\$34.25
958752287001 NUMBERED RECEIPT BOOKS	01-55-565.00	34.25
CITY OF WOODSTOCK (3114)		\$1,295.00
2017-608 AUGUST 2017 BUILDING INSPECTIONS/18.5 HRS	01-55-638.00	1,295.00
TOTAL BUILDING DEPARTMENT EXPENDITURES		\$2,081.25
<u>RESERVES EXPENDITURES</u>		
DOUG KUNDE EXCAVATING INC. (1153)		\$6,124.00
7978 PROSPECT STREET CULVERT REPLACEMENT EXCAVATION	01-59-799.00	6,124.00
MARENGO POLICE PENSION FUND/#4229-2366 (2920)		\$50,784.18
9/18/17 PROPERTY TAX DISTRIBUTION #9	01-59-779.10	50,784.18
TOTAL RESERVES EXPENDITURES		\$56,908.18

DESCRIPTION	ACCOUNT NUMBER	AMOUNT
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GENERAL CORPORATE FUND RECAP

CODE	DESCRIPTION	AMOUNT
	PAYROLL AND MISCELLANEOUS	1,915.79
51	ADMINISTRATION DEPARTMENT	14,709.53
52	POLICE DEPARTMENT	18,338.25
53	STREET DEPARTMENT	1,771.58
54	PUBLIC GROUNDS, WORKS & BEAUTIFICATION	6,577.59
55	BUILDING DEPARTMENT	2,081.25
59	RESERVES	56,908.18
	TOTAL GENERAL CORPORATE FUND EXPENDITURES	102,302.17

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AUDIT FUND

CHECKS & DIR. DEBITS

DESCRIPTION	ACCOUNT NUMBER	AMOUNT
GEORGE ROACH & ASSOCIATES, P.C. (1785)		\$8,000.00
91517 AUDIT OF FINANCIAL STATEMENTS & RELATED FILING FOR STATE OF ILLINOIS/INTERIM BILLING PROGRESS #1	02-00-735.00	8,000.00
TOTAL AUDIT FUND EXPENDITURES		\$8,000.00

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MOTOR FUEL TAX FUND

CHECKS & DIR. DEBITS

DESCRIPTION	ACCOUNT NUMBER	AMOUNT
PETER BAKER & SON (150)		\$4,884.00
17257 HOT MIX ASPHALT/PRAIRIE STREET REPAIRS	20-00-713.01	4,884.00
TOTAL MOTOR FUEL TAX FUND EXPENDITURES		\$4,884.00

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RETAINED PERSONNEL FUND

CHECKS & DIR. DEBITS

DESCRIPTION	ACCOUNT NUMBER	AMOUNT
<u>PAYROLL AND MISCELLANEOUS EXPENDITURES</u>		
EHLERS & ASSOCIATES INC (615)		\$5,693.75
74734 ROUTE 20 DEVELOPMENT PROJECT REVIEW & PERFORMANCE ANALYSIS	22-215-000	5,693.75
HR GREEN, INC. (1945)		\$3,471.57
111859 4/15-5/19 ENGINEERING SERVICES/UNICARRIERS WAREHOUSE ADDITION/PROJECT 86160061.01	22-215-000	459.50
113935 7/15-8/18/17 ENGINEERING SERVICES/ MDC TRANSFER FACILITY/PROJECT 160249	22-215-000	990.50
113936 7/15-8/18/17 ENGINEERING SERVICES/ ROUTE 20 DEVELOPMENT PROJECT 170570	22-215-000	92.47
113937 7/15-8/18/17 ENGINEERING SERVICES/UNICARRIERS WAREHOUSE ADDITION/PROJECT 86160061.01	22-215-000	1,678.00
113938 7/15-8/18/17 ENGINEERING SERVICES/GLIDEPATH BATTERY STORAGE/PROJECT 86160189	22-215-000	35.50
113991 7/15-8/18/17 ENGINEERING SERVICES/DEERPASS ESTATES UNIT 6/PROJECT 86160153.01	22-215-000	215.60
SMITH AMUNDSEN LLC (3021)		\$4,933.50
533886 AUGUST 2017 LEGAL SERVICES/CJP ENTERPRISES	22-215-000	594.00
533887 AUGUST 2017 LEGAL SERVICES/ROUTE 20 DEVELOPMENT PROJECT	22-215-000	4,339.50
TOTAL PAYROLL AND MISCELLANEOUS EXPENDITURES		\$14,098.82

RETAINED PERSONNEL FUND RECAP

CODE	DESCRIPTION	AMOUNT
	PAYROLL AND MISCELLANEOUS	14,098.82
	TOTAL RETAINED PERSONNEL FUND EXPENDITURES	14,098.82

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WATER & SEWER FUND

CHECKS & DIR. DEBITS

DESCRIPTION	ACCOUNT NUMBER	AMOUNT
<u>WATER DEPARTMENT EXPENDITURES</u>		
APPLIED MAINTENANCE SUPPLIES & SOLUTION (2916)		\$492.97
96840840 UTILITY MARKING PAINT	30-70-565.02	492.97
AT&T (109)		\$109.83
81556803103345 9/4-10/3/17 SERVICE/105 LYNN DR/PUMP STATION	30-70-523.00	109.83
DYNEGY ENERGY SERVICES, LLC (3149)		\$6,379.50
1017202024 5/17-6/13/17 SERVICE/501 NICOLE	30-70-526.00	1,985.51
1017202024 6/14-7/13/17 SERVICE/501 NICOLE	30-70-526.00	2,019.30
3019099009 5/18-6/16/17 SERVICE/840 GREENLEE	30-70-526.00	410.21
3019099009 6/17-7/18/17 SERVICE/840 GREENLEE	30-70-526.00	523.43
3136006019 5/18-6/16/17 SERVICE/105 LYNN DR/PUMP STATION	30-70-526.00	741.87
3136006019 6/17-7/18/17 SERVICE/105 LYNN DR/PUMP STATION	30-70-526.00	699.18
HARMONY COMPUTER (848)		\$15.00
1867 8/23/17-8/22/18 AVG ANTIVIRUS CLOUDCARE RENEWAL/1 COMPUTER	30-70-635.00	15.00
HR GREEN, INC. (1945)		\$928.50
113102 2017 PHASE A GIS ANNUAL RENEWAL & SYSTEM UPDATES AND MAINTENANCE	30-70-635.00	800.00
113481 2017 PHASE B ARCGIS ONLINE SYSTEM UPDATES & MAINTENANCE	30-70-635.00	128.50
ILLINOIS PUBLIC RISK FUND (999)		\$373.09
38531 OCTOBER 2017 WORKERS COMPENSATION PREMIUM & ADMINISTRATIVE FEE	30-70-403.09	373.09
NICOR GAS (2414)		\$420.53
23-50-93-13294 7/28-8/28/17 SERVICE/105 LYNN DR/PUMP STATION	30-70-526.00	187.04
33-26-44-10003 7/28-8/28/17 SERVICE/250 LYNN DR/WELL #7	30-70-526.00	63.00
44-67-14-10007 7/28-8/29/17 SERVICE/SOUTH ST & RT. 23 TOWER	30-70-526.00	29.06
46-91-43-10001 7/28-8/28/17 SERVICE/1 GREENLEE/WELL HOUSE	30-70-526.00	110.26
62-54-88-58729 7/27-8/25/17 SERVICE/800 N. STATE/LIFT STATION	30-70-526.00	31.17
OFFICE DEPOT (1575)		\$34.24
958752287001 NUMBERED RECEIPT BOOKS	30-70-565.01	34.24
PDC LABORATORIES, INC (3138)		\$220.00
874903S WATER SAMPLE TESTING	30-70-638.00	220.00
SES-SMITH ECOLOGICAL SYSTEMS COMPANY (1944)		\$646.22
20900 INJECTOR NOZZLES, PVC HEAD HYPALON, AND INJECTOR VALVE/ORACLE PUMP REPAIR/WELL 6	30-70-512.00	646.22
SPEEDWAY SUPER AMERICA LLC (2400)		\$185.08
100 1325 594 8/8-9/6/17 FUEL	30-70-566.00	185.08
STAN'S OFFICE TECHNOLOGIES (1985)		\$10.47
331227 COPY CHARGES	30-70-565.01	10.47
SUPERFLEET MASTERCARD (3148)		\$33.10
IF017 8/16-8/31/17 FUEL	30-70-566.00	33.10
TOTAL WATER DEPARTMENT EXPENDITURES		\$9,848.53
<u>SANITARY & WASTEWATER DEPARTMENT EXPENDITURES</u>		
ASSOCIATED ELECTRICAL CONTRACTORS (107)		\$1,560.00
35003857 ELECTRICAL REPAIR/CLARIFIER DOME JUNCTION BOX	30-75-511.02	1,560.00
AT&T (109)		\$169.82
81556863526682 9/4-10/3/17 SERVICE/WWTP	30-75-523.00	33.17
81556874675189 9/4-10/3/17 SERVICE/WWTP	30-75-523.00	66.28
81556878528798 9/4-10/3/17 SERVICE/WWTP	30-75-523.00	70.37

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WATER & SEWER FUND

CHECKS & DIR. DEBITS

DESCRIPTION	ACCOUNT NUMBER	AMOUNT
<u>SANITARY & WASTEWATER DEPARTMENT EXPENDITURES</u>		
AT&T UVERSE (3018)		\$74.43
144219884 8/13-9/12/17 INTERNET SERVICE	30-75-523.00	74.43
CORE & MAIN LP (3150)		\$24.24
H762872 PVC PIPES FOR SBR #1 AIR LINE REPAIR	30-75-511.02	24.24
DYNEGY ENERGY SERVICES, LLC (3149)		\$22,101.35
2705089016 5/11-6/11/17 SERVICE/1350 N. STATE/WWTP	30-75-526.00	11,033.11
2705089016 6/12-7/11/17 SERVICE/1350 N. STATE/WWTP	30-75-526.00	11,068.24
HAWKINS, INC (3085)		\$1,322.00
4143690 FERRIC CHLORIDE	30-75-565.06	1,322.00
HICKSGAS WOODSTOCK (2437)		\$79.20
040515 PROPANE FOR FORKLIFT	30-75-511.02	79.20
HR GREEN, INC. (1945)		\$928.50
113102 2017 PHASE A GIS ANNUAL RENEWAL & SYSTEM UPDATES AND MAINTENANCE	30-75-635.00	800.00
113481 2017 PHASE B ARCGIS ONLINE SYSTEM UPDATES & MAINTENANCE	30-75-635.00	128.50
ILLINOIS PUBLIC RISK FUND (999)		\$865.79
38531 OCTOBER 2017 WORKERS COMPENSATION PREMIUM & ADMINISTRATIVE FEE	30-75-403.09	865.79
MENARD'S (1364)		\$31.92
43094 DRAIN PIPE AND COVER	30-75-511.01	31.92
MIDWEST CONTRACT OPERATIONS, INC. (1396)		\$2,652.25
21908 AUGUST 2017 CLASS 1 OPERATOR/40 HOURS	30-75-635.00	2,652.25
NICOR GAS (2414)		\$2,217.18
98-50-57-10008 6/29-8/29/17 SERVICE/WWTP	30-75-526.00	2,217.18
PDC LABORATORIES, INC (3138)		\$750.00
874929S LAB SAMPLE TESTING	30-75-635.00	750.00
SPEEDWAY SUPER AMERICA LLC (2400)		\$200.00
100 1325 594 8/8-9/6/17 FUEL	30-75-566.00	200.00
STARK SERVICE, INC. (2634)		\$206.00
146173 CONCRETE FOR FLOOR DRAIN REPAIR	30-75-511.01	206.00
TOTAL SANITARY & WASTEWATER DEPARTMENT EXPENDITURES		\$33,182.68

WATER & SEWER FUND RECAP

CODE	DESCRIPTION	AMOUNT
70	WATER DEPARTMENT	9,848.53
75	SANITARY & WASTEWATER DEPARTMENT	33,182.68
	TOTAL WATER & SEWER FUND EXPENDITURES	43,031.21

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2014 WATER IMPROVEMENT BONDS FUND

CHECKS & DIR. DEBITS

DESCRIPTION	ACCOUNT NUMBER	AMOUNT
HR GREEN, INC. (1945)		\$13,588.00
114012 7/15-8/18/17 ENGINEERING SERVICES/2017 WATER MAIN PROJECT/86140346.02	34-00-736.00	13,588.00
TOTAL 2014 WATER IMPROVEMENT BONDS FUND EXPENDITURES		\$13,588.00

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SUMMARY ALL FUNDS

BANK ACCOUNT	BANK	DESCRIPTION	AMOUNT	
01-102-000	01	GENERAL CORPORATE FUND-CASH IN BANK	102,302.17	*
02-102-000	01	AUDIT FUND-CASH IN BANK	8,000.00	*
20-102-000	20	MOTOR FUEL TAX FUND-CASH IN BANK	4,884.00	*
22-102-000	22	RETAINED PERSONNEL FUND-CASH IN BANK	14,098.82	*
30-102-000	30	WATER & SEWER FUND-CASH IN BANK	43,031.21	*
34-102-000	34	2014 WATER IMPROVEMENT BONDS-CASH IN BANK	13,588.00	*
		TOTAL ALL FUNDS	185,904.20	**

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GENERAL CORPORATE FUND

CHECKS & DIR. DEBITS

DESCRIPTION	ACCOUNT NUMBER	AMOUNT
TOTAL . EXPENDITURES		\$0.00
<u>PAYROLL AND MISCELLANEOUS EXPENDITURES</u>		
IL. MUNICIPAL RETIREMENT FUND (974)		\$8,775.45
** 09/01/17 SHELTERED - IMRF	01-223-000	1,734.32
** 09/01/17 I.M.R.F. EXPENSE	01-223-001	2,483.26
** 09/01/17 I.M.R.F. EXPENSE	01-223-001	0.01
** 09/01/17 VOLUNTARY IMRF CONTRIBUTIONS	01-223-002	200.00
** 09/15/17 SHELTERED - IMRF	01-223-000	1,726.76
** 09/15/17 I.M.R.F. EXPENSE	01-223-001	2,431.10
** 09/15/17 VOLUNTARY IMRF CONTRIBUTIONS	01-223-002	200.00
ILLINOIS FRATERNAL ORDER OF POLICE (992)		\$408.50
** 09/01/17 UNION DUES PAYABLE	01-224-001	193.50
** 09/15/17 UNION DUES PAYABLE	01-224-001	215.00
NATIONAL DRIVE (3077)		\$32.00
** 09/01/17 NATIONAL DRIVE	01-224-010	16.00
** 09/15/17 NATIONAL DRIVE	01-224-010	16.00
NCPERS GROUP LIFE INS. (1496)		\$16.00
** 09/01/17 NCPERS VOLUNTARY LIFE INS	01-208-001	8.00
** 09/15/17 NCPERS VOLUNTARY LIFE INS	01-208-001	8.00
TEAMSTERS LOCAL 700 (2817)		\$581.00
** 09/01/17 UNION DUES PAYABLE	01-224-007	286.50
** 09/01/17 SPECIAL ASSESSMENT	01-224-009	4.00
** 09/15/17 UNION DUES PAYABLE	01-224-007	286.50
** 09/15/17 SPECIAL ASSESSMENT	01-224-009	4.00
TEXAS LIFE INSURANCE COMPANY (2468)		\$89.38
** 09/01/17 TEXAS LIFE INSURANCE VOLUNTARY LIFE	01-208-003	44.69
** 09/15/17 TEXAS LIFE INSURANCE VOLUNTARY LIFE	01-208-003	44.69
TOTAL PAYROLL AND MISCELLANEOUS EXPENDITURES		\$9,902.33

GENERAL CORPORATE FUND RECAP

CODE	DESCRIPTION	AMOUNT
	PAYROLL AND MISCELLANEOUS	9,902.33
	TOTAL GENERAL CORPORATE FUND EXPENDITURES	9,902.33

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PAYROLL DEDUCTIONS/EXPENSES PAYABLE FOR SEPTEMBER, 2017

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WATER & SEWER FUND

CHECKS & DIR. DEBITS

DESCRIPTION	ACCOUNT NUMBER	AMOUNT
<u>PAYROLL AND MISCELLANEOUS EXPENDITURES</u>		
IL. MUNICIPAL RETIREMENT FUND (974)		\$3,699.91
** 09/01/17 I.M.R.F. EXPENSE	30-223-001	1,833.27
** 09/15/17 I.M.R.F. EXPENSE	30-223-001	1,866.64
TOTAL PAYROLL AND MISCELLANEOUS EXPENDITURES		\$3,699.91

<u>WATER & SEWER FUND RECAP</u>		
CODE	DESCRIPTION	AMOUNT
	PAYROLL AND MISCELLANEOUS	3,699.91
	TOTAL WATER & SEWER FUND EXPENDITURES	3,699.91

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SUMMARY ALL FUNDS

BANK ACCOUNT	BANK	DESCRIPTION	AMOUNT
01-102-000	01	GENERAL CORPORATE FUND-CASH IN BANK	9,902.33 *
30-102-000	30	WATER & SEWER FUND-CASH IN BANK	3,699.91 *
TOTAL ALL FUNDS			13,602.24 **
TOTAL VENDOR INVOICES			185,904.20
TOTAL PAYROLL RELATED			13,602.24
TOTAL ALL FUNDS			199,506.44

A Ta

AGENDA SUPPLEMENT

TO: Mayor & City Council

FROM: Joshua Blakemore, Assistant City Administrator

FOR: September 25, 2017 City Council Meeting

RE: Motion Approving and Authorizing the Execution of a Redevelopment Agreement with Provisions for TIF Assistance for S & V Property LLC – New Retail Center – 20009 East Grant Highway

Attached for your review and consideration is the final of a draft redevelopment agreement regarding the proposed retail center at 20009 East Grant Highway. As has been discussed previously the proposed retail center would include Dunkin Donuts, Marengo Pharmacy and a Liquor Store, with a possible fourth unit as well. The provisions of this agreement outline the requirements of the developer and allow for TIF assistance from the City, including up to \$550,000 in assistance, based on actual receipts.

As was discussing during the September 11th Council meeting, there were a few items left to be cleared up, which have been reviewed and rewritten by the City Attorney, along with Ehlers. The agreement has been reviewed by the developers and the bank, and everyone is in agreement on the terms and conditions of the final draft.

Since the last meeting the agreement was updated to include the estimated cost of construction, the terms and conditions regarding the Letter of Credit (as was discussed during the meeting) and an estimated substantial completion date of July 31, 2018 was added. The parties have agreed to a LOC covering 125% of the costs of the water/sewer utility extensions. As Tim Hartnett mentioned at the last meeting, the roadwork would be bonded through the IDOT construction process. The exhibits have been updated and attached, including a sample amortization schedule, estimated cash flows, TIF projects for PINs for the project and PINs inclusive of the rest of the TIF district. The leases have been attached as an exhibit as well, hence all of the pages. The lease for the liquor store and pharmacy are essentially identical.

Below are staff's notes from the previous memorandum from the September 11th Council meeting for your reference. Some of them have been slightly tweaked in relation to the above mentioned changes to the redevelopment agreement itself.

- When discussing TIF assistance it was agreed that an acceptable goal for annual return on investment is 10-13%. Without TIF assistance the project would come in well under 10%. At the proposed \$550,000 in assistance, the project would produce roughly 8.37% annual return on investment, indicating the City is providing less assistance than would be required to hit the 10-13% mark. This means we are able to establish the project with less TIF assistance than the project may otherwise be eligible for. The estimated costs of the project are \$1,719,500, with roughly \$800,000 in TIF eligible costs. At \$550,000, the TIF is covering 31.99% of the total project costs. The listing of eligible costs is provided in the agreement.
- To be clear, the City is not borrowing funds for the project. The loan is being made to the developer by Prairie Community Bank. This is commonly known as a pay as you go TIF project. The developer assumes the risk as the borrower, and the City pledges a portion of TIF revenue for the project. Previous references to the "note" have been removed as it is now built in as part of the agreement.

- Under the terms and conditions of the agreement, the City would make annual payments to the developer, said payments are pledged to the lending institution. Payments will not be issued until the project is complete and operational. Section 3 deals with building permits and completion dates, which have been updated to include July 31, 2018 as the date of completion.
- The term of TIF assistance would run through 2034, the final year of increment collection for the TIF. Interest is set at 4% and is calculated just the same as it would be if it were the city borrowing the funds and not the developer. By doing a pay as you go, the developer assumes the risk rather than the city. The total assistance is up to \$550,000 (plus interest) net present value. The interest rate is the same as that of the loan being issued to the developer.
- Section 4G of the agreement outlines the TIF eligible expenses being covered. Any payment from TIF proceeds would be for actual receipts, meaning that if for example the US Route 20 infrastructure improvements come in under \$350,000, the developer receives the actual amount spent. If costs on that line item go over \$350,000 it is then the responsibility of the developer. Under will the assistance exceed \$550,000 in net present value.
- Payments on the note will first be paid from the parcels included on this project. Assuming additional increment is needed, up to 40% of the increment from the other parcels in the TIF can be used. This was done to insulate the increment from the other parcels, as to save it for other potential projects. As a reminder, 10% of the increment goes to the other taxing bodies, so 50% of the increment from other parcels will be left for additional projects. No other sources from the City will ever be used for payment of the note.
- Annual payments will be reviewed each year as additional increment is realized within the TIF. For example, the current projections provided by Ehlers do not include property tax revenue for the storage units on Route 20. That property has yet to be fully assessed so that increment is not yet realized. Next year, when it is anticipated that increment is received by the city, that will be included in the 40% available to the project, meaning the note could potentially be paid off before 2034. The timing of the annual payment will be worked out with the bank, but it would certainly occur each year after the full amount of property taxes within the TIF has been received by the City. As you can see from the agreement, a sample amortization schedule has been attached to give you an idea of what the annual payment schedule would look like. It is only a sample at this phase as a final amortization schedule would not be completed until we know what the final dollar amount of the TIF assistance is, and then it may change annually as additional increment is realized.

The project will still need to go through the planning & zoning process for the planned development of the property. This type of agreement is of course very new to the city. By proceeding with the pay as you go manner, the city is much more insulated by going this route. The city is not borrowing money for the project and therefore assumes significantly less risk.

Again, representatives from Ehlers will be on hand to answer any questions the Council may have, and of course you can always contact myself and/or the City Attorney. I would encourage you to reach out with questions before the meeting if at all possible in an effort to allow staff and our consultants to either answer those questions ahead of time or be prepared to do so at the meeting.

If Council is in agreement with the terms and conditions of the agreement as presented then a motion to approve the redevelopment agreement would be in order.

**TAX INCREMENT FINANCING DISTRICT
INCREMENTAL REVENUE REDEVELOPMENT AGREEMENT
BETWEEN THE CITY OF MARENGO AND
S&V PROPERTY LLC**

This Tax Increment Financing District Incremental Revenue Redevelopment Agreement (“Agreement”) is entered into as of _____, 2017 (“Effective Date”), between the City of Marengo, an Illinois municipal corporation (“City”), and S&V Property LLC, an Illinois limited liability company (“Property Owner/Business Owner”).

SECTION 1. RECITALS.

A. Pursuant to Ordinance No. 11-35-5, the City approved a Redevelopment Plan and Project (“TIF Plan”), which TIF Plan identified among the objectives of the TIF District to “stimulate private investment in appropriate new construction and development.”

B. Pursuant to Ordinance No. 11-3-6, as amended from time to time, the City designated the Eastern Corridor Redevelopment Project Area (“TIF District”) pursuant to Section 11-74.4-4 of the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., (“TIF Act”).

C. Pursuant to Ordinance No. 11-3-7, the City adopted tax increment allocation financing for the TIF District in accordance with the TIF Act and established the Eastern Corridor Redevelopment Project Area Special Tax Allocation Fund (“Fund”) for the deposit of TIF District incremental tax revenues and payment of eligible redevelopment project costs and obligations.

D. Under the TIF Act, the City is authorized to “[m]ake and enter into all contracts with property owners, developers, tenants, overlapping taxing bodies, and others necessary or incidental to the implementation and furtherance of its redevelopment plan and project,” 65 ILCS 5/11-74.4-4(b).

E. The City Council has determined that the goals of the TIF District relating to the encouraging sound economic development in the Redevelopment Project Area can be advanced by entering into this Agreement with the Property Owner/Business Owner.

F. The City Council has determined that entering into this Agreement implements and furthers the goals and objectives of the TIF Plan, and will otherwise enhance the public health, safety, and welfare of the TIF District and the City;

G. Property Owner/Business Owner currently owns and intends to redevelop and improve the real property located at 20009 East Grant Highway, as legally described in Exhibit A attached hereto (“Property”).

H. The Property is improved with one structure that is scheduled to be demolished.

I. The Property Owner/Business Owner intends to develop a retail center that includes approximately 8,000 square feet of in-line commercial space with outdoor surface parking (“Project”) in accordance with the general plans attached hereto as Exhibit B (“Plans”).

J. Property Owner/Business Owner represents to the City that at least three tenants will be occupying the Property, in accordance with the executed leases attached hereto as Exhibit C.

K. The City desires to assist the Property Owner/Business Owner with the Project by providing certain financial assistance at such time as the Project is completed, receives a certificate of occupancy and is occupied by at least one tenant and when the Property Owner/Business Owner provides the City with satisfactory proof that the Property Owner/Business Owner has incurred TIF eligible project costs, on the terms and conditions as more fully set forth herein.

L. The Parties desire to enter into this Agreement to set out their respective understandings and responsibilities with respect to the development of the Property and Improvements, the Project, and the TIF District incentives relating to the Project.

IN CONSIDERATION OF, and in reliance upon, the recitals and the mutual covenants set forth herein, all of which are incorporated into the Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the Property Owner/Business Owner (collectively, the "Parties") mutually agree as follows:

SECTION 2. RULES OF CONSTRUCTION; DEFINITIONS.

A. **Definitions.** Whenever used in the Agreement, the following terms will have the following meanings unless a different meaning is required by the context.

"Base EAV": The equalized assessed valuation of the Property as of the commencement of the TIF District as determined by the McHenry County Clerk.

"Certified Costs": The amount of moneys expended by the Property Owner/Business Owner for labor, materials, engineering, architectural, and other professional design services relating to the improvements as reasonably determined by the City Engineer based on receipts, sworn statements, and other documentation to be provided by the Property Owner/Business Owner that the City Engineer customarily relies upon certifying the costs due to contractors for City projects.

"EAV": The equalized assessed valuation of the Property in any year during the term of this Agreement when payments are to be made to the Property Owner/Business Owner.

"Governmental Charges": Governmental Charges shall mean all federal, State, County, City or other governmental (or any division, agency, body, commission or department thereof) taxes, levies, assessments, charges, liens, claims or encumbrances related to the Property Owner/Business Owner or the Property, including but not limited to real estate taxes.

"Improvements": The improvements to the Property to be completed in furtherance of the Project as identified in the Plans and Project and as further defined in Exhibit B of this Agreement.

"Property Tax Increment Funds": The amount of the real estate property tax funds generated from the Property as set forth on the bill(s) rendered by the McHenry County Treasurer in any calendar year during which payments or payment is to be made under this Agreement that is attributable to the difference between the EAV of the Property during such year minus the Base EAV, but only for the period during which the TIF District shall be in effect.

"Project TIF Expenses": Those actual Project costs incurred by Property Owner/Business Owner which are eligible to be paid from Property Tax Increment Funds under

Section 5/11-74.4-3(q) of the TIF Act, and certified by the City Engineer. An estimate of The Project TIF Expenses submitted by the Property Owner/Business Owner is shown in Section 4G.

SECTION 3. BUILDING PERMIT AND DATE OF COMPLETION.

Prior to December 31, 2017, Property Owner/Business Owner shall submit a building permit application to the City for the Improvements based upon the Plans and otherwise causing the Property to comply fully with the building, development, and zoning regulations of the City. The Property Owner/Business Owner shall construct, or cause to be constructed, the Improvements in conformity with the requirements of the City Code of Ordinances and the terms of the building permit, which construction shall be substantially completed no later than July 31, 2018. Simultaneously with the submission of the building permit application, the Property Owner/Business Owner shall deposit an irrevocable letter of credit with the City, naming the City as beneficiary, in a form and issued by a bank approved by the City Attorney, in the amount of \$150,000 being 125% of the estimated cost of the water and sewer extension improvements to the Property. This letter of credit shall secure the installation of public water and sewer improvements to service the Project, and in the event of a default by Property Owner/Business Owner, the City may draw on the letter of credit for payment of same.

SECTION 4. REIMBURSEMENT PAYMENTS FROM CITY.

A. Total Project Cost, Maximum Total Payment Obligation of the City. The cost of the Project development is estimated to be \$1,719,500. The Project cost shall be financed by the Property Owner/Business Owner. The City will make annual payments to the Property Owner/Business Owner to reimburse the Project TIF Expenses, in accordance with the terms of this Agreement (the "Payments"). The total principal amount of all Payments ("Total Principal Payment Obligation") shall be the lesser of (i) the actual certified Project TIF Expenses incurred by the Property Owner/Business Owner, or (ii) \$550,000. The Total Principal Payment Obligation shall accrue interest as described in Subsection 4B. Regardless of whether the Total Principal Payment Obligation, plus accrued interest (collectively, the "Total Payment Obligation"), has been reimbursed, no Payments will be made beyond the expiration of the TIF District, currently expiring in 2033 with final collection in 2034 (the "Remaining Term"). The City may prepay any amounts due under this Agreement at any time without penalty to the City.

B. Interest. Interest payable on the Total Principal Payment Obligation shall be calculated at four percent (4%), such interest accruing as of the time that the City Engineer has certified that all Improvements (whether they be TIF Eligible Improvements or otherwise) have been completed and the Project has been issued an occupancy certificate, all in accordance with this Agreement, and the City Engineer has certified the Project TIF Expenses. Interest shall be computed on the basis of a 360-day year of twelve 30-day months. Interest is due November 15 of each year, commencing the first year that the City receives Property Tax Increment Funds from the Property.

C. Calculation and Application of Annual Payments.

a. Subject to the conditions set forth herein, the Total Payment Obligation shall be payable in installments on November 15 of each year following the occurrence of the conditions precedent in Section 4D, in the amount necessary to amortize the Total Payment Obligation in level payments over the Remaining Term. A sample amortization table and tax increment cash flow to be used as the source of funds to finance the Payments and based on the estimate of Project TIF Expenses shown in Section 4G is attached as Exhibit D. The amortization table and tax increment revenues shall be adjusted based on the actual Project TIF Expenses incurred by the Property Owner/Business Owner and the actual tax increment revenues.

b. The amount of each Payment shall be limited to (i) Property Tax Increment Funds actually received by the City from the Property (the "Project PINs"), and (ii) if, and only if, the funds from the Project PINs are insufficient to make the Payments, then up to a maximum of 40% of the annual amount of funds from the available annual tax increment in the TIF District. Property Owner/Business Owner acknowledges and agrees that Property Tax Increment Funds available to make the Payments from the TIF District are limited to 90% of the actual tax increment funds generated by the TIF District (of which only up to 40% will be utilized, as set forth above). This limited availability is the result of an Intergovernmental Agreement entered into between the City and other taxing bodies at the time the TIF District was established, which Intergovernmental Agreement established a Taxing Bodies Special Increment Fund of 10% for the benefit of the Taxing Bodies defined in that Intergovernmental Agreement. Projections of the Property Tax Increment Funds, as well as projections for the available annual tax increment cash flows in the overall TIF District are attached hereto as Exhibit E.

c. The Payments shall be made in lawful money of the United States of America, and shall be made to the Property Owner/Business Owner as shown on the books of the City maintained by the City Administrator ("Administrator"), at the close of business on the fifteenth day of the month immediately prior to the applicable Payment, and shall be paid by check or draft of the Administrator, on behalf of the City, payable in lawful money of the United States of America, mailed to the address of such Property Owner/Business Owner as it appears herein or at such other address furnished in writing by such Property Owner/Business Owner to the Administrator. The Property Owner/Business Owner shall note on the Payment Record attached hereto as Exhibit F, the amount and the date of any Payment promptly upon receipt of such Payment. Partial Payments shall first be applied to interest.

D. Commencement Date. The City's payment obligation hereunder shall not begin until the Commencement Date, which is the date the City Administrator determines that each and all of the following events has occurred:

1. The Property Owner/Business Owner has submitted detailed plans for the Project to the City as part of a special use permit for a planned development for the Property, and such plans and special use permit have received City approval;

2. All outstanding fees, charges, payments or other amounts due and owing to the City from the Property Owner/Business Owner in connection with the building permit or other development approvals for the Project have been paid;

3. The Property Owner/Business Owner has fully completed all of the Project Improvements in compliance with the City Code of Ordinances and the building permit for the Project Improvements and has received a certificate of occupancy;

4. At least one tenant is occupying the Property, such occupying tenant being a pharmacy, which shall be open for business; and

5. The City Engineer has confirmed the certified costs of the Project TIF Expenses consistent with the form submitted by Property Owner/Business Owner, attached hereto as Exhibit G.

E. Continuing Conditions on Payment. The Property Owner/Business Owner acknowledges that the City may suspend any Payment or Payments if any of the following events occur: (i) Property Owner/Business Owner sells or transfers any interest in the Property or Project not permitted or contemplated under this Agreement; (ii) the failure of Property Owner/Business Owner to secure or maintain occupancy of the retail space as has been represented by Property Owner/Business Owner during proceedings before the City, as set forth herein; (iii) the destruction of the Project such that the Project can no longer be used as contemplated in the Agreement (subject to the availability of insurance and provided the City shall cooperate with Property Owner/Business Owner as may be necessary to pursue and process insurance claims related to such destruction); or (iv) Property Owner/Business Owner's lender notifies the City, in writing, that Property Owner/Business Owner is in default of any of Property Owner/Business Owner's agreements with such lender.

F. Pledge of the Payment. The Property Owner/Business Owner may pledge the Payments of the City hereunder, subject to the conditions of this Agreement, as security to its loan for the development and construction of the Project.

G. Estimated Project TIF Expenses. For purposes of this Agreement, the Property Owner/Business Owner has submitted an estimate of Project TIF Expenses, dated May 22, 2017, as follows:

Summary of estimated Project TIF Expenses

US Route 20 Infrastructure Improvement	\$ 350,000	
Architectural Expenses	\$ 35,000	
Site Engineering Expenses	\$ 20,000	
City Approvals/ TIF District Approvals	\$ 50,000	
Demolition of Existing Building	\$ 40,000	
Onsite Detention and Site Improvements	\$ 29,500	
Onsite Storm Sewer Expenses	\$ 23,700	
Subtotal	\$ 548,200	
Contingency	\$ 10,964	2.0%
Total Project TIF Expenses	\$ 559,164	

Those items set forth in the above summary, while part of the Improvements, are referred to herein as the "TIF Eligible Improvements".

H. LIMITED OBLIGATION. THIS AGREEMENT AND THE "PAYMENTS" DUE HEREUNDER ARE LIMITED OBLIGATIONS OF THE CITY. THE CITY SHALL BE UNDER NO OBLIGATION TO MAKE PAYMENTS REQUIRED HEREIN FROM ANY OTHER SOURCE OR FROM FUNDS HELD BY THE CITY. THIS IS NOT TO BE CONSTRUED AS A FULL-FAITH AND CREDIT PLEDGE OR GENERAL OBLIGATION OF THE CITY FOR ANY PURPOSE. THE PROPERTY OWNER/BUSINESS OWNER OR ANY THIRD PARTY SHALL NOT HAVE THE RIGHT TO COMPEL THE CITY TO LEVY ADDITIONAL TAXES TO COVER ITS LIMITED PAYMENT OBLIGATIONS HEREIN.

SECTION 5. ADDITIONAL CONDITIONS TO PAYMENTS.

A. Conditions for Receiving Payment. In addition to the conditions set forth above, no Payment will be made to the Property Owner/Business Owner for any calendar year unless the Property Owner/Business Owner is operating the Project in accordance with the zoning regulations, the City code of ordinances, the requirements of this Agreement, and any applicable federal, State, or local laws, rules, ordinances, or regulations (including the giving of all notices, payment of all fees, and securing of all required permits and approvals). In the event of a violation, the City, upon notice to the Property Owner/Business Owner, may withhold any payment otherwise due pursuant to this Agreement until such time as the violation is corrected to the reasonable satisfaction of the City (including payment of any penalties, fines, or reimbursable costs relating to such violation).

B. Transfer of Property or Business. The City reserves the right to approve Property Owner/Business Owner's transfer of the Property to a third party or as a result of restructuring of Property Owner/Business Owner's corporate ownership/membership, which approval shall not be unreasonably withheld, as set forth herein. If at any time after the Commencement Date the Property Owner/Business Owner transfers the Property to a third party or changes the corporate ownership/membership of the S&V Property LLC, the City shall have the right to hold any Payment otherwise due and owing in escrow until the Property Owner/Business Owner and transferee or new ownership jointly notify the City in writing regarding who is entitled to the remaining Payments and who is responsible for performing each of Property Owner/Business Owner's obligations in this Agreement, with sufficient documentation evidencing that the proposed transferee has agreed and accepted such obligations.

SECTION 6. SURVIVAL OF CERTAIN OBLIGATIONS.

The Property Owner/Business Owner's obligations under this Agreement (as well as any other indemnification and defense obligations under this Agreement) shall survive the termination of this Agreement.

SECTION 7. CHANGES IN LAW.

In the event that there are changes in law that affect the ability of either party to perform this Agreement, the Parties shall consult in good faith for purposes of considering amendments to this Agreement to effect the intent of the Parties.

SECTION 8. INDEMNIFICATION AND INSURANCE.

A. Indemnification. Property Owner/Business Owner agrees to indemnify, defend and hold the City harmless from and against any losses, costs, damages, liabilities, claims, suits, actions, causes of action and expenses (including without limitations, reasonable attorneys' fees and court costs up to and including any appeal of any initial action) suffered or incurred by the City arising from or in connection with (i) Property Owner/Business Owner's failure to comply with any of the terms, covenants, warranties, representations, and conditions contained in this Agreement, or (ii) its failure to pay general contractors, subcontractor or materialmen in connection with the TIF-funded improvements or any other improvements for the Project, or (iii) the existence of any material misrepresentation or omission in this Agreement, any offering memorandum or the Redevelopment Plan or any documents related to this Agreement that is the result of information supplied or omitted by the Property Owner/Business Owner or its agents, employees, contractors or person acting under its control or at its request, or (iv) the Property Owner/Business Owner's failure to cure any misrepresentation in this Agreement or any other agreement relating hereto, or (v) any action, suit or proceeding arising directly or indirectly from the construction of the Project or the Improvements or the condition of the Property during construction of the Improvements.

B. Insurance. Property Owner/Business Owner shall procure and maintain, or cause to be procured and maintained at all times throughout the term of this Agreement (and during

construction and development of the Project) and until each and every obligation of the Property Owner/Business Owner contained in this Agreement has been fully performed, the types of insurance specified below, with insurance companies authorized to do business in the State of Illinois covering all operations under this Agreement, whether performed by the Property Owner/Business Owner or its contractors and consultants:

1. Property Owner/Business Owner shall maintain general liability (CGL) insurance with limits of not less than \$5,000,000.00 for each occurrence. Limits can be satisfied with a combination of CGL and Commercial Umbrella Liability Policies.

2. Property Owner/Business Owner shall maintain, at the start of and during the period of any construction of the Improvements and the Project, a customary builders' all-risk insurance policy for fire, extended coverage and vandalism. The amount of insurance at all times shall be representative of the insurable value installed or constructed as determined by Property Owner/Business Owner and approved by the City.

The Property Owner/Business Owner shall require its contractor(s) who are constructing the Improvements to obtain the following insurance policies:

1. Business auto liability insurance with a limit of not less than \$1,000,000.00 for each accident.

2. Workers compensation and employers liability insurance. The employer's liability shall not be less than \$1,000,000.00 for each accident for bodily injury by accident or \$1,000,000.00 for each employee for bodily injury by disease.

All policies other than those for Worker's Compensation shall be written on an occurrence and not on a claims-made basis.

The City shall be named as an additional insured on each of the above-described policies.

The coverage amounts set forth above may be met by blanket policies and by a combination of underlying and umbrella policies so long as in combination the limits equal or exceed those stated.

All coverage shall be primary coverage, exclusive of any insurance that the City might have or carry from time to time as relates to Property Owner/Business Owner's or its contractors' operations.

Each policy number, the name of the insurance company, the name and address of the agent or authorized representative, along with policy expiration dates and specific coverage amounts shall be provided to the City prior to construction of the Improvements. Each policy and certificate shall be provided to the City at the time a building permit is applied for the Property, as a condition precedent to the issuance of each permit, and each policy shall reflect that the City shall receive thirty (30) days written notice prior to the cancellation or alterations reducing the policy limits. Each policy shall be primary with respect to any other valid or collectable insurance that the City may possess, including any self-insured retention that the City may have. Any insurance

that the City possesses shall be considered excess only and shall not be required to contribute with Property Owner/Business Owner's insurance. Property Owner/Business Owner shall promptly advise the City of any claims or litigation that may result in liability to the City.

SECTION 9. COVENANTS, WARRANTIES AND REPRESENTATIONS.

A. By The City. The City represents and warrants to the Property Owner/Business Owner as follows:

1. The City has the authority and the legal right to make, deliver, and perform this Agreement, and has taken or will take all necessary actions and obtain all required consents and approvals to authorize the execution, delivery, and performance of this Agreement.

2. To the best of the knowledge of the legal representatives of the City, the execution, delivery, and performance of this Agreement is not prohibited by any requirement of law or under any contractual obligation of the City, will not result in a breach or default under any agreement to which the City is a party or is bound, and will not violate any restriction, court order, or agreement to which the City is subject.

3. The parties executing this Agreement on behalf of the City, and executing and delivering any other agreement or other item contemplated by this Agreement or otherwise required to fulfill the City's obligations under this Agreement, have full authority to bind the City to such obligations and to so act on behalf of the City.

B. By the Property Owner/Business Owner. The Property Owner/Business Owner represents and warrants to the City as follows:

1. The Property Owner/Business Owner has the authority and the legal right to make, deliver, and perform this Agreement, and has taken or will take all necessary actions and obtained all required consents and approvals to authorize the execution, delivery, and performance of this Agreement.

2. The Property Owner/Business Owner owns the Property and had clear and marketable title to the Property prior to execution of this Agreement and has presented evidence of such title to the City. The Property Owner/Business Owner is a limited liability company in good standing in Illinois and has provided documentation to the City that it has sufficient equity and construction financing to complete the Project.

3. To the best of the knowledge of the legal representatives of the Property Owner/Business Owner, the execution, delivery, and performance of this Agreement is not prohibited by any requirement of law or under any contractual obligation of the Property Owner/Business Owner, will not result in a breach or default under any agreement to which the Property Owner/Business Owner is a party or is bound, and will not violate any restriction, court order, or agreement to which the Property Owner/Business Owner is subject.

4. The Property Owner/Business Owner has conducted environmental studies sufficient to conclude that the Project may be constructed, completed and operated in accordance with all applicable environmental laws and regulations and this Agreement, the Plans and related specification of the Project.

5. The parties executing this Agreement on behalf of the Property Owner/Business Owner and executing and delivering any other agreement or other item contemplated by this Agreement or otherwise required to fulfill the Property Owner/Business Owner's obligations under this Agreement, have full authority to bind the Property

Owner/Business Owner to such obligations and to so act on behalf of the Property Owner/Business Owner.

6. No information, exhibit or report furnished by the Property Owner/Business Owner to the City in connection with this Agreement contains or will contain any misstatement of material fact, or omits or will omit to state any fact necessary to make the statements contained therein not materially misleading. The Property Owner/Business Owner has provided all information requested by the City, and such information is complete and accurate in all material respects. There is no fact known to the Property Owner/Business Owner which could materially adversely affect or which might in the future, in the Property Owner/Business Owner's reasonable judgment, materially adversely affect the assets, properties or financial condition of the Property Owner/Business Owner.

7. There are no actions or proceedings by or before any court, governmental agency or any other administrative body pending or, to the best of Property Owner/Business Owner's knowledge, threatened, or affecting Property Owner/Business Owner which would impair its ability to perform as provided in this Agreement.

8. The Property Owner/Business Owner has and shall maintain all government permits, certificates and consents necessary to conduct its business and to construct, complete and operate the business that is intended by this Project.

9. The Property Owner/Business Owner is current on all Governmental Charges and agrees to pay or cause to be paid when due all Governmental Charges which are or will be assessed or imposed upon the Property Owner/Business Owner, the Property or the Project, or become due and payable, and which create or may create a lien upon the Property Owner/Business Owner or all or any portion of the Property.

10. The Property Owner/Business Owner is not in material default with respect to any indenture, loan agreement, mortgage, deed, note or any other agreement or instrument related to the borrowing of money to which Property Owner/Business Owner is a party or by which Property Owner/Business Owner is bound.

11. The Property Owner/Business Owner is not in material default with respect to any agreement, contract, or any other legal obligation related to services, goods or products to which Property Owner/Business Owner is a party or by which Property Owner/Business Owner is bound.

12. The Property Owner/Business Owner shall redevelop the Property in accordance with this Agreement and all Exhibits attached hereto and shall comply with all federal, State and local laws, ordinances, rules, regulations, executive orders and codes, including the Prevailing Wage Act as such may be applicable, to the Project, the Property and Property Owner/Business Owner.

13. The Property Owner/Business Owner shall use funds from the City solely to pay for (or to reimburse Property Owner/Business Owner for their payment of) the Project TIF Expenses as provided in this Agreement.

14. The covenants set forth in this Section shall run with the land and the improvements thereon and shall be binding on any transferee.

15. All covenants, warranties and representations of the Property Owner/Business Owner contained in this Section and elsewhere in this Agreement shall be true,

accurate and complete at the time of execution of the Agreement by the Property Owner/Business Owner, and shall survive the execution, delivery and acceptance hereof by the parties hereto and shall be in effect throughout the term of this Agreement.

SECTION 10. EVENTS OF DEFAULT.

A. Event of Default.

1. Notice of Default. The City shall provide written notice to the Property Owner/Business Owner if the City determines that the Property Owner/Business Owner has materially breached the performance or observance of any covenant, agreement, condition, or obligation under this Agreement. The failure of the Property Owner/Business Owner to remedy or cure all non-performances or impairments identified in the Notice of Default, to the satisfaction of the City, within 30 days after receipt by the Property Owner/Business Owner of the Notice of Default shall constitute a default under this Agreement (a "Default Event"). Upon the occurrence of a Default Event, the City may immediately terminate this Agreement and pursue any other available remedy. In addition, the following shall also constitute a Default Event:

a. The commencement of any proceedings in bankruptcy by or against the Property Owner/Business Owner or for the liquidation or reorganization of Property Owner/Business Owner, or alleging that the same is insolvent or unable to pay its debts as they mature, or for the re-adjustment or arrangement of any debts, whether under the United States Bankruptcy Code or under any other state or federal law;

b. The appointment of a receiver or trustee for the Property Owner/Business Owner or the institution of any proceedings for the dissolution, or the full or partial liquidation, or the merger or consolidation of Property Owner/Business Owner;

c. The occurrence of an event of default by Property Owner/Business Owner with respect to its financing of the Project, which default is not cured within any applicable cure period;

d. The dissolution of the Property Owner/Business Owner; or

e. The institution of any criminal proceedings (other than a misdemeanor) against Property Owner/Business Owner or any natural person who owns a material interest in Property Owner/Business Owner, which is not dismissed within 30 days, or the indictment of Property Owner/Business Owner or any natural person who owns a material interest in Property Owner/Business Owner, for any crime (other than a misdemeanor).

2. Notice by Property Owner/Business Owner. The Property Owner/Business Owner shall promptly give written notice to the City as soon as reasonably possible of:

a. Any condition event or act which constitutes or may constitute a default under this Agreement;

b. Any pending material litigation or any government order specifically and materially affecting the Property Owner/Business Owner or the Business;

c. Any change of name, address, identity, or ownership of the Property Owner/Business Owner; and

d. Any other event or fact which may reasonably be deemed by the City to adversely affect the financial or operating conditions of either the Property Owner/Business Owner or the Project.

B. Remedies. Upon the occurrence of Default Event, subject to all applicable notice and cure periods, in addition to all rights and remedies contained in this Agreement, including those specifically set forth in Section 3, the City may terminate this Agreement and all related agreements. Subject to the foregoing, the City may, in law or in equity, by suit, action, or any other proceeding, enforce or compel the performance of this Agreement. The Property Owner/Business Owner agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the City or any elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys of the City on account of the negotiation, execution, or breach of any of the terms and conditions of this Agreement. In the event of a judicial proceeding being brought, the City shall be entitled to reimbursement of all costs and expenses, including reasonable attorneys' fees, incurred in connection with the judicial proceeding up to and including any appeal.

SECTION 11. GENERAL PROVISIONS.

A. Notices. All notices required or permitted to be given under this Agreement shall be given by the Parties by (i) personal delivery, (ii) deposit in the United States mail, enclosed in a sealed envelope with first class postage thereon, or (iii) deposit with a nationally recognized overnight delivery service, addressed as stated in this Section. The address of any Party may be changed by written notice to the other Parties. Any mailed notice shall be deemed to have been given and received within three days after the same has been mailed and any notice given by overnight courier shall be deemed to have been given and received within 24 hours after deposit. Notices and communications to the Parties shall be addressed to, and delivered at, the following addresses:

If to the City: City of Marengo
Attn: Joshua Blakemore, City Administrator
132 East Prairie Street
Marengo, IL 60152

with a copy to: Zukowski, Rogers, Flood & McArdle
Attn: David W. McArdle, City Attorney
50 N. Virginia St.
Crystal Lake, IL 60014

If to the Property Owner/Business Owner: S&V Property LLC
Attn: Vipul Patel
360 Reserve Drive
St. Charles, IL 60175

with a copy to: Franks Gerkin
Attn: Terry McKenna
19333 East Grant Highway
Marengo, IL 60152

and: Prairie Community Bank
Attn: Dianna K. Torman, President & CEO
800 W. Grant Highway
Marengo, IL 60152

B. Binding Effect. This Agreement, and the privileges, obligation, and provisions contained herein shall insure to the benefit of and the City, the Property Owner/Business Owner, and their heirs, personal representatives, and successors.

C. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies, and benefits provided by this Agreement shall be cumulative and shall not be exclusive of any other rights, remedies, and benefits allowed by law.

D. Non-Waiver. The City shall be under no obligation to exercise any of the rights granted to it in this Agreement. The failure of the City to exercise at any time any such right shall not be deemed or construed to be a waiver thereof, nor shall such failure void or affect the City's right to enforce such right or any other right.

E. Assignment. The Property Owner/Business Owner shall not assign this Agreement, in whole or in part, or any of its rights or obligations under this Agreement, without the prior express written approval of the City, which approval may be withheld in the sole and unfettered discretion of the City (except as otherwise expressly provided in this Agreement).

F. Consents. Whenever the consent or approval of any party to this Agreement is required, such consent or approval shall be in writing and shall not be unreasonably withheld, conditioned, or delayed, and, in all matters contained herein, all parties shall have an implied obligation of reasonableness, except as may be expressly set forth otherwise.

G. Venue and Governing Law. Each proceeding pursuant to or in connection with this Agreement or amendment thereto shall be brought in the 22nd Judicial Circuit, McHenry County, Illinois, and the City and the Property Owner/Business Owner hereby consent to jurisdiction and venue in that Court. This Agreement has been negotiated, executed and delivered at and shall be deemed to have been made in the City of Marengo, McHenry County, Illinois. This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois, regardless of any present or future domicile or principal place of business of the Property Owner/Business Owner. The Property Owner/Business Owner and the City hereby consent and agrees that the Circuit Court of McHenry County, Illinois, shall have exclusive jurisdiction to hear and determine any claims or disputes between the City and the Property Owner/Business Owner pertaining to this Agreement or to any matter arising out of or related to this Agreement. The Property Owner/Business Owner and the City expressly submit and consent in advance to such jurisdiction in any action or suit commenced in such court, and the Property Owner/Business Owner and the City hereby waive any objection which the Property Owner/Business Owner and the City may have based upon lack of personal jurisdiction, improper venue or *forum non conveniens*.

H. Severability. If any term, covenant, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions of this Agreement and the validity, enforceability, and application to any person, firm, corporation, or property shall not be impaired thereby, but the remaining provisions shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Agreement to the greatest extent permitted by applicable law.

I. Entire Agreement. This Agreement constitutes the entire agreement between the Parties and supersedes any and all prior agreements and negotiations between the parties, whether written or oral, relating to the subject matter of this Agreement.

J. Interpretation. This Agreement shall be construed without regard to the identity of the Party who drafted the various provisions of this Agreement. Moreover, each and every provision of this Agreement shall be construed as though all parties to this Agreement participated

equally in the drafting of this Agreement. As a result of the foregoing, any rule or construction that a document is to be construed against the drafting party shall not be applicable to this Agreement.

K. Headings. The heading, titles, and captions in this Agreement have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement.

L. Amendments and Modifications. No amendment or modification to this Agreement shall be effective unless and until it is reduced to writing and approved and executed by all Parties to this Agreement in accordance with all applicable statutory procedures.

M. Changes in Laws. Unless otherwise provided in this Agreement, any reference to any requirements of law shall be deemed to include any modifications of, or amendments to such requirements of law as may, from time to time, hereinafter occur.

N. No Third Party Beneficiaries. No claim as a third party beneficiary under this Agreement by any person, firm, or corporation shall be made, or be valid, against the City or the Property Owner/Business Owner.

O. Counterparts. This Agreement may be executed in counterparts, each of which shall constitute an original document and together shall constitute the same instrument.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the Effective Date.

ATTEST:

CITY OF MARENGO, an Illinois municipal corporation

By: _____

Its: _____

Its: _____

S&V Property LLC, an Illinois limited liability company

By: _____

Its: _____

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF MCHENRY)

This instrument was acknowledged before me on _____ 20____, by _____, the _____ of the **CITY OF MARENGO**, an Illinois municipal corporation, and by _____, the City Clerk of said municipal corporation.

Signature of Notary

SEAL
My Commission expires:

STATE OF ILLINOIS)
) SS
COUNTY OF MCHENRY)

The foregoing instrument was acknowledged before me on _____ 20____, by _____, the _____ of S&V Property LLC, an Illinois limited liability company.

Signature of Notary

SEAL
My Commission expires:

Exhibit A

Legal Description of the Property

(PINS: 17-06-100-039 and 17-06-104-003
and including all adjoining rights-of-way and easements)

EXHIBIT A
LEGAL DESCRIPTION

ALL THE FOLLOWING DESCRIBED LAND, SITUATED IN THE COUNTY OF MCHENRY AND THE STATE OF ILLINOIS, KNOWN AND DESCRIBED AS FOLLOWS, TO WIT:

PARCEL 1:

LOT 2 (EXCEPTING THEREFROM THAT PART BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, THENCE SOUTH 71 DEGREES 13 MINUTES 02 SECONDS EAST ALONG THE SOUTH LINE THEREOF AND THE SOUTH LINE OF THE LANDS DESCRIBED IN DOCUMENT NO. 2007R0020641, A DISTANCE OF 37.67 FEET; THENCE NORTH 59 DEGREES 34 MINUTES 55 SECONDS WEST ALONG THE NORTH LINE THE SAID LANDS DESCRIBED IN DOCUMENT NO. 2007R0020641, A DISTANCE OF 36.71 FEET TO THE WEST LINE OF SAID LOT 2; THENCE SOUTH 31 DEGREES 48 MINUTES 48 SECONDS WEST ALONG SAID WEST LINE 7.60 FEET TO THE PLACE OF BEGINNING) IN GRANT STREET SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 43 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PLATTED AND RECORDED IN THE RECORDER'S OFFICE OF MCHENRY COUNTY, ILLINOIS, ON NOVEMBER 21, 2006, AS DOCUMENT 2006R0085986, IN THE CITY OF MARENGO, MCHENRY COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 02 DEGREES 04 MINUTES 31 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 155.94 FEET; THENCE SOUTH 13 DEGREES 24 MINUTES 57 SECONDS WEST 281.75 FEET; THENCE SOUTH 69 DEGREES 49 MINUTES 23 SECONDS WEST 331.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 69 DEGREES 49 MINUTES 23 SECONDS EAST 85.41 FEET; THENCE SOUTH 33 DEGREES 04 MINUTES 52 SECONDS WEST 17.23 FEET; THENCE NORTH 58 DEGREES 11 MINUTES 04 SECONDS WEST 83.27 FEET TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 3:

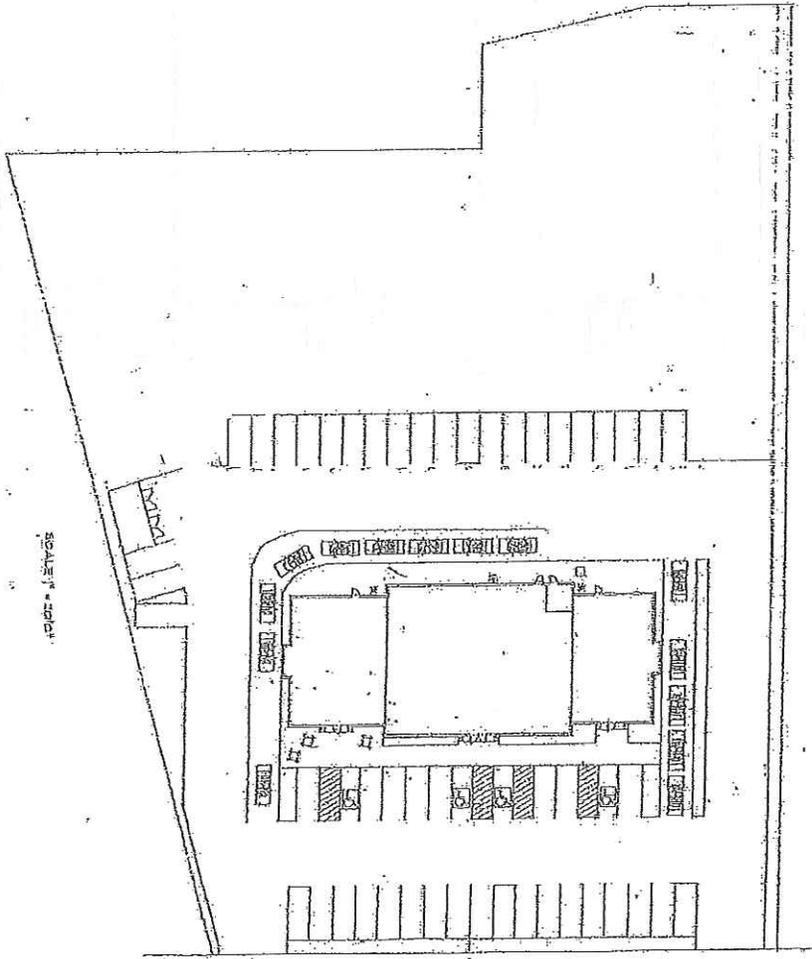
THAT PART OF LOT 2 BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, THENCE SOUTH 71 DEGREES 13 MINUTES 02 SECONDS EAST ALONG THE SOUTH LINE THEREOF AND THE SOUTH LINE OF THE LANDS DESCRIBED IN DOCUMENT NO. 2007R0020641, A DISTANCE OF 37.67 FEET; THENCE NRTH 59 DEGREES 34 MINUTES 55 SECONDS WEST ALONG THE NORTH LINE THE SAID LANDS DESCRIBED IN DOCUMENT NO. 2007R0020641, A DISTANCE OF 36.71 FEET TO THE WEST LINE OF SAID LOT 2; THENCE SOUTH 31 DEGREES 48 MINUTES 48 SECONDS WEST ALONG SAID WEST LINE 7.60 FEET TO THE PLACE OF BEGINNING, IN GRANT STREET SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 43 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PLATTED AND RECORDED IN THE RECORDER'S OFFICE OF MCHENRY COUNTY, ILLINOIS, ON NOVEMBER 21, 2006, AS DOCUMENT 2006R0088986, IN THE CITY OF MARENGO, MCHENRY COUNTY, ILLINOIS.

APN: 17-06-104-003, 17-06-100-042 AND 17-06-104-004

PROPERTY COMMONLY KNOWN AS: 20015 EAST GRANT HIGHWAY, MARENGO, IL 60152

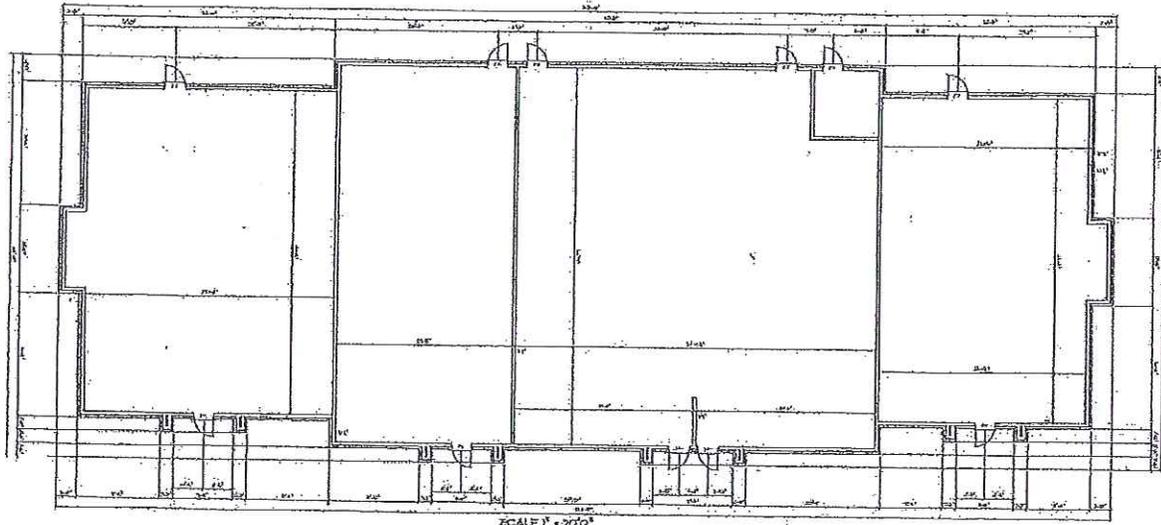
Exhibit B

General Plans



SCALE 1" = 20'-0"

PLAN 1/4" = 1'-0"



SCALE 1/8" = 1'-0"

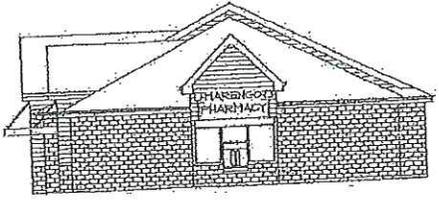
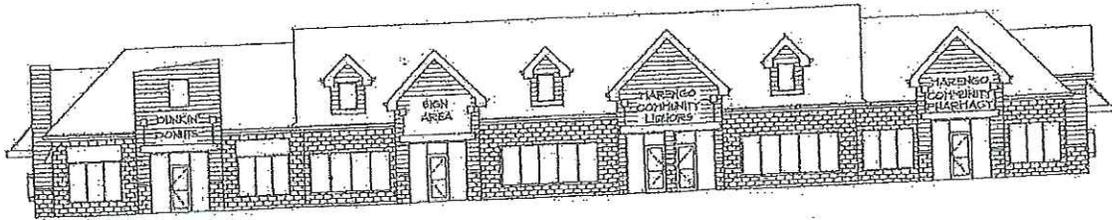


Exhibit C

Leases



March 15th, 2017

**Re: Offer to Lease End Cap Space at
20015 E Grant Hwy
Marengo, IL**

To Whom It May Concern::

This letter of interest ("Letter of Interest") will summarize our desire to lease the property described above to Asif Rajabali and/or his nominee for a Dunkin' Donuts Store ("Tenant").

LANDLORD:

TENANT: Dunkin Donuts or Assignee doing business as Dunkin Donuts.

PREMISES: Landlord hereby certifies that the Premises shall include approximately 1,800 SF with drive-thru with the approximate dimension of (30' X 60') If available, Landlord to furnish Tenant within 10 days of execution of this letter; the site plan and building footprint, with dimensions via an AutoCAD file.

Landlord will deliver possession of the Premises in a broom clean condition free and clear of all legal violations, hazardous substances, prior leases, tenants or occupants, and free and clear of all fixtures and other property of any prior tenant or occupant, and with the construction and condition of the Shopping Center and the Premises being such as to allow the issuance of a building permit for the work to be performed by Tenant.

TERM: Five (5) years with Three (3) five-years options.

BASE RENT: Year 1: \$17.00/SF
Year 2: \$17.34/SF
Year 3: \$17.69/SF
Year 4: \$18.04/SF
Year 5: \$18.40/SF



Option 1
Years 6 – 10: \$20.24/SF

Option 2
Years 11 – 15: \$22.26/SF

Option 3
Years 16 – 20: \$24.49/SF

SECURITY DEPOSIT: One-Month's Rent.

RENT COMMENCEMENT: The Rent Commencement Date will be the same as the opening day of the business.

TERM COMMENCEMENT: The Term Commencement Date will be 180 days following Landlord's delivery of the Premises in the condition required by the Lease with Landlord's work completed and Tenant receiving all the necessary Permits to start construction or tenant opening for business, whichever is earlier.

TENANT DELIVERY CONDITIONS: Tenant will require satisfaction of the following conditions prior to commencement of the lease term:

- a) Tenant having received site approval from Dunkin' Brands.
- b) Tenant having secured financing from a financial institution at the terms and conditions acceptable to the tenant.
- c) Tenant having received non-disturbance agreements from Landlord, Landlord's lenders and ground lessors.
- d) Landlord's having approved Tenant's proposed signage and exterior image elements.
- e) Tenant having received all permits, licenses and approvals necessary for the installation of Tenant's standard improvements and pylon and storefront



signs, for the operation of a typical Dunkin Donuts restaurant on the Premises.

- f) Landlord to provide a good faith estimate of the operating cost; CAM, Taxes and Insurance within 30 days of LOI execution.
- g) Landlord providing Tenant with all REA's, easements and operating agreements for the Shopping Center with 30 days after LOI execution.
- h) Landlord will, prior to commencement of the term of the Lease, perform the work described on the construction summary attached hereto as Exhibit "A"

DELIVERY DATE: To be determined.

SIGNAGE: Tenant will be allowed to use Tenant's or Tenant's affiliates registered logo sign on the exterior of the premises in the maximum size permitted by applicable code. Landlord shall not unreasonably withhold its consent of Tenant's exterior signs that conform to Landlord's sign criteria (which criteria Landlord shall provide to Tenant in writing prior to, or at, the time the Lease is executed) or the city code and Tenant may use its own professionally-designed monthly promotional signs in the interior of the Premises without Landlord's prior approval.

Tenant will be allowed a sign panel on the monument and pylon signs where available. Tenant will be allowed both sides of the panel. Tenant will be allowed the most top position available on the monument and pylon sign panel.

PARKING: Landlord will provide a sufficient number of non-exclusive parking stalls (including required handicapped parking) to comply with applicable governmental requirements and to reasonably meet Tenant's needs considering Tenant's intended use of the Premises and considering the intended layout of the Premises as set forth on the site plan.

PERMITTED USE: Tenant may use the Premises for any lawful restaurant use subject to Landlord's obligation to comply with currently existing exclusive use terms in leases with other tenants of the Shopping Center.



**ASSIGNMENT/
SUBLETTING:**

Tenant shall have the right sublet its interest in the Lease Agreement without consent of Landlord, provided that no such sublease shall operate to relieve Tenant of its obligations under the Lease Agreement, including payment of rent.

This Letter of Intent is intended as an outline of the principal lease provisions. Whether or not countersigned, this is not, nor is it intended to be, a legally enforceable and/or binding agreement by either party. A binding agreement is subject to, among other things, prior written approval of Tenant's Development Committee and the negotiation and execution by both parties of a fully-integrated lease agreement.

Please indicate your approval of the above terms and conditions by signing in the space provided below and returning a copy of the signed letter to the undersigned within seven business days of this letter's date.

ACCEPTED AND AGREED TO BY:

By: 
Name: Asif Rajabali
Date: March 1st, 2017

By: 
Name:
Date: March 1st, 2017



EXHIBIT "A"

LESSOR'S WORK

Electrical:

- Provide for 208V/400 amp with two (2) 42-circuit panels, 3- phase, 4-wire electric service per tenant plans.
- Wiring for signs in front and back of store.

Natural Gas:

- Pipe and meter sized to deliver a volume equivalent to one million BTUH heating capacity, brought to the inside face of an exterior wall of the PREMISES at a location near the production area, in accordance with LESSEE'S approved plans.

Plumbing:

- Water Heater - Furnish and install a 75 gallons 10-year gas heater complete with all water lines and complete vent system.
- 1 1/2" diameter pipe terminated at a valve and meter fitting located in the PREMISES
- Install two (2) complete handicapped restroom facilities in locations shown on Approved Plans and in accordance with local codes. Door to be equipped with self-closer. Two ADA bathrooms. Fixtures, bathroom walls and entry must meet ADA compliance.

Sanitary Sewer:

- Minimum 4" diameter pipe and inspection manhole located in accordance with LESSEE'S approved plans, within the minimum distance of the PREMISES to allow installation of grease trap and sanitary sewer lines from PREMISES.

HVAC:

- Minimum of 1 ton per 130 sq. ', satellite Furnish and install a refrigerated, rooftop furnace/air conditioning unit combined with heating element complete with all necessary ductwork, (insulated), to include electrical supply, return outlets, controls and necessary gas connections, unit to be equipped with economizer cycle.
- Thermostats to be located in ceiling with adequate distribution to maintain 72-75 degrees F. temperature zone throughout the premises at all times.

Fire Alarm System:

- Provide a fire alarm system as necessary, per building codes and/or Municipal Fire District requirements.
- Sprinkler heads must exist and function in compliance with applicable fire codes.
- Furnish and install required exit lights and battery operated emergency lighting system, including all necessary connections to panel per code.

Floors:

- Floors must be smooth and level concrete.
- Floors shall be free of any previous flooring or debris.

Lighting:

- Furnish and install in ceiling outlets, lines and recessed 2' 0" x 4' 0" lay-in four lamp fluorescent light fixtures 1 per 100 sq. ft. Sufficient fixtures to be used to insure 100 foot-candle illumination throughout retail area. All fixtures controlled from multi-circuit relay and switches located in locations shown on Approved Plans.

DUNKIN' DONUTS.

Ceiling:

- Furnish and install a 2' x 4' suspended type ceiling tile, per specifications, and grid throughout the premises (retail and storage) at a height of 11' 0" vinyl clad gypsum tiles shall be provided wherever required by local code for Tenant's use.

Exterior Doors:

- Entrance door to be equal or superior to Kawneer Narrow Style #190 with F-2 push and pull plates. Rear receiving door to be 3'6" x 6'8" x 1 3/4" hollow metal door with view finder. All doors equipped with closer adjusted to ADA compliance standards.

Walls:

- No interior partition walls other than bathroom walls.
- Suite demising walls must meet local fire codes.
- Exterior walls and/or firewalls to be furred, insulated, have vapor barrier installed, dry walled with 5/8" fire code drywall, taped and finished sanded
- All windowsills to be finished Dur-Rock at bottom 3' in kitchen or wet areas.

Window Wall:

- To be equal or superior to Kawneer Tri-Fab Style # 451. Glazing must be 1" double insulated clear.

Parking:

- Proper number and marked parking stalls as per local codes.
- Properly labeled handicap parking as per local codes.

Drive-Thru:

- Install concrete pads from D/T menu to Drive-Thru window with embedded magnetic drive-thru loops (loops supplied by Tenant) into car path at location indicated on Tenant's plan. Install embedded conduit for electrical to menu board at location indicated on Tenant's plans.
- Landlord to install Drive-Thru Window in accordance to Village Codes and Dunkin' Brands specification.
- There must be an Over-head Canopy on the Drive-thru' Window as per Dunkin' Specification.
- At the Drive-thru' Window – on the inside – there must be an Over-Head Heater (to protect our crew serving the Drive-thru') during winter

Refrigeration:

- Tenant is allowed to build a Walk-in Freezer/Cooler on the back of the building, immediately outside the tenant space, if acceptable by the Village.

Exterior:

- A Patio space done on the outside if acceptable to the Village.

05/16/2017

Asif Rajabali
9725 Woods Drive
Skokie, IL 60077

Re: Conditional Real Estate Site Approval - Dunkin' Donuts
PC# 357223, SDA N/A; 20015 East Grant Highway, Marengo, IL 60152

Dear Asif:

Dunkin' Brands, Inc. ("DBI") is pleased to grant you **CONDITIONAL REAL ESTATE APPROVAL** for the above referenced site to be developed as a Dunkin' Donuts franchised restaurant.

This **CONDITIONAL REAL ESTATE APPROVAL** is expressly conditioned upon you meeting the following timeline. If the requested documentation or supporting evidence is not provided to us on or before the deadlines set forth below, we reserve the right to revoke this **CONDITIONAL REAL ESTATE APPROVAL** at any time thereafter, at which point the approval shall be deemed expired, null and void. In addition, if you have an SDA and the SDA is terminated for any reason, we may revoke this **CONDITIONAL REAL ESTATE APPROVAL** as a result. Notwithstanding the foregoing, this letter shall not be deemed to have amended any of the dates included in your SDA.

This CONDITIONAL REAL ESTATE APPROVAL is expressly conditioned upon the following:

1. Within thirty (30) days of the date of this letter, you must submit the following to your Construction Manager ("CM"):
 - a. Proposed site plan showing building footprint, signs, and, if there is to be a drive-thru, drive-thru menu board location (including stacking) in CAD format
 - b. Building elevations showing branding design elements and allowable signs
 - c. Site Investigation Report (unless waived in writing by CM); and
2. Within ninety (90) days of the date of this letter receipt of "Conditional Design Approval" from us; and
3. Within ninety (90) days of the date of this letter our receipt and approval of the signed lease and Option to Assume Lease; and
4. Certification by you in writing that no more than ninety percent (90%) of the initial investment in the building, site and additional development, equipment, fixtures, and signs for the restaurant has been or will be financed; and

Important Reminders:

1. All site plans and design specifications must comply with DBI's guidelines including, but not limited to, those pertaining to the Americans with Disabilities Act, hazardous materials, and the use of general contractors and architects qualified by DBI. Any deviation from prototypical standards may result in rescinding approval to

develop this site as a Dunkin' Donuts and must be reviewed and approved in writing by your Construction Manager.

2. Our issuance of this CONDITIONAL REAL ESTATE APPROVAL does not constitute a guarantee that the restaurant will be profitable. We encourage you to seek independent professional advice (including, but not limited to, architectural, construction, financial, legal, and environmental) prior to making your decision to proceed with this project.
3. If the terms of the final lease (or, if you are purchasing the property, the purchase and sales agreement) differ from those set forth in the original site submission documents provided by you, the site must be resubmitted to DBI for review. There is no guarantee that the site will be again approved.
4. The site has been conditionally approved with the understanding it will be operated in compliance with all Brand Standards (as that term is defined in the Franchise Agreement) including, without limitation, required hours of operation, image, technology, and operational standards. Given the fact that this site has been conditionally approved to be owned and operated specifically by you, you do not have any right to transfer this CONDITIONAL REAL ESTATE APPROVAL.
5. As soon as possible after you receive your "customer number", begin ordering your in-store retail technology as set forth in the IT Store Systems Equipment Countdown Checklist.
6. If you are purchasing the real property, the building on the real property, or you are developing a building on real property that you own, are purchasing, or lease, and you are planning on financing this purchase/development via the SBA, DBI will not sign off on the required SBA forms and thus, SBA financing will likely not be available to you.

Prior to commencing any construction you are required to:

1. Execute and deliver to us a fully executed Franchise Agreement. The "Request for Documentation" form is a check list that provides you with a clear list of each document and other information we require to prepare your Franchise Agreement.
2. Execute and deliver to us our form Option to Assume Lease. The Option to Assume Lease should be submitted to your landlord at the first lease communication (e.g., LOI stage). DBI requires you and the landlord to execute the same. Although the Option to Assume is non-negotiable, should your landlord have any questions, ask him/her to contact me and/or our Corporate Legal Department as soon as possible.
3. Deliver to us any payments (e.g., IFF, etc.) that are then at that time due.

Please forward the above documents and any attachments to your Development Specialist, as soon as possible. Once all of the required documentation and information is received from you, we will begin the process of preparing your Franchise Agreement and any additional agreements required for you to operate this location as a Dunkin' Donuts restaurant. Again, please be reminded that you are not to commence construction until all of the above have been completed.

For your reference, you may [click here](#) to access the following documents, which will assist you with the store development process: Request for Documentation, Lease Checklist, Option to Assume Lease, Architect Minimal Professional Services, General Contractor Minimal Services, Franchisee Checklist of Standard Lease Provisions, Hazardous Materials and ADA Requirements, IT Store Systems Equipment Countdown Checklist.

We recognize that developing a new restaurant is a major commitment. The entire DBI team looks forward to working with you as you develop your new Dunkin' Donuts restaurant. Please do not hesitate to contact me should you have any questions.

Sincerely,

Ed O'Rourke
Development Manager
Dunkin' Brands, Inc.
331-262-7895
Ed.ORourke@dunkinbrands.com

cc: Michael Lavigne, Director of Development Angie Skafidas, Development Specialist
Melissa Bruce, Director of Construction Michael Lane, Operations Manager
Curtis Roberts, Director of Operations Orin Albrecht, Market Planner
Michael Mead, Construction Manager

BUILDING LEASE AGREEMENT

THIS LEASE AGREEMENT made and entered into by and between S & V Property LLC hereinafter referred to as "Landlord," and Marengo Community Pharmacy or Assignee doing business as Marengo Community Pharmacy, hereinafter referred to as "Tenant,"

WITNESSETH:

Landlord hereby leases to Tenant, and Tenant hereby takes from Landlord the following described Demised Premises (hereinafter referred to as the "Demised Premises") being approximately 1,500 square feet of building space situated at 20009 E. Grant Hwy., Marengo, IL, as more particularly described on the attached Exhibit A and as shown on the attached Exhibit A-1, together with all rights, privileges, easements and appurtenances belonging to or in any way pertaining to the Demised Premises and together with the building and other improvements now situated or to be erected upon the Demised Premises.

TO HAVE AND TO HOLD the same for a term of fifteen (5) years commencing on the first day of the first month after the earlier to occur: (i) Tenant applies for and receives its Certificate of Occupancy from the City of Marengo, IL or (ii) opens for business, which shall be the commencement date of the Lease ("Commencement Date"). Upon the Commencement Date, Landlord and Tenant shall enter into a Lease Commencement document in the form of Exhibit E.

1. RENT:

The rental to be paid by Tenant to Landlord for years one (1) thru (5) shall be \$12.00 per square foot. All rent shall be paid on the first day of each and every month throughout the initial term and any exercised option of this Lease.

2. OPTIONS TO EXTEND LEASE:

Tenant shall have the right to three (3) renewable options to extend the term of this Lease for a period of five (5) years each. To exercise any of the options, Tenant shall notify Landlord in writing of its desire to exercise the option. Said notice shall be made to Landlord at least ninety (90) days prior to the expiration of the original Lease term, or, prior to the expiration of any previously extended option period.

3. RENT FOR OPTION PERIODS:

The rent for the first option period shall be \$14.00 per square foot. The rent for the second option period shall be \$16.00 per square foot. The rent for the third option period shall be \$18.00 per square foot.

4. USE OF DEMISED PREMISES:

Tenant may use the Demised Premises for any lawful purpose.

5. COMPLIANCE WITH LAW:

- A. Landlord represents and warrants to Tenant that, as of the date hereof, Landlord and the Demised Premises are in compliance with, and will continue to be in compliance with, all federal, state, county and municipal laws, including but not limited to environmental laws, rules, regulations and statutes applicable to the Demised Premises or the use thereof, and that there are no Hazardous Substances in or on the Demised Premises.
- B. Tenant shall comply with all governmental laws, ordinances and regulations applicable to the Tenant's use of the Demised Premises, and shall promptly comply with all governmental orders and directives for the correction, prevention and abatement of nuisances in or upon, or connected with the Tenant's use of the Demised Premises, all at Tenant's sole expense. Landlord warrants that the Demised Premises currently meets all applicable codes and ordinances of any governmental agency having jurisdiction over the Demised Premises. In the event that Tenant determines that a governmental variance is required to better operate Tenant's business, Landlord agrees to cooperate, at no expense to Landlord, with Tenant, by executing any applications or other documents that may be required by the governing body.

6. OCCUPANCY:

Tenant shall have the right to occupy the Demised Premises prior to the Commencement Date of the Lease for the purpose of performing improvements, installing fixtures, stocking inventory and conducting business.

7. CAM:

Tenant shall pay \$8.00 per square foot for property maintenance, property taxes, garbage service and management expenses. At the end of each tax year during the term of the Lease, including options that are exercised, Landlord shall submit to Tenant a copy of the tax bill and all expenses. Taxes for the initial year of the Lease and for the final year of the Lease shall be prorated, with the Tenant responsible only for the period of the tax year during which the Demised Premises are leased.

Maintenance and Repair by Tenant: Tenant shall at all times throughout the Lease Term, at its sole cost and expense, keep the Demised Premises, except for those items expressly set forth in subsection below to be the sole responsibility of Landlord, in a good state of repair, including, doors, glass, and utility systems from point of internal distribution. Landlord shall warrant that all items, which are Tenant's responsibility as provided in this subsection, are in proper working order for the first twelve (12) months of the Lease term. Any need for repairs during the initial twelve (12) months of the Lease term shall be the responsibility of Landlord pursuant to this warranty. Landlord shall provide full documentation to Tenant confirming the completion of any and all repairs during this twelve (12) month period. Failure to do so shall result in Landlord continuing to be responsible for any such repairs reported to Landlord by Tenant, even after the expiration of the twelve (12) month period. Landlord shall continue to be responsible for any necessary repairs that Tenant reports to Landlord prior to the expiration of the twelve (12) month period, if not fully resolved within the twelve (12) month period or reoccur after the expiration of the twelve (12) month period.

form, amount, and issued by a surety satisfactory to Landlord, indemnifying Landlord against all costs and liabilities resulting from such lien and the foreclosure or attempted foreclosure thereof. If Tenant fails to have such lien released or to deliver such bond to Landlord, Landlord, without investigating the validity of such lien, may pay or discharge the same; and Tenant shall reimburse Landlord upon demand for the amount paid by Landlord, including expenses and attorneys' fees.

(C) Landlord shall keep the Demised Premises free and clear of all liens and claims of liens for labor, services, materials, supplies, or equipment performed on or furnished to the Demised Premises at Landlord's request.

(D) If any such lien exists, Landlord shall, within twenty (20) days after Landlord's receipt of notice of such lien, have such lien discharged of record or deliver to Tenant a recordable bond in form, amount, and issued by a surety satisfactory to Tenant, indemnifying Tenant against all costs and liabilities resulting from such lien and the foreclosure or attempted foreclosure thereof. If Landlord fails to have such lien released or to deliver such bond to Tenant, Tenant, without investigating the validity of such lien, may pay or discharge the same; and Landlord shall reimburse Tenant within thirty (30) of demand for the amount paid by Tenant, including expenses and attorneys' fees. In the event Landlord does not reimburse tenant within said thirty (30) days, Tenant shall be allowed to abate the rent.

10. DUE DILIGENCE/PERMIT CONTINGENCY:

Prior to the Commencement Date of the Lease, Tenant and/or Tenant's agents shall have the right to enter upon the Demised Premises for the purpose of investigative work necessary for Tenant to determine the feasibility of the Demised Premises for Tenant's intended use. Tenant's right to enter the property shall include the right to renovate and occupy the Demised Premises, subject to Tenant providing all insurance as required by Section 13 of this Lease.

11. SIGNS, FASCIAS AND OVERHANGS:

Tenant shall be allowed to install a building sign, logo and color and subject to approval of the City of Marengo, IL. Tenant shall be allowed to install its sign on the bottom section of the monument sign subject to approval of the City of Marengo, IL.

12. SATELLITE ANTENNA DISH:

Tenant shall have the right to use a reasonable portion of the roof or building for a satellite dish antenna or pole mounting either attached to building or set in ground, as Tenant may require for its communications operation. Such uses shall not impair the structural integrity of the roof, interfere with the building or its systems, or violate local city or county ordinances. Landlord shall not permit any other uses to interfere with Tenant's use thereof. At the expiration of the term or any extension, Tenant will remove the antenna or satellite dish.

13. INSURANCE:

(A) Landlord agrees to carry, during the term hereof, insurance providing protection

against peril generally included in the classification "special form coverage," insuring the building, improvements and betterments located on the Demised Premises, including all appurtenances thereto. Tenant agrees to reimburse Landlord for its prorata portion of the insurance for the Demised Premises based on the ratio of the square footage of the Demised Premises to the square footage of all leasable space in the Shopping Center, initially determined to be 56.2% and included in the CAM. Said insurance policies shall be with an insurance company or companies with general policy holders' rating of not less than "A-VIII" as rated in the most current available A.M Best's ratings and which are qualified to do business in the state in which Demised Premises are located. Landlord agrees, in the event of cancellation, Landlord shall provide Tenant with notice and a copy of the replacement certificate of insurance which complies with all Lease requirements. Landlord shall, upon request, furnish Tenant a certificate of such Landlord's insurance policies.

(B) If the building situated upon the Demised Premises should be damaged or destroyed by any peril covered by the insurance to be provided by Landlord, Tenant shall give immediate notice thereof to Landlord. Landlord shall at its sole cost and expense thereupon proceed with reasonable diligence to rebuild and repair such buildings to substantially the condition in which they existed prior to such damage or destruction. The rent payable hereunder shall abate by a pro rata reduction equivalent to the percentage of destruction. In the event destruction of the building or improvements exceeds forty percent (40%) or repairs will take over ninety (90) days to complete, Tenant may, at Tenant's sole discretion immediately terminate this Lease by giving Landlord written notice, in which event all insurance proceeds for the building shall be payable to Landlord.

(C) Tenant shall have the right to maintain insurance on all alterations, additions, partitions and improvements erected by, or on behalf of, Tenant in, or about the Demised Premises. Such insurance shall be for the sole benefit of Tenant and under its sole control. All such policies shall be procured by Tenant from responsible insurance companies.

(D) Tenant shall, during the entire Lease term, keep in full force and effect a policy or policies of commercial general liability insurance coverage written on an occurrence form including coverage for product liability, completed operations and contractual liability, with minimum limits of One Million and 00/100 Dollars (\$1,000,000.00) per occurrence. Said insurance policy shall be with an insurance company or companies with general policyholders' rating of not less than "A-VIII" as rated in the most current available A.M Best's ratings and which are qualified to do business in the state where the Demised Premises are located. Landlord shall not be named as an additional insured for purposes of avoiding responsibility under indemnification in Section 40.

(E) Landlord shall, during the entire Lease term, keep in full force and effect, a policy or policies of commercial general liability coverage written on an occurrence form including coverage for completed operations and contractual liability, with minimum limits of One Million and 00/100 Dollars (\$1,000,000.00) per occurrence. Landlord agrees, in the event of cancellation or a change in coverage, to provide Tenant with notice and a copy of the replacement certificate of insurance that complies with all Lease requirements. Said insurance policy shall be with an insurance company or companies with general policyholders' rating of not less than "A-VIII" as rated in the most current available A.M Best's ratings, and which are qualified to do business in the state where the Demised Premises are located.

14. WAIVER OF SUBROGATION:

Each party hereto waives any and every claim which arises or may arise in its favor against the other party hereto during the term of this Lease or any renewal or extension thereof for any and all loss of, or damage to, any of its property located within or upon, or constituting a part, the Demised Premises, which loss or damage is covered by valid and collectible fire and extended coverage insurance policies, to the extent that such loss or damage is recoverable under such insurance policies. Such mutual waivers shall be in addition to, and not in limitation or derogation of, any other waiver or release contained in this Lease with respect to any loss of, or damage to, property of the parties hereto. Inasmuch as such mutual waivers will preclude the assignment of any aforesaid claim by way of subrogation or otherwise to an insurance company (or any other person), each party hereby agrees to give immediately to each insurance company, which has issued policies of fire and extended coverage insurance, written notice of the terms of such mutual waivers, and to cause such insurance policies to be properly endorsed, if necessary, to prevent the invalidation of such insurance coverages by reason of such waivers.

15. LANDLORD ACCESS TO THE DEMISED PREMISES:

During the Lease term or any exercised options, Landlord and its authorized agents shall have the right, during normal business hours, to enter the Demised Premises (i) to inspect the general condition and state of construction thereof, (ii) to show the Demised Premises to any prospective purchaser or (iii) for any other reasonable purpose.

During the final ninety (90) days of the Lease term, if Tenant has not exercised its option to extend the terms of the Lease, Landlord and its authorized agents shall have the right to erect and maintain on or about the Demised Premises customary signs advertising the Demised Premises for lease.

16. TENANT'S FINANCING:

Tenant and certain of its affiliates may enter into credit agreements and other financing documents to secure its obligations and liabilities under the loan documents by granting to such lenders and their agents, successors and assigns (collectively, "Lender") a security interest in Tenant's Personality (defined below). Landlord agrees to give notice to Lender of the occurrence of any default by the Tenant under this Lease which may result in termination of the Lease (a "Default Notice"), and Lender shall have the right (but not the obligation) to cure any such default within fifteen (15) days following Lender's receipt of such Default Notice. No action by Lender shall be deemed to be an assumption of any obligation under this Lease, and Lender shall not have any obligation to Landlord except as expressly provided herein. Any Default Notice shall be sent to Lender at such address as Tenant may, from time to time, provide to Landlord.

In the event Landlord takes possession of the Demised Premises for any reason, including because of termination of this Lease, Landlord agrees that, at Lenders option, the Personality may remain upon the Demised Premises for a period not to exceed ninety (90) days after receipt by Lender of a Default Notice (the "Removal Period"); provided that Lender pays prorated rent during any such Removal Period at the rental rate in effect immediately prior to the default. If any injunction or stay is issued (including an automatic stay due to a bankruptcy proceeding) that prohibits Lender from removing

the Personalty, commencement of the Removal Period shall be deferred until such injunction or stay is lifted or removed. During any Removal Period, Lender or its designee may, upon prior notice to Landlord, enter upon such Demised Premises at any time to inspect, remove, sell or otherwise dispose of any Personalty, provided that lender shall make the Demised Premises available for inspection by Landlord and prospective tenants and shall cooperate in landlord's reasonable efforts to re-lease the Demised Premises. Lender shall be responsible for any physical damage to the Demised Premises actually caused by the sale and removal of the personal property by or through lender (ordinary wear and tear excluded). Lender shall not be liable to Landlord for any diminution in value caused by the removal of the Personalty except as specifically set forth herein, or have any duty or obligation to remove or dispose of any Personalty.

17. PERSONALTY: WAIVER OF LANDLORD'S LIEN:

All of Tenant's personal property, consisting of, but not limited to, furniture, goods, documents, equipment, leasehold improvements and inventory, that is now or in the future may be located at the Demised Premises (collectively, the "Personalty") shall be and remain the personal property of Tenant, regardless of manner or mode of attachment of any item to the Demised Premises, and shall not be deemed to be fixtures. Landlord expressly waives its statutory or common law landlord's liens (as same may be enacted or may exist from time to time) and any and all rights granted under any present or future laws to levy or distrain for rent (whether in arrears or in advance) against the Personalty. Landlord further agrees to execute any reasonable instruments evidencing such waiver, at any time or times hereafter upon Tenant's request.

18. UTILITY SERVICE/TRASH DUMPSTER SERVICES:

Tenant shall pay the cost of all utility services, including, but not limited to initial connection charges, all charges for gas, water and electricity used on the Demised Premises, and for all electric lights, lamps and tubes.

Tenant shall have utilities to the Demised Premises transferred into its name upon the issuance of a building permit.

19. ASSIGNMENT AND SUBLETTING:

Tenant shall have the right, without the consent of Landlord, but with written notice to Landlord, to assign Tenant's interest in the entire Lease to another party, provided that no such sublease shall operate to relieve Tenant of its obligations under the Lease Agreement, including the payment of rent.

20. CONDEMNATION:

If the whole or any part of the Demised Premises shall be taken by any public authority under the power of eminent domain, or conveyed by Landlord to such authority in lieu of condemnation, and by reason of such taking Tenant determines that Tenant's business cannot be continued in operation on the portion of the Demised Premises which remains, Tenant may, on written notice to Landlord, on or before thirty (30) days after such taking, terminate this Lease effective as of the date the

Demised Premises, or, portion thereof must be vacated pursuant to the condemnation order or the date of any conveyance in lieu of such condemnation. If, during the term of this Lease, Landlord receives notice from any public authority that the whole or any part of the Demised Premises is being considered for taking by any public authority under the power of eminent domain, Landlord shall immediately provide Tenant with written notice of such action, including a copy of said notice. If, during the term of this Lease, a portion of the Demised Premises shall be taken by any public authority for any public use, or, any conveyance in lieu of such condemnation, and Tenant does not exercise the option to terminate this Lease granted in this section, then Landlord and Tenant agree that the rights, duties, and obligations of the parties hereunder, including obligations to pay rent under this Lease shall then be modified as shall fairly and equitably adjust the rights, duties, and obligations of the parties hereto under such changed circumstances. It is expressly understood and agreed that Tenant shall have no claim or demand of any kind to any award made to Landlord, except as otherwise specifically provided herein. Notwithstanding anything to the contrary, Tenant shall be entitled to an award from such condemning authority for damages suffered by Tenant for diminution in the value of the leasehold and for loss of Tenant's trade fixtures or improvements. Tenant shall also be entitled to claim an award for damages suffered by Tenant for loss of business or loss of "good will" and for moving and relocation expenses.

21. HOLDING OVER:

Should Tenant or any of its successors in interest fail to surrender the Demised Premises, or any part thereof, on the expiration of the term of this Lease, such holding over shall constitute a tenancy from month to month, at the same monthly rental unless otherwise agreed to in writing.

22. DEFAULT BY TENANT:

The following events shall be deemed to be events of default under this Lease:

(A) Failure of Tenant to pay any installment of the rent or other sum payable to Landlord hereunder on the date that same is due and such failure shall continue for a period of ten (10) days after written notice thereof to Tenant.

(B) Failure of Tenant to comply with any term, condition or covenant of this Lease, other than the payment of rent or other sum of money, and such failure shall not be cured within sixty (60) days after written notice thereof to Tenant.

23. REMEDIES OF LANDLORD:

Upon the occurrence of any of the events of default listed in Section 23, Landlord shall have the option to pursue any one or more of the following remedies:

(A) Terminate this Lease, in which event Tenant shall immediately surrender the Demised Premises to Landlord. If Tenant fails to surrender such Demised Premises, Landlord may, without prejudice to any other remedy which it may have for possession of the Demised Premises or arrearage in rent, enter upon and take possession of the Demised Premises and expel or remove Tenant and any other person who may be occupying such Demised Premises or any part thereof, by

force if necessary, without being liable for prosecution or any claim for damages therefor. Tenant shall pay to Landlord on demand the amount of all loss and damage which Landlord may suffer by reason of such termination, whether through inability to relet the Demised Premises on satisfactory terms or otherwise.

(B) Enter upon and take possession of the Demised Premises, by force if necessary, without terminating this Lease, and expel or remove Tenant and any other person who may be occupying such Demised Premises or any part thereof. Landlord may relet the Demised Premises and receive the rent therefor. Tenant agrees to pay to Landlord monthly or on demand from time to time any deficiency that may arise by reason of any such reletting. In determining the amount of such deficiency, the brokerage commission, attorney's fees, reasonable remodeling expenses and other costs of reletting shall be subtracted from the amount of rent received under such reletting.

(C) Enter upon the Demised Premises, by force, if necessary, without terminating this Lease and without being liable for any prosecution or for any claim for damages therefor, and do whatever Tenant is obligated to do under the terms of this Lease. Tenant agrees to pay Landlord on demand for expenses which Landlord may incur in this affecting compliance with Tenant's obligations under this Lease, together with interest thereon at the rate of ten percent (10%) per annum from the date expended until paid.

Pursuit of any of the foregoing remedies shall not preclude pursuit of any of the other remedies herein provided or any other remedies provided by law, nor shall pursuit of any remedy herein provided constitute a forfeiture or waiver of any rent due to Landlord hereunder or of any damages accruing to Landlord by reason of the violation of any of the terms, conditions and covenants herein contained.

24. DEFAULT BY LANDLORD:

The following events shall be deemed to be events of default under this Lease:

(A) Failure of Landlord to maintain, repair and/or replace the Demised Premises as provided for in Section 8 (A) and 8 (B) of the Lease and such failure shall continue for a period of fifteen (15) days after written notice to Landlord for normal repairs and forty eight (48) hours after written notice to Landlord for emergency repairs.

(B) Failure of Landlord to comply with any term, condition or covenant of this Lease, other than maintenance, repair, and/or replacement of the Demised Premises and such failure shall not be cured within sixty (60) days after written notice thereof to Landlord.

25. REMEDIES OF TENANT:

Upon the occurrence of any of the events of default listed in Section 25, Tenant shall have the option to pursue any one or more of the following remedies:

(A) In the event of failure to maintain, repair and/or replace, Tenant shall have the right, but not the obligation to cause the required maintenance, repair and/or replacement to be made and

may offset the cost of the maintenance, repair and/or replacement from future rent payments due to Landlord. Any amount offset shall not be considered default of Tenant under any provision of the Lease. Any amount offset shall be documented by providing Landlord with a copy of paid invoice showing the offset amount.

(B) Terminate this Lease.

26. QUIET ENJOYMENT:

Landlord warrants that it owns the Demised Premises, has full right and power to execute and perform this Lease and to grant the estate Demised herein and that Tenant, on payment of rent and performing the covenants herein contained, shall peaceably and quietly have, hold and enjoy the Demised Premises during the full term of this Lease and any extensions or renewal hereof.

27. SUBORDINATION:

This Lease shall be subject and subordinate to the lien of any first mortgage now against said Demised Premises or which may hereinafter be placed against the Demised Premises, provided: (a) that the holder thereof shall not be entitled to terminate this Lease, or any extension thereof, by foreclosure or other means, except as provided by this Lease (b) that the proceeds of any insurance on the mortgaged Demised Premises, payable by reason of fire or other casualty so insured, may be applied first, in payment of the cost of restoring the Demised Premises after such injury before any part of such proceeds or award may be applied on account of any part of the mortgage debt; and (c) that the lien of such mortgage shall not cover any of Tenants fixtures, alterations or improvements which, by law or the terms of this Lease, Tenant is permitted to remove from the Demised Premises. Within thirty (30) days of the Commencement Date of this Lease, with regard to existing lenders and lienholders, or within thirty (30) days of the filing of a future mortgage, deed of trust or other lien, Landlord will require the holder of any existing or future mortgage, deed of trust or other lien to execute a Subordination, Non-Disturbance and Attornment Agreement with Tenant.

28. BROKERAGE:

Landlord and Tenant agree that neither has engaged a real estate broker in this transaction and that neither party is obligated to pay the real estate commission on this transaction.

29. RECORDING:

A memorandum of this Lease shall be executed at the time this Lease is signed and may, at the option of Tenant, be recorded.

30. WAIVER OF DEFAULT:

No waiver by the parties hereto of any default or breach of any term, condition or covenant of this Lease shall be deemed to be waiver of any subsequent default or breach of the same or any term, condition or covenant contained herein.

31. EXHIBITS:

All exhibits, attachments, annexed instruments and addenda referred to herein shall be considered a part hereof for all purposes with the same force and effect as if copied at full length herein.

32. USE OF LANGUAGE:

Words of any gender used in this Lease shall be held and construed to include any other gender and words in the singular shall be held to include the plural unless the context otherwise requires.

33. APPLICABLE LAW, JURISDICTION AND FORUM:

This Lease and the rights and obligations of the parties arising hereunder shall be construed in accordance with the laws of the State of Illinois. In the case of any action, suit or proceeding arising out of this Lease, Landlord and Tenant agree that jurisdiction and venue shall be in McHenry County, State of Illinois.

34. CAPTIONS:

The captions or heading of paragraphs in this Lease are inserted for convenience only and shall not be considered the provisions hereof if any question of intent should arise.

35. SUCCESSORS:

The terms, conditions and covenants contained in this Lease shall apply to, inure to the benefit of, and be binding upon the parties hereto and their respective successors in interest and legal representatives except as otherwise herein expressly provided. All rights, powers, privileges, immunities and duties of Landlord under this Lease, including, but not limited to, any notices required or permitted to be delivered by Landlord to Tenant hereunder, may, at Landlord's option, be exercised or performed by Landlord's agent or attorney.

36. SEVERABILITY:

If any provision in this Lease should be held to be invalid or unenforceable, the validity and enforceability of the remaining provisions of this Lease shall not be affected thereby.

37. NOTICES:

Any notice or document required or permitted to be delivered hereunder may be delivered or shall be deemed to be delivered, whether actually received or not, via overnight mail, email, when deposited in the United States mail, postage prepaid, registered or certified mail, return receipt requested, addressed to the parties at the addresses indicated below, or at such other addresses as may have theretofore been specified by written notice delivered in accordance herewith:

LANDLORD:
S & V Property LLC
Attn: Vipul Patel

TENANT:
Marengo Community Pharmacy
Attn: Vipul Patel

LENDER:
Prairie Community Bank
Attn. Diana Torman
800 West Grant Highway
Marengo, IL 60152

38. TENANT INDEMNIFICATION:

Tenant shall indemnify and save harmless Landlord, its agents, employees, officers, and directors from and against any and all claims, actions, damages, suits, judgments, decrees, orders, liability, and expense in connection with loss of life, personal injury, and/or damaged property arising from or out of the negligence of Tenant, its contractors, employees, servants, or agents, unless the same shall be caused by the willful act of Landlord.

39. LANDLORD INDEMNIFICATION:

Landlord shall indemnify and save harmless Tenant, its agents, employees, officers, and directors from and against any and all claims, actions, damages, suits, judgments, decrees, orders, liability, and expense in connection with loss of life, personal injury, and/or damaged property arising from or out of the negligence of Landlord, its contractors, employees, servants, or agents, unless the same shall be caused by the willful act of Tenant.

40. ATTORNEY FEES:

If either party to this agreement commences litigation, legal action, or claim to protect its interest, and/or to enforce any term or provision of this agreement, the losing party in the dispute shall indemnify and hold harmless the prevailing party from any and all reasonable attorneys' fees and court costs incurred by the prevailing party.

41. USE OF COMMON AREA:

The term "Common Area" is that part of the shopping center intended for the common use and benefit of all tenants, including the parking area, private streets and alleys, landscaping, curbs, loading area, sidewalks, and lighting facilities as same may exist from time to time. Tenant, its employees, and customers shall have the nonexclusive right to use the Common Area; such use to be in common with Landlord, other tenant of the shopping center and other persons permitted by Landlord to use same, subject to such reasonable rules and regulations governing the use of the Common Area as Landlord may from time to time prescribe.

42. MAINTENANCE AND REPAIR OF COMMON AREA:

Landlord covenants and agrees that Landlord shall operate and maintain the Shopping Center in its future, planned condition, normal wear and tear and events of casualty alone excepted. Further, Landlord shall not allow any use within the Shopping Center which (i) causes or creates a nuisance, (ii) is obnoxious or (iii) generally distracts from the present character and nature of the Shopping Center. Landlord shall maintain and repair the parking area, restripe and repaint the parking areas, clean, and sweep the parking area and remove snow and ice therefrom, maintain refuse receptacles, maintain and replant landscaping (including pruning and trimming) maintain directional signs and other markers, upkeep the exterior lighting and provide utilities for the Common Area. Major repairs shall be amortized over the life of the repair. In no event shall the Common Area Costs include costs of electricity of other tenants in the Shopping Center, principal or interest payments on the loans secured by mortgages on the Shopping Center or any part thereof, payments on ground leases, capital improvements to the center (including, but not limited to, replacement of roof, HVAC equipment and parking lot), depreciation of any improvement, the cost of any special service provided to a tenant of the Shopping Center which is not provided generally to the other tenants of the Shopping Center, management or administration fees, cost and expenses incurred in connection with leasing space in the Shopping Center, including, but not limited to, leasing commissions, advertising, promotional expenses, legal fees for preparation of leases, rents payable with respect to any leasing office, court costs and legal fees incurred to enforce the obligations of tenants under leases of the Shopping Center, costs recoverable by Landlord pursuant to its insurance policies, rental insurance and liability insurance premiums, cost of deductibles paid by Landlord for insurance policies, costs resulting from defects in design, construction, or workmanship of Landlord's work and the materials used in same, costs due to Landlord's default under this Lease, and/or costs due to the negligence or willful misconduct of Landlord, its employees, agents, contractors, and assigns. Further, Common Area Costs shall not include costs or expenses of a partnership, or other entity, which constitutes Landlord not directly related to the Shopping Center (such as accounting fees, tax returns and income taxes of such entity), expenses incurred by Landlord not directly related to the land, the Shopping Center, and/or its operations including, without limitation, compensation paid to officers, executives, or partners of Landlord.

43. RESTRICTED USE:

Landlord agrees to prohibit the sale, use, or lease of any portion of Landlord's remaining property or that of its subsidiaries or affiliates, to a Pharmacy or other company which derives more than ten percent (10%) of their business from the sale of pharmaceuticals.

44. SHOPPING CENTER ACCESS:

The arrangement and location of all stores and common areas including the location and site of parking spaces and ingress/egress to the Shopping Center shall at all times during the Lease term be maintained as noted on the site plan and shall not be materially changed without the prior written consent of Tenant. Furthermore Tenant shall have the right of access on, over, and across all drive aisles for ingress/egress within the Shopping Center and the non-exclusive use of all parking spaces for its customers, invitees and employees during the life of the Lease.

45. PROHIBITED PERSONS AND TRANSACTIONS:

Tenant and Landlord (each, a "Representing Party") each represents and warrants to the other (i) that neither the Representing Party nor any of its officers, directors or managing members is a person or entity (each, a "Prohibited Person") with whom U.S. persons or entities are restricted from doing business under regulations of the Office of Foreign Asset Control ("OFAC") of the Department of the Treasury (including those named on OFAC's Specially Designated Nationals and Blocked Persons List) or under any statute, executive order (including Executive Order 13224 (the "Executive Order") signed on September 24, 2001 and entitled "Blocking Property and Prohibiting Transactions with Person Who Commit, Threaten to Commit, or Support Terrorism), or other governmental action, (ii) that the Representing Party's activities do not violate the International Money Laundering Abatement and Financial Anti-Terrorism Act of 2001 or the regulations or orders promulgated thereunder (as amended from time to time, the "Money Laundering Act"), and (iii) that throughout the term of this Lease the Representing Party shall comply with the Executive Order and with the Money Laundering Act.

46. EFFECTIVE DATE OF LEASE:

The "Effective Date" of this Lease shall be the last date established by affixing signatures (or initials) and date on this Lease.

47. FACSIMILE SIGNATURE:

"Facsimile signatures," as that term is commonly used with reference to facsimile machines used in transmitting documents, signatures, photocopies, etc., will be and hereby are declared by all parties to this Lease to be the same as an original signature to this Lease. A facsimile of this Lease, including the signature portion thereof, will be treated and relied upon by all parties hereto as an original Lease and an authentic signature with the same legal effect as though the facsimile were an original document to which a genuine signature has been affixed.

48. ELECTRONIC TRANSFER:

"Electronic transfer" (i.e.: pdf, tif, etc.) as that term is commonly used with reference to electronic scanning and transmission via the Internet. Documents, signatures, photocopies, etc. will be and hereby are declared by all parties to this Lease to be the same as an original signature to this Lease. An electronic transfer of this Lease, including the signature portion thereof, will be treated and relied upon by all parties hereto as an original Lease and an authentic signature with the same legal effect as though the electronic were an original document to which a genuine signature has been affixed.

49. COMPUTATION OF TIME:

If any date for the occurrence of an event or act under this Lease falls on a Saturday, Sunday or legal holiday in the state of Illinois, the time for the occurrence of such event or act shall be extended to the next succeeding business day. All time computations under this Lease shall be based on Central Time Zone.

50. WARRANTY OF AUTHORITY:

Each individual executing this Lease on behalf of Landlord and Tenant represents and warrants that he or she is duly authorized to execute and deliver this Lease on behalf of Landlord or Tenant, each individual or entity is in fact the true Landlord or Tenant and that this Lease is binding upon Landlord or Tenant. Each person executing this Lease on behalf of Tenant and Landlord hereby covenants and warrants that Tenant and Landlord, as the case may be, is duly incorporated, formed or organized.

51. INTEGRATION AND MODIFICATION:

This Lease, along with any exhibits, appendices, addenda, schedules, and amendments hereto, encompasses the entire agreement of the parties, and supersedes all previous understandings and agreements between the parties, whether oral or written. The parties hereby acknowledge and represent, by affixing their signatures hereto, that they have not relied on any representation, assertion, guarantee, warranty, collateral contract or other assurance, except those set out in this Lease, made by or on behalf of any other party or any other person or entity whatsoever, prior to the execution of this Lease. The parties hereby waive all rights and remedies, at law or in equity, arising or which may arise as the result of a party's reliance on such representation, assertion, guarantee, warranty, collateral contract or other assurance, provided that nothing herein contained shall be construed as a restriction or limitation of said party's right to remedies associated with the negligence, willful misconduct or fraud of any person or party taking place prior to, or contemporaneously with, the execution of this Lease. In addition, this Lease may not be altered, amended, or otherwise modified except by the express written agreement of the parties.

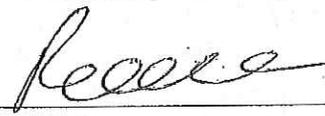
IN WITNESS WHEREOF, the said Landlord and Tenant have hereunto executed this Lease on the dates set forth below.

LANDLORD
S & V Property LLC



By: Vipul Patel
Its: Owner
Date: 9/19/17

TENANT
Marengo Community Pharmacy



By: Vipul Patel
Its: Owner
Date: 9/19/17

STATE OF Illinois)
) ss
COUNTY OF McHenry)

On the 19th day of September, 2017, before me, a notary public in and for said state, personally appeared Vipul Patel, known to me to be the person who executed the within Lease Agreement and acknowledged to me that they executed the same for the purposes therein stated.

Witness my hand and notarial seal subscribed and affixed in said County and State, the day and year first above written.

6-1-2018
My Commission Expires:

Jo Anne Brackman
Notary Public



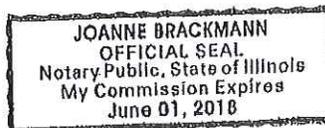
STATE OF Illinois)
) ss
COUNTY OF McHenry)

On the 19th day of September, 2017, before me, a notary public in and for said state, personally appeared Vipul Patel, known to me to be the person who executed the within Lease Agreement and acknowledged to me that they executed the same for the purposes therein stated.

Witness my hand and notarial seal subscribed and affixed in said County and State, the day and year first above written.

Jo Anne Brackman
My Commission Expires:

6-1-2018
Notary Public



BUILDING LEASE AGREEMENT

THIS LEASE AGREEMENT made and entered into by and between S & V Property LLC hereinafter referred to as "Landlord," and Krishna Liquors inc. dba- Route 20 liquors or Assignee doing business as Route 20 Liquors, hereinafter referred to as "Tenant,"

WITNESSETH:

Landlord hereby leases to Tenant, and Tenant hereby takes from Landlord the following described Demised Premises (hereinafter referred to as the "Demised Premises") being approximately 4,500 square feet of building space situated at 20009 E. Grant Hwy., Marengo, IL, as more particularly described on the attached Exhibit A and as shown on the attached Exhibit A-1, together with all rights, privileges, easements and appurtenances belonging to or in any way pertaining to the Demised Premises and together with the building and other improvements now situated or to be erected upon the Demised Premises.

TO HAVE AND TO HOLD the same for a term of fifteen (5) years commencing on the first day of the first month after the earlier to occur: (i) Tenant applies for and receives its Certificate of Occupancy from the City of Marengo, IL or (ii) opens for business, which shall be the commencement date of the Lease ("Commencement Date"). Upon the Commencement Date, Landlord and Tenant shall enter into a Lease Commencement document in the form of Exhibit E.

1. RENT:

The rental to be paid by Tenant to Landlord for years one (1) thru (5) shall be \$12.00 per square foot. All rent shall be paid on the first day of each and every month throughout the initial term and any exercised option of this Lease.

2. OPTIONS TO EXTEND LEASE:

Tenant shall have the right to three (3) renewable options to extend the term of this Lease for a period of five (5) years each. To exercise any of the options, Tenant shall notify Landlord in writing of its desire to exercise the option. Said notice shall be made to Landlord at least ninety (90) days prior to the expiration of the original Lease term, or, prior to the expiration of any previously extended option period.

3. RENT FOR OPTION PERIODS:

The rent for the first option period shall be \$14.00 per square foot. The rent for the second option period shall be \$16.00 per square foot. The rent for the third option period shall be \$18.00 per square foot.

4. USE OF DEMISED PREMISES:

Tenant may use the Demised Premises for any lawful purpose.

5. COMPLIANCE WITH LAW:

- A. Landlord represents and warrants to Tenant that, as of the date hereof, Landlord and the Demised Premises are in compliance with, and will continue to be in compliance with, all federal, state, county and municipal laws, including but not limited to environmental laws, rules, regulations and statutes applicable to the Demised Premises or the use thereof, and that there are no Hazardous Substances in or on the Demised Premises.
- B. Tenant shall comply with all governmental laws, ordinances and regulations applicable to the Tenant's use of the Demised Premises, and shall promptly comply with all governmental orders and directives for the correction, prevention and abatement of nuisances in or upon, or connected with the Tenant's use of the Demised Premises, all at Tenant's sole expense. Landlord warrants that the Demised Premises currently meets all applicable codes and ordinances of any governmental agency having jurisdiction over the Demised Premises. In the event that Tenant determines that a governmental variance is required to better operate Tenant's business, Landlord agrees to cooperate, at no expense to Landlord, with Tenant, by executing any applications or other documents that may be required by the governing body.

6. OCCUPANCY:

Tenant shall have the right to occupy the Demised Premises prior to the Commencement Date of the Lease for the purpose of performing improvements, installing fixtures, stocking inventory and conducting business.

7. CAM:

Tenant shall pay \$8.00 per square foot for property maintenance, property taxes, garbage service and management expenses. At the end of each tax year during the term of the Lease, including options that are exercised, Landlord shall submit to Tenant a copy of the tax bill and all expenses. Taxes for the initial year of the Lease and for the final year of the Lease shall be prorated, with the Tenant responsible only for the period of the tax year during which the Demised Premises are leased.

Maintenance and Repair by Tenant: Tenant shall at all times throughout the Lease Term, at its sole cost and expense, keep the Demised Premises, except for those items expressly set forth in subsection below to be the sole responsibility of Landlord, in a good state of repair, including, doors, glass, and utility systems from point of internal distribution. Landlord shall warrant that all items, which are Tenant's responsibility as provided in this subsection, are in proper working order for the first twelve (12) months of the Lease term. Any need for repairs during the initial twelve (12) months of the Lease term shall be the responsibility of Landlord pursuant to this warranty. Landlord shall provide full documentation to Tenant confirming the completion of any and all repairs during this twelve (12) month period. Failure to do so shall result in Landlord continuing to be responsible for any such repairs reported to Landlord by Tenant, even after the expiration of the twelve (12) month period. Landlord shall continue to be responsible for any necessary repairs that Tenant reports to Landlord prior to the expiration of the twelve (12) month period, if not fully resolved within the twelve (12) month period or reoccur after the expiration of the twelve (12) month period.

Maintenance and Repair by Landlord: Landlord shall at all times throughout the Lease Term, at its expense without reimbursement or contribution by Tenant, keep, maintain, and replace, if necessary, foundations, floors (except floor coverings), slabs, exterior walls, structural systems of the building, load bearing walls, roof, roof drainage system (including drains, gutters, and downspouts), HVAC equipment, parking lot (replacement and code compliance), parking lot drainage, sidewalks and landscaping (replacement and code compliance) and, utility systems to the point of internal distribution to within the building portion of the Demised Premises.

Surrender of Demised Premises: At the expiration of the Lease term, or any extension thereof, Tenant shall, after removal of trade fixtures, equipment, signs, and other personal property, peaceably surrender the Demised Premises broom clean and in good condition and repair, reasonable wear and tear and damage by casualty excepted.

8. LANDLORDS WORK AND IMPROVEMENTS:

Upon Landlord's receipt of its building permit, Landlord, at Landlord's sole cost and expense, shall:

- Cause building to be constructed as sketched

Landlord shall notify Tenant, in writing, when Landlord has completed Landlord's Work. If Landlord is unable to complete Landlord's Work within two hundred twenty (220) days, then Tenant may offset the cost from future rent payments due to Landlord.

Upon completion and acceptance of Landlord's Work, Landlord acknowledges that Tenant, as part of Tenant's initial occupancy of the demised premises will be making certain improvements and modifications to the demised premises, which may include, but are not limited to, moving counters, building out the interior, installing walls, installing an exhaust fan, installing a bar, building offices and any other work required to create a Liquor store. At any time, Tenant shall have the right to erect or install shelves, bins, machinery, air conditioning or heating equipment and trade fixtures, providing that Tenant complies with all applicable governmental laws, ordinances and regulations. At the expiration of this Lease, Tenant shall have the right to remove such items so installed, provided Tenant is not in default at the time of such removal and provided further that Tenant shall, at the time of removal of such items, repair in a good and workmanlike manner any damage caused by installation or removal thereof. Notwithstanding the above, Landlord shall have the right to review and approve Tenant's plans which approval shall not be withheld, conditioned, or delayed. Upon receipt of Tenant's plans, Landlord shall have ten (10) days to review and approve. If Landlord does not respond in that ten (10) days, the Tenant plans shall be deemed approved.

9. LIENS:

(A) Tenant shall keep the Demised Premises free and clear of all liens and claims of liens for labor, services, materials, supplies, or equipment performed on or furnished to the Demised Premises at Tenant's request.

(B) If any such lien exists, Tenant shall, within twenty (20) days after Tenant's receipt of notice of such lien, have such lien discharged of record or deliver to Landlord a recordable bond in

form, amount, and issued by a surety satisfactory to Landlord, indemnifying Landlord against all costs and liabilities resulting from such lien and the foreclosure or attempted foreclosure thereof. If Tenant fails to have such lien released or to deliver such bond to Landlord, Landlord, without investigating the validity of such lien, may pay or discharge the same; and Tenant shall reimburse Landlord upon demand for the amount paid by Landlord, including expenses and attorneys' fees.

(C) Landlord shall keep the Demised Premises free and clear of all liens and claims of liens for labor, services, materials, supplies, or equipment performed on or furnished to the Demised Premises at Landlord's request.

(D) If any such lien exists, Landlord shall, within twenty (20) days after Landlord's receipt of notice of such lien, have such lien discharged of record or deliver to Tenant a recordable bond in form, amount, and issued by a surety satisfactory to Tenant, indemnifying Tenant against all costs and liabilities resulting from such lien and the foreclosure or attempted foreclosure thereof. If Landlord fails to have such lien released or to deliver such bond to Tenant, Tenant, without investigating the validity of such lien, may pay or discharge the same; and Landlord shall reimburse Tenant within thirty (30) of demand for the amount paid by Tenant, including expenses and attorneys' fees. In the event Landlord does not reimburse tenant within said thirty (30) days, Tenant shall be allowed to abate the rent.

10. DUE DILIGENCE/PERMIT CONTINGENCY:

Prior to the Commencement Date of the Lease, Tenant and/or Tenant's agents shall have the right to enter upon the Demised Premises for the purpose of investigative work necessary for Tenant to determine the feasibility of the Demised Premises for Tenant's intended use. Tenant's right to enter the property shall include the right to renovate and occupy the Demised Premises, subject to Tenant providing all insurance as required by Section 13 of this Lease.

11. SIGNS, FASCIAS AND OVERHANGS:

Tenant shall be allowed to install a building sign, logo and color and subject to approval of the City of Marengo, IL. Tenant shall be allowed to install its sign on the middle section of the monument sign subject to approval of the City of Marengo, IL.

12. SATELLITE ANTENNA DISH:

Tenant shall have the right to use a reasonable portion of the roof or building for a satellite dish antenna or pole mounting either attached to building or set in ground, as Tenant may require for its communications operation. Such uses shall not impair the structural integrity of the roof, interfere with the building or its systems, or violate local city or county ordinances. Landlord shall not permit any other uses to interfere with Tenant's use thereof. At the expiration of the term or any extension, Tenant will remove the antenna or satellite dish.

13. INSURANCE:

(A) Landlord agrees to carry, during the term hereof, insurance providing protection

against peril generally included in the classification "special form coverage," insuring the building, improvements and betterments located on the Demised Premises, including all appurtenances thereto. Tenant agrees to reimburse Landlord for its prorata portion of the insurance for the Demised Premises based on the ratio of the square footage of the Demised Premises to the square footage of all leasable space in the Shopping Center, initially determined to be 56.2% and included in the CAM.

Said insurance policies shall be with an insurance company or companies with general policy holders' rating of not less than "A-VIII" as rated in the most current available A.M Best's ratings and which are qualified to do business in the state in which Demised Premises are located. Landlord agrees, in the event of cancellation, Landlord shall provide Tenant with notice and a copy of the replacement certificate of insurance which complies with all Lease requirements. Landlord shall, upon request, furnish Tenant a certificate of such Landlord's insurance policies.

(B) If the building situated upon the Demised Premises should be damaged or destroyed by any peril covered by the insurance to be provided by Landlord, Tenant shall give immediate notice thereof to Landlord. Landlord shall at its sole cost and expense thereupon proceed with reasonable diligence to rebuild and repair such buildings to substantially the condition in which they existed prior to such damage or destruction. The rent payable hereunder shall abate by a pro rata reduction equivalent to the percentage of destruction. In the event destruction of the building or improvements exceeds forty percent (40%) or repairs will take over ninety (90) days to complete, Tenant may, at Tenant's sole discretion immediately terminate this Lease by giving Landlord written notice, in which event all insurance proceeds for the building shall be payable to Landlord.

(C) Tenant shall have the right to maintain insurance on all alterations, additions, partitions and improvements erected by, or on behalf of, Tenant in, or about the Demised Premises. Such insurance shall be for the sole benefit of Tenant and under its sole control. All such policies shall be procured by Tenant from responsible insurance companies.

(D) Tenant shall, during the entire Lease term, keep in full force and effect a policy or policies of commercial general liability insurance coverage written on an occurrence form including coverage for product liability, completed operations and contractual liability, with minimum limits of One Million and 00/100 Dollars (\$1,000,000.00) per occurrence. Said insurance policy shall be with an insurance company or companies with general policyholders' rating of not less than "A-VIII" as rated in the most current available A.M Best's ratings and which are qualified to do business in the state where the Demised Premises are located. Landlord shall not be named as an additional insured for purposes of avoiding responsibility under indemnification in Section 40.

(E) Landlord shall, during the entire Lease term, keep in full force and effect, a policy or policies of commercial general liability coverage written on an occurrence form including coverage for completed operations and contractual liability, with minimum limits of One Million and 00/100 Dollars (\$1,000,000.00) per occurrence. Landlord agrees, in the event of cancellation or a change in coverage, to provide Tenant with notice and a copy of the replacement certificate of insurance that complies with all Lease requirements. Said insurance policy shall be with an insurance company or companies with general policyholders' rating of not less than "A-VIII" as rated in the most current available A.M Best's ratings, and which are qualified to do business in the state where the Demised Premises are located.

14. WAIVER OF SUBROGATION:

Each party hereto waives any and every claim which arises or may arise in its favor against the other party hereto during the term of this Lease or any renewal or extension thereof for any and all loss of, or damage to, any of its property located within or upon, or constituting a part, the Demised Premises, which loss or damage is covered by valid and collectible fire and extended coverage insurance policies, to the extent that such loss or damage is recoverable under such insurance policies. Such mutual waivers shall be in addition to, and not in limitation or derogation of, any other waiver or release contained in this Lease with respect to any loss of, or damage to, property of the parties hereto. Inasmuch as such mutual waivers will preclude the assignment of any aforesaid claim by way of subrogation or otherwise to an insurance company (or any other person), each party hereby agrees to give immediately to each insurance company, which has issued policies of fire and extended coverage insurance, written notice of the terms of such mutual waivers, and to cause such insurance policies to be properly endorsed, if necessary, to prevent the invalidation of such insurance coverages by reason of such waivers.

15. LANDLORD ACCESS TO THE DEMISED PREMISES:

During the Lease term or any exercised options, Landlord and its authorized agents shall have the right, during normal business hours, to enter the Demised Premises (i) to inspect the general condition and state of construction thereof, (ii) to show the Demised Premises to any prospective purchaser or (iii) for any other reasonable purpose.

During the final ninety (90) days of the Lease term, if Tenant has not exercised its option to extend the terms of the Lease, Landlord and its authorized agents shall have the right to erect and maintain on or about the Demised Premises customary signs advertising the Demised Premises for lease.

16. TENANT'S FINANCING:

Tenant and certain of its affiliates may enter into credit agreements and other financing documents to secure its obligations and liabilities under the loan documents by granting to such lenders and their agents, successors and assigns (collectively, "Lender") a security interest in Tenant's Personalty (defined below). Landlord agrees to give notice to Lender of the occurrence of any default by the Tenant under this Lease which may result in termination of the Lease (a "Default Notice"), and Lender shall have the right (but not the obligation) to cure any such default within fifteen (15) days following Lender's receipt of such Default Notice. No action by Lender shall be deemed to be an assumption of any obligation under this Lease, and Lender shall not have any obligation to Landlord except as expressly provided herein. Any Default Notice shall be sent to Lender at such address as Tenant may, from time to time, provide to Landlord.

In the event Landlord takes possession of the Demised Premises for any reason, including because of termination of this Lease, Landlord agrees that, at Lenders option, the Personalty may remain upon the Demised Premises for a period not to exceed ninety (90) days after receipt by Lender of a Default Notice (the "Removal Period"); provided that Lender pays prorated rent during any such Removal Period at the rental rate in effect immediately prior to the default. If any injunction or stay is issued (including an automatic stay due to a bankruptcy proceeding) that prohibits Lender from removing

the Personalty, commencement of the Removal Period shall be deferred until such injunction or stay is lifted or removed. During any Removal Period, Lender or its designee may, upon prior notice to Landlord, enter upon such Demised Premises at any time to inspect, remove, sell or otherwise dispose of any Personalty, provided that lender shall make the Demised Premises available for inspection by Landlord and prospective tenants and shall cooperate in landlord's reasonable efforts to re-lease the Demised Premises. Lender shall be responsible for any physical damage to the Demised Premises actually caused by the sale and removal of the personal property by or through lender (ordinary wear and tear excluded). Lender shall not be liable to Landlord for any diminution in value caused by the removal of the Personalty except as specifically set forth herein, or have any duty or obligation to remove or dispose of any Personalty.

17. PERSONALTY: WAIVER OF LANDLORD'S LIEN:

All of Tenant's personal property, consisting of, but not limited to, furniture, goods, documents, equipment, leasehold improvements and inventory, that is now or in the future may be located at the Demised Premises (collectively, the "Personalty") shall be and remain the personal property of Tenant, regardless of manner or mode of attachment of any item to the Demised Premises, and shall not be deemed to be fixtures. Landlord expressly waives its statutory or common law landlord's liens (as same may be enacted or may exist from time to time) and any and all rights granted under any present or future laws to levy or distrain for rent (whether in arrears or in advance) against the Personalty. Landlord further agrees to execute any reasonable instruments evidencing such waiver, at any time or times hereafter upon Tenant's request.

18. UTILITY SERVICE/TRASH DUMPSTER SERVICES:

Tenant shall pay the cost of all utility services, including, but not limited to initial connection charges, all charges for gas, water and electricity used on the Demised Premises, and for all electric lights, lamps and tubes.

Tenant shall have utilities to the Demised Premises transferred into its name upon the issuance of a building permit.

19. ASSIGNMENT AND SUBLETTING:

Tenant shall have the right, without the consent of Landlord, but with written notice to Landlord, to assign Tenant's interest in the entire Lease to another party, provided that no such sublease shall operate to relieve Tenant of its obligations under the Lease Agreement, including the payment of rent.

20. CONDEMNATION:

If the whole or any part of the Demised Premises shall be taken by any public authority under the power of eminent domain, or conveyed by Landlord to such authority in lieu of condemnation, and by reason of such taking Tenant determines that Tenant's business cannot be continued in operation on the portion of the Demised Premises which remains, Tenant may, on written notice to Landlord, on or before thirty (30) days after such taking, terminate this Lease effective as of the date the

Demised Premises, or, portion thereof must be vacated pursuant to the condemnation order or the date of any conveyance in lieu of such condemnation. If, during the term of this Lease, Landlord receives notice from any public authority that the whole or any part of the Demised Premises is being considered for taking by any public authority under the power of eminent domain, Landlord shall immediately provide Tenant with written notice of such action, including a copy of said notice. If, during the term of this Lease, a portion of the Demised Premises shall be taken by any public authority for any public use, or, any conveyance in lieu of such condemnation, and Tenant does not exercise the option to terminate this Lease granted in this section, then Landlord and Tenant agree that the rights, duties, and obligations of the parties hereunder, including obligations to pay rent under this Lease shall then be modified as shall fairly and equitably adjust the rights, duties, and obligations of the parties hereto under such changed circumstances. It is expressly understood and agreed that Tenant shall have no claim or demand of any kind to any award made to Landlord, except as otherwise specifically provided herein. Notwithstanding anything to the contrary, Tenant shall be entitled to an award from such condemning authority for damages suffered by Tenant for diminution in the value of the leasehold and for loss of Tenant's trade fixtures or improvements. Tenant shall also be entitled to claim an award for damages suffered by Tenant for loss of business or loss of "good will" and for moving and relocation expenses.

21. HOLDING OVER:

Should Tenant or any of its successors in interest fail to surrender the Demised Premises, or any part thereof, on the expiration of the term of this Lease, such holding over shall constitute a tenancy from month to month, at the same monthly rental unless otherwise agreed to in writing.

22. DEFAULT BY TENANT:

The following events shall be deemed to be events of default under this Lease:

(A) Failure of Tenant to pay any installment of the rent or other sum payable to Landlord hereunder on the date that same is due and such failure shall continue for a period of ten (10) days after written notice thereof to Tenant.

(B) Failure of Tenant to comply with any term, condition or covenant of this Lease, other than the payment of rent or other sum of money, and such failure shall not be cured within sixty (60) days after written notice thereof to Tenant.

23. REMEDIES OF LANDLORD:

Upon the occurrence of any of the events of default listed in Section 23, Landlord shall have the option to pursue any one or more of the following remedies:

(A) Terminate this Lease, in which event Tenant shall immediately surrender the Demised Premises to Landlord. If Tenant fails to surrender such Demised Premises, Landlord may, without prejudice to any other remedy which it may have for possession of the Demised Premises or arrearage in rent, enter upon and take possession of the Demised Premises and expel or remove Tenant and any other person who may be occupying such Demised Premises or any part thereof, by

force if necessary, without being liable for prosecution or any claim for damages therefor. Tenant shall pay to Landlord on demand the amount of all loss and damage which Landlord may suffer by reason of such termination, whether through inability to relet the Demised Premises on satisfactory terms or otherwise.

(B) Enter upon and take possession of the Demised Premises, by force if necessary, without terminating this Lease, and expel or remove Tenant and any other person who may be occupying such Demised Premises or any part thereof. Landlord may relet the Demised Premises and receive the rent therefor. Tenant agrees to pay to Landlord monthly or on demand from time to time any deficiency that may arise by reason of any such reletting. In determining the amount of such deficiency, the brokerage commission, attorney's fees, reasonable remodeling expenses and other costs of reletting shall be subtracted from the amount of rent received under such reletting.

(C) Enter upon the Demised Premises, by force, if necessary, without terminating this Lease and without being liable for any prosecution or for any claim for damages therefor, and do whatever Tenant is obligated to do under the terms of this Lease. Tenant agrees to pay Landlord on demand for expenses which Landlord may incur in this affecting compliance with Tenant's obligations under this Lease, together with interest thereon at the rate of ten percent (10%) per annum from the date expended until paid.

Pursuit of any of the foregoing remedies shall not preclude pursuit of any of the other remedies herein provided or any other remedies provided by law, nor shall pursuit of any remedy herein provided constitute a forfeiture or waiver of any rent due to Landlord hereunder or of any damages accruing to Landlord by reason of the violation of any of the terms, conditions and covenants herein contained.

24. DEFAULT BY LANDLORD:

The following events shall be deemed to be events of default under this Lease:

(A) Failure of Landlord to maintain, repair and/or replace the Demised Premises as provided for in Section 8 (A) and 8 (B) of the Lease and such failure shall continue for a period of fifteen (15) days after written notice to Landlord for normal repairs and forty eight (48) hours after written notice to Landlord for emergency repairs.

(B) Failure of Landlord to comply with any term, condition or covenant of this Lease, other than maintenance, repair, and/or replacement of the Demised Premises and such failure shall not be cured within sixty (60) days after written notice thereof to Landlord.

25. REMEDIES OF TENANT:

Upon the occurrence of any of the events of default listed in Section 25, Tenant shall have the option to pursue any one or more of the following remedies:

(A) In the event of failure to maintain, repair and/or replace, Tenant shall have the right, but not the obligation to cause the required maintenance, repair and/or replacement to be made and

may offset the cost of the maintenance, repair and/or replacement from future rent payments due to Landlord. Any amount offset shall not be considered default of Tenant under any provision of the Lease. Any amount offset shall be documented by providing Landlord with a copy of paid invoice showing the offset amount.

(B) Terminate this Lease.

26. QUIET ENJOYMENT:

Landlord warrants that it owns the Demised Premises, has full right and power to execute and perform this Lease and to grant the estate Demised herein and that Tenant, on payment of rent and performing the covenants herein contained, shall peaceably and quietly have, hold and enjoy the Demised Premises during the full term of this Lease and any extensions or renewal hereof.

27. SUBORDINATION:

This Lease shall be subject and subordinate to the lien of any first mortgage now against said Demised Premises or which may hereinafter be placed against the Demised Premises, provided: (a) that the holder thereof shall not be entitled to terminate this Lease, or any extension thereof, by foreclosure or other means, except as provided by this Lease (b) that the proceeds of any insurance on the mortgaged Demised Premises, payable by reason of fire or other casualty so insured, may be applied first, in payment of the cost of restoring the Demised Premises after such injury before any part of such proceeds or award may be applied on account of any part of the mortgage debt; and (c) that the lien of such mortgage shall not cover any of Tenants fixtures, alterations or improvements which, by law or the terms of this Lease, Tenant is permitted to remove from the Demised Premises. Within thirty (30) days of the Commencement Date of this Lease, with regard to existing lenders and lienholders, or within thirty (30) days of the filing of a future mortgage, deed of trust or other lien, Landlord will require the holder of any existing or future mortgage, deed of trust or other lien to execute a Subordination, Non-Disturbance and Attornment Agreement with Tenant.

28. BROKERAGE:

Landlord and Tenant agree that neither has engaged a real estate broker in this transaction and that neither party is obligated to pay the real estate commission on this transaction.

29. RECORDING:

A memorandum of this Lease shall be executed at the time this Lease is signed and may, at the option of Tenant, be recorded.

30. WAIVER OF DEFAULT:

No waiver by the parties hereto of any default or breach of any term, condition or covenant of this Lease shall be deemed to be waiver of any subsequent default or breach of the same or any term, condition or covenant contained herein.

31. EXHIBITS:

All exhibits, attachments, annexed instruments and addenda referred to herein shall be considered a part hereof for all purposes with the same force and effect as if copied at full length herein.

32. USE OF LANGUAGE:

Words of any gender used in this Lease shall be held and construed to include any other gender and words in the singular shall be held to include the plural unless the context otherwise requires.

33. APPLICABLE LAW, JURISDICTION AND FORUM:

This Lease and the rights and obligations of the parties arising hereunder shall be construed in accordance with the laws of the State of Illinois. In the case of any action, suit or proceeding arising out of this Lease, Landlord and Tenant agree that jurisdiction and venue shall be in McHenry County, State of Illinois.

34. CAPTIONS:

The captions or heading of paragraphs in this Lease are inserted for convenience only and shall not be considered the provisions hereof if any question of intent should arise.

35. SUCCESSORS:

The terms, conditions and covenants contained in this Lease shall apply to, inure to the benefit of, and be binding upon the parties hereto and their respective successors in interest and legal representatives except as otherwise herein expressly provided. All rights, powers, privileges, immunities and duties of Landlord under this Lease, including, but not limited to, any notices required or permitted to be delivered by Landlord to Tenant hereunder, may, at Landlord's option, be exercised or performed by Landlord's agent or attorney.

36. SEVERABILITY:

If any provision in this Lease should be held to be invalid or unenforceable, the validity and enforceability of the remaining provisions of this Lease shall not be affected thereby.

37. NOTICES:

Any notice or document required or permitted to be delivered hereunder may be delivered or shall be deemed to be delivered, whether actually received or not, via overnight mail, email, when deposited in the United States mail, postage prepaid, registered or certified mail, return receipt requested, addressed to the parties at the addresses indicated below, or at such other addresses as may have theretofore been specified by written notice delivered in accordance herewith:

LANDLORD:
S & V Property LLC
Attn: Vipul Patel

TENANT:
Krishna Liquors inc. DBA- Route 20 liquors
Attn: Vipul Patel

LENDER:
Prairie Community Bank
Attn. Diana Torman
800 West Grant Highway
Marengo, IL 60152

38. TENANT INDEMNIFICATION:

Tenant shall indemnify and save harmless Landlord, its agents, employees, officers, and directors from and against any and all claims, actions, damages, suits, judgments, decrees, orders, liability, and expense in connection with loss of life, personal injury, and/or damaged property arising from or out of the negligence of Tenant, its contractors, employees, servants, or agents, unless the same shall be caused by the willful act of Landlord.

39. LANDLORD INDEMNIFICATION:

Landlord shall indemnify and save harmless Tenant, its agents, employees, officers, and directors from and against any and all claims, actions, damages, suits, judgments, decrees, orders, liability, and expense in connection with loss of life, personal injury, and/or damaged property arising from or out of the negligence of Landlord, its contractors, employees, servants, or agents, unless the same shall be caused by the willful act of Tenant.

40. ATTORNEY FEES:

If either party to this agreement commences litigation, legal action, or claim to protect its interest, and/or to enforce any term or provision of this agreement, the losing party in the dispute shall indemnify and hold harmless the prevailing party from any and all reasonable attorneys' fees and court costs incurred by the prevailing party.

41. USE OF COMMON AREA:

The term "Common Area" is that part of the shopping center intended for the common use and benefit of all tenants, including the parking area, private streets and alleys, landscaping, curbs, loading area, sidewalks, and lighting facilities as same may exist from time to time. Tenant, its employees, and customers shall have the nonexclusive right to use the Common Area; such use to be in common with Landlord, other tenant of the shopping center and other persons permitted by Landlord to use same, subject to such reasonable rules and regulations governing the use of the Common Area as Landlord may from time to time prescribe.

50. WARRANTY OF AUTHORITY:

Each individual executing this Lease on behalf of Landlord and Tenant represents and warrants that he or she is duly authorized to execute and deliver this Lease on behalf of Landlord or Tenant, each individual or entity is in fact the true Landlord or Tenant and that this Lease is binding upon Landlord or Tenant. Each person executing this Lease on behalf of Tenant and Landlord hereby covenants and warrants that Tenant and Landlord, as the case may be, is duly incorporated, formed or organized.

51. INTEGRATION AND MODIFICATION:

This Lease, along with any exhibits, appendices, addenda, schedules, and amendments hereto, encompasses the entire agreement of the parties, and supersedes all previous understandings and agreements between the parties, whether oral or written. The parties hereby acknowledge and represent, by affixing their signatures hereto, that they have not relied on any representation, assertion, guarantee, warranty, collateral contract or other assurance, except those set out in this Lease, made by or on behalf of any other party or any other person or entity whatsoever, prior to the execution of this Lease. The parties hereby waive all rights and remedies, at law or in equity, arising or which may arise as the result of a party's reliance on such representation, assertion, guarantee, warranty, collateral contract or other assurance, provided that nothing herein contained shall be construed as a restriction or limitation of said party's right to remedies associated with the negligence, willful misconduct or fraud of any person or party taking place prior to, or contemporaneously with, the execution of this Lease. In addition, this Lease may not be altered, amended, or otherwise modified except by the express written agreement of the parties.

STATE OF Illinois)
) ss
COUNTY OF McHenry)

On the 17th day of September, 2017, before me, a notary public in and for said state, personally appeared Vipul Patel, known to me to be the person who executed the within Lease Agreement and acknowledged to me that they executed the same for the purposes therein stated.

Witness my hand and notarial seal subscribed and affixed in said County and State, the day and year first above written.

6-1-2018
My Commission Expires:

Joanne Brackmann
Notary Public



STATE OF Illinois)
) ss
COUNTY OF McHenry)

On the 17th day of September, 2017, before me, a notary public in and for said state, personally appeared Vipul Patel, known to me to be the person who executed the within Lease Agreement and acknowledged to me that they executed the same for the purposes therein stated.

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My Commission Expires:

Joanne Brackmann
Notary Public

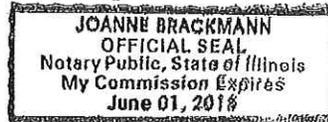


Exhibit D

**Sample Amortization Schedule and
TIF Increment Cash Flow Projection**



EHLERS

City of Marengo
 Eastern Corridor TIF: Proposed Retail Center
 Developer Note

9.13.17

Developer Note Rate 4.0%
 Principal Of Note \$ 550,000
 Percent of Total Tax Increment used for Note 40.0%

Year	Beginning Principal	Accrued Interest	Principal Payment	Interest Payment	Total Payment	Ending Principal
2018	\$550,000	\$22,000	\$0	\$0	\$0	\$572,000
2019	\$572,000	\$0	\$8,427	\$22,880	\$31,307	\$563,573
2019	\$563,573	\$0	\$28,947	\$22,543	\$51,490	\$534,625
2020	\$534,625	\$0	\$30,105	\$21,385	\$51,490	\$504,520
2021	\$504,520	\$0	\$31,309	\$20,181	\$51,490	\$473,211
2022	\$473,211	\$0	\$32,562	\$18,928	\$51,490	\$440,649
2023	\$440,649	\$0	\$35,774	\$17,626	\$53,400	\$404,875
2024	\$404,875	\$0	\$37,205	\$16,195	\$53,400	\$367,670
2025	\$367,670	\$0	\$38,693	\$14,707	\$53,400	\$328,977
2026	\$328,977	\$0	\$40,241	\$13,159	\$53,400	\$288,737
2027	\$288,737	\$0	\$43,799	\$11,549	\$55,348	\$244,938
2028	\$244,938	\$0	\$45,551	\$9,798	\$55,348	\$199,387
2029	\$199,387	\$0	\$47,373	\$7,975	\$55,348	\$152,015
2030	\$152,015	\$0	\$49,268	\$6,081	\$55,348	\$102,747
2031	\$102,747	\$0	\$53,226	\$4,110	\$57,336	\$49,521
2032	\$49,521	\$0	\$49,525	\$1,981	\$51,506	\$0
2033	\$0	\$0	\$0	\$0	\$0	\$0
		\$ 22,000	\$ 572,003	\$ 209,098	\$ 781,101	



EHLERS

City of Marengo
 Eastern Corridor TIF: Proposed Retail Center
 Tax Increment Cash Flow

9.13.17

Net Present Value Rate 4.0%
 Percent of Total Tax Increment used for note 40.0%
 Present Value of Note \$ 550,000

Collection Year	90% of Existing Tax Increment	90% of New Project Tax Increment	% of Existing Tax Increment Used For Note	Annual Tax Increment Used For Note	Remaining Tax Increment Available For City
2018	\$0	\$0	\$0	\$0	\$0
2019	\$43,249	\$14,008	\$17,300	\$31,307	\$25,950
2020	\$45,709	\$33,207	\$18,283	\$51,490	\$27,425
2021	\$45,709	\$33,207	\$18,283	\$51,490	\$27,425
2022	\$45,709	\$33,207	\$18,283	\$51,490	\$27,425
2023	\$45,709	\$33,207	\$18,283	\$51,490	\$27,425
2024	\$48,217	\$34,113	\$19,287	\$53,400	\$28,930
2025	\$48,217	\$34,113	\$19,287	\$53,400	\$28,930
2026	\$48,217	\$34,113	\$19,287	\$53,400	\$28,930
2027	\$48,217	\$34,113	\$19,287	\$53,400	\$28,930
2028	\$50,776	\$35,038	\$20,311	\$55,348	\$30,466
2029	\$50,776	\$35,038	\$20,311	\$55,348	\$30,466
2030	\$50,776	\$35,038	\$20,311	\$55,348	\$30,466
2031	\$50,776	\$35,038	\$20,311	\$55,348	\$30,466
2032	\$53,387	\$35,981	\$21,355	\$57,336	\$32,032
2033	\$53,387	\$35,981	\$15,525	\$51,506	\$37,862
2034	\$53,387	\$35,981	\$0	\$0	\$53,387
	\$ 782,219	\$ 531,379	\$ 285,703	\$ 781,101	\$ 496,516
	\$ 541,780	\$ 417,696	\$ 202,636	\$ 550,002	\$ 339,144

Exhibit E

TIF Projections

City of Marengo
Eastern Corridor TIF: Proposed Retail Center

Increment Projections: Inflationary Growth and New Retail Center - PROJECT PINs ONLY

Assumptions

Est. Base Value of Project Area ¹	\$	118,315
2015 EAV of Project Area ¹	\$	67,483
Annual Inflation Rate ²		0.50%
Quadrennial Inflation Rate		2.02%
Tax Rate ³		11.052685%

Project Area PINs

17-06-100-039
17-06-104-003

Net Present Value Rate ⁸	5.5%
% Revenue Collected ⁹	100%
% Revenue for Taxing Districts ¹⁰	10%
Estimated MV of New Retail Center ¹¹	\$ 1,150,000
Estimated EAV of New Retail Center ¹¹	\$ 383,295

TIF Year ⁴	Tax Year	Project Area EAV	Future Projects EAV ⁵	Net Taxable Incremental EAV ⁶	Projected Incremental Property Tax Revenues (Year Received) ⁷	Sharing of Incremental Property Taxes per IGA	
						Taxing Districts	City (TIF Fund)
Base EAV	2010	\$ 118,315					
5	2015	\$ 67,483					
6	2016	\$ 67,483					
7	2017	\$ 67,483					
8	2018	\$ 67,483	\$ 191,648	\$ 140,816			
9	<u>2019</u>	\$ 260,490	\$ 191,648	\$ 333,823	\$ 15,564	\$ 1,556	\$ 14,008
10	2020	\$ 452,138		\$ 333,823	\$ 36,896	\$ 3,690	\$ 33,207
11	2021	\$ 452,138		\$ 333,823	\$ 36,896	\$ 3,690	\$ 33,207
12	2022	\$ 452,138		\$ 333,823	\$ 36,896	\$ 3,690	\$ 33,207
13	<u>2023</u>	\$ 461,249		\$ 342,934	\$ 36,896	\$ 3,690	\$ 33,207
14	2024	\$ 461,249		\$ 342,934	\$ 37,903	\$ 3,790	\$ 34,113
15	2025	\$ 461,249		\$ 342,934	\$ 37,903	\$ 3,790	\$ 34,113
16	2026	\$ 461,249		\$ 342,934	\$ 37,903	\$ 3,790	\$ 34,113
17	<u>2027</u>	\$ 470,543		\$ 352,228	\$ 37,903	\$ 3,790	\$ 34,113
18	2028	\$ 470,543		\$ 352,228	\$ 38,931	\$ 3,893	\$ 35,038
19	2029	\$ 470,543		\$ 352,228	\$ 38,931	\$ 3,893	\$ 35,038
20	2030	\$ 470,543		\$ 352,228	\$ 38,931	\$ 3,893	\$ 35,038
21	<u>2031</u>	\$ 480,025		\$ 361,710	\$ 38,931	\$ 3,893	\$ 35,038
22	2032	\$ 480,025		\$ 361,710	\$ 39,979	\$ 3,998	\$ 35,981
23	2033	\$ 480,025		\$ 361,710	\$ 39,979	\$ 3,998	\$ 35,981
24	2034	Collection of Year 23 Increment			\$ 39,979	\$ 3,998	\$ 35,981
Total					\$ 590,421	\$ 59,042	\$ 531,379
Net Present Value					\$ 377,046	\$ 37,705	\$ 339,341

Assumptions:

- ¹ Base EAV (TY2010) and TY2015 EAV of Project Area PINs per McHenry County "TIF Parcel Report by TIF District".
- ² Estimated annual inflation rate.
- ³ Tax Rate for Tax Year 2015.
- ⁴ The TIF was adopted by Ordinance in 2011 and that the first tax year is 2011 upon which increment will be collected. Assumes TIF Life of 23 Years.
- ⁵ Estimated increase in EAV from the new retail center. We assume construction and a partial assessment of the retail center in 2018 and full assessment in 2019.
- ⁶ Project Area EAV plus Future Projects EAV, less Base EAV.
- ⁷ Tax revenues are collected one year after the taxing year.
- ⁸ Current estimated rate of borrowing for conventional commercial financing.
- ⁹ Assumes a 100% collection rate.
- ¹⁰ Per the IGA between the City and the taxing districts dated 10.24.2011, the City must deposit 10% of incremental revenues from the Eastern Corridor TIF into the Taxing Bodies Special Increment Fund.
- ¹¹ Market value estimate per County of McHenry Office of Assessments, letter dated 4.26.2017. Assessed value is estimated at 33.33% of the market value. The multiplier is 1.0.

City of Marengo
Eastern Corridor TIF: Proposed Retail Center

Increment Projections: Inflationary Growth and New Retail Center - DISTRICT WIDE INCREMENT

Assumptions

Est. Base Value of Project Area ¹	\$ 910,333	Net Present Value Rate ⁸	5.5%
2015 EAV of Project Area	\$ 1,294,282	% Revenue Collected ⁹	100%
Annual Inflation Rate ²	0.50%	% Revenue for Taxing Districts ¹⁰	10%
Quadrennial Inflation Rate	2.02%	Estimated MV of New Retail Center ¹¹	\$ 1,150,000
Tax Rate ³	11.052685%	Estimated EAV of New Retail Center ¹¹	\$ 383,295

TIF Year ⁴	Tax Year	Project Area EAV	Future Projects EAV ⁵	Net Taxable Incremental EAV ⁶	Projected Incremental Property Tax Revenues (Year Received) ⁷	Incremental Property Taxes Adjusted for Taxing Districts Share per IGA
Base EAV	2010	\$ 910,333				
5	2015	\$ 1,294,282				
6	2016	\$ 1,294,282				
7	2017	\$ 1,294,282				
8	2018	\$ 1,294,282	\$ 191,648	\$ 575,597		
9	2019	\$ 1,512,010	\$ 191,648	\$ 793,324	\$ 63,619	\$ 57,257
10	2020	\$ 1,703,657		\$ 793,324	\$ 87,684	\$ 78,915
11	2021	\$ 1,703,657		\$ 793,324	\$ 87,684	\$ 78,915
12	2022	\$ 1,703,657		\$ 793,324	\$ 87,684	\$ 78,915
13	2023	\$ 1,737,987		\$ 827,654	\$ 87,684	\$ 78,915
14	2024	\$ 1,737,987		\$ 827,654	\$ 91,478	\$ 82,330
15	2025	\$ 1,737,987		\$ 827,654	\$ 91,478	\$ 82,330
16	2026	\$ 1,737,987		\$ 827,654	\$ 91,478	\$ 82,330
17	2027	\$ 1,773,008		\$ 862,675	\$ 91,478	\$ 82,330
18	2028	\$ 1,773,008		\$ 862,675	\$ 95,349	\$ 85,814
19	2029	\$ 1,773,008		\$ 862,675	\$ 95,349	\$ 85,814
20	2030	\$ 1,773,008		\$ 862,675	\$ 95,349	\$ 85,814
21	2031	\$ 1,808,735		\$ 898,402	\$ 95,349	\$ 85,814
22	2032	\$ 1,808,735		\$ 898,402	\$ 99,298	\$ 89,368
23	2033	\$ 1,808,735		\$ 898,402	\$ 99,298	\$ 89,368
24	2034	Collection of Year 23 Increment			\$ 99,298	\$ 89,368
Total					\$ 1,459,553	\$ 1,313,598
Net Present Value					\$ 936,942	\$ 843,248

Assumptions:

- ¹ Estimated Base EAV (TY2010) of Project Area per City's TIF Annual Report.
- ² Estimated annual inflation rate.
- ³ Tax Rate for Tax Year 2015.
- ⁴ The TIF was adopted by Ordinance in 2011 and that the first tax year is 2011 upon which increment will be collected. Assumes TIF Life of 23 Years.
- ⁵ Estimated increase in EAV from the new retail center. We assume construction and a partial assessment of the retail center in 2018 and full assessment in 2019.
- ⁶ Project Area EAV plus Future Projects EAV, less Base EAV.
- ⁷ Tax revenues are collected one year after the taxing year.
- ⁸ Current estimated rate of borrowing for conventional commercial financing.
- ⁹ Assumes a 100% collection rate.
- ¹⁰ Per the IGA between the City and the taxing districts dated 10.24.2011, the City must deposit 10% of incremental revenues from the Eastern Corridor TIF into the Taxing Bodies Special Increment Fund.
- ¹¹ Market value estimate per County of McHenry Office of Assessments, letter dated 4.26.2017. Assessed value is estimated at 33.33% of the market value. The multiplier is 1.0.

Exhibit F

Payment Record

Developer Note Rate 4.0%
 Principal Of Note \$ 550,000

Year	Beginning Principal	Accrued Interest	Principal Payment	Interest Payment	Total Payment	Ending Principal	Date of Payment
2018	\$550,000	\$22,000	\$0	\$0	\$0	\$572,000	
2019	\$572,000	\$0	\$8,427	\$22,880	\$31,307	\$563,573	
2019	\$563,573	\$0	\$28,947	\$22,543	\$51,490	\$534,626	
2020	\$534,626	\$0	\$30,105	\$21,385	\$51,490	\$504,521	
2021	\$504,521	\$0	\$31,309	\$20,181	\$51,490	\$473,211	
2022	\$473,211	\$0	\$32,562	\$18,928	\$51,490	\$440,650	
2023	\$440,650	\$0	\$35,774	\$17,626	\$53,400	\$404,876	
2024	\$404,876	\$0	\$37,205	\$16,195	\$53,400	\$367,671	
2025	\$367,671	\$0	\$38,693	\$14,707	\$53,400	\$328,978	
2026	\$328,978	\$0	\$40,241	\$13,159	\$53,400	\$288,737	
2027	\$288,737	\$0	\$43,244	\$11,549	\$54,793	\$245,493	
2028	\$245,493	\$0	\$44,974	\$9,820	\$54,793	\$200,520	
2029	\$200,520	\$0	\$46,773	\$8,021	\$54,793	\$153,747	
2030	\$153,747	\$0	\$48,644	\$6,150	\$54,793	\$105,104	
2031	\$105,104	\$0	\$52,011	\$4,204	\$56,215	\$53,093	
2032	\$53,093	\$0	\$53,092	\$2,124	\$55,216	\$0	
2033	\$0	\$0	\$0	\$0	\$0	\$0	
		\$ 22,000	\$ 572,000	\$ 209,472	\$ 781,472		

Note: Payment Schedule will be rerun each year to reflect actual payment, actual interest and principal payment and current balance.

Exhibit G

**Form of a District Project Cost
Requisition Certificate**

TO: CITY OF MARENGO

FROM:

SUBJECT: CERTIFIED COSTS

This represents the Requisition Certificate in the total amount of \$_____ for payment of eligible business district costs of the Project.

The undersigned does certify that:

1. All of the expenditures SUBMITTED BY Property Owner/Business Owner related to the Project at 20009 East Grant Highway in Marengo represent proper costs of the Project and have not been previously reimbursed by the City. This certification is submitted to satisfy Section 4(C) of the Redevelopment Agreement between S & V Property, LLC and the City.

2. All of the funds from the City will be used by the Property Owner/Business Owner for eligible business district project costs of the Project.

3. Attached are true and accurate copies of contractor's sworn statements, paid invoices and accompanying lien waivers evidencing the payment of the amount set forth herein by the Property Owner/Business Owner.

Executed this ____ day of _____, _____.

an Illinois limited liability company

By: _____
Managing Member

Approved:

CITY OF MARENGO

S&V Property, LLC

By: _____
Its: _____

By: _____
Its: _____

**MCRide Ridership Report
Calendar Year 2017**

2017

Passenger Trips by Origin	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2017 Total
Crystal Lake	2,333	2,340	2,462	2,164	2,197	2,085	1,899	2,111					
Harvard	219	217	321	264	218	202	139	169					
Huntley	324	316	353	311	317	342	305	332					
Johnsburg	344	326	339	250	288	300	257	303					
Marengo	137	140	187	128	119	144	139	159					
McHenry	2,793	2,624	3,229	2,694	3,045	3,021	2,810	3,221					
Ringwood	21	14	28	19	39	36	39	22					
Woodstock	2,142	2,008	2,269	1,967	2,214	2,290	1,968	2,329					
Other	316	297	317	287	336	368	323	380					
TOTAL	8,629	8,282	9,505	8,084	8,773	8,788	7,879	9,026		-	-	-	68,966

Origin City is the municipality-mailing address where a trip begins. Pace trip data does not specify if the origin falls within an incorporated or unincorporated area.

Does not include trips correlated to the McHenry Township Senior Express.

2017

Passenger Trips by Destination	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2017 Total
Crystal Lake	2,481	2,484	2,682	2,340	2,427	2,288	2,071	2,387					
Harvard	226	222	321	272	229	209	145	178					
Huntley	329	322	364	304	322	362	320	331					
Johnsburg	358	320	351	270	295	314	281	329					
Marengo	146	143	188	130	116	138	122	157					
McHenry	2,601	2,420	2,911	2,431	2,797	2,771	2,560	2,922					
Ringwood	34	27	42	46	54	38	31	23					
Woodstock	2,193	2,098	2,365	2,043	2,254	2,396	2,078	2,401					
Other	261	246	281	248	279	272	271	298					
TOTAL	8,629	8,282	9,505	8,084	8,773	8,788	7,879	9,026		-	-	-	68,966

Destination City is the municipality-mailing address where a trip ends. Pace trip data does not specify if the destination falls within an incorporated or unincorporated area.

Does not include trips correlated to the McHenry Township Senior Express.

**MCRide Ridership Report
Calendar Year 2017**

2017

Distinct Riders	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2017 Total
Crystal Lake	210	210	216	180	192	208	190	199					
Harvard	40	46	52	44	47	44	45	41					
Huntley	53	51	54	56	47	52	44	54					
Johnsburg	20	19	15	18	15	14	14	14					
Marengo	23	25	26	28	20	21	23	27					
McHenry	266	245	248	240	240	223	235	255					
Ringwood	2	1	1	2	2	1	1	1					
Woodstock	274	277	294	256	265	254	237	295					
Other	91	86	96	99	84	86	81	102					
TOTAL	979	960	1002	923	912	903	870	988	0	0	0	0	

Distinct Rider data is based on the home address of the rider and does not consider the trip origins or destinations.

Does not include riders registered on the McHenry Township Senior Express.

CITY OF MARENGO

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TREASURER'S REPORT FOR AUGUST, 2017

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FUND NAME	BANK	CASH	INVESTMENT	INVESTMENTS		INVESTMENTS		CASH	INVESTMENT	CASH AND	Y.T.D.
		BALANCE	BALANCE	DEPOSITED	RETURNS	WITHDRAWN	MADE	BALANCE	BALANCE	INVESTMENT	INTEREST
		08/01/17	08/01/17	THIS MONTH	THIS MONTH	THIS MONTH	THIS MONTH	08/31/17	08/31/17	08/31/17	08/31/17
GENERAL (01)	1	1,166,487.13	75,501.20	648,537.63	0.00	495,116.80	11.11	1,319,896.85	75,512.31	1,395,409.16	267.37
AUDIT (02)	1	8,385.27	0.00	378.66	0.00	0.00	0.00	8,763.93	0.00	8,763.93	0.00
27TH PAYROLL (04)	1	22,823.00	0.00	0.00	0.00	0.00	0.00	22,823.00	0.00	22,823.00	0.00
POLICE VEHICLE (05)	1	-388.68	0.00	0.00	0.00	0.00	0.00	-388.68	0.00	-388.68	0.00
P.W. VEHICLE (06)	1	210,250.00	0.00	0.00	0.00	0.00	0.00	210,250.00	0.00	210,250.00	0.00
RETIREMENT (07)	1	64,201.00	0.00	0.00	0.00	0.00	0.00	64,201.00	0.00	64,201.00	0.00
TOTALS-BANK # 1		1,471,757.72	75,501.20	648,916.29	0.00	495,116.80	11.11	1,625,546.10	75,512.31	1,701,058.41	267.37
GENERAL (01)	9	14,549.46	0.00	100,683.74	0.00	100,683.74	0.00	14,549.46	0.00	14,549.46	0.00
POLICE PENSION (10)	10	46,765.25	5,137,270.81	18,659.46	39,395.25	38,720.25	18,659.46	47,440.25	5,116,535.02	5,163,975.27	31,310.43
D&A AWARE (18)	18	8,870.50	0.00	0.00	0.00	0.00	0.00	8,870.50	0.00	8,870.50	0.00
DRUG FORFEIT (19)	19	25,093.47	0.00	1,464.45	0.00	0.00	0.00	26,557.92	0.00	26,557.92	7.27
MOTOR FUEL TAX (20)	20	203,014.11	0.00	17,733.20	0.00	3,116.30	0.00	217,631.01	0.00	217,631.01	10,325.85
RETAINED PERS (22)	22	210,427.27	0.00	274.58	0.00	9,484.71	0.00	201,217.14	0.00	201,217.14	36.92
WATER & SEWER (30)	30	235,747.77	0.00	138,329.11	0.00	164,741.17	0.00	209,335.71	0.00	209,335.71	0.00
WWTP EXPANSION (31)	30	304,318.56	0.00	53,902.16	0.00	0.00	0.00	358,220.72	0.00	358,220.72	0.00
W/S EQUIP REPL (32)	30	52,000.00	0.00	0.00	0.00	0.00	0.00	52,000.00	0.00	52,000.00	0.00
TOTALS-BANK # 30		592,066.33	0.00	192,231.27	0.00	164,741.17	0.00	619,556.43	0.00	619,556.43	0.00
2014 WATER IMPR (34)	34	2,260,646.81	0.00	672.01	0.00	7,454.90	0.00	2,253,863.92	0.00	2,253,863.92	2,692.23
W/S CAPITAL (37)	37	272,184.71	0.00	80.40	0.00	9,093.39	0.00	263,171.72	0.00	263,171.72	327.67
PROSPECT ST (40)	40	239,307.44	0.00	60.97	0.00	0.00	0.00	239,368.41	0.00	239,368.41	324.30
CAPITAL IMPR (41)	41	50,622.61	0.00	10.75	0.00	0.00	0.00	50,633.36	0.00	50,633.36	42.64
DEBT SERVICE (43)	43	732,225.61	2,396.82	44,757.50	0.00	0.00	2.09	776,981.02	2,398.91	779,379.93	830.46
PD SQUAD (48)	48	1,793.46	0.00	805.21	0.00	0.00	0.00	2,598.67	0.00	2,598.67	0.51
SSA #2 (58)	58	25,486.84	0.00	31.80	0.00	1,860.00	0.00	23,658.64	0.00	23,658.64	4.27
DOWNTOWN TIF (59)	59	16,154.37	0.00	0.68	0.00	0.00	0.00	16,155.05	0.00	16,155.05	2.54
EASTERN TIF (61)	61	63,818.52	0.00	22,370.63	0.00	0.00	0.00	86,189.15	0.00	86,189.15	10.46
REVOLVING LOAN (62)	62	321,216.79	0.00	81.84	0.00	0.00	0.00	321,298.63	0.00	321,298.63	324.60
GRAND TOTALS		6,556,001.27	5,215,168.83	1,048,834.78	39,395.25	830,271.26	18,672.66	6,795,287.38	5,194,446.24	11,989,733.62	46,507.52

Treasurer's Report Investment Balances as of August 31, 2017

FUND	BANK	NUMBER	RATE	TYPE	MATURITY	BALANCE
Debt Service	Illinois Funds	7139114594	Illinois Funds	Money Market	N/A	\$ 2,398.91
General / Developer Contributions	Castle Bank	871044	Variable	Savings	N/A	\$ 69,420.51
General	Illinois Funds	7139114586	Illinois Funds	Money Market	N/A	\$ 6,091.80
Police Pension	Charles Schwab	4229-2366	Variable	Trust	N/A	\$ 5,116,535.02
Debt Service Fund Total						\$ 2,398.91
General Fund Total						\$ 75,512.31
Police Pension Fund Total						\$ 5,116,535.02
Combined Totals						\$ 5,194,446.24

CITY OF MARENGO

PRCT. OF YR: 33.33
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BUDGET TREND FOR AUGUST, 2017

ACCT. NO.	DESCRIPTION	ANNUAL APPROP.	ANNUAL BUDGET	MAY	JUNE	JULY	AUG.	SEP.	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	YEAR ACTIVITY	BUDGET REMAINING	PRCT. REC./EXP.
<u>GENERAL CORPORATE FUND REVENUE</u>																		
<u>REVENUE REVENUE</u>																		
01-301-00	PROPERTY TAX - CORPORATE	-	444,087	34,348	201,253	9,098	8,764	0	0	0	0	0	0	0	0	253,463.15	190,623.85	57.08
01-301-03	PROPERTY TAX - ESDA	-	2,275	176	1,031	47	45	0	0	0	0	0	0	0	0	1,298.68	976.32	57.08
01-301-04	PROPERTY TAX - GARBAGE	-	96	0	0	0	0	0	0	0	0	0	0	0	0	0.00	96.00	0.00
01-301-05	PROPERTY TAX - STREET LIGHTING	-	50,755	3,926	23,002	1,040	1,002	0	0	0	0	0	0	0	0	28,968.73	21,786.27	57.08
01-301-06	PROPERTY TAX - IMRF	-	73,640	5,696	33,372	1,509	1,453	0	0	0	0	0	0	0	0	42,029.86	31,610.14	57.07
01-301-07	PROPERTY TAX - SOCIAL SECURITY	-	107,026	8,278	48,502	2,193	2,112	0	0	0	0	0	0	0	0	61,084.65	45,941.35	57.07
01-301-08	PROPERTY TAX - LIABILITY INSURANCE	-	62,159	4,808	28,169	1,273	1,227	0	0	0	0	0	0	0	0	35,476.88	26,682.12	57.07
01-301-09	PROPERTY TAX - UNEMPLOYMENT INS	-	5,615	434	2,545	115	111	0	0	0	0	0	0	0	0	3,204.97	2,410.03	57.08
01-301-10	PROPERTY TAX - WORKMAN'S COMP INS	-	71,430	5,525	32,371	1,463	1,410	0	0	0	0	0	0	0	0	40,769.06	30,660.94	57.08
01-301-14	PROPERTY TAX - ROAD & BRIDGE	-	84,321	6,982	39,013	1,266	1,880	0	0	0	0	0	0	0	0	49,141.96	35,179.04	58.28
01-301-15	PROPERTY TAX - STREET & BRIDGE	-	96	0	0	0	0	0	0	0	0	0	0	0	0	0.00	96.00	0.00
01-301-45	PROPERTY TAX - POLICE PENSION FUND	-	0	20,512	120,186	5,433	5,234	0	0	0	0	0	0	0	0	151,365.55	-151,365.55	0.00
01-301-47	PROPERTY TAX - POLICE PROTECTION	-	398,523	30,824	180,604	8,164	7,865	0	0	0	0	0	0	0	0	227,457.27	171,065.73	57.08
01-303-00	STATE USE TAX	-	193,494	13,173	17,130	14,711	14,822	0	0	0	0	0	0	0	0	59,835.73	133,658.27	30.92
01-304-00	STATE SALES TAX	-	865,000	45,014	56,872	56,658	56,505	0	0	0	0	0	0	0	0	215,048.80	449,951.20	32.34
01-305-00	STATE INCOME TAX	-	772,448	39,810	76,772	155,518	0	0	0	0	0	0	0	0	0	272,100.57	500,347.43	35.23
01-306-00	STATE VIDEO GAMING TAX	-	70,000	8,361	7,910	7,524	6,429	0	0	0	0	0	0	0	0	30,223.48	39,776.52	43.18
01-307-00	UTILITY TAX - ELECTRICITY	-	260,000	18,047	16,633	20,795	22,923	0	0	0	0	0	0	0	0	78,397.25	181,602.75	30.15
01-307-01	UTILITY TAX - GAS	-	96,000	5,623	7,434	3,880	3,644	0	0	0	0	0	0	0	0	20,580.98	75,419.02	21.44
01-307-03	UTILITY TAX - TELEPHONE	-	184,000	13,879	14,286	13,157	14,512	0	0	0	0	0	0	0	0	55,834.37	128,165.63	30.34
01-308-00	PLANNING COMMISSION APPLICATION FE	-	1,000	2,500	1,500	0	0	0	0	0	0	0	0	0	0	4,000.00	-3,000.00	400.00
01-308-01	DEVELOPMENT FEES	-	1,000	0	0	0	0	0	0	0	0	0	0	0	0	0.00	1,000.00	0.00
01-308-10	NEW CITY HALL FUND CONTRIBUTION	-	0	524	530	0	0	0	0	0	0	0	0	0	0	1,054.00	-1,054.00	0.00
01-308-15	RECREATION FUND CONTRIBUTION	-	0	200	200	0	0	0	0	0	0	0	0	0	0	400.00	-400.00	0.00
01-309-00	STATE REPLACEMENT TAX	-	39,000	6,303	0	6,446	297	0	0	0	0	0	0	0	0	13,046.45	25,953.55	33.45
01-309-14	MARENGO TOWNSHIP ROAD & BRIDGE	-	7,500	0	0	1,263	58	0	0	0	0	0	0	0	0	1,321.68	6,178.32	17.62
01-320-00	LIQUOR LICENSES	-	43,500	31,450	0	0	300	0	0	0	0	0	0	0	0	31,750.00	11,750.00	72.99
01-320-01	VENDING MACHINES & GAMES	-	3,200	3,675	0	125	0	0	0	0	0	0	0	0	0	3,800.00	-600.00	118.75
01-320-03	CABLE TV FRANCHISE/TOWER RENT	-	72,500	17,541	358	358	17,849	0	0	0	0	0	0	0	0	36,106.93	36,393.07	49.80
01-320-04	VIDEO SERVICE FRANCHISE FEES	-	8,300	2,001	0	0	1,935	0	0	0	0	0	0	0	0	3,935.73	4,364.27	47.42
01-320-05	SCAVENGER LICENSES	-	1,400	1,400	0	0	0	0	0	0	0	0	0	0	0	1,400.00	0.00	100.00
01-330-00	PERMITS - BUILDING	-	40,000	5,590	7,519	3,407	1,755	0	0	0	0	0	0	0	0	18,270.45	21,729.55	45.68
01-330-01	PERMITS - OTHER	-	200	10	50	0	0	0	0	0	0	0	0	0	0	60.00	140.00	30.00
01-330-17	PERMITS - VEHICLE	-	55,000	0	12,671	24,453	10,114	0	0	0	0	0	0	0	0	47,238.00	7,762.00	85.89
01-340-00	COURT FINES	-	72,000	4,333	6,613	6,597	2,142	0	0	0	0	0	0	0	0	19,685.27	52,314.73	27.34
01-340-01	PARKING FINES	-	7,000	75	250	350	425	0	0	0	0	0	0	0	0	1,100.00	5,900.00	15.71
01-340-02	OTHER FINES-PROSECUTION FEES	-	8,000	290	806	551	435	0	0	0	0	0	0	0	0	2,082.00	5,918.00	26.03
01-340-03	DRUG FINES	-	500	0	0	250	0	0	0	0	0	0	0	0	0	250.00	250.00	50.00
01-340-04	MUNICIPAL ORDINANCE FINES	-	6,000	100	25	550	1,050	0	0	0	0	0	0	0	0	1,725.00	4,275.00	28.75

CITY OF MARENGO

PRCT. OF YR: 33.33
 RUN: 09/20/17 12:31PM

BUDGET TREND FOR AUGUST, 2017

ACCT. NO.	DESCRIPTION	ANNUAL APPROP.	ANNUAL BUDGET	MONTHS												YEAR ACTIVITY	BUDGET REMAINING	PRCT. REC./EXP.	
				MAY	JUNE	JULY	AUG.	SEP.	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.				
01-340-06	ADM PROCESSING FEES	-	1,000	40	100	40	100	0	0	0	0	0	0	0	0	0	280.00	720.00	28.00
01-345-00	SIDEWALK & STREET CUT DEPOSITS	-	0	3,500	4,000	0	0	0	0	0	0	0	0	0	0	0	7,500.00	-7,500.00	0.00
01-361-00	SECURITY ALARMS	-	100	100	0	75	0	0	0	0	0	0	0	0	0	0	175.00	-75.00	175.00
01-370-00	RENTAL	-	0	75	0	0	0	0	0	0	0	0	0	0	0	0	75.00	-75.00	0.00
01-373-00	INTEREST	-	1,000	53	57	71	86	0	0	0	0	0	0	0	0	0	267.37	732.63	26.74
01-380-03	POLICE DEPARTMENT GRANT REVENUE	-	1,000	0	0	400	0	0	0	0	0	0	0	0	0	0	400.00	600.00	40.00
01-380-20	GRANT REVENUE	-	8,700	8,728	0	0	0	0	0	0	0	0	0	0	0	0	8,728.00	-28.00	100.32
01-381-01	DETAIL OFFICER PAY REIMBURSEMENT	-	1,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	1,300.00	0.00
01-381-02	FIRE & POLICE COMMISSION REVENUE	-	3,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	3,000.00	0.00
01-390-03	DONATIONS - POLICE	-	0	0	0	50	0	0	0	0	0	0	0	0	0	0	50.00	-50.00	0.00
01-392-00	MISC. RECEIPTS	-	5,000	268	161,652	-148,672	720	0	0	0	0	0	0	0	0	0	13,967.36	-8,967.36	279.35
01-392-01	PACE TOWNSHIP RECEIPTS	-	11,500	125	125	2,624	125	0	0	0	0	0	0	0	0	0	2,999.00	8,501.00	26.08
01-392-06	SURPLUS PROPERTY PROCEEDS	-	10,000	0	2,500	8,840	0	0	0	0	0	0	0	0	0	0	11,339.61	-1,339.61	113.40
01-392-07	UNCLAIMED EVIDENCE PROCEEDS	-	500	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	500.00	0.00
01-392-08	FINGERPRINT FEES	-	500	25	25	100	255	0	0	0	0	0	0	0	0	0	405.00	95.00	81.00
01-392-09	IMPOUND FEES	-	500	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	500.00	0.00
01-392-10	GRAVEL PIT TIPPING FEES	-	15,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	15,000.00	0.00
01-392-11	MISC. RECEIPTS - PRIOR FY REIMB	-	0	0	0	233,840	0	0	0	0	0	0	0	0	0	0	233,840.31	-233,840.31	0.00
*TOTAL	REVENUE REVENUE	-	3,966,165	354,320	1,106,069	445,561	187,584	0	0	0	0	0	0	0	0	0	2,093,534.10	1,872,630.90	52.78
**TOTAL	GENERAL CORPORATE FUND REVENUE	-	3,966,165	354,320	1,106,069	445,561	187,584	0	0	0	0	0	0	0	0	0	2,093,534.10	1,872,630.90	52.78

GENERAL CORPORATE FUND EXPENDITURES

ADMINISTRATION DEPARTMENT

PERSONNEL

01-51-400.20	SALARY - FULL TIME	312,920	260,767	23,020	15,443	14,461	14,447	0	0	0	0	0	0	0	0	0	67,370.97	193,396.03	25.84
01-51-400.26	SALARY-ELECTED/APPOINTED OFFICIALS	58,272	48,560	3,820	3,650	3,990	3,650	0	0	0	0	0	0	0	0	0	15,110.00	33,450.00	31.12
01-51-400.61	SALARY - OVERTIME	3,000	1,000	587	934	534	283	0	0	0	0	0	0	0	0	0	2,338.62	-1,338.62	233.86
01-51-403.00	HEALTH/LIFE INSURANCE - CITY SHARE	74,710	62,258	5,229	2,335	3,782	3,782	0	0	0	0	0	0	0	0	0	15,128.00	47,130.00	24.30
01-51-403.06	I.M.R.F. - CITY SHARE	35,182	29,318	2,644	1,834	1,680	1,650	0	0	0	0	0	0	0	0	0	7,807.47	21,510.53	26.63
01-51-403.07	S.S./MEDICARE - CITY SHARE	28,488	23,740	2,041	1,477	1,398	1,352	0	0	0	0	0	0	0	0	0	6,267.44	17,472.56	26.40
01-51-408.00	LIABILITY INSURANCE	104,038	86,698	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	86,698.00	0.00
01-51-408.01	WORKER'S COMPENSATION INS	105,240	87,700	14,366	15,543	0	4,628	0	0	0	0	0	0	0	0	0	34,537.60	53,162.40	39.38
01-51-408.02	UNEMPLOYMENT INSURANCE	16,614	13,845	0	0	633	0	0	0	0	0	0	0	0	0	0	633.14	13,211.86	4.57
01-51-429.01	EXPENSES - CITY OFFICIALS	900	750	45	45	45	0	0	0	0	0	0	0	0	0	0	135.00	615.00	18.00
01-51-429.03	EXPENSES - PLANNING COMMISSION	600	500	11	19	12	10	0	0	0	0	0	0	0	0	0	52.35	447.65	10.47
01-51-430.00	TRAINING	2,400	2,000	0	694	31	0	0	0	0	0	0	0	0	0	0	725.62	1,274.38	36.28
01-51-435.05	SAFETY COMMITTEE INITIATIVES	10,440	8,700	0	371	4,616	0	0	0	0	0	0	0	0	0	0	4,987.71	3,712.29	57.33
01-51-443.00	DUES, MEMBERSHIPS	6,600	5,500	260	180	749	2,270	0	0	0	0	0	0	0	0	0	3,458.66	2,041.34	62.88
01-51-479.00	TRANSFER TO 27TH PAYROLL FUND	10,756	8,963	8,963	0	0	0	0	0	0	0	0	0	0	0	0	8,963.00	0.00	100.00
01-51-480.05	CITY ADMINISTRATOR EXPENSES	1,800	1,500	0	45	0	0	0	0	0	0	0	0	0	0	0	45.00	1,455.00	3.00
*TOTAL	PERSONNEL	771,960	641,799	60,986	42,570	31,931	32,073	0	0	0	0	0	0	0	0	0	167,560.58	474,238.42	26.11

CITY OF MARENGO

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BUDGET TREND FOR AUGUST, 2017

ACCT. NO.	DESCRIPTION	ANNUAL APPROP.	ANNUAL BUDGET	MAY	JUNE	JULY	AUG.	SEP.	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	YEAR ACTIVITY	BUDGET REMAINING	PRCT. REC./EXP.	
<u>EQUIPMENT, SUPPLIES & SERVICES</u>																			
01-51-504.00	DIRECT DEPOSIT FEES	216	180	15	15	15	15	0	0	0	0	0	0	0	0	61.80	118.20	34.33	
01-51-512.00	MAINTENANCE - EQUIPMENT	4,200	3,500	103	317	388	177	0	0	0	0	0	0	0	0	985.35	2,514.65	28.15	
01-51-523.00	TELEPHONE	10,800	9,000	457	513	489	401	0	0	0	0	0	0	0	0	1,860.16	7,139.84	20.67	
01-51-523.01	WEBSITE HOSTING & MAINTENANCE	1,200	1,000	0	0	0	0	0	0	0	0	0	0	0	0	0.00	1,000.00	0.00	
01-51-529.04	EXPENSES - E.S.D.A.	3,000	2,500	1,795	425	31	0	0	0	0	0	0	0	0	0	2,251.13	248.87	90.05	
01-51-531.00	SUBSCRIPTIONS	3,600	300	8	0	131	0	0	0	0	0	0	0	0	0	138.99	161.01	46.33	
01-51-532.00	POSTAGE	6,600	5,500	0	1,439	882	0	0	0	0	0	0	0	0	0	2,321.37	3,178.63	42.21	
01-51-533.00	LEGAL PRINTING, ADVERTISING	1,200	1,000	0	0	42	0	0	0	0	0	0	0	0	0	42.30	957.70	4.23	
01-51-533.02	PRINTING - MISC.	7,800	6,500	40	1,144	1,328	0	0	0	0	0	0	0	0	0	2,512.20	3,987.80	38.65	
01-51-533.03	FILING OF DOCUMENTS	1,200	1,000	0	0	4	96	0	0	0	0	0	0	0	0	99.50	900.50	9.95	
01-51-565.01	SUPPLIES - OFFICE	6,600	5,500	469	543	62	220	0	0	0	0	0	0	0	0	1,293.69	4,206.31	23.52	
01-51-580.00	MISC - CITY FUNCTION EXPENSE	300	250	0	0	0	0	0	0	0	0	0	0	0	0	0.00	250.00	0.00	
01-51-580.03	MISC. - COMMUNITY FUNCTIONS	330	275	0	0	0	0	0	0	0	0	0	0	0	0	0.00	275.00	0.00	
01-51-580.04	MISCELLANEOUS - CITY OFFICE	1,200	1,000	650	0	-550	0	0	0	0	0	0	0	0	0	100.00	900.00	10.00	
01-51-581.00	SALES TAX REBATE	51,600	43,000	25,053	0	0	0	0	0	0	0	0	0	0	0	25,052.87	17,947.13	58.26	
01-51-588.00	CONTRACT PAYMENT	2,400	2,000	1	177	0	0	0	0	0	0	0	0	0	0	178.32	1,821.68	8.92	
01-51-588.01	CONTRACT PAYMENT - PACE	26,424	22,020	1,835	1,835	1,835	1,835	0	0	0	0	0	0	0	0	7,339.00	14,681.00	33.33	
01-51-594.00	NEW EQUIPMENT	2,400	2,000	0	0	0	0	0	0	0	0	0	0	0	0	0.00	2,000.00	0.00	
*TOTAL	EQUIPMENT, SUPPLIES & SERVICES	131,070	106,525	30,426	6,409	4,657	2,744	0	0	0	0	0	0	0	0	44,236.68	62,288.32	41.53	
<u>CONTRACTED SERVICES</u>																			
01-51-636.00	SERVICES - ENGINEERING	36,000	30,000	2,773	1,581	1,609	1,867	0	0	0	0	0	0	0	0	7,830.56	22,169.44	26.10	
01-51-636.01	SERVICES - ENG./INTERCHANGE DESIGN	0	0	222,386	0	0	-222,386	0	0	0	0	0	0	0	0	0.00	0.00	0.00	
01-51-636.02	SERVICES - ENG./COMMUNITY DEV.	24,000	20,000	6,493	2,024	0	0	0	0	0	0	0	0	0	0	8,517.20	11,482.80	42.59	
01-51-637.00	SERVICES - LEGAL	60,000	50,000	4,436	4,029	5,594	1,320	0	0	0	0	0	0	0	0	15,378.50	34,621.50	30.76	
01-51-637.01	SERVICES - LEGAL - TIF	3,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00	
01-51-637.02	SERVICES - LEGAL - CB	2,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00	
01-51-637.03	SERVICES - LEGAL/COMMUNITY DEV	36,000	30,000	0	50	825	347	0	0	0	0	0	0	0	0	1,221.00	28,779.00	4.07	
01-51-638.00	SERVICES - PROFESSIONAL - TIF	2,100	1,750	0	0	0	0	0	0	0	0	0	0	0	0	0.00	1,750.00	0.00	
01-51-638.01	SERVICES - OTHER PROFESSIONAL	7,200	6,000	1,486	0	0	0	0	0	0	0	0	0	0	0	1,485.50	4,514.50	24.76	
01-51-688.04	CONTRACT - UTILITY AUDIT	1,200	1,000	67	67	67	67	0	0	0	0	0	0	0	0	267.28	732.72	28.73	
*TOTAL	CONTRACTED SERVICES	171,500	138,750	237,640	7,751	8,095	-218,786	0	0	0	0	0	0	0	0	34,700.04	104,049.96	25.01	
**TOTAL	ADMINISTRATION DEPARTMENT	1,074,530	887,074	329,053	58,730	44,683	-183,968	0	0	0	0	0	0	0	0	246,497.30	640,576.70	27.79	
<u>POLICE DEPARTMENT</u>																			
<u>PERSONNEL</u>																			
01-52-400.00	SALARY - FULL TIME	108,884	90,737	6,765	6,765	6,765	6,765	0	0	0	0	0	0	0	0	27,059.20	63,677.80	29.82	
01-52-400.02	SALARY - FULL TIME - SWORN	1,266,690	1,055,575	89,438	81,237	80,803	73,587	0	0	0	0	0	0	0	0	325,064.78	730,510.22	30.80	
01-52-400.05	SALARY - PART TIME	26,620	22,183	2,286	969	0	0	0	0	0	0	0	0	0	0	3,254.59	18,928.41	14.67	
01-52-400.62	SALARY - OVERTIME - SWORN	149,500	115,000	10,719	16,463	11,993	5,503	0	0	0	0	0	0	0	0	44,678.05	70,321.95	38.85	

CITY OF MARENGO

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01-52-403.00	HEALTH/LIFE INSURANCE - CITY SHARE	262,847	219,039	20,902	17,101	17,404	16,469	0	0	0	0	0	0	0	0	71,877.08	147,161.92	32.81	
01-52-403.06	I.M.R.F. - CITY SHARE	12,196	10,163	758	758	758	758	0	0	0	0	0	0	0	0	3,030.64	7,132.36	29.82	
01-52-403.07	S.S./MEDICARE - CITY SHARE	117,824	98,187	10,707	7,673	7,228	6,180	0	0	0	0	0	0	0	0	31,788.52	66,398.48	32.38	
01-52-429.05	EXPENSES - FIRE & POLICE COMMISSION	7,200	6,000	0	160	395	320	0	0	0	0	0	0	0	0	875.00	5,125.00	14.58	
01-52-430.00	TRAINING	21,600	18,000	1,140	2,310	826	483	0	0	0	0	0	0	0	0	4,759.65	13,240.35	26.44	
01-52-443.00	DUES	2,760	2,300	1,000	45	25	60	0	0	0	0	0	0	0	0	1,130.00	1,170.00	49.13	
01-52-469.00	UNIFORM ALLOWANCE	24,600	20,500	10,060	165	0	800	0	0	0	0	0	0	0	0	11,025.00	9,475.00	53.78	
*TOTAL	PERSONNEL	2,000,721	1,657,684	153,775	133,645	126,198	110,925	0	0	0	0	0	0	0	0	524,542.51	1,133,141.49	31.64	
<u>EQUIPMENT, SUPPLIES & SERVICES</u>																			
01-52-510.00	MAINTENANCE - BUILDING	6,000	5,000	317	0	285	2,872	0	0	0	0	0	0	0	0	3,474.37	1,525.63	69.49	
01-52-511.00	MAINTENANCE - VEHICLES	10,140	1,000	236	67	1,263	367	0	0	0	0	0	0	0	0	1,933.17	-933.17	193.32	
01-52-512.00	MAINTENANCE - EQUIPMENT	14,400	12,000	76	6	0	330	0	0	0	0	0	0	0	0	412.06	11,587.94	3.43	
01-52-523.00	TELEPHONE	24,000	20,000	718	1,385	705	1,575	0	0	0	0	0	0	0	0	4,382.27	15,617.73	21.91	
01-52-524.00	COPIER	600	500	33	60	55	60	0	0	0	0	0	0	0	0	207.43	292.57	41.49	
01-52-532.00	POSTAGE	1,440	1,200	0	427	100	14	0	0	0	0	0	0	0	0	541.18	658.82	45.10	
01-52-545.00	ADMINISTRATIVE EXPENSES	2,400	2,000	93	0	0	200	0	0	0	0	0	0	0	0	293.36	1,706.64	14.67	
01-52-565.02	SUPPLIES - OPERATING	12,000	10,000	1,628	1,160	418	630	0	0	0	0	0	0	0	0	3,835.52	6,164.48	38.36	
01-52-568.00	GAS AND OIL	36,000	30,000	1,746	1,756	1,622	1,281	0	0	0	0	0	0	0	0	6,404.85	23,595.15	21.35	
01-52-579.00	TRANSFER TO VEHICLE REPL FUND	31,200	26,000	26,000	0	0	0	0	0	0	0	0	0	0	0	26,000.00	0.00	100.00	
01-52-580.01	MISCELLANEOUS - DONATION PROCEEDS	0	0	36	0	0	0	0	0	0	0	0	0	0	0	35.59	-35.59	0.00	
01-52-594.00	NEW EQUIPMENT - VEHICLES	2,400	2,000	0	0	634	445	0	0	0	0	0	0	0	0	1,078.87	921.13	53.94	
01-52-594.01	NEW EQUIPMENT - OTHER	9,600	8,000	0	0	0	3,520	0	0	0	0	0	0	0	0	3,520.00	4,480.00	44.00	
01-52-594.02	BUILDING ADDITION PAYMENT	32,040	26,700	0	0	13,366	0	0	0	0	0	0	0	0	0	13,365.69	13,334.31	50.06	
*TOTAL	EQUIPMENT, SUPPLIES & SERVICES	182,220	144,400	30,883	4,861	18,448	11,293	0	0	0	0	0	0	0	0	65,484.36	78,915.64	45.35	
<u>CONTRACTED SERVICES</u>																			
01-52-637.00	SERVICES - LEGAL	62,400	52,000	2,344	3,151	3,124	2,287	0	0	0	0	0	0	0	0	10,905.50	41,094.50	20.97	
01-52-637.01	SERVICES - LEGAL - CB	2,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00	
01-52-688.00	SERVICES - DISPATCH	144,000	120,000	9,879	9,879	9,879	19,758	0	0	0	0	0	0	0	0	49,394.45	70,605.55	41.16	
*TOTAL	CONTRACTED SERVICES	208,400	172,000	12,223	13,030	13,003	22,044	0	0	0	0	0	0	0	0	60,299.95	111,700.05	35.06	
**TOTAL	POLICE DEPARTMENT	2,391,341	1,974,084	196,880	151,536	157,648	144,262	0	0	0	0	0	0	0	0	650,326.82	1,323,757.18	32.94	
<u>STREET DEPARTMENT</u>																			
<u>PERSONNEL</u>																			
01-53-400.05	SALARY - FULL TIME	330,420	275,350	20,837	21,052	21,024	20,762	0	0	0	0	0	0	0	0	83,674.40	191,675.60	30.39	
01-53-400.61	SALARY - OVERTIME	30,000	25,000	34	2,304	147	356	0	0	0	0	0	0	0	0	2,840.58	22,159.42	11.36	
01-53-403.00	HEALTH/LIFE INSURANCE - CITY SHARE	106,344	88,620	6,562	6,562	6,283	6,562	0	0	0	0	0	0	0	0	25,968.26	62,651.74	29.30	
01-53-403.06	I.M.R.F. - CITY SHARE	40,367	33,639	2,338	2,616	2,371	2,365	0	0	0	0	0	0	0	0	9,689.67	23,949.33	28.80	
01-53-403.07	S.S./MEDICARE - CITY SHARE	27,572	22,977	1,460	1,644	1,484	1,477	0	0	0	0	0	0	0	0	6,065.84	16,911.16	26.40	
01-53-430.00	TRAINING	1,200	1,000	65	0	30	0	0	0	0	0	0	0	0	0	95.00	905.00	9.50	

CITY OF MARENGO

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01-53-438.02	PRE-EMPLOYMENT TESTING	300	250	0	0	0	0	0	0	0	0	0	0	0	0	0.00	250.00	0.00	
01-53-469.00	UNIFORM ALLOWANCE	6,000	5,000	776	747	499	505	0	0	0	0	0	0	0	0	2,526.09	2,473.91	50.52	
*TOTAL	PERSONNEL	542,203	451,836	32,071	34,924	31,838	32,027	0	0	0	0	0	0	0	0	130,859.84	320,976.16	28.96	
<u>EQUIPMENT, SUPPLIES & SERVICES</u>																			
01-53-511.00	MAINTENANCE - VEHICLES	18,000	15,000	1,323	1,843	1,751	-9	0	0	0	0	0	0	0	0	4,908.00	10,092.00	32.72	
01-53-512.00	MAINTENANCE - EQUIPMENT	12,000	10,000	66	558	99	3,681	0	0	0	0	0	0	0	0	4,404.82	5,595.18	44.05	
01-53-513.01	STREET SIGNS	3,000	2,500	39	171	0	392	0	0	0	0	0	0	0	0	602.06	1,897.94	24.08	
01-53-514.00	SIDEWALKS - MAINTENANCE	3,600	3,000	0	155	0	0	0	0	0	0	0	0	0	0	154.50	2,845.50	5.15	
01-53-514.01	SIDEWALKS - 50/50 PROGRAM	2,400	2,000	0	0	0	0	0	0	0	0	0	0	0	0	0.00	2,000.00	0.00	
01-53-523.00	TELEPHONE	6,000	5,000	60	281	336	324	0	0	0	0	0	0	0	0	1,001.09	3,998.91	20.02	
01-53-525.00	NEW STORM SEWERS	1,800	1,500	81	1,293	138	0	0	0	0	0	0	0	0	0	1,512.55	-12.55	100.84	
01-53-527.00	STREET LIGHTING	93,600	78,000	7,085	6,780	6,772	7,049	0	0	0	0	0	0	0	0	27,686.13	50,313.87	35.50	
01-53-527.01	STREET LIGHTS	3,600	3,000	0	0	0	140	0	0	0	0	0	0	0	0	139.90	2,860.10	4.66	
01-53-528.00	RENTAL	300	250	0	0	0	0	0	0	0	0	0	0	0	0	0.00	250.00	0.00	
01-53-532.00	POSTAGE	480	400	0	0	0	0	0	0	0	0	0	0	0	0	0.00	400.00	0.00	
01-53-566.00	GAS, OIL, PETROLEUM PRODUCTS	16,800	14,000	582	627	795	427	0	0	0	0	0	0	0	0	2,431.67	11,568.33	17.37	
01-53-567.00	SUPPLIES - MAINTENANCE	7,200	6,000	293	75	156	0	0	0	0	0	0	0	0	0	524.21	5,475.79	8.74	
01-53-567.01	SUPPLIES - OFFICE	600	500	0	85	0	0	0	0	0	0	0	0	0	0	84.65	415.35	16.93	
01-53-579.00	TRANSFER TO VEHICLE REPL FUND	66,000	55,000	55,000	0	0	0	0	0	0	0	0	0	0	0	55,000.00	0.00	100.00	
01-53-593.00	SMALL TOOLS & EQUIPMENT	2,400	2,000	50	0	0	35	0	0	0	0	0	0	0	0	85.07	1,914.93	4.25	
*TOTAL	EQUIPMENT, SUPPLIES & SERVICES	237,780	198,150	64,580	11,869	10,047	12,039	0	0	0	0	0	0	0	0	98,534.65	99,615.35	49.73	
<u>CONTRACTED SERVICES</u>																			
01-53-636.00	SERVICES - ENGINEERING	1,200	1,000	0	0	0	0	0	0	0	0	0	0	0	0	0.00	1,000.00	0.00	
01-53-637.02	SERVICES - LEGAL - CB	2,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00	
01-53-638.01	SERVICES - OTHER PROFESSIONAL	4,800	4,000	304	0	0	0	0	0	0	0	0	0	0	0	303.50	3,696.50	7.59	
*TOTAL	CONTRACTED SERVICES	8,000	5,000	304	0	0	0	0	0	0	0	0	0	0	0	303.50	4,696.50	6.07	
**TOTAL	STREET DEPARTMENT	787,983	654,986	96,954	46,793	41,884	44,066	0	0	0	0	0	0	0	0	229,697.99	425,288.01	35.07	
<u>PUBLIC GROUNDS, WORKS & BEAUTIFICATION</u>																			
<u>PERSONNEL</u>																			
01-54-400.10	SALARY - PART TIME	10,073	8,394	551	377	519	532	0	0	0	0	0	0	0	0	1,979.70	6,414.30	23.58	
01-54-403.07	S.S./MEDICARE - CITY SHARE	770	642	42	29	40	41	0	0	0	0	0	0	0	0	151.44	490.56	23.59	
*TOTAL	PERSONNEL	10,843	9,036	593	406	559	573	0	0	0	0	0	0	0	0	2,131.14	6,904.86	23.58	
<u>EQUIPMENT, SUPPLIES & SERVICES</u>																			
01-54-510.00	MAINTENANCE - BUILDINGS	7,200	6,000	708	120	159	258	0	0	0	0	0	0	0	0	1,244.02	4,755.98	20.73	
01-54-512.00	MAINTENANCE - EQUIPMENT	1,200	1,000	3,668	0	0	45	0	0	0	0	0	0	0	0	3,712.97	-2,712.97	371.90	
01-54-515.00	MAINTENANCE - GROUNDS	10,000	2,000	0	581	0	4,000	0	0	0	0	0	0	0	0	4,581.00	-2,581.00	229.05	
01-54-516.00	MAINTENANCE - PARKING LOT	2,400	2,000	0	0	0	0	0	0	0	0	0	0	0	0	0.00	2,000.00	0.00	

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01-54-518.00	MAINTENANCE - ELEVATOR	3,600	3,000	249	331	0	0	0	0	0	0	0	0	0	0	579.58	2,420.42	19.32
01-54-526.03	UTILITIES - OTHER	9,000	7,500	168	383	169	404	0	0	0	0	0	0	0	0	1,124.20	6,375.80	14.99
01-54-567.00	SUPPLIES - MAINTENANCE	1,200	1,000	357	97	0	0	0	0	0	0	0	0	0	0	454.32	545.68	45.43
01-54-567.01	SUPPLIES - BEAUT/REFORESTATION	600	500	0	0	80	90	0	0	0	0	0	0	0	0	170.00	330.00	34.00
01-54-588.04	TREE TRIMMING & STUMP REMOVAL	9,600	8,000	2,345	1,200	0	0	0	0	0	0	0	0	0	0	3,545.00	4,455.00	44.31
01-54-588.07	FORESTRY EXPENSES	6,000	5,000	0	0	0	0	0	0	0	0	0	0	0	0	0.00	5,000.00	0.00
01-54-592.00	SPENCER PARK MAINTENANCE	2,400	2,000	0	0	500	0	0	0	0	0	0	0	0	0	500.00	1,500.00	25.00
01-54-593.00	SMALL TOOLS & EQUIPMENT	600	500	0	13	0	0	0	0	0	0	0	0	0	0	12.98	487.02	2.60
01-54-594.04	DOWNTOWN STREETSCAPING	2,400	2,000	0	1,081	0	0	0	0	0	0	0	0	0	0	1,080.95	919.05	54.05
01-54-594.06	LAND ACQUISITION	39,566	32,972	0	16,224	0	0	0	0	0	0	0	0	0	0	16,224.47	16,747.53	49.21
*TOTAL	EQUIPMENT, SUPPLIES & SERVICES	95,766	73,472	7,495	20,029	907	4,798	0	0	0	0	0	0	0	0	33,229.49	40,242.51	45.23
<u>CONTRACTED SERVICES</u>																		
01-54-688.05	SERVICES - MOWING	50,400	42,000	5,571	14,393	0	11,143	0	0	0	0	0	0	0	0	31,107.15	10,892.85	74.06
01-54-688.07	SERVICES - PROFESSIONAL CLEANING	11,520	9,600	800	800	800	800	0	0	0	0	0	0	0	0	3,200.00	6,400.00	33.33
*TOTAL	CONTRACTED SERVICES	61,920	51,600	6,371	15,193	800	11,943	0	0	0	0	0	0	0	0	34,307.15	17,292.85	66.49
**TOTAL	PUBLIC GROUNDS, WORKS & BEAUTIFICA	168,529	134,108	14,460	35,628	2,266	17,313	0	0	0	0	0	0	0	0	69,667.78	64,440.22	51.95
<u>BUILDING DEPARTMENT</u>																		
<u>PERSONNEL</u>																		
01-55-400.25	SALARY - PART-TIME BLDG. DEPT.	15,781	13,151	0	0	503	1,062	0	0	0	0	0	0	0	0	1,564.64	11,586.36	11.90
01-55-403.00	HEALTH/LIFE INSURANCE - CITY SHARE	120	0	5	5	5	5	0	0	0	0	0	0	0	0	18.56	-18.56	0.00
01-55-403.07	S.S./MEDICARE - CITY SHARE	1,207	1,006	0	0	38	81	0	0	0	0	0	0	0	0	119.69	886.31	11.90
01-55-430.00	TRAINING	600	500	0	0	0	0	0	0	0	0	0	0	0	0	0.00	500.00	0.00
01-55-443.00	DUES, MEMBERSHIPS	240	200	0	100	0	0	0	0	0	0	0	0	0	0	100.00	100.00	50.00
01-55-469.00	UNIFORM ALLOWANCE	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00
*TOTAL	PERSONNEL	18,148	14,857	5	105	546	1,148	0	0	0	0	0	0	0	0	1,802.89	13,054.11	12.13
<u>EQUIPMENT, SUPPLIES & SERVICES</u>																		
01-55-511.00	MAINTENANCE - VEHICLES	1,000	0	86	3	0	0	0	0	0	0	0	0	0	0	88.80	-88.80	0.00
01-55-512.00	MAINTENANCE - EQUIPMENT	240	200	0	0	0	50	0	0	0	0	0	0	0	0	50.00	150.00	25.00
01-55-523.00	TELEPHONE	4,560	3,800	172	217	227	172	0	0	0	0	0	0	0	0	788.03	3,011.97	20.74
01-55-529.00	EXPENSES	300	250	0	485	0	0	0	0	0	0	0	0	0	0	485.10	-235.10	194.04
01-55-531.00	SUBSCRIPTIONS/BOOKS	240	200	0	0	0	0	0	0	0	0	0	0	0	0	0.00	200.00	0.00
01-55-532.00	POSTAGE	360	300	0	50	40	0	0	0	0	0	0	0	0	0	89.93	210.07	29.98
01-55-565.00	SUPPLIES	1,440	1,200	146	300	262	43	0	0	0	0	0	0	0	0	771.38	428.62	64.28
01-55-588.00	CONTRACT PAYMENT	600	500	1	0	0	0	0	0	0	0	0	0	0	0	1.00	499.00	0.20
01-55-593.00	SMALL TOOLS & EQUIPMENT	180	150	7	0	0	0	0	0	0	0	0	0	0	0	7.47	142.53	4.98
01-55-594.00	NEW EQUIPMENT	600	500	0	0	0	0	0	0	0	0	0	0	0	0	0.00	500.00	0.00
*TOTAL	EQUIPMENT, SUPPLIES & SERVICES	9,520	7,100	413	1,055	549	265	0	0	0	0	0	0	0	0	2,281.71	4,818.29	32.14

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<u>CONTRACTED SERVICES</u>																			
01-55-638.00	SERVICES - BLDG. INSPECTION	18,000	15,000	630	980	2,013	858	0	0	0	0	0	0	0	0	4,480.00	10,520.00	29.87	
01-55-638.02	SERVICES - OTHER PROFESSIONAL	6,000	5,000	543	2,296	2,162	1,066	0	0	0	0	0	0	0	0	6,066.43	-1,066.43	121.33	
*TOTAL	CONTRACTED SERVICES	24,000	20,000	1,173	3,276	4,174	1,924	0	0	0	0	0	0	0	0	10,546.43	9,453.57	52.73	
**TOTAL	BUILDING DEPARTMENT	51,668	41,957	1,591	4,435	5,269	3,337	0	0	0	0	0	0	0	0	14,631.03	27,325.97	34.87	
<u>RESERVES</u>																			
<u>EXPENSES</u>																			
01-59-779.10	TRANSFER TO POLICE PENSION FUND	415,205	150,000	150,000	140,699	1,161	9,506	0	0	0	0	0	0	0	0	301,365.55	-151,365.55	200.91	
01-59-799.00	CONTINGENCY FUNDS	93,600	78,000	0	9,750	0	0	0	0	0	0	0	0	0	0	9,750.00	68,250.00	12.50	
*TOTAL	EXPENSES	508,805	228,000	150,000	150,449	1,161	9,506	0	0	0	0	0	0	0	0	311,115.55	-83,115.55	136.45	
**TOTAL	RESERVES	508,805	228,000	150,000	150,449	1,161	9,506	0	0	0	0	0	0	0	0	311,115.55	-83,115.55	136.45	
***TOTAL	GENERAL CORPORATE FUND EXPENDITURE	4,982,856	3,920,209	788,938	445,572	252,912	34,516	0	0	0	0	0	0	0	0	1,521,936.47	2,398,272.53	38.82	
TOTAL	REVENUE LESS EXPENDITURES	4,982,856	45,956	-434,617	660,497	192,649	153,069	0	0	0	0	0	0	0	0	571,597.63	-525,641.63	1,243.79	
<u>AUDIT FUND REVENUE</u>																			
<u>REVENUE REVENUE</u>																			
02-301-00	PROPERTY TAX - AUDIT	-	19,187	1,484	8,695	393	379	0	0	0	0	0	0	0	0	10,950.65	8,236.35	57.07	
*TOTAL	REVENUE REVENUE	-	19,187	1,484	8,695	393	379	0	0	0	0	0	0	0	0	10,950.65	8,236.35	57.07	
**TOTAL	AUDIT FUND REVENUE	-	19,187	1,484	8,695	393	379	0	0	0	0	0	0	0	0	10,950.65	8,236.35	57.07	
<u>AUDIT FUND EXPENDITURES</u>																			
<u>EXPENSES</u>																			
02-00-735.00	SERVICES - ACCOUNTING	20,400	17,000	0	0	0	0	0	0	0	0	0	0	0	0	0.00	17,000.00	0.00	
*TOTAL	EXPENSES	20,400	17,000	0	0	0	0	0	0	0	0	0	0	0	0	0.00	17,000.00	0.00	
***TOTAL	AUDIT FUND EXPENDITURES	20,400	17,000	0	0	0	0	0	0	0	0	0	0	0	0	0.00	17,000.00	0.00	
TOTAL	REVENUE LESS EXPENDITURES	20,400	2,187	1,484	8,695	393	379	0	0	0	0	0	0	0	0	10,950.65	-8,763.65	500.72	
<u>SINKING FUND - 27TH PAYROLL REVENUE</u>																			
<u>REVENUE REVENUE</u>																			
04-391-01	TRANSFER FROM GENERAL FUND	-	8,963	8,963	0	0	0	0	0	0	0	0	0	0	0	8,963.00	0.00	100.00	
04-391-30	TRANSFER FROM WATER/SEWER FUND	-	2,589	2,590	0	0	0	0	0	0	0	0	0	0	0	2,590.00	-1.00	100.04	
*TOTAL	REVENUE REVENUE	-	11,552	11,553	0	0	0	0	0	0	0	0	0	0	0	11,553.00	-1.00	100.01	
**TOTAL	SINKING FUND - 27TH PAYROLL REVENUE	-	11,552	11,553	0	0	0	0	0	0	0	0	0	0	0	11,553.00	-1.00	100.01	
TOTAL	REVENUE LESS EXPENDITURES	-	11,552	11,553	0	0	0	0	0	0	0	0	0	0	0	11,553.00	-1.00	100.01	

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<u>SINKING FUND - POLICE DEPT VEHICLES REVENUE</u>																		
<u>REVENUE REVENUE</u>																		
05-391-01	TRANSFER FROM GENERAL FUND	--	26,000	26,000	0	0	0	0	0	0	0	0	0	0	0	26,000.00	0.00	100.00
*TOTAL	REVENUE REVENUE	--	26,000	26,000	0	0	0	0	0	0	0	0	0	0	0	26,000.00	0.00	100.00
**TOTAL	SINKING FUND - POLICE DEPT VEHICLES I	--	26,000	26,000	0	0	0	0	0	0	0	0	0	0	0	26,000.00	0.00	100.00
<u>SINKING FUND - POLICE DEPT VEHICLES EXPENDITURES</u>																		
<u>POLICE DEPARTMENT</u>																		
<u>EXPENSES</u>																		
05-52-794.00	NEW EQUIPMENT - VEHICLES	30,000	25,000	0	0	25,613	0	0	0	0	0	0	0	0	0	25,613.00	-613.00	102.45
*TOTAL	EXPENSES	30,000	25,000	0	0	25,613	0	0	0	0	0	0	0	0	0	25,613.00	-613.00	102.45
**TOTAL	POLICE DEPARTMENT	30,000	25,000	0	0	25,613	0	0	0	0	0	0	0	0	0	25,613.00	-613.00	102.45
***TOTAL	SINKING FUND - POLICE DEPT VEHICLES I	30,000	25,000	0	0	25,613	0	0	0	0	0	0	0	0	0	25,613.00	-613.00	102.45
TOTAL	REVENUE LESS EXPENDITURES	30,000	1,000	26,000	0	-25,613	0	0	0	0	0	0	0	0	0	387.00	613.00	38.70
<u>SINKING FUND - PUBLIC WORKS VEHICLES REVENUE</u>																		
<u>REVENUE REVENUE</u>																		
06-391-01	TRANSFER FROM GENERAL FUND	--	55,000	55,000	0	0	0	0	0	0	0	0	0	0	0	55,000.00	0.00	100.00
*TOTAL	REVENUE REVENUE	--	55,000	55,000	0	0	0	0	0	0	0	0	0	0	0	55,000.00	0.00	100.00
**TOTAL	SINKING FUND - PUBLIC WORKS VEHICLE	--	55,000	55,000	0	0	0	0	0	0	0	0	0	0	0	55,000.00	0.00	100.00
<u>SINKING FUND - PUBLIC WORKS VEHICLES EXPENDITURES</u>																		
<u>STREET DEPARTMENT</u>																		
<u>EXPENSES</u>																		
06-53-794.00	NEW EQUIPMENT - VEHICLES	186,000	155,000	0	9,750	0	0	0	0	0	0	0	0	0	0	9,750.00	145,250.00	6.29
*TOTAL	EXPENSES	186,000	155,000	0	9,750	0	0	0	0	0	0	0	0	0	0	9,750.00	145,250.00	6.29
**TOTAL	STREET DEPARTMENT	186,000	155,000	0	9,750	0	0	0	0	0	0	0	0	0	0	9,750.00	145,250.00	6.29
***TOTAL	SINKING FUND - PUBLIC WORKS VEHICLE	186,000	155,000	0	9,750	0	0	0	0	0	0	0	0	0	0	9,750.00	145,250.00	6.29
TOTAL	REVENUE LESS EXPENDITURES	186,000	-100,000	55,000	-9,750	0	0	0	0	0	0	0	0	0	0	45,250.00	-145,250.00	-45.25

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<u>SINKING FUND - RETIREMENT</u>																		
<u>RESERVES</u>																		
<u>EXPENSES</u>																		
07-59-779.00	TRANSFER TO GENERAL FUND/COVERTE	64,200	29,000	35,924	0	0	0	0	0	0	0	0	0	0	0	35,924.00	-6,924.00	123.88
	SICK LEAVE PAY																	
*TOTAL	EXPENSES	64,200	29,000	35,924	0	0	0	0	0	0	0	0	0	0	0	35,924.00	-6,924.00	123.88
**TOTAL	RESERVES	64,200	29,000	35,924	0	0	0	0	0	0	0	0	0	0	0	35,924.00	-6,924.00	123.88
***TOTAL	SINKING FUND - RETIREMENT	64,200	29,000	35,924	0	0	0	0	0	0	0	0	0	0	0	35,924.00	-6,924.00	123.88
TOTAL	REVENUE LESS EXPENDITURES	64,200	-29,000	-35,924	0	0	0	0	0	0	0	0	0	0	0	-35,924.00	6,924.00	123.88
	SICK LEAVE PAY																	
<u>POLICE PENSION FUND REVENUE</u>																		
<u>REVENUE REVENUE</u>																		
10-301-00	PROPERTY TAX - POLICE PENSION	--	265,203	0	140,699	1,161	9,506	0	0	0	0	0	0	0	0	151,365.55	113,837.45	57.08
10-373-00	INTEREST	--	84,000	5,448	14,663	5,625	1,890	0	0	0	0	0	0	0	0	27,624.98	56,375.02	32.89
10-373-01	GNMA RECEIPTS	--	78,000	7	3,620	35	22	0	0	0	0	0	0	0	0	3,685.45	74,314.55	4.72
10-391-00	TRANSFER OF EMPLOYEE CONTRIBUTION	--	100,075	7,858	7,707	7,672	7,241	0	0	0	0	0	0	0	0	30,477.55	69,597.45	30.45
10-391-01	TRANSFER FROM GENERAL FUND	--	150,000	150,000	0	0	0	0	0	0	0	0	0	0	0	150,000.00	0.00	100.00
*TOTAL	REVENUE REVENUE	--	677,278	163,313	166,689	14,493	18,659	0	0	0	0	0	0	0	0	363,153.53	314,124.47	53.62
**TOTAL	POLICE PENSION FUND REVENUE	--	677,278	163,313	166,689	14,493	18,659	0	0	0	0	0	0	0	0	363,153.53	314,124.47	53.62
<u>POLICE PENSION FUND EXPENDITURES</u>																		
<u>EXPENSES</u>																		
10-00-707.00	PENSION BENEFITS EXPENSE	459,173	382,644	31,887	36,930	37,278	37,440	0	0	0	0	0	0	0	0	143,535.73	239,108.27	37.51
10-00-780.00	MANAGEMENT FEES	15,600	13,000	0	0	3,325	0	0	0	0	0	0	0	0	0	3,325.00	9,675.00	25.58
10-00-780.02	MISCELLANEOUS	18,330	15,275	1,300	971	1,350	1,280	0	0	0	0	0	0	0	0	4,901.47	10,373.53	32.09
10-00-780.04	ACTUARIAL FEES	4,560	3,800	0	0	0	0	0	0	0	0	0	0	0	0	0.00	3,800.00	0.00
*TOTAL	EXPENSES	497,663	414,719	33,187	37,902	41,953	38,720	0	0	0	0	0	0	0	0	151,762.20	262,956.80	36.59
***TOTAL	POLICE PENSION FUND EXPENDITURES	497,663	414,719	33,187	37,902	41,953	38,720	0	0	0	0	0	0	0	0	151,762.20	262,956.80	36.59
TOTAL	REVENUE LESS EXPENDITURES	497,663	262,559	130,126	128,787	-27,460	-20,061	0	0	0	0	0	0	0	0	211,391.33	51,167.67	80.51
<u>P.D. DRUG & ALCOHOL AWARENESS FUND REVENUE</u>																		
<u>REVENUE REVENUE</u>																		
18-392-00	MISC. RECEIPTS	--	2,500	0	0	0	0	0	0	0	0	0	0	0	0	0.00	2,500.00	0.00
*TOTAL	REVENUE REVENUE	--	2,500	0	0	0	0	0	0	0	0	0	0	0	0	0.00	2,500.00	0.00
**TOTAL	P.D. DRUG & ALCOHOL AWARENESS FUNI	--	2,500	0	0	0	0	0	0	0	0	0	0	0	0	0.00	2,500.00	0.00

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BUDGET TREND FOR AUGUST, 2017

ACCT. NO.	DESCRIPTION	ANNUAL APPROP.	ANNUAL BUDGET	MAY	JUNE	JULY	AUG.	SEP.	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	YEAR ACTIVITY	BUDGET REMAINING	PRCT. REC./EXP.
<u>P.D. DRUG & ALCOHOL AWARENESS FUND EXPENDITURES</u>																		
<u>EXPENSES</u>																		
18-00-780.00	DRUG & ALCOHOL AWARENESS/ENFORCI	2,400	2,000	0	0	0	0	0	0	0	0	0	0	0	0	0.00	2,000.00	0.00
*TOTAL	EXPENSES	2,400	2,000	0	0	0	0	0	0	0	0	0	0	0	0	0.00	2,000.00	0.00
***TOTAL	P.D. DRUG & ALCOHOL AWARENESS FUNI	2,400	2,000	0	0	0	0	0	0	0	0	0	0	0	0	0.00	2,000.00	0.00
TOTAL	REVENUE LESS EXPENDITURES	2,400	500	0	0	0	0	0	0	0	0	0	0	0	0	0.00	500.00	0.00
<u>POLICE DEPARTMENT DRUG FORFEITURE FUND REVENUE</u>																		
<u>REVENUE REVENUE</u>																		
19-373-00	INTEREST	-	10	2	2	2	2	0	0	0	0	0	0	0	0	7.27	2.73	72.70
19-392-00	MISC. RECEIPTS	-	500	0	382	4,547	1,463	0	0	0	0	0	0	0	0	6,391.99	-5,891.99	1,278.40
*TOTAL	REVENUE REVENUE	-	510	2	384	4,549	1,464	0	0	0	0	0	0	0	0	6,399.26	-5,889.26	1,254.76
**TOTAL	POLICE DEPARTMENT DRUG FORFEITURE	-	510	2	384	4,549	1,464	0	0	0	0	0	0	0	0	6,399.26	-5,889.26	1,254.76
<u>POLICE DEPARTMENT DRUG FORFEITURE FUND EXPENDITURES</u>																		
<u>EXPENSES</u>																		
19-00-780.00	DRUG ENFORCEMENT	4,600	4,000	0	2,667	0	0	0	0	0	0	0	0	0	0	2,666.96	1,333.04	66.67
*TOTAL	EXPENSES	4,600	4,000	0	2,667	0	0	0	0	0	0	0	0	0	0	2,666.96	1,333.04	66.67
***TOTAL	POLICE DEPARTMENT DRUG FORFEITURE	4,600	4,000	0	2,667	0	0	0	0	0	0	0	0	0	0	2,666.96	1,333.04	66.67
TOTAL	REVENUE LESS EXPENDITURES	4,600	-3,490	2	-2,283	4,549	1,464	0	0	0	0	0	0	0	0	3,732.30	-7,222.30	-106.94
<u>MOTOR FUEL TAX FUND REVENUE</u>																		
<u>REVENUE REVENUE</u>																		
20-308-00	STATE PAYMENT	-	196,936	16,745	16,978	13,483	17,678	0	0	0	0	0	0	0	0	64,883.83	132,052.17	32.95
20-373-00	INTEREST	-	500	47	46	51	55	0	0	0	0	0	0	0	0	197.85	302.15	39.57
20-373-01	INTEREST REBATE - 2010 BONDS	-	21,000	10,128	0	0	0	0	0	0	0	0	0	0	0	10,128.00	10,872.00	48.23
*TOTAL	REVENUE REVENUE	-	218,436	26,920	17,024	13,533	17,733	0	0	0	0	0	0	0	0	75,209.68	143,226.32	34.43
**TOTAL	MOTOR FUEL TAX FUND REVENUE	-	218,436	26,920	17,024	13,533	17,733	0	0	0	0	0	0	0	0	75,209.68	143,226.32	34.43
<u>MOTOR FUEL TAX FUND EXPENDITURES</u>																		
<u>EXPENSES</u>																		
20-00-713.01	STREET PROGRAM	42,000	35,000	0	788	104	3,116	0	0	0	0	0	0	0	0	4,008.34	30,991.66	11.45
20-00-714.00	ROAD SAFETY MATERIALS	72,000	60,000	0	0	0	0	0	0	0	0	0	0	0	0	0.00	60,000.00	0.00
20-00-787.00	DEBT SERVICE PAYMENT	150,922	125,768	32,165	0	0	0	0	0	0	0	0	0	0	0	32,165.00	93,603.00	25.57
20-00-787.01	PROSPECT STREET SHORTAGE	42,000	35,000	0	0	0	0	0	0	0	0	0	0	0	0	0.00	35,000.00	0.00
*TOTAL	EXPENSES	306,922	255,768	32,165	788	104	3,116	0	0	0	0	0	0	0	0	36,173.34	219,594.66	14.14
***TOTAL	MOTOR FUEL TAX FUND EXPENDITURES	306,922	255,768	32,165	788	104	3,116	0	0	0	0	0	0	0	0	36,173.34	219,594.66	14.14
TOTAL	REVENUE LESS EXPENDITURES	306,922	-37,332	-5,245	16,236	13,429	14,617	0	0	0	0	0	0	0	0	39,036.34	-76,368.34	-104.57

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<u>RETAINED PERSONNEL FUND REVENUE</u>																			
<u>REVENUE REVENUE</u>																			
22-373-00	INTEREST	-	0	9	9	10	9	0	0	0	0	0	0	0	0	36.92	-36.92	0.00	
*TOTAL	REVENUE REVENUE	-	0	9	9	10	9	0	0	0	0	0	0	0	0	36.92	-36.92	0.00	
**TOTAL	RETAINED PERSONNEL FUND REVENUE	-	0	9	9	10	9	0	0	0	0	0	0	0	0	36.92	-36.92	0.00	
TOTAL	REVENUE LESS EXPENDITURES	-	0	9	9	10	9	0	0	0	0	0	0	0	0	36.92	-36.92	0.00	
<u>WATER AND SEWER FUND REVENUE</u>																			
<u>WATER REVENUE REVENUE</u>																			
30-250-00	SUPPLY & DISTRIBUTION	-	535,000	40,263	37,572	45,161	39,826	0	0	0	0	0	0	0	0	162,822.29	372,177.71	30.43	
30-250-01	DEBT SERVICE	-	333,000	29,882	27,074	30,049	27,694	0	0	0	0	0	0	0	0	114,698.23	218,301.77	34.44	
30-252-01	CONNECTIONS	-	1,500	2,470	7,410	0	0	0	0	0	0	0	0	0	0	9,879.72	-8,379.72	658.65	
30-255-01	METER SALES	-	1,500	696	2,143	0	0	0	0	0	0	0	0	0	0	2,839.52	-1,339.52	189.30	
30-273-00	INTEREST	-	500	36	26	32	37	0	0	0	0	0	0	0	0	131.79	368.21	26.36	
30-292-00	MISC. RECEIPTS	-	2,000	100	300	727	200	0	0	0	0	0	0	0	0	1,326.53	673.47	66.33	
*TOTAL	WATER REVENUE REVENUE	-	873,500	73,447	74,525	75,969	67,756	0	0	0	0	0	0	0	0	291,698.08	581,801.92	33.39	
<u>SANITARY/WASTEWATER REVENUE REVENUE</u>																			
30-451-00	COLLECTION & TREATMENT	-	635,000	51,064	48,145	59,152	48,133	0	0	0	0	0	0	0	0	206,493.94	428,506.06	32.52	
30-451-01	DEBT SERVICE	-	225,000	20,007	18,218	20,085	18,593	0	0	0	0	0	0	0	0	76,903.12	148,096.88	34.18	
30-452-00	CONNECTIONS	-	1,500	2,452	7,357	0	0	0	0	0	0	0	0	0	0	9,809.56	-8,309.56	653.97	
30-455-00	METER SALES	-	1,500	0	54	0	0	0	0	0	0	0	0	0	0	54.00	1,446.00	3.60	
30-492-01	MISC. RECEIPTS	-	2,000	0	75	0	0	0	0	0	0	0	0	0	0	75.00	1,925.00	3.75	
*TOTAL	SANITARY/WASTEWATER REVENUE REVE	-	865,000	73,523	73,850	79,237	66,726	0	0	0	0	0	0	0	0	293,335.62	571,664.38	33.91	
**TOTAL	WATER AND SEWER FUND REVENUE	-	1,738,500	146,970	148,375	155,206	134,482	0	0	0	0	0	0	0	0	585,033.70	1,153,466.30	33.65	
<u>WATER AND SEWER FUND EXPENDITURES</u>																			
<u>RESERVES</u>																			
<u>EXPENSES</u>																			
30-59-797.00	TRANSFER TO W/S VEHICLE REPL FUND	15,600	13,000	13,000	0	0	0	0	0	0	0	0	0	0	0	13,000.00	0.00	100.00	
30-59-799.00	CONTINGENCY FUNDS	49,200	41,000	4,625	0	0	4,625	0	0	0	0	0	0	0	0	9,250.00	31,750.00	22.56	
*TOTAL	EXPENSES	64,800	54,000	17,625	0	0	4,625	0	0	0	0	0	0	0	0	22,250.00	31,750.00	41.20	
**TOTAL	RESERVES	64,800	54,000	17,625	0	0	4,625	0	0	0	0	0	0	0	0	22,250.00	31,750.00	41.20	
<u>WATER DEPARTMENT</u>																			
<u>PERSONNEL</u>																			
30-70-400.10	SALARY - FULL TIME	238,978	199,148	16,306	13,743	13,512	13,105	0	0	0	0	0	0	0	0	56,665.46	142,482.54	28.45	
30-70-400.61	SALARY - OVERTIME	30,000	25,000	1,105	824	1,269	851	0	0	0	0	0	0	0	0	4,048.56	20,951.44	16.19	
30-70-403.00	HEALTH/LIFE INS - CITY SHARE	26,948	22,457	1,769	1,769	1,769	1,769	0	0	0	0	0	0	0	0	7,075.64	15,381.36	31.51	
30-70-403.06	I.M.R.F. - CITY SHARE	30,126	25,105	1,950	1,631	1,655	1,563	0	0	0	0	0	0	0	0	6,799.97	18,305.03	27.09	

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30-70-403.07	S.S./MEDICARE - CITY SHARE	20,576	17,147	1,254	1,042	1,054	993	0	0	0	0	0	0	0	0	4,342.83	12,804.17	25.33	
30-70-403.08	UNEMPLOYMENT PREMIUM	918	765	0	0	10	0	0	0	0	0	0	0	0	0	9.87	755.13	1.29	
30-70-403.09	WORKERS COMP PREMIUM	4,980	4,150	746	746	0	373	0	0	0	0	0	0	0	0	1,865.45	2,284.55	44.95	
30-70-430.02	TRAINING	2,400	2,000	0	0	0	600	0	0	0	0	0	0	0	0	600.00	1,400.00	30.00	
30-70-438.02	PRE-EMPLOYMENT TESTING	300	250	0	0	0	0	0	0	0	0	0	0	0	0	0.00	250.00	0.00	
30-70-443.00	DUES	960	800	0	433	0	0	0	0	0	0	0	0	0	0	433.40	366.60	54.18	
30-70-469.00	UNIFORM ALLOWANCE	3,000	2,500	89	89	119	122	0	0	0	0	0	0	0	0	418.33	2,081.67	16.73	
30-70-479.00	TRANSFER TO 27TH PAYROLL FUND	1,554	1,295	1,295	0	0	0	0	0	0	0	0	0	0	0	1,295.00	0.00	100.00	
*TOTAL	PERSONNEL	360,740	300,617	24,514	20,277	19,388	19,376	0	0	0	0	0	0	0	0	83,554.51	217,062.49	27.79	
<u>EQUIPMENT, SUPPLIES & SERVICES</u>																			
30-70-510.00	MAINTENANCE - BLDGS.	1,800	1,500	126	1,705	850	264	0	0	0	0	0	0	0	0	2,945.61	-1,445.61	196.37	
30-70-511.00	MAINTENANCE - VEHICLES	1,800	1,500	0	0	226	0	0	0	0	0	0	0	0	0	226.44	1,273.56	15.10	
30-70-512.00	MAINTENANCE - EQUIPMENT	6,000	5,000	0	0	0	0	0	0	0	0	0	0	0	0	0.00	5,000.00	0.00	
30-70-512.06	MAINT. - UTILITY INFRASTRUCTURE	5,000	0	1,833	0	0	0	0	0	0	0	0	0	0	0	1,832.91	-1,832.91	0.00	
30-70-523.00	TELEPHONE	3,000	2,500	240	466	241	243	0	0	0	0	0	0	0	0	1,190.34	1,309.66	47.61	
30-70-526.00	UTILITIES	60,000	50,000	4,955	3,427	2,029	2,203	0	0	0	0	0	0	0	0	12,613.89	37,386.11	25.23	
30-70-528.00	RENTAL	300	250	0	0	0	0	0	0	0	0	0	0	0	0	0.00	250.00	0.00	
30-70-532.00	POSTAGE	3,000	2,500	104	264	441	106	0	0	0	0	0	0	0	0	915.10	1,584.90	36.60	
30-70-565.01	SUPPLIES - OFFICE & LAB	4,800	4,000	11	698	25	428	0	0	0	0	0	0	0	0	1,163.20	2,836.80	29.08	
30-70-565.02	MATERIALS AND SUPPLIES	60,000	50,000	1,252	363	7,668	171	0	0	0	0	0	0	0	0	9,454.13	40,545.87	18.91	
30-70-566.00	GAS AND OIL	5,400	4,500	291	439	306	614	0	0	0	0	0	0	0	0	1,649.67	2,850.33	36.66	
30-70-587.00	DEBT SERVICE PAYMENT	320,626	267,188	22,266	22,266	22,266	22,266	0	0	0	0	0	0	0	0	89,062.64	178,125.36	33.33	
30-70-593.00	SMALL TOOLS & EQUIPMENT	12,000	10,000	0	68	0	1,455	0	0	0	0	0	0	0	0	1,522.53	8,477.47	15.23	
*TOTAL	EQUIPMENT, SUPPLIES & SERVICES	483,726	398,938	31,078	29,695	34,053	27,750	0	0	0	0	0	0	0	0	122,576.46	276,361.54	30.73	
<u>CONTRACTED SERVICES</u>																			
30-70-635.00	SERVICES - PROFESSIONAL	13,200	11,000	1,374	230	1,757	15	0	0	0	0	0	0	0	0	3,375.80	7,624.20	30.69	
30-70-636.00	SERVICES - ENGINEERING	1,200	1,000	0	0	0	0	0	0	0	0	0	0	0	0	0.00	1,000.00	0.00	
30-70-637.00	SERVICES - LEGAL	1,000	0	182	0	0	0	0	0	0	0	0	0	0	0	181.50	-181.50	0.00	
30-70-637.02	SERVICES - LEGAL - CB	2,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00	
30-70-638.00	SERVICES - LAB ANALYSIS	7,200	6,000	213	315	2,946	758	0	0	0	0	0	0	0	0	4,231.30	1,768.70	70.52	
*TOTAL	CONTRACTED SERVICES	24,600	18,000	1,768	545	4,703	773	0	0	0	0	0	0	0	0	7,788.60	10,211.40	43.27	
**TOTAL	WATER DEPARTMENT	869,066	717,555	57,360	50,517	58,144	47,899	0	0	0	0	0	0	0	0	213,919.57	503,635.43	29.81	
<u>SANITARY & WASTEWATER DEPARTMENT</u>																			
<u>PERSONNEL</u>																			
30-75-400.10	SALARY - FULL TIME	325,312	271,093	21,541	19,137	18,785	17,958	0	0	0	0	0	0	0	0	77,421.85	193,671.15	28.56	
30-75-400.61	SALARY - OVERTIME	21,600	18,000	1,631	1,368	2,867	3,607	0	0	0	0	0	0	0	0	9,473.20	8,526.80	52.63	
30-75-403.00	HEALTH/LIFE INS. - CITY SHARE	52,000	43,334	3,394	3,394	3,394	3,394	0	0	0	0	0	0	0	0	13,575.16	29,758.84	31.33	
30-75-403.06	I.M.R.F. - CITY SHARE	38,854	32,378	2,595	2,297	2,425	2,415	0	0	0	0	0	0	0	0	9,732.25	22,645.75	30.06	

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30-75-403.07	S.S./MEDICARE - CITY SHARE	26,539	22,116	1,681	1,480	1,566	1,560	0	0	0	0	0	0	0	0	6,286.83	15,829.17	28.43
30-75-403.08	UNEMPLOYMENT PREMIUM	1,376	1,147	0	0	10	0	0	0	0	0	0	0	0	0	9.86	1,137.14	0.86
30-75-403.09	WORKERS COMP PREMIUM	11,572	9,643	1,732	1,732	0	866	0	0	0	0	0	0	0	0	4,328.95	5,314.05	44.89
30-75-430.00	TRAINING	1,800	1,500	0	0	0	1,050	0	0	0	0	0	0	0	0	1,050.00	450.00	70.00
30-75-443.00	DUES	240	200	0	100	0	0	0	0	0	0	0	0	0	0	100.00	100.00	50.00
30-75-469.00	UNIFORM ALLOWANCE	4,200	3,500	265	265	357	363	0	0	0	0	0	0	0	0	1,250.82	2,249.18	35.74
30-75-479.00	TRANSFER TO 27TH PAYROLL FUND	1,554	1,295	1,295	0	0	0	0	0	0	0	0	0	0	0	1,295.00	0.00	100.00
*TOTAL	PERSONNEL	485,047	404,206	34,134	29,773	29,404	31,213	0	0	0	0	0	0	0	0	124,523.92	279,682.08	30.81
<u>EQUIPMENT, SUPPLIES & SERVICES</u>																		
30-75-511.00	MAINTENANCE - VEHICLES	1,200	1,000	77	11	226	391	0	0	0	0	0	0	0	0	705.22	294.78	70.52
30-75-511.01	MAINTENANCE - BUILDINGS	2,400	2,000	0	0	443	490	0	0	0	0	0	0	0	0	932.50	1,067.50	46.63
30-75-511.02	MAINTENANCE - EQUIPMENT	18,000	15,000	274	4,050	1,241	20,035	0	0	0	0	0	0	0	0	25,599.89	-10,599.89	170.67
30-75-511.03	MAINT.-UTILITY INFRASTRUCTURE	5,000	0	325	0	0	0	0	0	0	0	0	0	0	0	325.00	-325.00	0.00
30-75-523.00	TELEPHONE	5,400	4,500	1,563	571	739	609	0	0	0	0	0	0	0	0	3,482.28	1,017.72	77.38
30-75-526.00	UTILITIES	150,000	125,000	11,708	10,845	453	511	0	0	0	0	0	0	0	0	23,516.62	101,483.38	18.81
30-75-528.00	RENTAL	600	500	0	0	0	0	0	0	0	0	0	0	0	0	0.00	500.00	0.00
30-75-532.00	POSTAGE	2,400	2,000	104	264	196	106	0	0	0	0	0	0	0	0	669.76	1,330.24	33.49
30-75-543.01	NPDES PERMIT	21,000	17,500	0	0	17,500	0	0	0	0	0	0	0	0	0	17,500.00	0.00	100.00
30-75-565.01	SUPPLIES - OFFICE	2,400	2,000	1,770	1,501	-2,424	454	0	0	0	0	0	0	0	0	1,300.92	699.08	65.05
30-75-565.02	SUPPLIES - PLANT	1,800	1,500	0	223	0	246	0	0	0	0	0	0	0	0	469.43	1,030.57	31.30
30-75-565.06	MATERIALS AND SUPPLIES	48,000	40,000	0	4,767	4,682	2,959	0	0	0	0	0	0	0	0	12,407.08	27,592.92	31.02
30-75-566.00	GAS AND OIL	3,600	3,000	291	314	336	347	0	0	0	0	0	0	0	0	1,287.89	1,712.11	42.93
30-75-587.00	DEBT SERVICE PAYMENTS	346,655	288,879	23,111	22,266	22,266	22,266	0	0	0	0	0	0	0	0	89,908.39	198,970.61	31.12
30-75-593.00	SMALL TOOLS AND EQUIPMENT	1,320	1,100	169	0	0	0	0	0	0	0	0	0	0	0	168.80	931.20	15.35
30-75-594.01	NEW EQUIPMENT	27,000	22,500	0	0	0	21,782	0	0	0	0	0	0	0	0	21,781.58	718.42	96.81
*TOTAL	EQUIPMENT, SUPPLIES & SERVICES	636,775	526,479	39,392	44,811	45,657	70,195	0	0	0	0	0	0	0	0	200,055.36	326,423.64	38.00
<u>CONTRACTED SERVICES</u>																		
30-75-635.00	SERVICES - PROFESSIONAL	36,000	30,000	12,827	4,193	6,498	7,550	0	0	0	0	0	0	0	0	31,068.10	-1,068.10	103.56
30-75-636.00	SERVICES - ENGINEERING	3,000	0	212	0	0	833	0	0	0	0	0	0	0	0	1,044.67	-1,044.67	0.00
30-75-637.02	SERVICES - LEGAL - CB	2,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00
*TOTAL	CONTRACTED SERVICES	41,000	30,000	13,038	4,193	6,498	8,384	0	0	0	0	0	0	0	0	32,112.77	-2,112.77	107.04
**TOTAL	SANITARY & WASTEWATER DEPARTMENT	1,162,822	960,685	86,565	78,777	81,559	109,791	0	0	0	0	0	0	0	0	356,692.05	603,992.95	37.13
***TOTAL	WATER AND SEWER FUND EXPENDITURE	2,096,688	1,732,240	161,549	129,294	139,703	162,315	0	0	0	0	0	0	0	0	592,861.62	1,139,378.38	34.23
TOTAL	REVENUE LESS EXPENDITURES	2,096,688	6,260	-14,579	19,080	15,504	-27,833	0	0	0	0	0	0	0	0	-7,827.92	14,087.92	-125.05

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<u>WWTP EXPANSION FUND REVENUE</u>																		
<u>REVENUE REVENUE</u>																		
31-351-00	COLLECTION & TREATMENT	-	693,312	49,592	46,595	61,548	52,331	0	0	0	0	0	0	0	0	210,066.33	483,245.67	30.30
31-351-01	DEBT SERVICE	-	26,320	1,833	2,104	3,459	1,571	0	0	0	0	0	0	0	0	8,966.07	17,353.93	34.07
31-395-00	PROCEEDS FROM IEPA LOAN	-	5,646	0	0	0	0	0	0	0	0	0	0	0	0	0.00	5,646.00	0.00
*TOTAL	REVENUE REVENUE	-	725,278	51,425	48,698	65,007	53,902	0	0	0	0	0	0	0	0	219,032.40	506,245.60	30.20
**TOTAL	WWTP EXPANSION FUND REVENUE	-	725,278	51,425	48,698	65,007	53,902	0	0	0	0	0	0	0	0	219,032.40	506,245.60	30.20
<u>WWTP EXPANSION FUND EXPENDITURES</u>																		
<u>EXPENSES</u>																		
31-00-787.00	DEBT SERVICE PAYMENT	892,740	743,950	374,275	0	0	0	0	0	0	0	0	0	0	0	374,274.96	369,675.04	50.31
31-00-795.37	CONSTRUCTION COSTS	6,775	5,646	0	0	0	0	0	0	0	0	0	0	0	0	0.00	5,646.00	0.00
*TOTAL	EXPENSES	899,515	749,596	374,275	0	0	0	0	0	0	0	0	0	0	0	374,274.96	375,321.04	49.93
***TOTAL	WWTP EXPANSION FUND EXPENDITURES	899,515	749,596	374,275	0	0	0	0	0	0	0	0	0	0	0	374,274.96	375,321.04	49.93
TOTAL	REVENUE LESS EXPENDITURES	899,515	-24,318	-322,850	48,698	65,007	53,902	0	0	0	0	0	0	0	0	-155,242.56	130,924.56	638.39
<u>WATER/SEWER EQUIPMENT REPLACEMENT FUND REVENUE</u>																		
<u>REVENUE REVENUE</u>																		
32-391-30	W/S VEHICLE REPL ANNUAL TRANSFER	-	13,000	13,000	0	0	0	0	0	0	0	0	0	0	0	13,000.00	0.00	100.00
*TOTAL	REVENUE REVENUE	-	13,000	13,000	0	0	0	0	0	0	0	0	0	0	0	13,000.00	0.00	100.00
**TOTAL	WATER/SEWER EQUIPMENT REPLACEME	-	13,000	13,000	0	0	0	0	0	0	0	0	0	0	0	13,000.00	0.00	100.00
TOTAL	REVENUE LESS EXPENDITURES	-	13,000	13,000	0	0	0	0	0	0	0	0	0	0	0	13,000.00	0.00	100.00
<u>2014 WATER IMPROVEMENT BONDS FUND REVENUE</u>																		
<u>REVENUE REVENUE</u>																		
34-373-00	INTEREST	-	7,000	681	660	679	672	0	0	0	0	0	0	0	0	2,692.23	4,307.77	38.46
*TOTAL	REVENUE REVENUE	-	7,000	681	660	679	672	0	0	0	0	0	0	0	0	2,692.23	4,307.77	38.46
**TOTAL	2014 WATER IMPROVEMENT BONDS FUNI	-	7,000	681	660	679	672	0	0	0	0	0	0	0	0	2,692.23	4,307.77	38.46
<u>2014 WATER IMPROVEMENT BONDS FUND EXPENDITURES</u>																		
<u>EXPENSES</u>																		
34-00-735.00	SERVICES - OTHER PROFESSIONAL	1,000	0	0	150	0	0	0	0	0	0	0	0	0	0	150.00	-150.00	0.00
34-00-736.00	SERVICES - ENGINEERING	129,018	107,515	0	0	33,405	7,455	0	0	0	0	0	0	0	0	40,859.88	66,655.12	38.00
34-00-795.37	CONSTRUCTION COSTS	2,138,982	1,782,485	0	0	0	0	0	0	0	0	0	0	0	0	0.00	1,782,485.00	0.00
*TOTAL	EXPENSES	2,269,000	1,890,000	0	150	33,405	7,455	0	0	0	0	0	0	0	0	41,009.88	1,848,990.12	2.17
***TOTAL	2014 WATER IMPROVEMENT BONDS FUNI	2,269,000	1,890,000	0	150	33,405	7,455	0	0	0	0	0	0	0	0	41,009.88	1,848,990.12	2.17
TOTAL	REVENUE LESS EXPENDITURES	2,269,000	-1,883,000	681	510	-32,726	-6,783	0	0	0	0	0	0	0	0	-38,317.65	-1,844,682.35	2.03

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BUDGET TREND FOR AUGUST, 2017

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<u>W&S CAPITAL CONSTRUCTION FUND REVENUE</u>																		
<u>REVENUE REVENUE</u>																		
37-373-00	INTEREST	--	500	85	80	82	80	0	0	0	0	0	0	0	0	327.67	172.33	65.53
*TOTAL	REVENUE REVENUE	--	500	85	80	82	80	0	0	0	0	0	0	0	0	327.67	172.33	65.53
**TOTAL	W&S CAPITAL CONSTRUCTION FUND REV	--	500	85	80	82	80	0	0	0	0	0	0	0	0	327.67	172.33	65.53
<u>W&S CAPITAL CONSTRUCTION FUND EXPENDITURES</u>																		
<u>EXPENSES</u>																		
37-00-712.70	MAINT-WATER UTILITY INFRASTRUCTURE	60,000	50,000	0	0	2,980	5,186	0	0	0	0	0	0	0	0	8,166.00	41,834.00	16.33
37-00-712.75	MAINT-SEWER UTILITY INFRASTRUCTURE	36,000	30,000	0	0	3,314	3,907	0	0	0	0	0	0	0	0	7,221.69	22,778.31	24.07
37-00-795.70	WATER PROJECTS	0	0	0	3,314	-3,314	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00
*TOTAL	EXPENSES	96,000	80,000	0	3,314	2,980	9,093	0	0	0	0	0	0	0	0	15,387.69	64,612.31	19.23
***TOTAL	W&S CAPITAL CONSTRUCTION FUND EXP	96,000	80,000	0	3,314	2,980	9,093	0	0	0	0	0	0	0	0	15,387.69	64,612.31	19.23
TOTAL	REVENUE LESS EXPENDITURES	96,000	-79,500	85	-3,234	-2,898	-9,013	0	0	0	0	0	0	0	0	-15,060.02	-64,439.98	18.94
<u>CAPITAL IMPROVEMENTS - PROSPECT ST FUND REVENUE</u>																		
<u>REVENUE REVENUE</u>																		
40-373-00	INTEREST	--	500	112	90	61	61	0	0	0	0	0	0	0	0	324.30	175.70	64.86
40-395-01	PROCEEDS FROM LOAN	--	300,000	0	0	0	0	0	0	0	0	0	0	0	0	0.00	300,000.00	0.00
*TOTAL	REVENUE REVENUE	--	300,500	112	90	61	61	0	0	0	0	0	0	0	0	324.30	300,175.70	0.11
**TOTAL	CAPITAL IMPROVEMENTS - PROSPECT ST	--	300,500	112	90	61	61	0	0	0	0	0	0	0	0	324.30	300,175.70	0.11
<u>CAPITAL IMPROVEMENTS - PROSPECT ST FUND EXPENDITURES</u>																		
<u>EXPENSES</u>																		
40-00-795.37	CONSTRUCTION COSTS	812,948	677,457	0	137,914	0	0	0	0	0	0	0	0	0	0	137,913.75	539,543.25	20.36
*TOTAL	EXPENSES	812,948	677,457	0	137,914	0	0	0	0	0	0	0	0	0	0	137,913.75	539,543.25	20.36
***TOTAL	CAPITAL IMPROVEMENTS - PROSPECT ST	812,948	677,457	0	137,914	0	0	0	0	0	0	0	0	0	0	137,913.75	539,543.25	20.36
TOTAL	REVENUE LESS EXPENDITURES	812,948	-376,957	112	-137,823	61	61	0	0	0	0	0	0	0	0	-137,589.45	-239,367.55	36.50
<u>CAPITAL IMPROVEMENTS FUND REVENUE</u>																		
<u>REVENUE REVENUE</u>																		
41-373-00	INTEREST	--	0	11	10	11	11	0	0	0	0	0	0	0	0	42.64	-42.64	0.00
*TOTAL	REVENUE REVENUE	--	0	11	10	11	11	0	0	0	0	0	0	0	0	42.64	-42.64	0.00
**TOTAL	CAPITAL IMPROVEMENTS FUND REVENUE	--	0	11	10	11	11	0	0	0	0	0	0	0	0	42.64	-42.64	0.00
TOTAL	REVENUE LESS EXPENDITURES	--	0	11	10	11	11	0	0	0	0	0	0	0	0	42.64	-42.64	0.00

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<u>DEBT SERVICE FUND REVENUE</u>																		
<u>REVENUE REVENUE</u>																		
43-373-00	INTEREST	--	2,525	200	192	213	226	0	0	0	0	0	0	0	0	830.46	1,694.54	32.89
43-391-00	TRANSFER FROM WATER & SEWER	--	534,376	44,531	44,531	44,531	44,531	0	0	0	0	0	0	0	0	178,125.28	356,250.72	33.33
	*TOTAL REVENUE REVENUE	--	536,901	44,731	44,723	44,744	44,758	0	0	0	0	0	0	0	0	178,955.74	357,945.26	33.33
	**TOTAL DEBT SERVICE FUND REVENUE	--	536,901	44,731	44,723	44,744	44,758	0	0	0	0	0	0	0	0	178,955.74	357,945.26	33.33
<u>DEBT SERVICE FUND EXPENDITURES</u>																		
<u>2014 BONDS</u>																		
<u>EXPENSES</u>																		
43-14-787.00	PRINCIPAL 2014 BONDS	462,000	385,000	73,825	0	0	0	0	0	0	0	0	0	0	0	73,825.00	311,175.00	19.18
43-14-787.01	INTEREST 2014 BONDS	179,250	149,375	0	0	0	0	0	0	0	0	0	0	0	0	0.00	149,375.00	0.00
43-14-787.02	PAYING AGENT FEES 2014 BONDS	950	650	0	475	0	0	0	0	0	0	0	0	0	0	475.00	175.00	73.08
	*TOTAL EXPENSES	642,200	535,025	73,825	475	0	0	0	0	0	0	0	0	0	0	74,300.00	460,725.00	13.89
	**TOTAL 2014 BONDS	642,200	535,025	73,825	475	0	0	0	0	0	0	0	0	0	0	74,300.00	460,725.00	13.89
	***TOTAL DEBT SERVICE FUND EXPENDITURES	642,200	535,025	73,825	475	0	0	0	0	0	0	0	0	0	0	74,300.00	460,725.00	13.89
	TOTAL REVENUE LESS EXPENDITURES	642,200	1,876	-29,094	44,248	44,744	44,758	0	0	0	0	0	0	0	0	104,655.74	-102,779.74	5,578.66
<u>POLICE SQUAD ACQUISITION & MAINT. FUND REVENUE</u>																		
<u>REVENUE REVENUE</u>																		
48-373-00	INTEREST	--	2	0	0	0	0	0	0	0	0	0	0	0	0	0.51	1.49	25.50
48-382-00	COURT SUPERVISION FEES	--	7,450	697	703	292	805	0	0	0	0	0	0	0	0	2,497.10	4,952.90	33.52
	*TOTAL REVENUE REVENUE	--	7,452	697	703	292	805	0	0	0	0	0	0	0	0	2,497.61	4,954.39	33.52
	**TOTAL POLICE SQUAD ACQUISITION & MAINT. FL	--	7,452	697	703	292	805	0	0	0	0	0	0	0	0	2,497.61	4,954.39	33.52
<u>POLICE SQUAD ACQUISITION & MAINT. FUND EXPENDITURES</u>																		
<u>EXPENSES</u>																		
48-00-711.00	MAINTENANCE - VEHICLES	8,940	7,450	0	0	0	0	0	0	0	0	0	0	0	0	0.00	7,450.00	0.00
	*TOTAL EXPENSES	8,940	7,450	0	0	0	0	0	0	0	0	0	0	0	0	0.00	7,450.00	0.00
	***TOTAL POLICE SQUAD ACQUISITION & MAINT. FL	8,940	7,450	0	0	0	0	0	0	0	0	0	0	0	0	0.00	7,450.00	0.00
	TOTAL REVENUE LESS EXPENDITURES	8,940	2	697	703	292	805	0	0	0	0	0	0	0	0	2,497.61	-2,495.61	124,880.50
<u>SPECIAL SERVICE AREA #2 FUND REVENUE</u>																		
<u>REVENUE REVENUE</u>																		
58-301-00	PROPERTY TAX - SSA #2	--	1,000	55	459	0	31	0	0	0	0	0	0	0	0	544.89	455.11	54.49
58-373-00	INTEREST	--	10	1	1	1	1	0	0	0	0	0	0	0	0	4.27	5.73	42.70
	*TOTAL REVENUE REVENUE	--	1,010	56	460	1	32	0	0	0	0	0	0	0	0	549.16	460.84	54.37
	**TOTAL SPECIAL SERVICE AREA #2 FUND REVENUE	--	1,010	56	460	1	32	0	0	0	0	0	0	0	0	549.16	460.84	54.37

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<u>SPECIAL SERVICE AREA #2 FUND EXPENDITURES</u>																		
<u>EXPENSES</u>																		
58-00-780.00	MISCELLANEOUS EXPENDITURES	6,000	5,000	0	0	0	1,860	0	0	0	0	0	0	0	0	1,860.00	3,140.00	37.20
*TOTAL	EXPENSES	6,000	5,000	0	0	0	1,860	0	0	0	0	0	0	0	0	1,860.00	3,140.00	37.20
***TOTAL	SPECIAL SERVICE AREA #2 FUND EXPENDITURES	6,000	5,000	0	0	0	1,860	0	0	0	0	0	0	0	0	1,860.00	3,140.00	37.20
TOTAL	REVENUE LESS EXPENDITURES	6,000	-3,990	56	460	1	-1,828	0	0	0	0	0	0	0	0	-1,310.84	-2,679.16	32.85
<u>DOWNTOWN TIF FUND REVENUE</u>																		
<u>REVENUE REVENUE</u>																		
59-301-00	PROPERTY TAX - TIF	-	4,500	0	2,396	0	0	0	0	0	0	0	0	0	0	2,395.59	2,104.41	53.24
59-373-00	INTEREST	-	50	1	1	1	1	0	0	0	0	0	0	0	0	2.54	47.46	5.08
*TOTAL	REVENUE REVENUE	-	4,550	1	2,396	1	1	0	0	0	0	0	0	0	0	2,398.13	2,151.87	52.71
**TOTAL	DOWNTOWN TIF FUND REVENUE	-	4,550	1	2,396	1	1	0	0	0	0	0	0	0	0	2,398.13	2,151.87	52.71
<u>DOWNTOWN TIF FUND EXPENDITURES</u>																		
<u>EXPENSES</u>																		
59-00-780.00	MISCELLANEOUS TIF EXPENDITURES	18,000	15,000	0	0	0	0	0	0	0	0	0	0	0	0	0.00	15,000.00	0.00
*TOTAL	EXPENSES	18,000	15,000	0	0	0	0	0	0	0	0	0	0	0	0	0.00	15,000.00	0.00
***TOTAL	DOWNTOWN TIF FUND EXPENDITURES	18,000	15,000	0	0	0	0	0	0	0	0	0	0	0	0	0.00	15,000.00	0.00
TOTAL	REVENUE LESS EXPENDITURES	18,000	-10,450	1	2,396	1	1	0	0	0	0	0	0	0	0	2,398.13	-12,848.13	-22.95
<u>EASTERN CORRIDOR TIF FUND REVENUE</u>																		
<u>REVENUE REVENUE</u>																		
61-301-00	PROPERTY TAX - TIF	-	45,348	0	22,395	0	22,367	0	0	0	0	0	0	0	0	44,762.09	585.91	98.71
61-373-00	INTEREST	-	15	2	3	3	3	0	0	0	0	0	0	0	0	10.46	4.54	69.73
*TOTAL	REVENUE REVENUE	-	45,363	2	22,397	3	22,371	0	0	0	0	0	0	0	0	44,772.55	590.45	98.70
**TOTAL	EASTERN CORRIDOR TIF FUND REVENUE	-	45,363	2	22,397	3	22,371	0	0	0	0	0	0	0	0	44,772.55	590.45	98.70
<u>EASTERN CORRIDOR TIF FUND EXPENDITURES</u>																		
<u>EXPENSES</u>																		
61-00-780.00	MISCELLANEOUS TIF EXPENDITURES	84,500	40,000	0	0	4,001	0	0	0	0	0	0	0	0	0	4,001.09	35,998.91	10.00
*TOTAL	EXPENSES	84,500	40,000	0	0	4,001	0	0	0	0	0	0	0	0	0	4,001.09	35,998.91	10.00
***TOTAL	EASTERN CORRIDOR TIF FUND EXPENDITURES	84,500	40,000	0	0	4,001	0	0	0	0	0	0	0	0	0	4,001.09	35,998.91	10.00
TOTAL	REVENUE LESS EXPENDITURES	84,500	5,363	2	22,397	-3,998	22,371	0	0	0	0	0	0	0	0	40,771.46	-35,408.46	760.24

CITY OF MARENGO

BUDGET TREND FOR AUGUST, 2017

ACCT. NO.	DESCRIPTION	ANNUAL APPROP.	ANNUAL BUDGET	MAY	JUNE	JULY	AUG.	SEP.	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	YEAR ACTIVITY	BUDGET REMAINING	PRCT. REC./EXP.
<u>REVOLVING LOAN FUND REVENUE</u>																		
<u>REVENUE REVENUE</u>																		
62-373-00	INTEREST	-	1,000	82	79	82	82	0	0	0	0	0	0	0	0	324.60	675.40	32.46
*TOTAL	REVENUE REVENUE	-	1,000	82	79	82	82	0	0	0	0	0	0	0	0	324.60	675.40	32.46
**TOTAL	REVOLVING LOAN FUND REVENUE	-	1,000	82	79	82	82	0	0	0	0	0	0	0	0	324.60	675.40	32.46
<u>REVOLVING LOAN FUND EXPENDITURES</u>																		
<u>EXPENSES</u>																		
62-00-780.00	MISCELLANEOUS	50,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00
*TOTAL	EXPENSES	50,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00
***TOTAL	REVOLVING LOAN FUND EXPENDITURES	50,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00
TOTAL	REVENUE LESS EXPENDITURES	50,000	1,000	82	79	82	82	0	0	0	0	0	0	0	0	324.60	675.40	32.46
<u>CEMETERY FUND REVENUE</u>																		
<u>REVENUE REVENUE</u>																		
99-301-00	PROPERTY TAX - CEMETERY	-	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0.00	10,000.00	0.00
*TOTAL	REVENUE REVENUE	-	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0.00	10,000.00	0.00
**TOTAL	CEMETERY FUND REVENUE	-	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0.00	10,000.00	0.00
<u>CEMETERY FUND EXPENDITURES</u>																		
99-00-999.00	CEMETERY EXPENSES	100,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00
***TOTAL	CEMETERY FUND EXPENDITURES	100,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00
TOTAL	REVENUE LESS EXPENDITURES	100,000	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0.00	10,000.00	0.00