

**VILLAGE OF COAL VALLEY
AGENDA
REGULAR BOARD MEETING
WEDNESDAY, August 19, 2020
6:00 P.M.**

1. Call to Order – Village President Michael Bartels
2. Roll Call/Establishment of Quorum - Executive Order, 2020-07, issued pursuant to the authority granted the Governor under Section 7 of the Illinois Emergency Management Agency Act, also encourages public bodies to postpone consideration of public business when possible, and encourages them to provide, video, audio and/or telephonic access to meetings to ensure members of the public may monitor the meeting, and to update the public bodies' web sites and social media feeds to keep the public fully apprised of modifications to their meeting schedules or the format of meetings.

Join Zoom Meeting

<https://us02web.zoom.us/j/83269585109?pwd=L2Z3cHlqcVJxaitFOFhiUWM3T2hUZz09>

Meeting ID: 832 6958 5109

Passcode: 724616

For audio only, dial

1 312 626 6799 US (Chicago)

Meeting ID: 832 6958 5109

Passcode: 724616

3. Pledge of Allegiance
4. Reading and Approval of the minutes from the Regular Board Meeting held August 5, 2020.
5. Public Presentation/Recognition and/or Public Comments.
6. Reports from the President and other Officers (on matters not otherwise appearing on the Agenda)
 - A. President
 - B. Trustees
 - C. Police, Public Works & Admin

***** NOTE: In each of the following items the board may VOTE to approve, deny or table*****

7. Old Business – None.
8. New Business –
 - A. Consideration and Approval of TIF Reimbursement for Acadian Enterprises, Inc.
 - B. Approval of the Finance Director's July Report.
 - C. Approval of the bills.
9. Adjournment

VILLAGE OF COAL VALLEY
MINUTES OF THE REGULAR VILLAGE BOARD MEETING
WEDNESDAY, AUGUST 5, 2020 AT 6:00 P.M.
**IN THE BOARD CHAMBERS OF VILLAGE
HALL COAL VALLEY, ILLINOIS

**A Zoom meeting has been set for this meeting for the Board and those from the public that would like to join.

Meeting ID 872 7263 1153

Password: 488303

1. Call to Order. The meeting was called to order at 6:00 p.m. by Mayor Bartels.

2. RollCall

Present: Bartels, Argo, Keppy, Engstrom, Stickell, Hoyt, Rigg.

Absent:

Establishment of a quorum.

2. Pledge of Allegiance.

Staff present at meeting: Annette Ernst-Village Administrator, Clint Whitney-Police Chief, Tim Krebs-Police Lieutenant and Deanna Hulliger-Village Clerk.

Administrator Ernst asked those on the zoom call to please mute their audio when not speaking,. Thank you.

4. Reading and approval of minutes.

Trustee Hoyt made a motion to approve the minutes from the Regular Board meeting held July 15, 2020. Trustee Stickell gave a second to the motion. Roll Call: Ayes-Argo, Keppy, Engstrom, Stickell, Hoyt, Rigg. Ayes 6, motion carried.

Administrator Ernst asked those on the zoom call to please mute their audio when not speaking,. Thank you.

5. Public Presentation/Recognition and/or Public Comments.

Toney and Stephanie Genova are on the agenda tonight to report on Valley Days so we will hear from them. Stephanie Genova is present on zoom and asked the Board about having a smaller version of Valley Days at the end of September or the beginning of October. Discussion was held. The Valley Days Committee is thinking about October 2nd and 3rd for the event. Mayor Bartels thinks it would be great but the Covid rules are uncertain for that time period and we must follow whatever is in place. Trustee Rigg is fine with it if we are following the State of Illinois guidelines on the pandemic. Trustee Keppy is all for it and will lend a hand anyway he can. Trustee Stickell agrees with everyone. Trustee Hoyt is definitely on Board but also is concerned with going through all the work and having to cancel due to the Covid rules. Ms. Genova mentioned she would have to line things up a month ahead of time so this might not work since we cannot predict the Illinois Covid rules for the next few months. Mayor Bartels really appreciates Valley Days trying to bring a bit of "life" back to Coal Valley but unfortunately, we are unsure of the States rules and regulations over the next few months.

Diane Wadsworth is on the agenda this evening to discuss Pickleball at the 1st Street Park.

Ms. Wadsworth explained there has been a lot of interest generated for Pickleball. She sees the Village has re-surfacing of the tennis courts in the budget in the near future. There is a Quad City Pickleball Club with around 500 members, with at least 16 club members residing in Coal Valley, and they like to travel and use various courts. Ms. Wadsworth gave a background on Pickleball. With the resurfacing of the tennis courts would be a perfect time to make one of the current tennis courts into a full functioning Pickleball court. Mayor Bartels wanted Ms. Wadsworth to talk of the fund raising the Club does. Right now with the Covid there is not much fund raising happening but what the Club does is host a Round Robin tournament at a Pickleball court and the fee that it costs to enter the tournament provides some funds to the community they are playing in. Discussion was held. Mayor Bartels suggests a meeting up at the tennis court area to figure out what would be needed as far as cost goes for transforming one court into a Pickleball court. The Mayor would like to set up a meeting for himself, Administrator Ernst, Ms. Wadsworth and Ryan Hamerlinck to meet at the Park to discuss the options. Mayor Bartels mentioned the budget discussions will be coming up soon and we need a dollar figure to bring back to the Board to possibly include this court into next year's Budget. Trustee Keppy also added that Pickleball is becoming a popular sport and has proven so in Eldridge with their Pickleball courts. When he and Tomia travel to the Gulf Shores there is a wait to play the game and it goes on for hours every day. Trustee Keppy is in favor of possibly adding this item to next year's Budget. Trustee Rigg added her positive feedback and states it is a great idea and the request for Pickleball courts is in demand and would be a good addition to the Valley. Mayor Bartels feels the meeting at the Park will be a good next step in the Pickleball court process.

Mayor Bartels informed the Board that Pieter Hanson is on the agenda requesting to hold two events at Mulligan's and he is unable to attend tonight so Pieter has asked Annette Ernst to speak on his behalf. Ms. Ernst explained that one event is a private birthday party of about 35 attendees on August 29, 2020 from the hours of 7:00 p.m. to 11:00 p.m. and the other is a public event on August 30, 2020 from 1:00 p.m. to 5:00 p.m. with a band called The Fun Band. Discussion was held. Mayor Bartels is fine with the events as long as they follow the Covid guidelines. Trustees Hoyt, Rigg and Argo also voiced they were fine with the requests as long as proper guidelines from the State of Illinois are followed.

Mayor Bartels then asked if there were any public comments not on the agenda this evening.

Several concerned citizens in the Glenwood Road area spoke their opinion regarding the language change in an Ordinance pertaining to disturbing the peace on tonight's agenda under old business, item A,

Brian Campbell, owner of property that is being questioned of disturbing the peace, spoke regarding this noise from his son's dirt bikes. Mr. Campbell explained how often and what size dirt bikes his boys are riding on the lot. Mr. Campbell offered to meet anyone up there when the bikes are operating and show on a decibel meter (noise monitoring device) the decibels produced from the engines. Mr. Campbell would just like to get a resolution on this ongoing issue.

With there being no additional public comment issues, the Mayor continued with the meeting agenda.

6. Reports from the President and other Officers (on matters not otherwise appearing on the agenda).

- A. President-Mayor Bartels reported there was a 45-minute zoom meeting regarding the drainage issue at 8th Avenue and 5th Street that he and Trustee Stickell attended. Trustee Stickell and the Mayor are meeting some residents at the site tomorrow at 5:30 p.m. to discuss the issue. The Mayor and Trustee Stickell will report back to the Board at the next regular meeting.

The Mayor had a discussion with Wade Argo. Mr. Argo is interested in establishing a Veteran's Memorial Park to honor Coal Valley Veterans (both deceased and alive) at 2203 E. 1st Street (the lot to the West of Bourbon's where the Village took down that old house). Mr. Argo has offered to oversee the project.

Mayor Bartels has seen a lot of camper violations in town and there is no property maintenance employee at this time but the Mayor would like those violations followed up on.

The Mayor asked if any of the Trustees have any comments on the Veterans Memorial Park. Trustee Stickell stated that is a great idea for that piece of property. Trustee Keppy commented that a Memorial Park would be a nice addition for Coal Valley. Trustee Hoyt agrees with the other Trustees. Trustee Engstrom suggested not to sell the property but designate it as a Village Park-as a Veteran's Memorial Park. Stephanie Genoa mentioned that Valley Days would help with the Park too. Caleb Argo spoke up for the Argo family and described what they have been trying to do for that property since it cannot be built upon. Discussion took place. Mayor Bartels stated that maintenance and other issues would need to be worked out. Further discussion took place.

- B. Trustees-Trustee Argo brought up an issue he heard on the zoom meeting tonight prior to the start of the Board meeting and would like clarification. Someone from the Glenwood area group mentioned to another zoom attendee to call her when it is noisy and she will go outside and listen and then complain. The person that made that statement did not reply to Trustee Argo but Jamie Johnson brought up the chainsaw like noise and who it can be heard in particular areas.

Trustee Engstrom reminded the Police Department to be prepared for School starting soon and get ready for the traffic and children. Chief Whitney responded and will take care of the startup of School.

Police, Public Works & Admin.-Chief Whitney has nothing else to add beyond his comment of the School traffic.

Ms. Ernst reported to the Board that the Village refund from Mid-American Energy for the gas line that was hit down on the North side of 1st Avenue should be received in the next 2 to 3 weeks. Ms. Ernst will follow up on this and report to the Board when payment is received.

Ms. Ernst would like to go out for proposal/bid on a program similar to the Safe Route to School Grant we applied for last November (which we did not receive). There is a Grant called ITEP Illinois Transportation Enhancement Program and would like to submit a proposal.

Also, a water main break occurred Sunday on Jeremiah Lane and there is \$120,000.00 in this year's budget to replace that line. Also, in this year's budget is \$140,000.00 to replace the line in front of Bourbon's and now would be a good time to repair that one too. So, permission to bid these two projects is requested also.

The Board is fine with the requested proposals/bids.

Ms. Ernst also needs to get secure bids on the Well inspections, is it fine to proceed on this. The Board approved this bid process.

Ms. Ernst informed the Board that the contract with Realtor Pieter Hanson on the Church property is up for renewal. Shall we renew with Mr. Hanson. The Mayor would like to renew with Pieter Hanson a Coal Valley businessman.

Ms. Ernst received a request from our Auditors Bohnsack & Frommelt for a 3-year auditing contract. The company has done a great job over the past two years and Ms. Ernst would be comfortable using them for the next 3 years. Mayor Bartels asked what their multi-year contract costs will be. Ms. Ernst reported for 2020 year \$13,500.00 for 2021 year \$13,900.00 and for 2022 year \$14,300.00. Mayor Bartels would prefer to accept bids for a 3-year contract for auditing. Discussion was held. Ms. Ernst will move forward with a bid process for a 3-year auditing contract.

Ms. Ernst is not receiving any applications for the water operator position and wonders if the Board would approve advertising for a utility maintenance level employee and have the individual take classes and obtain the water license within 1 year of employment. Discussion took place. Ms. Ernst has contacted Jerry Lack, Director of the Tri-City Building & Construction Trades Council, and they discussed an apprentice program for the water operator and the Village inspector positions. Ms. Ernst also mentioned that snow season is around the corner and we need someone on board to assist with plowing too. The Mayor, Trustee Engstrom and Trustee Stickell voiced their approval for this process. Trustee Keppy is looking at this from a different way, to possibly re-do the job description and combine positions. Mayor Bartels has looked into this and the jobs are 2 very different positions.

7. Unfinished Business

- A. Second reading, consideration and approval of amended language to Title VI, Police Regulations, Chapter 2, Section 12.

Trustee Stickell made a motion to approve the amended language to Title VI, Police Regulations, Chapter 2, Section 12 Disturbing the Peace. Trustee Engstrom gave a second to the motion. Mayor Bartels asked if any of the Trustees had any comments to make. Trustee Keppy heard the alternative language suggested and revving is a description that can be applied to the problem as efficiently as what was proposed so Trustee Keppy supports the Ordinance as written. Mayor Bartels asked Dale to clarify his statement, is he saying no revisions are needed? Trustee Keppy stated that is correct keep the amendment

as is no revisions needed. No further comments. Roll Call: Ayes-Argo, Keppy, Engstrom, Stickell, Hoyt, Rigg. Ayes 6, motion carried.

8. New Business

- A. Consideration, approval of Planning and Zonings recommendation to approve a variance for a new garage at 114 W 5th Street.

Ms. Ernst stated there is a recommendation from Planning and Zoning in the agenda packet tonight for a garage replacement (garage fire) on W. 5th Street. Ms. Ernst noted the Floodplain Management Manger, Paul Osmond, commented that this would not cause any undue burden on the Village of Coal Valley. The Trustees discussed that the new garage is already in the process of being built. Ms. Ernst asked the Village Clerk what has occurred with the building permit for this project. Ms. Hulliger explained that the day after the Planning and Zoning meeting the contractor showed up at the office asking if the garage had been approved. Ms. Dennis the secretary for P & Z stated yes they had approved it. The contractor left and a few days later the Village inspector, Jamie Just, placed a permit on the front counter for them and it was paid for and they were in receipt of the permit. Ms. Ernst will make sure that no future permits waiting for variance approvals from Planning and Zoning will be issued until the Village Board approves the P & Z recommendation. Mayor Bartels suggests we follow the proper protocol and approve the recommendation even though the job has been started. Discussion was held.

Trustee Keppy made a motion to approve the 3 variance requests recommended by the Village Planning and Zoning Board. Trustee Hoyt offered a second to the motion. Roll Call: Ayes-Argo, Keppy, Engstrom, Stickell, Hoyt. Nays-Rigg. Motion carried 5-1.

- B. Consideration and approval to purchase one new impeller for the lift station at the Ridges Estates, W. 4th Avenue.

Ms. Ernst would like the Board to approve the bid proposal from Electric Pump in the amount of \$3,436.00 for the new impeller. It will have a 36-month warranty, bumper to bumper. With the Covid issues might take 3-4 weeks to receive.

A motion was made by Trustee Rigg to approve the purchase of one new impeller for the lift station at the Ridges Estates. A second to the motion was given by Trustee Hoyt. Trustee Keppy wanted to clarify that this impeller is for the Ridges, not the Ridges Estates. So noted. Roll Call: Ayes-Argo, Keppy, Engstrom, Stickell, Hoyt, Rigg. Ayes 6, motion carried.

- C. Approval of the bills presented for payment. Two sets-one paid July 29, 2020 to avoid late fees and the other set to be paid tomorrow, August 6, 2020.

Trustee Stickell made a motion to approve all bills presented for payment. Trustee Argo offered a second to the motion. Trustee Keppy asked Chief Whitney if fuel expense is the same as mileage. There is a newer officer receiving fuel expense. Chief Whitney explained that the fuel expense is for traveling back and forth from the Police Academy.

The officer was only at the Academy for 5 weeks. If the Village would have paid mileage it would have cost \$3,000.00. They made an agreement to pay \$500.00 for the travel back and forth to Academy training. No further questions. Roll Call: Ayes-Argo, Keppy, Engstrom, Stickell, Hoyt, Rigg. Ayes 6, motion carried.

9. Adjournment

Trustee Stickell made a motion to adjourn tonight's meeting. Trustee Argo gave a second to the motion. All Ayes. Meeting adjourned at 7:30 p.m.

After the adjournment Ms. Ernst asked Mayor Bartels for addresses for the camper violators and she will contact them or send letters advising them of the violation. Trustee Rigg asked the Mayor if trailers were also included in the Ordinance for violations and the Mayor replied yet. Trustee Rigg will submit an address to Annette for a trailer violation.

Deanna Hulliger
Village Clerk

DRAFT

Incorporated 1876
"A Progressive Community
with a proud past"

Village of Coal Valley
900 1st Street
P.O. Box 105
Coal Valley, Illinois 61240
Phone 309-799-3604 Fax 309-799-3651
www.coalvalleyil.org

Michael Bartels
Village President

Memorandum Village Administrator

To: Village President and Village Board
Subject: Acadian Enterprises, Inc.
Date: August 19, 2020

Please see attached TIF application and proposed site plan. Also, included are projections at 50, 75 and 80% reimbursement. Developer is looking for guidance on the Village TIF participation before moving forward.

Respectfully,

Annette Ernst, Village Administrator

Annette Ernst
Village Administrator

Penny Mullen
Assistant Administrator
Director of Finance

Deanna Hulliger
Village Clerk

Clint Whitney
Police Chief

Ryan Hamerlinck
Streets & Parks
Sewer & Water

Vacant
Building Inspector

TAX INCREMENT FINANCING (TIF) DISTRICT

**APPLICATION FOR TIF BENEFITS RELATING TO
PRIVATE (TIF) ELIGIBLE REDEVELOPMENT PROJECT COSTS**

Pursuant to Section (65 ILCS 5/11-74.4-4(b)) of the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 *et. seq.*), municipalities may make and enter into contracts with private developers to induce redevelopment projects which are necessary or incidental to the implementation and furtherance of its redevelopment plan and project. Municipalities may also, under certain conditions, incur project redevelopment costs and reimburse developers who incur redevelopment project costs which are authorized by a redevelopment agreement (65 ILCS 5/11-74.4-4 (j)).

Private developers seeking reimbursement of TIF eligible redevelopment project costs are required by the municipality to complete this application allowing the municipality to adequately determine the developer's eligibility for assistance from the Tax Increment Financing (TIF) District.

INSTRUCTIONS: Complete each section and return via fax (309) 799-3651 or U.S. Mail to: Annette Ernst, Village Administrator, 900 1st Street, Coal Valley, IL 61240.

PART I: DEVELOPER INFORMATION

Acadian Enterprises, Inc.

Developer Legal/Business Name: _____ Date: 08/07/2020

Business type (please mark one): ___ Sole Proprietorship; ___ Partnership; Corporation (State of Charter: ___); ___ Other (please describe):

Developer's Contact Information:

Name: Jack Newsom

Title: owner

Address: 1921 127th Avenue, Milan, IL. 61264

Daytime Phone: _____ Mobile: 309-781-0000

Fax: _____ E-mail: jknju24@gmail.com

PART II: PROJECT INFORMATION

TIF District Name: TIF 1 City: Coal Valley

Project Name: mini storage, indoor and outdoor camper storage

Anticipated Start Date: September 15, 2020

Anticipated Completion Date: September 2026

Project Description: 7 acre lot, approximately 16 storage buildings, possibly some outdoor camper storage, security fence with electronic gated entrance, surveillance cameras, lighting and landscape for complete property, all buildings with exposure to road will have decorative wainscoating and decorative windows for curb appeal

Project is classified as: ___ Industrial; Commercial; ___ Residential
 Project Street Address:

Parcel(s) Relating to the above described project:

1. Property Identification Number (PIN):
 Is this property within the TIF District Boundary (or proposed boundary)? Yes or ___ No
 Date property was acquired: to be determined

2. Property Identification Number (PIN):
 Is this property within the TIF District Boundary (or proposed boundary)? ___ Yes or ___ No
 Date property was acquired:

3. Property Identification Number (PIN):
 Is this property within the TIF District Boundary (or proposed boundary)? ___ Yes or ___ No
 Date property was acquired:
(Please list any additional parcels on separate sheet and attach)

IF RESIDENTIAL: what is the expected absorption rate or "build-out" for the project?

PHASE I: Number of lots = _____ @ \$ _____ per lot		
Calendar Year	Number of Homes or Units	Avg. Fair Market Value (House and Lot)

PHASE II: Number of lots = _____ @ \$ _____ per lot		
Calendar Year	Number of Homes or Units	Avg. Fair Market Value (House and Lot)

(Please describe additional phases on separate sheet and attach)

FOR ENTIRE PROJECT:

Total Projected Investment: \$ _____ *(With Land and Real Estate Improvements)*

Current annual retail sales (if applicable - commercial projects only) \$
 Projected (new) annual retail sales generated by this project \$

PART III. ESTIMATED TIF ELIGIBLE PROJECT COSTS

Property Assembly Costs:	Phase I	Phase II
1. Land and Buildings (acquisition costs)	\$ <u>175,000.00</u>	\$ _____
2. Site preparation, clearing and grading	\$ <u>75,000.00</u>	\$ <u>50,000.00</u>
3. Demolition	\$ _____	\$ _____
 Professional Fees:		
1. Planning, engineering, architectural	\$ <u>4,000.00</u>	\$ <u>1,000.00</u>
2. Legal	\$ <u>2,000.00</u>	\$ <u>1,000.00</u>
3. Accounting / financial	\$ <u>1,000.00</u>	\$ <u>1,000.00</u>
4. Marketing (land only)	\$ _____	\$ _____
5. Other professional fees	\$ _____	\$ _____
Job training and retraining services	\$ _____	\$ _____
Rehabilitation or renovation (existing buildings)	\$ _____	\$ _____
Public infrastructure improvements (Water, sewer, drainage, sidewalks, curb, etc.)	\$ <u>50,000.00</u>	\$ <u>25,000.00</u>
Utilities extension	\$ <u>20,000.00</u>	\$ <u>5,000.00</u>
 Interest Buy-Down		
Principal \$ _____ @ _____% per annum For _____ years = Estimated Interest Expense		
X 30% (TIF Eligible)	\$ _____	\$ _____
 Miscellaneous/Other (please specify)		
1. <u>lighting</u>	\$ <u>50,000.00</u>	\$ <u>25,000.00</u>
2. <u>fencing</u>	\$ <u>50,000.00</u>	\$ _____
3. <u>surveillance</u>	\$ <u>5,000.00</u>	\$ <u>5,000.00</u>
TOTAL ESTIMATED ELIGIBLE COSTS	\$ <u>432,000.00</u>	\$ <u>113,000.00</u>

Additional Notes/Comments:

(Please describe estimated eligible project costs for additional phases on separate sheet and attach)

PART IV. DECLARATIONS

Municipality

Pursuant to the TIF Act, the municipality has the authority to make 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. Furthermore, the municipality may incur project redevelopment costs and reimburse developers who incur redevelopment project costs authorized by a redevelopment agreement; provided, however, that on and after the effective date of the amendatory Act of the 91st General Assembly, no municipality shall incur redevelopment project costs *(except for planning costs and any other eligible costs authorized by municipal ordinance or resolution that are subsequently included in the redevelopment plan for the area and are incurred by the municipality after the ordinance or resolution is adopted)* that are not consistent with the program for accomplishing the objectives of the redevelopment plan as included in that plan and approved by the municipality until the municipality has amended the redevelopment plan as provided elsewhere in the Act.

Private Developer

The Private Developer hereby asserts that this redevelopment project would not be completed without the use of tax increment financing.

The undersigned further certifies and warrants that to the best of his/her knowledge the information contained in this Application for Reimbursement of Private (TIF) Eligible Redevelopment Project Costs is true, correct and complete.

Private Developer: Acadian Enterprises, Inc. Jack Newsom

Title: owner

Date: 08/13/2020

PRELIMINARY ESTIMATE -- FOR REVIEW ONLY

**COAL VALLEY ROUTE 6 TIF DISTRICT
ACADIAN ENTERPRISES, INC.**

8/14/2020

50% DEVELOPER SHARE

Calendar Year of Receipts	2020	2021	2022	2023	2024	2025
Total Real Estate Tax Increment	1/6 Built	1/6 Assessed	\$9,188	\$18,559	\$28,118	\$37,868
Project Share of TIF Admin.			\$459	\$928	\$1,406	\$1,893
Net Real Estate Tax Increment			\$8,728	\$17,631	\$26,712	\$35,974
Developer's Share of Net Increment			\$4,364	\$8,815	\$13,356	\$17,987
Cumulative Developer's Share			\$4,364	\$13,180	\$26,535	\$44,522
City's Share of Net Increment			\$4,364	\$8,815	\$13,356	\$17,987

Calendar Year of Receipts	2026	2027	2028	2029	2030	TOTALS
Total Real Estate Tax Increment	\$47,812	\$57,956	\$59,115	\$60,298	\$61,504	\$380,417
Project Share of TIF Admin.	\$2,391	\$2,898	\$2,956	\$3,015	\$3,075	\$19,021
Net Real Estate Tax Increment	\$45,422	\$55,058	\$56,160	\$57,283	\$58,428	\$361,396
Developer's Share of Net Increment	\$22,711	\$27,529	\$28,080	\$28,641	\$29,214	\$180,698
Cumulative Developer's Share	\$67,233	\$94,763	\$122,842	\$151,484	\$180,698	
City's Share of Net Increment	\$22,711	\$27,529	\$28,080	\$28,641	\$29,214	\$180,698

Real Estate Assumptions	
Total Projected Market Value	\$1,950,000
TIF Base Value	\$20,600
Increase in EAV	\$629,400
Real Estate Tax Increment	\$55,125
Parcel 17-23-300-010 (12-20-1-D)	

Variables	
Inflation Rate	2.0%
Total Tax Rate (2019)	8.7584%
Developer's Share of Net	50%

Total Estimated Eligible Project Costs: \$410,000

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PRELIMINARY ESTIMATE -- FOR REVIEW ONLY

**COAL VALLEY ROUTE 6 TIF DISTRICT
ACADIAN ENTERPRISES, INC.**

75% DEVELOPER SHARE

8/14/2020

Calendar Year of Receipts	2020	2021	2022	2023	2024	2025
Total Real Estate Tax Increment	1/6 Built 1/6 Assessed		\$9,188	\$18,559	\$28,118	\$37,868
Project Share of TIF Admin.			\$459	\$928	\$1,406	\$1,893
Net Real Estate Tax Increment			\$8,728	\$17,631	\$26,712	\$35,974
Developer's Share of Net Increment			\$6,546	\$13,223	\$20,034	\$26,981
Cumulative Developer's Share			\$6,546	\$19,769	\$39,803	\$66,784
City's Share of Net Increment			\$2,182	\$4,408	\$6,678	\$8,994

Calendar Year of Receipts	2026	2027	2028	2029	2030	TOTALS
Total Real Estate Tax Increment	\$47,812	\$57,956	\$59,115	\$60,298	\$61,504	\$380,417
Project Share of TIF Admin.	\$2,391	\$2,898	\$2,956	\$3,015	\$3,075	\$19,021
Net Real Estate Tax Increment	\$45,422	\$55,058	\$56,160	\$57,283	\$58,428	\$361,396
Developer's Share of Net Increment	\$34,066	\$41,294	\$42,120	\$42,962	\$43,821	\$271,047
Cumulative Developer's Share	\$100,850	\$142,144	\$184,264	\$227,226	\$271,047	
City's Share of Net Increment	\$11,355	\$13,765	\$14,040	\$14,321	\$14,607	\$90,349

Real Estate Assumptions	
Total Projected Market Value	\$1,950,000
TIF Base Value	\$20,600
Increase in EAV	\$629,400
Real Estate Tax Increment	\$55,125
Parcel 17-23-300-010 (12-20-1-D)	

Variables	
Inflation Rate	2.0%
Total Tax Rate (2019)	8.7584%
Developer's Share of Net	75%

Total Estimated Eligible Project Costs: \$410,000

The information and assumptions contained in the foregoing material are based upon information, material and assumptions provided to Jacob & Klein, Ltd. (J&K) and the Economic Development Group, Ltd. (EDG) by outside persons including public officials. J&K and EDG have not undertaken independent investigation to verify any of the information or material contained herein. No warranty, express or implied, as to the accuracy of the materials and information or the results projected in the foregoing presentation is made by J&K or EDG, its officers or employees. J&K and EDG specifically disclaim the accuracy of the formulas and calculations and has no obligation to investigate or update, recalculate or revise the calculations. The material presented herein is subject to risks, trends and uncertainties that could cause actual events to differ materially from those presented. Those providing information contained in this presentation have represented to J&K and EDG that, as of the date it was provided, the information was accurate to the best of their knowledge. Any person viewing, reviewing or utilizing this presentation should do so subject to all of the foregoing limitations and shall conduct independent investigation to verify the assumptions and calculations contained herein. By acceptance and use of this presentation, the user accepts all of the foregoing limitations and releases J&K and EDG from any liability in connection therewith. J&K and EDG are not providing financial advice.

PRELIMINARY ESTIMATE -- FOR REVIEW ONLY

**COAL VALLEY ROUTE 6 TIF DISTRICT
ACADIAN ENTERPRISES, INC.**

8/14/2020

80% DEVELOPER SHARE

Calendar Year of Receipts	2020	2021	2022	2023	2024	2025
Total Real Estate Tax Increment	1/6 Built	1/6 Assessed	\$9,188	\$18,559	\$28,118	\$37,868
Project Share of TIF Admin.			\$459	\$928	\$1,406	\$1,893
Net Real Estate Tax Increment	\$8,728	\$17,631	\$26,712			\$35,974
Developer's Share of Net Increment	\$6,983	\$14,105	\$21,369			\$28,779
Cumulative Developer's Share	\$6,983	\$21,087	\$42,457			\$71,236
City's Share of Net Increment	\$1,746	\$3,526	\$5,342			\$7,195

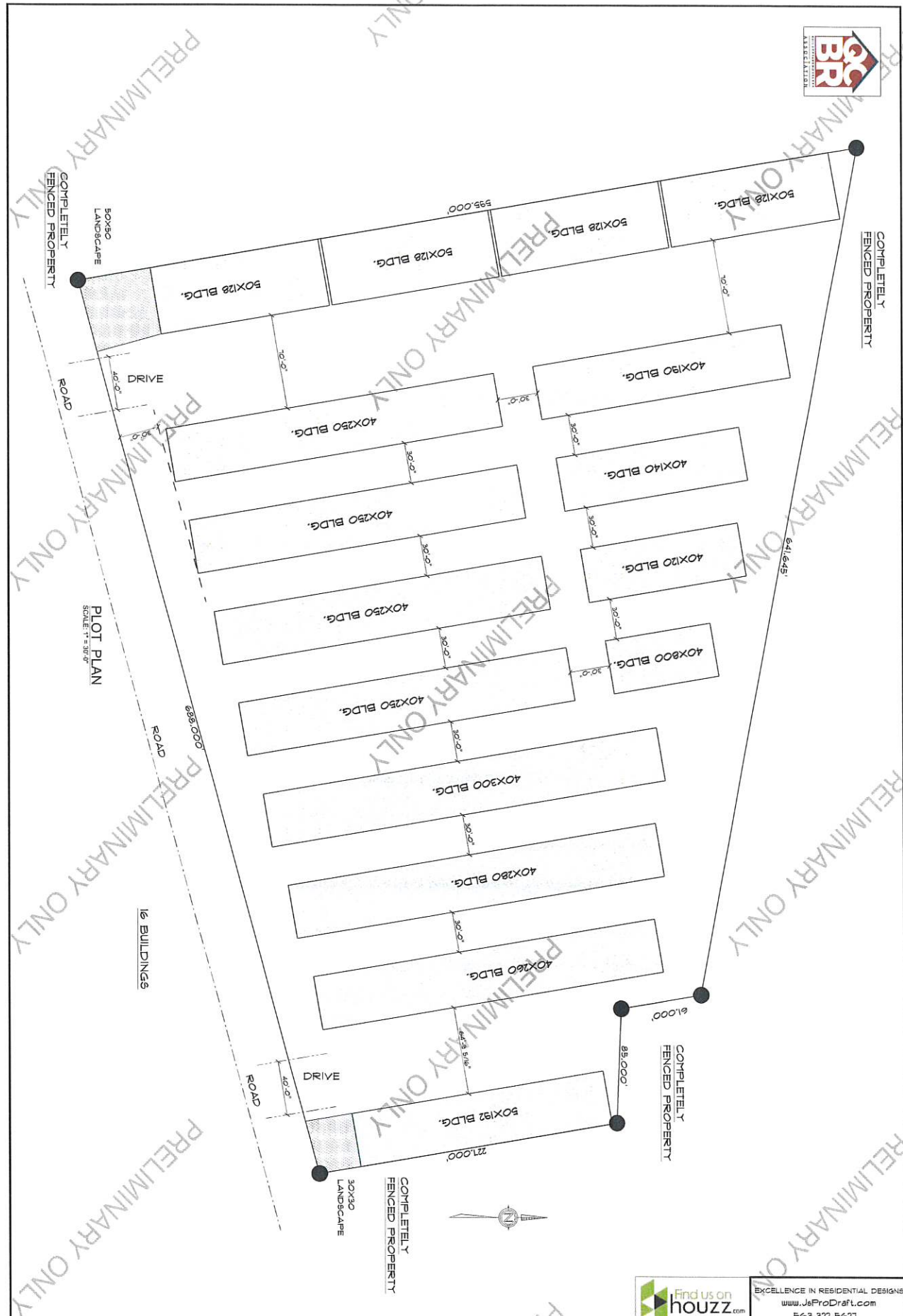
Calendar Year of Receipts	2026	2027	2028	2029	2030	TOTALS
Total Real Estate Tax Increment	\$47,812	\$57,956	\$59,115	\$60,298	\$61,504	\$380,417
Project Share of TIF Admin.	\$2,391	\$2,898	\$2,956	\$3,015	\$3,075	\$19,021
Net Real Estate Tax Increment	\$45,422	\$55,058	\$56,160	\$57,283	\$58,428	\$361,396
Developer's Share of Net Increment	\$36,337	\$44,047	\$44,928	\$45,826	\$46,743	\$289,117
Cumulative Developer's Share	\$107,573	\$151,620	\$196,548	\$242,374	\$289,117	
City's Share of Net Increment	\$9,084	\$11,012	\$11,232	\$11,457	\$11,686	\$72,279

Real Estate Assumptions	
Total Projected Market Value	\$1,950,000
TIF Base Value	\$20,600
Increase in EAV	\$629,400
Real Estate Tax Increment	\$55,125
Parcel 17-23-300-010 (12-20-1-D)	

Variables	
Inflation Rate	2.0%
Total Tax Rate (2019)	8.7584%
Developer's Share of Net	80%

Total Estimated Eligible Project Costs: \$410,000

The information and assumptions contained in the foregoing material are based upon information, material and assumptions provided to Jacob & Klein, Ltd. (J&K) and the Economic Development Group, Ltd. (EDG) by outside persons including public officials. J&K and EDG have not undertaken independent investigation to verify any of the information or material contained herein. No warranty, express or implied, as to the accuracy of the materials and information or the results projected in the foregoing presentation is made by J&K or EDG, its officers or employees. J&K and EDG specifically disclaim the accuracy of the formulas and calculations and has no obligation to investigate or update, recalculate or revise the calculations. The material presented herein is subject to risks, trends and uncertainties that could cause actual events to differ materially from those presented. Those providing information contained in this presentation have represented to J&K and EDG that, as of the date it was provided, the information was accurate to the best of their knowledge. Any person viewing, reviewing or utilizing this presentation should do so subject to all of the foregoing limitations and shall conduct independent investigation to verify the assumptions and calculations contained herein. By acceptance and use of this presentation, the user accepts all of the foregoing limitations and releases J&K and EDG from any liability in connection therewith. J&K and EDG are not providing financial advice.



PLOT PLAN
SCALE: 1" = 30'-0"

16 BUILDINGS



APD	MEMBER	PLOT PLAN
ALL		
REVISIONS		
08/12/2000		

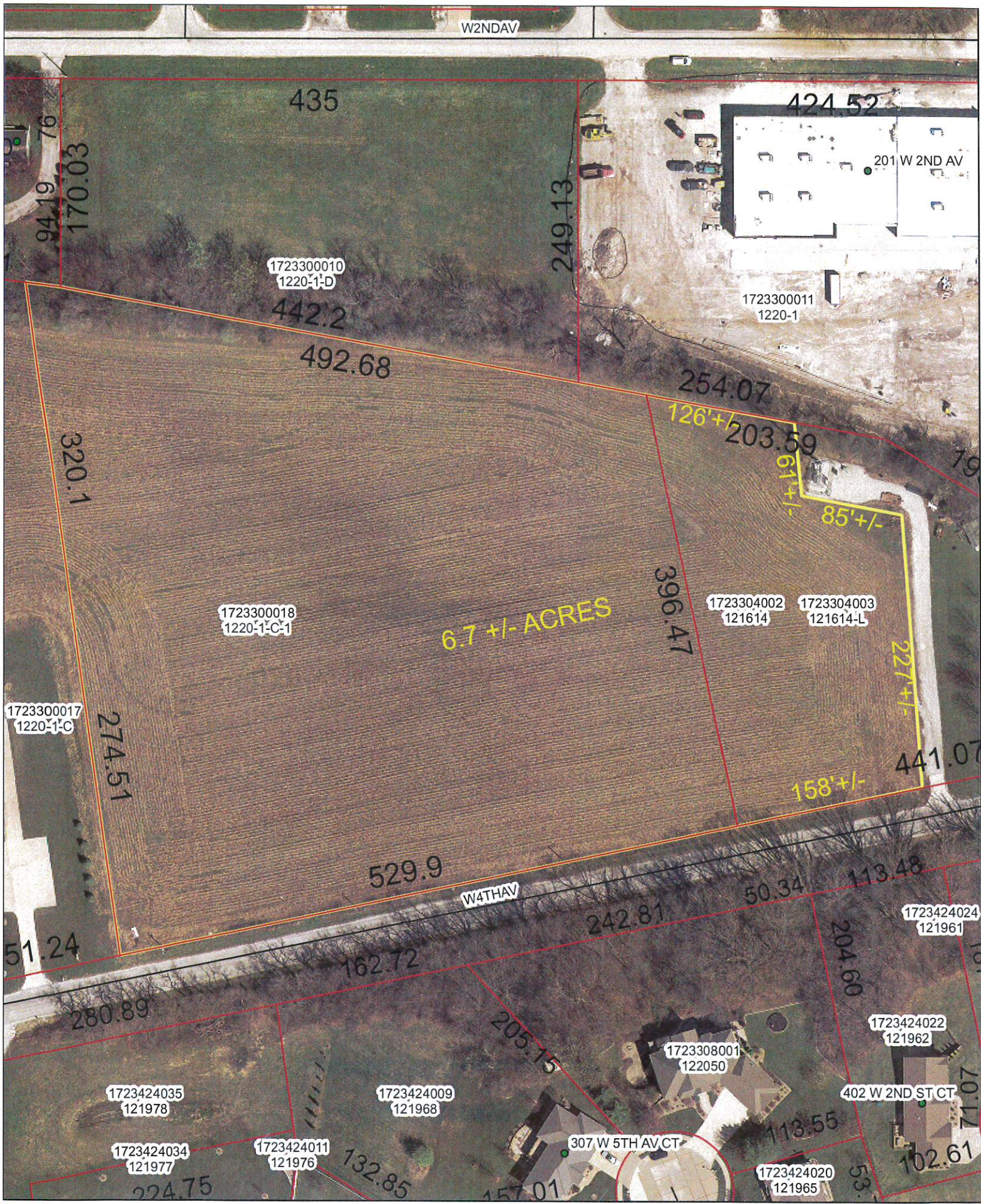
JACK NEWSOM
PRELIM. STORAGE BLDG. DEV.

THESE GENERAL DRAWINGS ARE NOT PRODUCED BY AN ARCHITECT OR ENGINEER. ANY QUESTIONS CONSULT AN ARCHITECT TO DETERMINE DRAWING STRUCTURAL QUESTIONS. J&P DRAFT ASSUMES NO RESPONSIBILITY FOR SITE CONDITIONS, CLAIMS OR DAMAGES ARISING FROM KNOWN, UNKNOWN, DEFECTS OF THESE DRAWINGS.



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Village of Coal Valley
900 1st Street
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Phone 309-799-3604 Fax 309-799-3651
www.coalvalleyil.org

Michael Bartels
Village President

**Village of Coal Valley
Financial Report
July 2020**

General Fund:

Total general fund revenue for the 7 months ending July 31, 2020 was \$887,103.54 and expenditures were \$984,023.50 (includes interfund operating transfers). Revenues for the month of July were \$133,971.08 and expenses for the month of July were \$98,015.68 (includes interfund operating transfers).

Administrative Department expenditures fiscal year-to-date are \$104,329.13. Expenditures were \$15,607.11 for the month of July. Wages totaled \$7,076.65, health insurance and benefits \$1,709.52, postage \$175.15, publishing \$176.80, dues \$275.50, telephone \$270.07, maintenance service equipment \$5,619.48, utilities \$67.00 & office/operating supplies \$136.94 and misc. \$100.00

Police Department expenditures fiscal year-to-date are \$439,330.03. Expenditures were \$55,929.33 for the month of July. Wages totaled \$36,530.05, health insurance and benefits \$13,631.43, uniform \$450.00, maintenance service building, equipment & vehicle \$1,614.26, fuel \$608.58, postage \$11.80, telephone \$669.29, utilities \$79.00, new equipment \$997.46, office & operating supplies \$241.46 and radio communications \$1,096.00.

Street Department expenditures fiscal year-to-date are \$116,977.53. Expenditures were \$15,436.69 for the month of July. Wages totaled \$6,047.62, health insurance and benefits \$5,160.70, maintenance street & vehicle \$1,381.25, fuel \$226.43, utilities \$2,154.96, small tolls \$359.91 and office supplies & operating supplies \$105.82.

Park Department expenditures fiscal year-to-date are \$40,053.89. Expenditures were \$6,345.38 for the month of July. Wages and benefits totaled \$4,586.97, utilities \$153.00, operating supplies \$1,555.48 and fuel \$49.93.

Economic Development Department expenditures fiscal year-to-date are \$34,521.76. Expenditures were \$3,997.46 for the month of July. Wages and benefits totaled \$3,997.46.

MFT Fund:

Total MFT fund revenue for the 7 months ended July 31, 2020 was \$162,994.15 and expenditures were \$1,578.13

Motor Fuel Tax revenues for the month of July are \$50,213.02. Expenditures were \$0.00 for the month of July.

TIF Fund:

Total TIF revenue for the 7 months ended July 31, 2020 was \$83,884.53 and expenditures were \$48,886.46.

Tax Increment Financing revenues for the month of July are \$4,036.63. Expenditures were \$2,981.79 for the month of July. Wages and benefits \$2,981.79.

Water Fund:

Total water fund revenue for the 7 months ended July 31, 2020 was \$1,023,141.87 and expenditures were \$721,914.09.

Water Department revenues for the month of July are \$165,224.51. Expenditures were \$87,857.69 for the month of July. Wages and benefits \$15,950.37, postage \$628.87, legal service \$68.00, telephone \$1,099.04, fuel \$165.86, maintenance building supplies equipment \$3,067.36, utilities \$3,062.46, capital projects \$62,634.52, office/operating supplies \$1,176.26 and other \$4.95

Annette Ernst	Penny Mullen	Deanna Hulliger	Clint Whitney	Ryan Hamerlinck
Village Administrator	Asst. Village Administrator	Village Clerk	Police Chief	Streets Parks & Water
	Director of Finance	Accounting Assistant		



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Michael Bartels
Village President

Summary Cash Balances

Beginning Balance July 1, 2020 \$4,530,987.43

General Fund	\$2,274,298.47
Motor Fuel Tax	\$236,460.75
TIP	\$554,180.10
Capital Equipment	\$2,554.19
Capital Improvement	\$21,972.32
Controlled Substance	\$451.39
DUI	\$14,680.13
Yard Waste	\$5,852.09
Water Fund	\$1,523,452.00
W & S	\$10,773.03
Asset Forfeiture	\$301.98
Band Shelter	\$3,442.41

Ending Balance July 31, 2020 \$4,648,418.86

Annette Ernst	Penny Mullen	Deanna Hulliger	Clint Whitney	Ryan Hamerlinck
Village Administrator	Asst. Village Administrator	Village Clerk	Police Chief	Streets Parks & Water
	Director of Finance	Accounting Assistant		

ACCOUNTS PAYABLE ACCOUNT LEDGER

INVOICE/LINE	1099 BK	DUE DATE	INV DT	TY	ST	REFERENCE	CHECK NO	INV AMT AMT PAID	OPEN AMT MANUAL
1010 ADVANCED BUSINESS SYSTEMS, INC									
183186	1	8/20/2020	8/20/2020	I	S	JULY '20 COPIER MAINT.	01-11-512	84.90	84.90
								MAINT. SERVICE-EQUIPMENT	
	2	8/20/2020	8/20/2020	I	S	JULY '20 COPIER MAINT.	01-21-512	84.89	84.89
								MAINT. SERVICE-EQUIPMENT	
VENDOR TOTAL								169.79	169.79
1076 AT&T									
07312020	1	8/20/2020	8/20/2020	I	S	U-VERSE	51-00-552	62.82	62.82
								TELEPHONE	
VENDOR TOTAL								62.82	62.82
2094 BILL MILLER EXCAVATING,									
20-1380	1	8/20/2020	8/20/2020	I	S	E 19TH AVE/7ST MAIN BREAK	51-00-615	3641.00	3641.00
								MAINT SUPP UTILITY SYS	
VENDOR TOTAL								3641.00	3641.00
1115 BLACKHAWK BANK & TRUST									
0720 ERNST	1	8/20/2020	8/20/2020	I	S	ZOOM MEMBERSHIP	01-11-652	14.99	14.99
								OPERATING SUPPLIES	
	2	8/20/2020	8/20/2020	I	S	EMP AD BLDG INSP	01-11-553	70.00	70.00
								PUBLISHING	
07312020MULLEN	1	8/20/2020	8/20/2020	I	S	WIPERS, LYSOL	01-11-651	30.23	30.23
								OFFICE SUPPLIES	
	2	8/20/2020	8/20/2020	I	S	FRONTIER PHONE BILL	51-00-552	71.06	71.06
								TELEPHONE	
	3	8/20/2020	8/20/2020	I	S	NEXTIVA BILL	01-11-552	249.73	249.73
								TELEPHONE	
	4	8/20/2020	8/20/2020	I	S	NEXTIVA BILL	01-21-552	178.65	178.65
								TELEPHONE	
	5	8/20/2020	8/20/2020	I	S	NEXTIVA BILL	51-00-552	71.76	71.76
								TELEPHONE	
VENDOR TOTAL								686.42	686.42

ACCOUNTS PAYABLE ACCOUNT LEDGER

INVOICE/LINE	1099 BK	DUE DATE	INV DT	TY	ST	REFERENCE	CHECK NO	INV AMT AMT PAID	OPEN AMT MANUAL
1335 CINTAS LOC 23M									
4058200257	1	1	8/20/2020	8/20/2020	I	S MATS	01-41-652	28.72	28.72
								OPERATING SUPPLIES	
VENDOR TOTAL								28.72	28.72
2090 COURTESY FORD									
86071	1	1	8/20/2020	8/20/2020	I	S 2015 F550 STARTER	01-41-513	854.78	854.78
								MAINT. SERVICE-VEHICLE	
VENDOR TOTAL								854.78	854.78
1346 GENESEO COMMUNICATIONS									
080620	1	1	8/20/2020	8/20/2020	I	S ADD'L FIBER OPTICS	01-21-552	375.00	375.00
								TELEPHONE	
08062020	1	1	8/20/2020	8/20/2020	I	S INTERNET	01-21-552	25.00	25.00
								TELEPHONE	
	2	1	8/20/2020	8/20/2020	I	S INTERNET	01-11-552	25.00	25.00
								TELEPHONE	
VENDOR TOTAL								425.00	425.00
1633 IMEG CORP.									
20000149.00-1	1	1	8/20/2020	8/20/2020	I	S MAIN, TOWER, BOOSTER DESIGN ZOO RD EXT. PROJECT	51-00-532	15387.00	15387.00
								ENGINEERING SERVICE	
20001332.01-1	1	1	8/20/2020	8/20/2020	I	S SHAFFER CREEK BRIDGE INSP.	51-00-532	1455.00	1455.00
								ENGINEERING SERVICE	
VENDOR TOTAL								16842.00	16842.00
2134 JMS WORKS LLC									
1021	1	1	8/20/2020	8/20/2020	I	S TV STORM SEWERS 604 E 5TH/700 E 6TH	01-41-614	300.00	300.00
								MAINT. SERV. STREETS	
VENDOR TOTAL								300.00	300.00

ACCOUNTS PAYABLE ACCOUNT LEDGER

INVOICE/LINE	1099 BK	DUE DATE	INV DT	TY	ST	REFERENCE	CHECK NO	INV AMT AMT PAID	OPEN	AMT MANUAL
1592 MARTIN EQUIPMENT										
500873	1	1	8/20/2020	8/20/2020	I	S BACKHOW REPAIRS	01-41-613	657.72		657.72
								M/SUPPLIES - VEHICLE		
VENDOR TOTAL								657.72		657.72
1606 MENARD, INC.										
65246	1	1	8/20/2020	8/20/2020	I	S OIL DRY	01-52-652	158.68		158.68
								OPERATING SUPPLIES		
65737	1	1	8/20/2020	8/20/2020	I	S WASP SPRAY/6 V BATTERIES	51-00-652	53.56		53.56
								OPERATING SUPPLIES		
VENDOR TOTAL								212.24		212.24
1617 MIDAMERICAN ENERGY										
502173428	1	1	8/20/2020	8/20/2020	I	S UTILITY BILL	01-11-571	67.00		67.00
								UTILITIES		
	2	1	8/20/2020	8/20/2020	I	S UTILITY BILL	01-21-571	79.00		79.00
								UTILITIES		
	3	1	8/20/2020	8/20/2020	I	S UTILITY BILL	01-41-571	2176.29		2176.29
								UTILITIES		
	4	1	8/20/2020	8/20/2020	I	S UTILITY BILL	01-52-571	153.00		153.00
								UTILITIES		
	5	1	8/20/2020	8/20/2020	I	S UTILITY BILL	51-00-571	2960.00		2960.00
								UTILITIES		
VENDOR TOTAL								5435.29		5435.29
2102 MIDAMERICAN ENERGY CO										
502157625	1	1	8/20/2020	8/20/2020	I	S 21ST AVE LIFT STATION GENERATOR UTILITIES	51-00-571	50.48		50.48
								UTILITIES		
502161828	1	1	8/20/2020	8/20/2020	I	S W15TH AVE GENERATOR UTILITY CHARGES	51-00-571	50.14		50.14
								UTILITIES		
VENDOR TOTAL								100.62		100.62

ACCOUNTS PAYABLE ACCOUNT LEDGER

INVOICE/LINE	1099 BK	DUE DATE	INV DT	TY	ST	REFERENCE	CHECK NO	INV AMT AMT PAID	OPEN	AMT MANUAL
1708 PENNY MULLEN										
79142	1	1	8/20/2020	8/20/2020	I	S CHIME DOORBELL EXTENDER PURCH AT LOWES BY PENNY	01-21-652	53.17		53.17
								OPERATING SUPPLIES		
VENDOR TOTAL								53.17		53.17
1711 PER MAR										
2320957	1	1	8/20/2020	8/20/2020	I	S SEC. MONITORING WELL 2	51-00-557	137.19		137.19
								COMMUNICATIONS		
2320958	1	1	8/20/2020	8/20/2020	I	S SEC. MONITORING WELL 3	51-00-557	137.19		137.19
								COMMUNICATIONS		
2320959	1	1	8/20/2020	8/20/2020	I	S SEC. MONITORING WELL4	51-00-557	138.18		138.18
								COMMUNICATIONS		
VENDOR TOTAL								412.56		412.56
1725 PIONEER OFFICE FORMS INC.										
94327	1	1	8/20/2020	8/20/2020	I	S WATER BILLING PAPER	51-00-651	1563.50		1563.50
								OFFICE SUPPLIES		
VENDOR TOTAL								1563.50		1563.50
1776 QUILL CORPORATION										
8799369	1	1	8/20/2020	8/20/2020	I	S COPY PAPER	01-11-651	19.68		19.68
								OFFICE SUPPLIES		
	2	1	8/20/2020	8/20/2020	I	S COPY PAPER AND TONER	01-21-651	19.68		19.68
								OFFICE SUPPLIES		
	3	1	8/20/2020	8/20/2020	I	S TONER	01-41-651	111.72		111.72
								OFFICE SUPPLIES		
	4	1	8/20/2020	8/20/2020	I	S COPY PAPER	51-00-651	19.66		19.66
								OFFICE SUPPLIES		
9026263	1	1	8/20/2020	8/20/2020	I	S ANCHOR PEN FOR OFFICE COUNTER	51-00-651	4.59		4.59
								OFFICE SUPPLIES		
VENDOR TOTAL								175.33		175.33

ACCOUNTS PAYABLE ACCOUNT LEDGER

INVOICE/LINE	1099 BK	DUE DATE	INV DT	TY	ST	REFERENCE	CHECK NO	INV AMT AMT PAID	OPEN AMT MANUAL
1782 RACOM									
FBI55583	1	1 8/20/2020	8/20/2020	I	S	INSTALL RADIO	SQD1 01-21-513	637.50 MAINT. SERVICE-VEHICLE	637.50
VENDOR TOTAL								637.50	637.50
1975 UNITED PARCEL SERVICES									
3Y77F1310	1	1 8/20/2020	8/20/2020	I	S	EPA SAMPLES	51-00-551	22.93 POSTAGE	22.93
VENDOR TOTAL								22.93	22.93
2020 WEX									
66816663	1	1 8/20/2020	8/20/2020	I	S	FUEL	01-21-655	638.80 AUTOMOTIVE FUEL/OIL	638.80
	2	1 8/20/2020	8/20/2020	I	S	FUEL	01-41-655	345.73 AUTOMOTIVE FUEL/OIL	345.73
	3	1 8/20/2020	8/20/2020	I	S	FUEL	01-52-655	52.96 AUTOMOBILE FUEL/OIL	52.96
	4	1 8/20/2020	8/20/2020	I	S	FUEL	51-00-655	272.76 AUTOMOTIVE FUEL/OIL	272.76
VENDOR TOTAL								1310.25	1310.25
2034 ZIMMER & FRANCESCON, INC.									
0166181	1	1 8/20/2020	8/20/2020	I	S	STORM SEWER PIPE 604 E 5ST	01-41-614	142.10 MAINT. SERV. STREETS	142.10
0166182	1	1 8/20/2020	8/20/2020	I	S	STORM SEWER SUPPLIES 604 E 5ST	01-41-614	801.85 MAINT. SERV. STREETS	801.85
0166258	1	1 8/20/2020	8/20/2020	I	S	E 19AVE/7ST REPAIR	51-00-615	2089.90 MAINT SUPP UTILITY SYS	2089.90
0166324	1	1 8/20/2020	8/20/2020	I	S	REPAIR CLAMPS	51-00-615	759.00 MAINT SUPP UTILITY SYS	759.00
VENDOR TOTAL								3792.85	3792.85

ACCOUNTS PAYABLE ACCOUNT LEDGER

INVOICE/LINE	1099 BK	DUE DATE	INV DT	TY	ST	REFERENCE	CHECK NO	INV AMT	OPEN	AMT
								AMT PAID	NO	MANUAL

** REPORT TOTAL **

<u>37384.49</u>	<u>37384.49</u>
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