

**CITY OF VIENNA
CITY COUNCIL MEETING
VIENNA CITY HALL
205 North 4th Street
September 7, 2022
6:30 P.M.**

AGENDA

1. Mayor Calls Meeting to Order.

2. Roll Call:

Hill_____ Moore_____ Owen_____ Pitts_____ Racey_____ Tuey_____

NEW BUSINESS

3. Omnibus Consent Agenda

- Approval of the August 17, 2022 Meeting Minutes
- Approval of the Warrant

Motion_____ Seconded_____

Hill_____ Moore_____ Owen_____ Pitts_____ Racey_____ Tuey_____

4. Carl Manley, VHS -Request of allowance for frisbee golf along the bike path from the forestry service to city park

5. Authorization and Approval of Ordinance 22-05, An Ordinance Amending Section 53.023 (Water Rates) of Chapter 53 (Water and Sewer) of Title 5 (Public Works) of the Vienna Code of Ordinance

Motion _____ **Seconded** _____

Hill _____ Moore _____ Owen _____ Pitts _____ Racey _____ Tuey _____

6. Authorization and Approval of Ordinance 22-06, An Ordinance Amending Section 53.022 (Sewage Rates) of Chapter 53 (Water and Sewer) of Title 5 (Public Works) of the Vienna Code of Ordinance

Motion _____ **Seconded** _____

Hill _____ Moore _____ Owen _____ Pitts _____ Racey _____ Tuey _____

7. Authorization and Approval of Collective Bargaining Agreement between City of Vienna Police and Teamsters, Automotive, Petroleum & Allied Trades Local Union 50 Effective August 1, 2022 until July 31, 2022.

Motion _____ **Seconded** _____

Hill _____ Moore _____ Owen _____ Pitts _____ Racey _____ Tuey _____

8. Authorization and Approval of Participation Agreement between Teamsters & Employers Welfare Trust of Illinois and the City of Vienna, IL for bargaining and non-bargaining unit personnel.

Motion _____ **Seconded** _____

Hill _____ Moore _____ Owen _____ Pitts _____ Racey _____ Tuey _____

9. TIF Application Proposal- Jamie Kerley, KK & SS Properties, LLC
119 Harnerville Loop

10. Authorization and Approval of TIF Funds/American Rescue Plan Funds for the relocation of water, sewer, and gas lines for the IDOT 146 East widening project.

Motion _____ **Seconded** _____

Hill _____ Moore _____ Owen _____ Pitts _____ Racey _____ Tuey _____

11. **PUBLIC COMMENT/ADDITION TO THE AGENDA**

12. **ELECTED/APPOINTED OFFICIALS**

- City Attorney
- Aleatha Wright, City Clerk
- Shane Racey, City Supt.
- Michelle Meyers, Treasurer
- Jim Miller, Chief of Police
- Brent Williams, Fire Chief
- City Council- Jo. Co. Fall Festival committee update
- Depot, Alisa Sowers
- Steve Penrod, Mayor- ITEP Program Grant Opportunity
-City Library awnings purchase update

13. **Adjournment:**

POSTED: _____

9-2-22

BY: _____



**ORDINANCE 22 - 05
CITY OF VIENNA, ILLINOIS**

**AN ORDINANCE AMENDING SECTION 53.023 (WATER RATES) OF CHAPTER 53
(WATER AND SEWER) OF TITLE 5 (PUBLIC WORKS) OF THE VIENNA CODE OF
ORDINANCES**

- A. **WHEREAS**, Section 5/11-129-6 of the Illinois Municipal Code (65 ILCS 5/11-129-6) authorizes municipalities to charge water users a fee for the use of its water.
- B. **WHEREAS**, Section 5/11-129-6 further authorizes a municipality to charge a rate for use of its water that is sufficient to pay the costs of operation and maintenance as well as to provide for adequate depreciation fund and pay the principal and interest upon any and all revenue bonds.
- C. **WHEREAS**, the Mayor and City Council of the city of Vienna have determined that it is necessary to amend the water rates to an amount that is sufficient to pay the cost of operation and maintenance, to provide for an adequate depreciation fund and to pay the principal and interest upon any and all revenue bonds.

NOW THEREFORE, be it so ordained by the Mayor and City Council of the City of Vienna as follows:

1. That section 53.023 (WATER RATES) of Chapter 53 (WATER AND SEWER) of Title 5 (PUBLIC WORKS) of the Vienna Code of Ordinances shall be amended to read as follows:

The following monthly charges shall prevail for water consumption.

- (A) Inside corporate limits: first 2,000 gallons of water will be charged a minimum fee at a rate no less than ~~\$21~~ \$22.50. Customers will then be charged at a rate of ~~\$8~~ \$9 for every 1,000 gallons of usage thereafter.
 - (B) Outside of corporate limits: first 2,000 gallons of water will be charged a minimum fee at a rate of no less than ~~\$27.50~~ \$29.00. Customers will then be charged at a rate of ~~\$9~~ \$10 for every 1,000 gallons of usage thereafter.
2. This ordinance repeals any prior ordinances, resolutions, or portions thereof in conflict herewith.
 3. This ordinance shall be in full force and effect as of October 1, 2022 after its passage, approval, and publication as required by law.

Dated this ____ day of September, 2022, pursuant to a roll call vote as follows:

AYES : _____.

_____.

NAYES: _____.

_____.

ABSENT: _____.

Approved this ____ day of September, 2022

Steve Penrod, Mayor

ATTEST:

Aleatha Wright, City Clerk

I, Aleatha Wright, Clerk of the City of Vienna, Johnson County, Illinois, do hereby certify that I am the legal custodian of the records and ordinances of said City of Vienna; that the foregoing is a true and complete copy of Ordinance 22-05 of said City of Vienna, being an Ordinance Amending Section 53.023 (Water Rates) of Chapter 53 of Title 5, was fully passed and approved by the City Council of said City of Vienna at a meeting held on September ____, 2022; that the same was approved and signed by Steve Penrod, Mayor of the City of Vienna and that said Ordinance shall become effective after its passage and publication; all as appears from the records and file of said office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said City of Vienna, this ____ day of September, 2022.

Aleatha Wright, Clerk for the City of Vienna

**ORDINANCE 22 - 06
CITY OF VIENNA, ILLINOIS**

**AN ORDINANCE AMENDING SECTION 53.022 (SEWAGE RATES) OF CHAPTER 53
(WATER AND SEWER) OF TITLE 5 (PUBLIC WORKS) OF THE VIENNA CODE OF
ORDINANCES**

- A. **WHEREAS**, Section 5/11-141-7 of the Illinois Municipal Code (65 ILCS 5/11-141-7) authorizes municipalities to charge users of a sewage system a fee for the use and service of its sewage system.
- B. **WHEREAS**, Section 5/11-141-7 further authorizes a municipality to charge a rate for use of its sewage system that is sufficient to pay the costs of operation and maintenance of the sewage system as well as to provide for adequate depreciation fund and pay the principal and interest upon any and all revenue bonds.
- C. **WHEREAS**, the Mayor and City Council of the city of Vienna have determined that it is necessary to amend the sewage rates for users of the sewage system to an amount that is sufficient to pay the costs of operation and maintenance of the sewage system, to provide for an adequate depreciation fund, and to pay the principal and interest upon its revenue bonds.

NOW THEREFORE, be it so ordained by the Mayor and City Council of the City of Vienna as follows:

1. That section 53.022 (SEWER RATES) of Chapter 53 (WATER AND SEWER) of Title 5 (PUBLIC WORKS) of the Vienna Code of Ordinances shall be amended to read as follows:

The following monthly charges shall prevail for sewer usage inside corporate limits.

- (A) The wastewater rates to be paid by users of the city's sewage system are based upon the monthly consumption per 1,000 gallons of water. Customers will be charged a minimum fee of no less than ~~\$21~~ \$22.50 for the first 2,000 gallons of water. Customers will then be charged at a rate of ~~\$8~~ \$9 per 1,000 gallons of usage discharged thereafter.
- (B) Outside of corporate limits: first 2,000 gallons of water will be charged a minimum fee at a rate of no less than ~~\$27.50~~ \$29.00. Customers will then be charged at a rate of ~~\$9~~ \$10 for every 1,000 gallons of usage thereafter.

2. This ordinance repeals any prior ordinances, resolutions, or portions thereof in conflict herewith.
3. This ordinance shall be in full force and effect as of October 1, 2022 after its passage, approval, and publication as required by law.

Dated this ____ day of September, 2022, pursuant to a roll call vote as follows:

AYES : _____.

_____.

NAYES: _____.

_____.

ABSENT: _____.

Approved this ____ day of September, 2022

Steve Penrod, Mayor

ATTEST:

Aleatha Wright, City Clerk

I, Aleatha Wright, Clerk of the City of Vienna, Johnson County, Illinois, do hereby certify that I am the legal custodian of the records and ordinances of said City of Vienna; that the foregoing is a true and complete copy of Ordinance 22-06 of said City of Vienna, being an Ordinance Amending Section 53.022 (Sewage Rates) of Chapter 53 of Title 5, was fully passed and approved by the City Council of said City of Vienna at a meeting held on September ____, 2022; that the same was approved and signed by Steve Penrod, Mayor of the City of Vienna and that said Ordinance shall become effective after its passage and publication; all as appears from the records and file of said office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said City of Vienna, this ____ day of September, 2022.

Aleatha Wright, Clerk for the City of Vienna

COLLECTIVE BARGAINING AGREEMENT

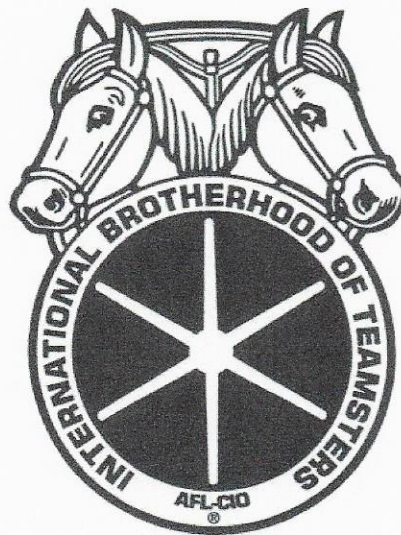
between

CITY OF VIENNA POLICE

and

**TEAMSTERS, AUTOMOTIVE, PETROLEUM & ALLIED TRADES
LOCAL UNION No.50**

AFFILIATED
with the
INTERNATIONAL
BROTHERHOOD OF TEAMSTERS



3 Year Proposal

ARTICLE 6

DUES DEDUCTION AND FAIR SHARE

The Employer and the Union agree that no employee shall be discriminated against, intimidated, retrained or coerced in the exercise of any rights granted by the Illinois Labor Relations Act, 5 ILCS 315/1 or by this agreement, or on account of membership or non-membership in, or lawful activities on behalf of the Union.

Each month, the Employer shall notify the Union of all bargaining unit personnel changes, including new hires, promotions, demotions, reallocations, superior performance increases, layoffs, reemployments, transfers, leaves, return from leave, suspensions, discharges and terminations, and all changes of non-bargaining unit personnel who are performing bargaining unit work on a continuing basis. In addition, if there are any changes in the following, the Employer shall furnish the Union the current seniority rosters and reemployment lists, applicable under the seniority provisions of this agreement.

The Union shall be permitted to off a brief orientation of a new bargaining unit employee for the purposes of being introduced to the Union Steward, and for the Union to distribute a copy of the Union contract and to explain Article 10 to the new bargaining unit employee. The Employer shall inform the Union of the date, time and location of the Union's participation with the Section. Such attendance by employees shall be on a voluntary basis and without loss of pay for the employees involved.

The Employer shall deduct the amount of dues and any authorized increases thereof set forth in the certification provided by the Union as provided in the Agreement such form and any authorized increase thereof, and shall remit such deductions to the Union in accordance with the laws of the State of Illinois. Any revocation of dues authorization in a union will be done in accordance with the laws of the State of Illinois, the respective Union's constitution and the terms of the membership-dues agreement between the Union and the member.

The Employer shall deduct, each month, or any pay period mutually agreeable to both the Employer and the Union, Union dues for the current month in such amounts as the Union Constitution and By-Laws may be amended to provide. Proper notification to the Employer of such amendment is to be given not later than one (1) week prior to the payroll deduction period from the pay of each member of the Union who has authorized such deduction.

The Union shall indemnify, defend, and hold the Employer harmless against any claim, demand, suit, or liability arising from any action taken by the Employer in complying with this Article.

Pay Scale

* All wage increases effective August 1st each year of the Agreement.

	<u>2022</u>	<u>2023</u>	<u>2024</u>
Trisha Thompson	\$.90	\$.90	\$.90
Bobbi Baker	\$.90	\$.90	\$.90

Article 23
Holidays

Add Juneteenth and day after Thanksgiving

ARTICLE 26
HEALTH INSURANCE

Section 1 – Health Insurance

It is understood and agreed to that the City of Vienna no longer makes insurance premium contributions to the Central States Health and Welfare Fund but rather to the Teamsters Employer Welfare Trust of Illinois Fund. Contributions will begin immediately on new hires. The City of Vienna agrees to contribute the following amounts for Health and Welfare benefits. Effective August 1, 2021, the City’s contribution rate will be three hundred and sixty-eight dollars (\$ 394.00) per week for each employee covered by this Agreement who has been on the payroll sixty (60) days or more. Effective August 1, 2022, the weekly contribution shall be three hundred and ninety-four dollars (\$394.00) per week. Effective August 1, 2023, the weekly contribution shall be four hundred six dollars (\$406.00) per week. Both parties further agree that neither the contribution amount nor the fund to which the contribution is made will change without negotiations involving the City and the Union.

Effective August 1, 2022, employees on whose behalf weekly contributions are made to Teamsters & Employers Welfare Trust of Illinois will contribute \$146.38 per week toward the total contributions specified. The applicable employee contributions will be made by payroll deduction.

Effective August 1, 2023, employees on whose behalf weekly contributions are made to Teamsters & Employers Welfare Trust of Illinois will contribute \$158.38 per week toward the total contributions specified. The applicable employee contributions will be made by payroll deduction.

The City of Vienna hereby irrevocably designates as its Representatives on the Board of Trustees such Trustees as are now serving or who will in the future serve as Employer Trustees together with their successors. The City of Vienna further agrees to be bound by all actions taken by the Trustees pursuant to the TEWTI Fund’s Agreement and Declaration of Trust as amended from time to time.

Should the City of Vienna become delinquent in making contributions to the TEWTI Fund then it shall be responsible to pay all attorney’s fees and costs of collection including court costs.

ARTICLE 29
DURATION

Section 1 - Term of Agreement

This Agreement shall be effective from August 1, 2022 and shall remain in full force and effect until July 31, 2025.

SIGNATURES IN WITNESS WHEREOF the parties hereto have affixed their signatures this _____ day of _____, 2022.

FOR THE EMPLOYER:

FOR THE UNION:

, Mayor

Jason Ashmore, Secretary/Treasurer

Aleatha Wright, City Clerk

Pat Nichols, President

(SEAL)

Bargaining Committee Member

TEAMSTERS & EMPLOYERS WELFARE TRUST OF ILLINOIS

and

City of Vienna, IL

PARTICIPATION AGREEMENT

(Bargaining Unit Personnel Only)

WITNESSETH:

THIS AGREEMENT is made and entered into the 7th day of September, 2022 by and between the Employer and the Fund signatory hereto by their duly authorized representatives.

WHEREAS, the Fund and the Employer have entered into an Agreement which provides for participation in the Teamsters & Employers Welfare Trust of Illinois to obtain health and welfare benefits for employees represented by the Employer;

NOW, THEREFORE, for and in consideration of the promises and mutual covenants herein contained, and subject to the written acceptance of the parties by said Trust, the Employer hereby agrees as follows:

1. The Employer agrees to be bound by, and hereby assents to, all the terms of the Trust Agreement creating said Teamsters & Employers Welfare Trust of Illinois, all of the rules and regulations heretofore and hereafter adopted by the Trustees of said Trust Fund pursuant to said Trust Agreement, and all of the actions of the Trustees in administering such Trust Fund in accordance with the Trust Agreement and rules adopted.

For purposes of this Participation Agreement, Bargaining Unit Personnel shall be defined as including those persons who are employed by a participating employer and who are receiving all wages and fringe benefits as set forth in the appropriate collective bargaining agreements.

2. The Employer hereby accepts as Employer Trustees the present Employer Trustees appointed under said Trust Agreement and all such past or succeeding Employer Trustees as shall have been or will be appointed in accordance with the terms of the Trust Agreement.

3. Retiree health benefits have been made available by the Trustees as a privilege, not a right. No person acquired a vested right to such benefits either before or after his or her retirement. The Trustees may expand, reduce or cancel coverage for retirees; change eligibility requirements or the amount of contributions; and otherwise exercise their prudent discretion at any time without legal right or recourse by a retiree or any other person.

4. This Agreement is not binding upon the Fund until accepted by the Trustees and confirmation of same is sent out over the signature of an authorized Fund representative.

5. It is specifically agreed and understood that the Employer will cooperate in making timely contributions (i.e. by the 15th day of the month following the work month) and that failure to do so shall subject the Employer to attorney fees, liquidated damages of 10% of the contributions not paid timely, interest, filing fees, and/or any other additional costs, including

but not limited to, accountant fees and costs of audit. Additionally, the Employer agrees and understands that the Trustees may, on reasonable notice, have an audit conducted by an independent accountant or its representatives of the payroll in connection with the said contributions and/or reports.

6. It is specifically understood that the Employer, in accepting this agreement, must contribute on bargaining unit personnel and no bargaining unit personnel may opt out of coverage with the Fund. The undersigned employer agrees to pay the equivalent contribution rate for each and every employee covered by this agreement as called for in the most recently negotiated collective bargaining agreement between the Union and the Employer for all bargaining unit employees.

7. If for any reason a change in the contribution rate occurs after the expiration date of a collective bargaining agreement but while the Employer is engaged in collective bargaining for a new agreement or is otherwise legally required to continue contributing to the Fund, the Employer must pay the adjusted rate after six months of the expiration of their current collective bargaining agreement or when the Employer executes a new collective bargaining agreement, whichever is sooner. Regardless of when the new collective bargaining agreement is executed, the Employer must remit contributions at the adjusted rate retroactive to the date the previous collective bargaining agreement expired.

8. Prior to entering into this Agreement, the Employer shall submit a roster of employees that will include the following information for each employee. The Employer must provide all of this information for all employees including those employees who are not covered by this agreement.

- a) Name & Social Security Number;
- b) Identify Whether Said Employee is paid Hourly, Weekly, or Monthly;
- c) Number of hours of work each month; and
- d) Birth date.

9. This participation Agreement shall continue in force and effect until or unless either party terminates it by serving written notice 60 days in advance of cancellation.

IN WITNESS WHEREOF, said Employer and Fund have caused this instrument to be executed by their duly authorized representatives.

ACCEPTED:

City of Vienna, IL

(Company Name)

By: _____

Its: Mayor

Date: ____ / ____ / ____

TEAMSTERS LOCAL # _____

By: _____

Its: Business agent

Date: ____ / ____ / ____

**TEAMSTERS & EMPLOYERS
WELFARE TRUST OF ILLINOIS**

By: _____

Its: Chairman Scott Maberry

Date: ____ / ____ / ____

TEAMSTERS & EMPLOYERS WELFARE TRUST OF ILLINOIS

and

City of Vienna, IL.

PARTICIPATION AGREEMENT

(Non-Bargaining Unit Personnel Only)

WITNESSETH:

THIS AGREEMENT is made and entered into the 7th day of September, 2022 by and between the Employer and the Fund signatory hereto by their duly authorized representatives.

WHEREAS, the Fund and the Employer have entered into an Agreement which provides for participation in the Teamsters & Employers Welfare Trust of Illinois to obtain health and welfare benefits for employees represented by the Employer;

NOW, THEREFORE, for and in consideration of the promises and mutual covenants herein contained, and subject to the written acceptance of the parties by said Trust, the Employer hereby agrees as follows:

1. The Employer agrees to be bound by, and hereby assents to, all the terms of the Trust Agreement creating said Teamsters & Employers Welfare Trust of Illinois, all of the rules and regulations heretofore and hereafter adopted by the Trustees of said Trust Fund pursuant to said Trust Agreement, and all of the actions of the Trustees in administering such Trust Fund in accordance with the Trust Agreement and rules adopted.

For purposes of this Participation Agreement, Non-Bargaining personnel shall be defined as those employees of participating employers who are not being paid pursuant to or in accordance with the applicable collective bargaining agreements with respect to wages, hours and conditions of employment

2. The Employer hereby accepts as Employer Trustees the present Employer Trustees appointed under said Trust Agreement and all such past or succeeding Employer Trustees as shall have been or will be appointed in accordance with the terms of the Trust Agreement.

3. This Agreement is not binding upon the Fund until accepted by the Trustees and confirmation of same is sent out over the signature of an authorized Fund representative.

4. It is specifically agreed and understood that the Employer will cooperate in making timely contributions (i.e. by the 15th day of the month following the work month) and that failure to do so shall subject the Employer to attorney fees, liquidated damages of 10% of the contributions not paid timely, interest, filing fees, and/or any other additional costs, including but not limited to, accountant fees and costs of audit. Additionally, the Employer agrees and understands that the Trustees may, on reasonable notice, have an audit conducted by an independent accountant or its representatives of the payroll in connection with the said contributions and/or reports.

5. It is specifically understood that the Employer, in accepting this agreement, must contribute on behalf of **all** non-bargaining unit personnel, including part-time employees, and no non-bargaining unit personnel may opt out of coverage with the Fund. The undersigned employer agrees to pay the equivalent contribution rate for each and every employee covered by this agreement as called for in the most recently negotiated collective bargaining agreement between the Union and the Employer for all bargaining unit employees.

6. If for any reason a change in the contribution rate occurs after the expiration date of a collective bargaining agreement but while the Employer is engaged in collective bargaining for a new agreement or is otherwise legally required to continue contributing to the Fund, the Employer must pay the adjusted rate after six months of the expiration of their current collective bargaining agreement or when the Employer executes a new collective bargaining agreement, whichever is sooner. Regardless of when the new collective bargaining agreement is executed, the Employer must remit contributions at the adjusted rate retroactive to the date the previous collective bargaining agreement expired.

7. Prior to entering into this Agreement, the Employer shall submit a roster of employees that will include the following information for each employee. The Employer must provide all of this information for all employees including those employees who are not covered by this agreement.

- a) Name & Social Security Number;
- b) Identify Whether Said Employee is paid Hourly, Weekly, or Monthly;
- c) Number of hours of work each month; and
- d) Birth date.

8. This participation Agreement shall continue in force and effect until or unless either party terminates it by serving written notice 60 days in advance of cancellation.

IN WITNESS WHEREOF, said Employer and Fund have caused this instrument to be executed by their duly authorized representatives.

ACCEPTED:

City of Vienna, IL.
(Company Name)

By: _____

Its: Mayor

Date: ____ / ____ / ____

**TEAMSTERS & EMPLOYERS
WELFARE TRUST OF ILLINOIS**

By: _____

Its: Chairman Scott Maberry

Date: ____ / ____ / ____

TEAMSTERS LOCAL # _____

By: _____

Its: Business agent

Date: ____ / ____ / ____



MEMO

TO: City of Vienna, Illinois
FROM: Moran Economic Development
DATE: September 2, 2022
RE: TIF Application Evaluation – 1818 Event Center

The following Project Proposal has been submitted to the City requesting consideration for the provision of TIF Funds. We have reviewed the applicant's proposal and have outlined key project features and economic impacts below:

Project: Renovation of an existing building for commercial uses

Developer: Jamie Kerley, President, KK & SS Properties, LLC

Project Location: 119 Harnerville Loop, Vienna, IL 62995

Johnson County PIN(s): 08-09-134-000 (Vienna TIF #1)

Project Description:

The Developer has proposed to undertake a project for the redevelopment of the building and property located at 119 Harnerville Loop to be used as a new event center for weddings, birthdays, parties, and other special events.

The facility will be climate controlled and have an available kitchen and dressing rooms.

In order to prepare the facility for use by customers, the applicant has proposed to make improvements and renovations throughout the property. This includes, but is not limited to:

- Electrical updates
- Plumbing updates
- HVAC
- Landscaping
- Brickwork
- New appliances, tables, chairs, and other furniture and equipment.

The applicant is requesting the consideration of TIF assistance in the form of annual property tax reimbursement payments to aid in the costs required to renovate the property for use and limit the overhead to operate the facility.

See submitted Business Plan for additional details.

Construction Cost & TIF Eligibility Estimates

1818 Event Center		
Work Item Description	Estimated Total Cost	Estimated TIF Eligible Cost
Property Acquisition	\$5,000	\$5,000
Electrical	\$6,000	\$6,000
Plumbing	\$8,000	\$8,000
HVAC	\$12,000	\$12,000
Landscaping	\$10,000	\$10,000
Brickwork	\$5,000	\$5,000
Furniture & Equipment	\$9,000	\$0
General Renovations	\$25,000	\$25,000
TOTAL	80,000	\$71,000

TIF Eligible costs are those costs incurred by the Developer during the performance of the work required for the project which are legally reimbursable using TIF Funds under the Illinois TIF Act. Any financial assistance provided utilizing TIF Funds may not exceed the total TIF eligible costs incurred. Actual costs incurred will be reviewed to confirm eligibility prior to the disbursement of any agreed upon reimbursement payments. The legal eligibility of these costs does not guarantee the provision of any level of funding.

Estimated Impact on Property Taxes & TIF Revenues

	PRE PROJECT	AFTER PROJECT	CHANGE
Taxable Value	\$5,000	\$16,833	\$11,833
Total Tax Bill	\$485	\$1,632	\$1,148
TIF Revenue	\$470	\$1,618	\$1,148

Projections indicate that if approximately 50% of the hard costs associated with the renovation of the building are assessed as real taxable value, after completion and full assessment of the improvements, the taxable value of the property would increase by approximately \$11,833, generating an additional \$1,148 in property tax revenue annually, all of which would be collected by the Vienna TIF #1 Fund.

This represents the potential for an estimated \$13,270 in total TIF revenue to be collected from the property for the remaining life of the TIF District (Vienna TIF #1 is set to expire in 2031)

Please see Exhibit B – Projections, for more details.

Economic Impact on Sales Tax

As this is to be a service-based business, it is not expected to create any taxable retail sales which should be taken into account.

Employment Impact

The developer estimates that a single individual will be able to manage this facility to an adequate extent. Therefore, no additional permanent jobs are expected to be created as a result of this project.

Opinion on the Provision of TIF Assistance

Should the City wish to provide TIF funds to support this project, the following TIF assistance strategies are recommended for consideration.

1. 60% annual reimbursement of TIF Revenues collected from the property for the remaining life of the TIF District (approximately 8 years). Not to exceed 100% of total TIF Eligible Costs verified to have been incurred.
2. 70% annual reimbursement of TIF Revenues collected from the property for the remaining life of the TIF District (approximately 8 years). Not to exceed 100% of total TIF Eligible Costs verified to have been incurred.
3. 80% annual reimbursement of TIF Revenues collected from the property for the remaining life of the TIF District (approximately 8 years). Not to exceed 100% of total TIF Eligible Costs verified to have been incurred.
4. One-time grant, payable upon completion of the entire project, in an amount to be determined at the City's discretion.
 - a. Suggested between \$10,000 to \$15,000 for existing building renovation costs.

NOTE

The provision of TIF assistance is at the complete discretion of the City, and this document is simply meant to serve as an overview of the project and evaluation of the application for assistance submitted by the Developer, as well as expression of our opinion, based on our professional experience, of an assistance strategy which the City could consider utilizing in regard to TIF funds. Any actions taken should be in accordance with the desires of the City, and in accordance with all provisions of the TIF Act.

Any actual payment is subject to terms of an executed Redevelopment Agreement between the City and the Developer. Any reimbursement may not exceed the total Eligible Redevelopment Project costs verified to have been incurred in conjunction with the project.

Any approved payments will only be eligible for disbursement upon completion of the entire project, verification of the costs incurred, and inspection of the work.

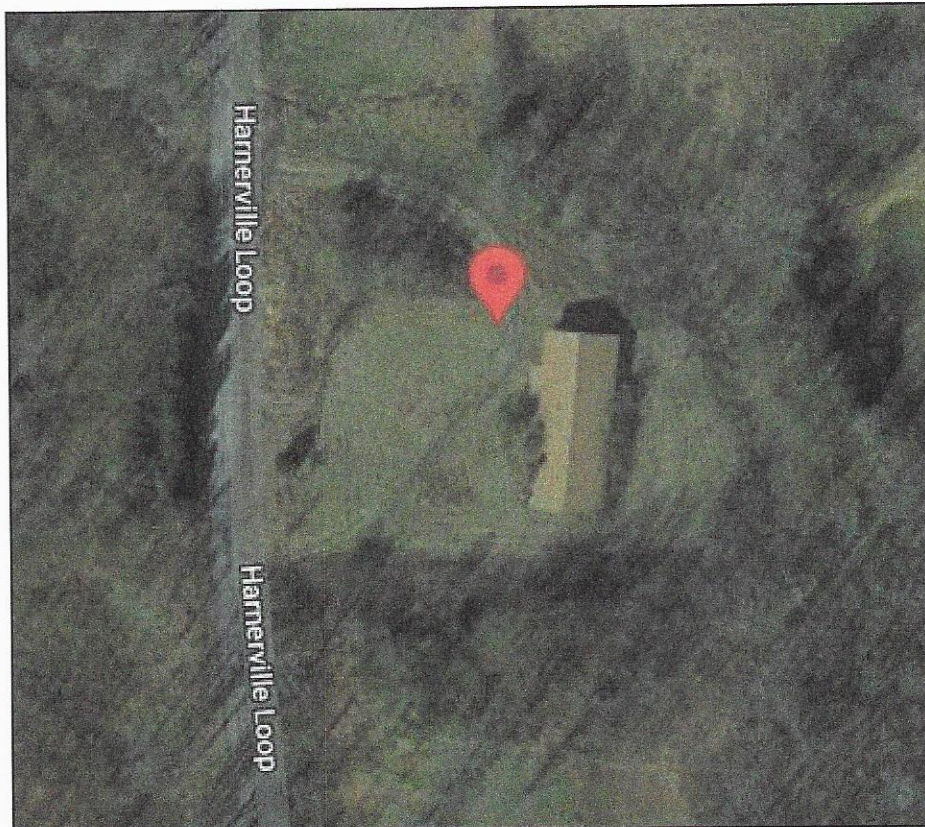
EXHIBIT A
PROJECT LOCATION

Address: 119 Harnerville Loop, Vienna, IL 62995

Johnson County PIN(s): 08-09-13-134-000

TIF District: Vienna TIF #1

Map:



60/40

REAL ESTATE TAX PROJECTIONS
Existing Building Renovation
1818 Event Center - Vienna, IL - TIF #1

Project PIN(s)	08-09-134-000	
Current EAV of Property(s)	\$5,000	Est. Current Tax Bill
TIF BASE	\$150	\$485
Estimated Total Project Cost (Hard Costs)	\$71,000	Est. to TIF
Project Costs to Assessed Value*	50%	\$470
Estimate Assessed Value of Improvements	\$35,500	
EAV of Estimated Improvements	\$11,833	
New EAV with Improvements	\$16,833	Total Tax Bill
Total Tax Rate	9.69745%	\$1,632

TIF Increment or Amount Available for Reimbursement	\$1,618
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Payment Year	Year	Current or Base EAV	EAV of Improvements	New EAV w/ Improvements	New EAV w/ Improvements Minus Base EAV	Estimated Full Tax Bill	Estimated TIF Increment	EXAMPLE SHARING SCENARIO			
								To Developer	%	To City	%
	2023	\$150	\$0	\$0	\$0	\$0		\$0	0	\$0	0
1	2024	\$150	\$11,833	\$16,833	\$16,683	\$1,632	\$1,620	\$972	60%	\$648	40%
2	2025	\$150	\$11,952	\$16,952	\$16,802	\$1,644	\$1,630	\$978	60%	\$652	40%
3	2026	\$150	\$12,071	\$17,071	\$16,921	\$1,655	\$1,640	\$984	60%	\$656	40%
4	2027	\$150	\$12,192	\$17,192	\$17,042	\$1,667	\$1,650	\$990	60%	\$660	40%
5	2028	\$150	\$12,314	\$17,314	\$17,164	\$1,679	\$1,660	\$996	60%	\$664	40%
6	2029	\$150	\$12,437	\$17,437	\$17,287	\$1,691	\$1,680	\$1,008	60%	\$672	40%
7	2030	\$150	\$12,561	\$17,561	\$17,411	\$1,703	\$1,690	\$1,014	60%	\$676	40%
8	2031	\$150	\$12,687	\$17,687	\$17,537	\$1,715	\$1,700	\$1,020	60%	\$680	40%
TOTAL 8 Years						\$13,387	\$13,270	\$7,962		\$5,308	

Assume 1% increase annually
 Based on figures from the Developer
 *Not all costs contribute to real property value
 Vienna TIF #1 Expires 2031

70/30

REAL ESTATE TAX PROJECTIONS
Existing Building Renovation
1818 Event Center - Vienna, IL - TIF #1

Project PIN(s)	08-09-134-000	
Current EAV of Property(s)	\$5,000	Est. Current Tax Bill
TIF BASE	\$150	\$485
Estimated Total Project Cost (Hard Costs)	\$71,000	Est. to TIF
Project Costs to Assessed Value*	50%	\$470
Estimate Assessed Value of Improvements	\$35,500	
EAV of Estimated Improvements	\$11,833	
New EAV with Improvements	\$16,833	Total Tax Bill
Total Tax Rate	9.69745%	\$1,632

TIF Increment or Amount Available for Reimbursement	\$1,618
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							EXAMPLE SHARING SCENARIO				
Payment Year	Year	Current or Base EAV	EAV of Improvements	New EAV w/ Improvements	New EAV w/ Improvements Minus Base EAV	Estimated Full Tax Bill	Estimated TIF Increment	To Developer	%	To City	%
	2023	\$150	\$0	\$0	\$0	\$0		\$0	0	\$0	0
1	2024	\$150	\$11,833	\$16,833	\$16,683	\$1,632	\$1,620	\$1,134	70%	\$486	30%
2	2025	\$150	\$11,952	\$16,952	\$16,802	\$1,644	\$1,630	\$1,141	70%	\$489	30%
3	2026	\$150	\$12,071	\$17,071	\$16,921	\$1,655	\$1,640	\$1,148	70%	\$492	30%
4	2027	\$150	\$12,192	\$17,192	\$17,042	\$1,667	\$1,650	\$1,155	70%	\$495	30%
5	2028	\$150	\$12,314	\$17,314	\$17,164	\$1,679	\$1,660	\$1,162	70%	\$498	30%
6	2029	\$150	\$12,437	\$17,437	\$17,287	\$1,691	\$1,680	\$1,176	70%	\$504	30%
7	2030	\$150	\$12,561	\$17,561	\$17,411	\$1,703	\$1,690	\$1,183	70%	\$507	30%
8	2031	\$150	\$12,687	\$17,687	\$17,537	\$1,715	\$1,700	\$1,190	70%	\$510	30%
TOTAL 8 Years						\$13,387	\$13,270	\$9,289		\$3,981	

Assume 1% increase annually
 Based on figures from the Developer
 *Not all costs contribute to real property value
 Vienna TIF #1 Expires 2031

80/20

REAL ESTATE TAX PROJECTIONS
Existing Building Renovation
1818 Event Center - Vienna, IL - TIF #1

Project PIN(s)	08-09-134-000	
Current EAV of Property(s)	\$5,000	Est. Current Tax Bill
TIF BASE	\$150	\$485
Estimated Total Project Cost (Hard Costs)	\$71,000	Est. to TIF
Project Costs to Assessed Value*	50%	\$470
Estimate Assessed Value of Improvements	\$35,500	
EAV of Estimated Improvements	\$11,833	
New EAV with Improvements	\$16,833	Total Tax Bill
Total Tax Rate	9.69745%	\$1,632

TIF Increment or Amount Available for Reimbursement	\$1,618
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Payment Year	Year	Current or Base EAV	EAV of Improvements	New EAV w/ Improvements	New EAV w/ Improvements Minus Base EAV	Estimated Full Tax Bill	Estimated TIF Increment	EXAMPLE SHARING SCENARIO			
								To Developer	%	To City	%
	2023	\$150	\$0	\$0	\$0	\$0		\$0	0	\$0	0
1	2024	\$150	\$11,833	\$16,833	\$16,683	\$1,632	\$1,620	\$1,296	80%	\$324	20%
2	2025	\$150	\$11,952	\$16,952	\$16,802	\$1,644	\$1,630	\$1,304	80%	\$326	20%
3	2026	\$150	\$12,071	\$17,071	\$16,921	\$1,655	\$1,640	\$1,312	80%	\$328	20%
4	2027	\$150	\$12,192	\$17,192	\$17,042	\$1,667	\$1,650	\$1,320	80%	\$330	20%
5	2028	\$150	\$12,314	\$17,314	\$17,164	\$1,679	\$1,660	\$1,328	80%	\$332	20%
6	2029	\$150	\$12,437	\$17,437	\$17,287	\$1,691	\$1,680	\$1,344	80%	\$336	20%
7	2030	\$150	\$12,561	\$17,561	\$17,411	\$1,703	\$1,690	\$1,352	80%	\$338	20%
8	2031	\$150	\$12,687	\$17,687	\$17,537	\$1,715	\$1,700	\$1,360	80%	\$340	20%
TOTAL 8 Years						\$13,387	\$13,270	\$10,616		\$2,654	

Assume 1% increase annually
 Based on figures from the Developer
 *Not all costs contribute to real property value
 Vienna TIF #1 Expires 2031