

**VILLAGE OF MT. ZION  
MACON COUNTY, ILLINOIS**

Ordinance No.  
2020-22

AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE VILLAGE OF MT. ZION (RT. 121 TAX INCREMENT FINANCING DISTRICT II) AND MT. ZION COMMUNITY UNIT SCHOOL DISTRICT #3, COUNTY OF MACON, RICHLAND COMMUNITY COLLEGE #537, MT. ZION TOWNSHIP, MT. ZION FIRE PROTECTION DISTRICT, MACON COUNTY CONSERVATION DISTRICT, DECATUR SANITARY DISTRICT, MACON COUNTY HEALTH AND MENTAL HEALTH BOARD AND THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ILLINOIS ON BEHALF OF MACON COUNTY COOPERATIVE EXTENSION

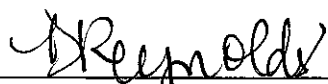
**CERTIFICATE**

State of Illinois    )  
                              )  
                              )  
County of Macon    )

I, Dawn Reynolds, duly appointed Village Clerk of the Village of Mt. Zion, Macon County, State of Illinois, and as such, custodian of all Village records, do hereby certify that the attached Ordinance No. 2020-22, is a true and correct copy of AN APPROVED ORDINANCE OF THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS that was adopted by the Mt. Zion Village Board on November 16, 2020.

In witness whereof, I hereby set my hand and affix the seal of the Village of Mt. Zion on this 16<sup>th</sup> day of November, 2020.

Seal

  
\_\_\_\_\_  
Dawn Reynolds, Village Clerk

**ORDINANCE NO. 2020-22**

**VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS**

**AN ORDINANCE APPROVING AND AUTHORIZING  
THE EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT**

**by and between**

**VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS  
(RT. 121 TAX INCREMENT FINANCING DISTRICT II)**

**and**

**MT. ZION COMMUNITY UNIT SCHOOL DISTRICT #3**

**and**

**COUNTY OF MACON**

**and**

**RICHLAND COMMUNITY COLLEGE #537**

**and**

**MT. ZION TOWNSHIP**

**and**

**MT. ZION FIRE PROTECTION DISTRICT**

**and**

**MT. ZION LIBRARY DISTRICT**

**and**

**MACON COUNTY CONSERVATION DISTRICT**

**and**

**DECATUR SANITARY DISTRICT**

**and**

**MACON COUNTY HEALTH AND MENTAL HEALTH BOARD**

**and**

**THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ILLINOIS  
ON BEHALF OF MACON COUNTY COOPERATIVE EXTENSION**

**ADOPTED BY THE CORPORATE AUTHORITIES  
OF THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS  
ON THE 16<sup>TH</sup> DAY OF NOVEMBER, 2020**

ORDINANCE NO. 2020-22

VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS

AN ORDINANCE APPROVING AND AUTHORIZING  
THE EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT

by and between

VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS  
(RT. 121 TAX INCREMENT FINANCING DISTRICT II)

and

MT. ZION COMMUNITY UNIT SCHOOL DISTRICT #3

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DECATUR SANITARY DISTRICT

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MACON COUNTY HEALTH AND MENTAL HEALTH BOARD

and

THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ILLINOIS  
ON BEHALF OF MACON COUNTY COOPERATIVE EXTENSION

PREAMBLE

WHEREAS, the Village of Mt. Zion, Macon County, Illinois (the "Village"), is an Illinois Municipal Corporation; and

WHEREAS, Mt. Zion Community Unit School District #3, is an Illinois Public School District (the "School District"); County of Macon, is a duly organized Illinois County; Richland Community College #537, is a duly organized Illinois Community College District; Mt. Zion Township, is a duly organized Illinois Township; Mt. Zion Fire Protection District, is a duly organized Illinois Fire Protection District; Mt. Zion Library District, is a duly organized Illinois Public Library District; Macon County Conservation District, is a duly organized Illinois Conservation District; Decatur Sanitary District, is a duly organized Illinois Sanitary District; Macon County Health and Mental Health Board, is a duly organized Illinois Health and Mental

Health Board; and **The Board of Trustees of the University of Illinois on behalf of Macon County Cooperative Extension**, is a duly organized County Cooperative Extension District; and all are collectively referred to herein as the "Taxing Districts;" and

**WHEREAS**, the 1970 Illinois Constitution, Article VII, Section 10, and the Illinois Intergovernmental Cooperation Act (5 ILCS 220/1 *et. seq.*) provide legal authority for intergovernmental privileges and authority to be enjoyed jointly by the Village and the Taxing Districts, as well as other public bodies politic; and

**WHEREAS**, the Village has the authority under the Expenses for Economic Development Act, 65 ILCS 5/8-1-2.5, to appropriate and expend funds for economic development purposes, including, but not limited to, the making of grants to other governmental entities that is deemed necessary or desirable for the promotion of economic development within the municipality; and

**WHEREAS** the Tax Increment Allocation Redevelopment Act (the "TIF Act") (65 ILCS 5/11-74.4-1 *et. seq.*) authorizes a municipality to enter into all contracts necessary or incidental to the implementation and furtherance of its redevelopment plan and project; and

**WHEREAS**, the Village proposes to adopt a Redevelopment Plan and Projects and designate a Redevelopment Project Area pursuant to the TIF Act for the "**Mt. Zion Rt. 121 Tax Increment Financing District II**" (the "TIF District"), which area is located within portions of the boundary of the Taxing Districts; and

**WHEREAS**, pursuant to the *Anticipated Measures to Address Financial Impact* cited in the proposed TIF District Redevelopment Plan, the Village has determined that it wishes to reduce the perceived impact on the real estate tax base of the Taxing Bodies from the establishment of the TIF District as described below; and

**WHEREAS**, the Parties desire to enter into an intergovernmental agreement for their mutual benefit and the benefit of the citizens and taxpayers of each of the Parties, and to resolve any differences over the TIF District Redevelopment Plan and Projects, designation of the Project Area, adoption of the and adoption of tax increment financing therefore and, through this Agreement, mutually provide for the best interests of their communities and constituents.

**NOW THEREFORE, BE IT ORDAINED BY THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS THAT:**

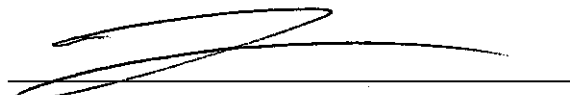
1. The Intergovernmental Agreement by and between the Village of Mt. Zion, Macon County, Illinois and the Taxing Bodies, attached hereto as *Exhibit A*, is hereby approved, subject to and contingent in its entirety on the Village's successful establishment of the TIF District and all parties to the attached Agreement legally approving the same.
2. The Village President is hereby authorized and directed to enter into and execute on behalf of the Village said Intergovernmental Agreement and the Village Clerk of the Village of Mt. Zion is hereby authorized and directed to attest such execution.

3. The Intergovernmental Agreement shall be effective the date of its approval and upon the execution by all parties therein designated as to having the authority of their respective governing bodies to execute the same.
4. This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

**PASSED, APPROVED AND ADOPTED** by the Corporate Authorities of the Village of Mt. Zion, Macon County, Illinois, on the 16<sup>th</sup> day of November, 2020, and deposited and filed in the Office of the Village Clerk of said Village on that date.

| <b>CORPORATE AUTHORITIES</b> | <b>AYES</b> | <b>NAYS</b> | <b>ABSTAIN</b> | <b>ABSENT</b> |
|------------------------------|-------------|-------------|----------------|---------------|
| Ellen Ritchie                | X           |             |                |               |
| Mike Mose                    |             |             | X              |               |
| Chris Siudyla                | X           |             |                |               |
| Donna Scales                 | X           |             |                |               |
| Wendy Kernan                 | X           |             |                |               |
| Kevin Fritzsche              | X           |             |                |               |
| Lucas Williams, President    |             |             |                |               |
| <b>TOTALS:</b>               | 5           | 0           | 1              | 0             |

**APPROVE:**



Lucas Williams, President

**ATTEST:**



Dawn Reynolds, Village Clerk

**ATTACHMENT:**

**EXHIBIT A. INTERGOVERNMENTAL AGREEMENT**

**EXHIBIT A**

**INTERGOVERNMENTAL AGREEMENT**

by and between

**VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS  
(RT. 121 TAX INCREMENT FINANCING DISTRICT II)**

and

**MT. ZION COMMUNITY UNIT SCHOOL DISTRICT #3**

and

**COUNTY OF MACON**

and

**RICHLAND COMMUNITY COLLEGE #537**

and

**MT. ZION TOWNSHIP**

and

**MT. ZION FIRE PROTECTION DISTRICT**

and

**MT. ZION LIBRARY DISTRICT**

and

**MACON COUNTY CONSERVATION DISTRICT**

and

**DECATUR SANITARY DISTRICT**

and

**MACON COUNTY HEALTH AND MENTAL HEALTH BOARD**

and

**THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ILLINOIS  
ON BEHALF OF MACON COUNTY COOPERATIVE EXTENSION**

**INTERGOVERNMENTAL AGREEMENT**

by and between

**VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS  
(RT. 121 TAX INCREMENT FINANCING DISTRICT II)**

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**THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ILLINOIS  
ON BEHALF OF MACON COUNTY COOPERATIVE EXTENSION**

**NOVEMBER – 2020**

**INTERGOVERNMENTAL AGREEMENT**

by and between

**VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS  
(RT. 121 TAX INCREMENT FINANCING DISTRICT II)**

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**MACON COUNTY HEALTH AND MENTAL HEALTH BOARD**

and

**THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ILLINOIS  
ON BEHALF OF MACON COUNTY COOPERATIVE EXTENSION**

This Intergovernmental Agreement is entered into this 16<sup>th</sup> day of November, 2020 by and between the following Parties: **Village of Mt. Zion**, Macon County, Illinois (the “Village”), an Illinois Municipal Corporation, and: **Mt. Zion Community Unit School District #3**, an Illinois Public School District (the “School District”); **County of Macon**, a duly organized Illinois County; **Richland Community College #537**, a duly organized Illinois Community College District; **Mt. Zion Township**, a duly organized Illinois Township; **Mt. Zion Fire Protection District**, a duly organized Illinois Fire Protection District; **Mt. Zion Library District**, a duly organized Illinois Public Library District; **Macon County Conservation District**, a duly organized Illinois Conservation District; **Decatur Sanitary District**, a duly organized Illinois Sanitary District; **Macon County Health and Mental Health Board**, a duly organized Illinois Health and Mental Health Board; and **The Board of Trustees of the University of Illinois on behalf of Macon County Cooperative Extension**, a duly organized County Cooperative Extension District (collectively the “Taxing Districts”), pursuant to the 1970 Illinois Constitution and the Illinois Compiled Statutes.

**PREAMBLE**

**WHEREAS**, the 1970 Illinois Constitution, Article VII, Section 10, and the Illinois Intergovernmental Cooperation Act (5 ILCS 220/1 *et. seq.*) provide legal authority for



intergovernmental privileges and authority to be enjoyed jointly by the Village and the Taxing Districts, as well as other public bodies politic; and

**WHEREAS**, the Village has the authority under the Expenses for Economic Development Act, 65 ILCS 5/8-1-2.5, to appropriate and expend funds for economic development purposes, including, but not limited to, the making of grants to other governmental entities that is deemed necessary or desirable for the promotion of economic development within the municipality; and

**WHEREAS** the Tax Increment Allocation Redevelopment Act (the "TIF Act") (65 ILCS 5/11-74.4-1 *et. seq.*) authorizes a municipality to enter into all contracts necessary or incidental to the implementation and furtherance of its redevelopment plan and project; and

**WHEREAS**, the Village proposes to adopt a Redevelopment Plan and Projects and designate a Redevelopment Project Area pursuant to the TIF Act for the "**Mt. Zion Rt. 121 Tax Increment Financing District II**" (the "TIF District"), which area is located within portions of the boundary of the Taxing Districts; and

**WHEREAS**, pursuant to the *Anticipated Measures to Address Financial Impact* cited in the proposed TIF District Redevelopment Plan, the Village has determined that it wishes to reduce the perceived impact on the real estate tax base of the Taxing Bodies from the establishment of the TIF District as described below; and

**WHEREAS**, the Parties desire to enter into an intergovernmental agreement for their mutual benefit and the benefit of the citizens and taxpayers of each of the Parties, and to resolve any differences over the TIF District Redevelopment Plan and Projects, designation of the Project Area, adoption of the and adoption of tax increment financing therefore and, through this Agreement, mutually provide for the best interests of their communities and constituents; and

**WHEREAS**, pursuant to Section 11-74.4-7 of the TIF Act, any pledge of funds in the special tax allocation fund designated for said TIF District shall provide for distribution to the Taxing Districts of moneys not required, pledged, earmarked, or otherwise designated for payment and securing of the obligations and anticipated redevelopment project costs, and such excess funds shall be calculated annually and deemed to be "surplus" funds; and

**WHEREAS**, pursuant to the proposed Mt. Zion Rt. 121 TIF District II Redevelopment Plan and Projects and the TIF Act the Village shall on an annual basis during the life of the TIF District, including any Legislative Extensions thereof, set aside from the Rt. 121 TIF District II Special Tax Allocation Fund (the "TIF Fund") and declare as surplus funds such amounts as set forth below; and

**WHEREAS** any payments provided for hereunder are not payments in lieu of taxes as defined by the TIF Act; and

**WHEREAS** this Agreement is subject to and contingent in its entirety on the Village's successful establishment of the TIF District; and

WHEREAS, the Parties declare that this Agreement is adopted pursuant to the 1970 Illinois Constitution, Article VII, Section 10; the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et. seq.*) and other applicable statutes.

## AGREEMENTS

NOW THEREFORE, in consideration of the statements and findings hereinafter set forth, the mutual covenants herein contained, and other good and valuable consideration the sufficiency of which is hereby acknowledged, the Parties hereto find and agree as follows:

### A. ANNUAL DECLARATION OF TIF SURPLUS FUNDS

1. **Incorporation of Preambles:** The Parties find that all of the recitals contained in the preamble to this Agreement are full, true and correct and incorporate them into this Agreement by this reference.
2. **Taxing Bodies Continue to Levy Real Estate Tax on Initial EAV of the TIF District:** The Parties acknowledge that pursuant to Section 65 ILCS 5/11-74.4-8(a) of the TIF Act, the portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the redevelopment project area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.
3. **State Funding of Public Schools is not reduced due to incremental growth in TIF EAV:** The Parties acknowledge that pursuant to the TIF Act and the Illinois School Code by which Illinois public schools currently receive funding through the Evidence Based Funding Formula, no part of the current equalized assessed valuation of each property in the redevelopment project area attributable to any increase above the total initial equalized assessed value, or the total initial equalized assessed value as adjusted, of such properties shall be used in calculating the State school aid, provided for in 105 ILCS 5/18-8.15 of the Illinois School Code, until such time as the TIF District has ended.
4. **Annual Declaration of TIF Surplus Funds:** The Parties acknowledge that the Village shall annually declare by Ordinance a portion of the real estate tax increment generated within the TIF District, if any, as "TIF Surplus Funds" in the manner set forth below.
  - a. The Village has identified within the TIF District Redevelopment Project Area, **two hundred sixty-one (261) Pre-existing Single Family Residential Properties** which, at the time of the establishment of the TIF District, are currently classified by Macon County as a property use code "0040-Resid with Buildings" parcels (*Exhibit 1* and hereinafter

referred to as the “Pre-existing Residential Properties”), and on which there already exists a single-family residential house or duplex unit. **Two (2) rural residential properties** on which single-family homes currently exist but are not coded “0040-Resid with Buildings” (PIN 12-17-04-210-007 and PIN 12-17-04-329-003) are also included in *Exhibit 1*, are located within the TIF District, and shall be subject to this *Section A(4)(a)*. The Village hereby agrees to annually declare as surplus funds, pursuant to Section 11-74.4-7 of the TIF Act, an amount of real estate tax increment equal to that which is **seventy-five percent (75%)** of the gross real estate tax increment generated annually from the “natural growth” of the Pre-existing Single-Family Residential Properties, PIN 12-17-04-210-007 and PIN 12-17-04-329-003 during the life of the TIF District. Such TIF Surplus Funds shall be distributed annually from the Village’s Special Tax Allocation Fund to the Macon County Collector for pro rata distribution to the Taxing Districts no later than 180 days after the close of the Village’s fiscal year as provided in Section 11-74.4-7 of the TIF Act and subject to the receipt of the real estate tax increment for that year from Macon County.

- i. “Natural Growth” is hereby defined as that portion of the annual real estate tax increment, if any, of real estate taxes which are attributable to the increase in the current equalized assessed valuation of each taxable lot, block or tract or parcel of real property within the list of the Pre-existing Residential Properties over and above the initial equalized assessed value of each property (per Section 11-74.4-8 of the TIF Act) other than exempt properties and properties subject to private Redevelopment Agreements.
- ii. In the event any of the Pre-existing Residential Properties are included in a Private Redevelopment Agreement at any time during the life of the TIF District, such property shall also become exempt from *Section A(4)(a)* of this Agreement during the life of the private Redevelopment Agreement.
- iii. In the event Macon County changes the classification of any of the Pre-existing Residential Properties herein defined in *Exhibit 1* to something other than property use code “0040-Resid with Buildings” on which there is a single family residential or duplex unit, then any such properties shall be permanently exempt from *Section A(4)(a)* of this Agreement.
- iv. The amount of surplus funds as calculated pursuant to *Section A(4)(a)* of this Agreement shall be reduced by a proportionate amount of any real estate tax increment which is otherwise owed to but not actually received by the Village as a result of delinquent property tax payments, certificates of error, assessment challenges, or other similar events that result in a

failure of the Village to receive real estate tax increment to which it is otherwise entitled.

- b. The Village shall annually declare as surplus funds, pursuant to Section 11-74.4-7 of the TIF Act, an amount of real estate tax increment equal to that which is calculated pursuant to the schedule below for all parcels which are exempt pursuant to *Section A(4)(a)(ii)* and *(iii)* above, and those parcels which are within the TIF District but were not at the time of the establishment of the TIF District classified by Macon County as a property use code "0040-Resid with Buildings" parcel or listed in *Exhibit 1*.

Upon the annual declaration of such surplus funds, the Village shall return the amount so calculated pursuant to the schedule below to the Macon County Collector who shall thereafter make pro rata distribution to the respective taxing districts in the same manner and proportion as the most recent distribution by the county collector to the affected districts of real property taxes from real property in the redevelopment project area.

The amount of surplus funds as calculated pursuant to the schedule below shall be reduced by a proportionate amount of any real estate tax increment which is otherwise owed to but not actually received by the Village as a result of delinquent property tax payments, certificates of error, assessment challenges, or other similar events that result in a failure of the Village to receive real estate tax increment to which it is otherwise entitled.

| <b>Annual Incremental Increase in Equalized Assessed Value of Real Property within the TIF District Redevelopment Project Area (less the incremental EAV generated by parcels listed in <i>Exhibit 1</i>)</b> | <b>Annual TIF Surplus Percentage of Total Annual Real Estate Tax Increment Generated within the TIF Redevelopment Project Area (less the TIF Increment generated by parcels listed in <i>Exhibit 1</i>)</b> |
|---|---|
| <b>\$0</b>  | <b>0%</b>   |
| <b>\$100,000</b>  | <b>10%</b>  |
| <b>\$2,500,000</b>  | <b>15%</b>  |
| <b>\$4,500,000 or greater</b>   | <b>25%</b>  |
| <b>NOTE: The applicable TIF Surplus Percentage is cumulative over the life of the TIF District and will be based on the amount of actual incremental increase in the applicable TIF EAV.</b>                  |   |

An illustrated example of the Proposed Schedule of Annual TIF Surplus Funds is attached hereto as *Exhibit 2*. The estimates presented in *Exhibit 2* do not represent specific TIF

Surplus amounts to be annually declared by the Village, but rather are provided to further illustrate the possible trajectory of future TIF Surplus percentages. The Parties therefore acknowledge that the actual results from year-to-year may vary. Notwithstanding anything herein to the contrary, the Annual Surplus Funds declared by the Village pursuant to its obligation in *Section A(4)(b)* of this Agreement shall not exceed **twenty-five percent (25%)** of the annual real estate tax increment generated by the parcels within the TIF District that are not at the time of the establishment of the TIF District currently classified by Macon County as a property use code "0040-Resid with Buildings" parcel and as hereto listed in *Exhibit 1*.

- c. The Village shall have the right to unilaterally declare this TIF Surplus Funds provision suspended and no declaration of such TIF Surplus Funds shall be made by the Village in any year during the life of the TIF District in which the establishment or annual administration of the TIF district is, in any manner, being challenged in a court of law. During any such suspension, unpaid TIF Surplus Funds shall be held in escrow by the Village for future distribution upon said challenge to the TIF District being resolved and sufficient TIF funds becoming available.
- d. If a refund or reimbursement of tax increment is potentially due from the Village's Special Tax Allocation Fund for any reason, including but not limited to any tax objection, assessment challenge or formal appeal to the Illinois Property Tax Appeal Board (PTAB), issuance of a certificate of error or other such action, including any appeals therefrom for any property located within the TIF District, the Village may at its sole discretion withhold a proportional amount of the TIF Surplus Funds in question that are due the Taxing Districts hereunder until the time such action is resolved.
- e. Without prejudice to any other right or claim which the Taxing bodies may have against the Village, the Taxing Bodies hereby waive any claim under the statutory provision of the TIF Act for any other TIF funds unless otherwise agreed to in writing with the Village.
- f. Pursuant to Section 5/11-74.4-3 (q)(7) of the TIF Act and notwithstanding anything in this Agreement to the contrary, the Village hereby reserves the authority to separately reimburse all or a portion of a taxing district's capital costs that are incurred or are to be incurred within a taxing district for which such capital costs:
  - i. result from the TIF District redevelopment project;
  - ii. are in furtherance of the objectives of the TIF District redevelopment plan and project; and

- iii. are the subject of a written agreement that is accepted and approved by the Village.
- g. Notwithstanding anything in this Agreement to the contrary, nor in lieu of any benefit provided herein, any of the Taxing Districts may request from the Village additional TIF funding for other TIF eligible costs during the life of the TIF District, including any Legislative Extensions thereof, provided such requests shall be considered on a case-by-case basis and for which the Village further agrees by written agreement to exercise its authority pursuant to the TIF Act and the laws of the State of Illinois to provide such assistance as may be available and payable solely from the TIF District Special Tax Allocation Fund.

## **B. GENERAL PROVISIONS**

1. **Indirect Beneficiaries.** The Parties acknowledge that other public bodies may indirectly benefit from this Intergovernmental Agreement.
2. **Binding Effect:** This Agreement shall be binding on the Parties and their respective successors, including successors in office. Should any of the Taxing Districts merge with another public body, this Agreement shall apply to the successor taxing district.
3. **Governing Law:** This Agreement is governed by and shall be construed in accordance with the laws of the State of Illinois.
4. **Term:** This Agreement shall become effective upon the establishment of the TIF District and the full execution of this Agreement by the Taxing Districts and shall remain in effect until either the Village adopts an Ordinance dissolving the TIF District, or until the termination of the TIF District as adopted in the Redevelopment Plan, including any Legislative Extension thereof, whichever is occurs first.
5. **Amendments, Waivers, Modifications:** No amendment, waiver or modification of any term or condition of this Agreement shall be binding or effective for any purpose unless expressed in writing and adopted by each of the Parties as required by law.
6. **Real Estate Tax Increment Information:** The Administrators of this TIF District Redevelopment Plan and the Village agree to provide the Taxing Districts with information developed to establish the initial equalized assessed valuation of the TIF District and the computation of the real estate increment in each successive year for the TIF District as a whole. The Administrators further agree to provide the Taxing Districts with a copy of the TIF Annual Report as required by law to be provided to the Taxing Districts.

7. **Enforcement:** The Parties agree that in the event any Party to this Agreement fails to perform or avoids its obligations hereunder, any Party not in breach may initiate an action in the a court of competent jurisdiction to enforce the terms and conditions set forth herein and shall be permitted to assess all costs and reasonable attorneys' fees incurred by reason of such enforcement action against the Party in breach, which costs and reasonable attorneys' fees shall be promptly paid.
  
8. **Waiver of Objections:** The Taxing Districts by their execution and approval of this Agreement hereby waive forever any and all right to directly or indirectly set aside, modify or contest in any manner the establishment or administration of the TIF District including the Redevelopment Plan, Projects and Area as proposed and approved by the Village. Furthermore, the Taxing Districts may not contest, challenge or otherwise object to the calculation of any surplus funds declared by the Village hereunder, after a period that is one year from the date said payments of surplus funds are issued by the County to the Taxing Districts. Nothing contained herein is to be construed to give the Taxing Districts any right to participate in the administration of the TIF District Redevelopment Plan or Projects. This waiver does not limit or prohibit the Taxing Districts from contesting the Village's distribution of TIF Funds as it relates to this Agreement. In the event the Village fails to perform any obligations within this Agreement, this *Paragraph B(8)* is null and void.
  
9. **Indemnification and Non-waiver:** Each Taxing District individually shall indemnify and hold harmless the Village, its agents, board members, attorneys, officers, representatives, and employees (in both their individual and official capacities) against all injuries, deaths, losses, damages, claims, suits, liabilities, judgments, costs and expenses (including any liabilities, judgments, costs and expenses, expert witness fees and costs of investigations, and reasonable attorneys' fees) which may arise directly or indirectly from (i) from any default or breach of the terms of this Agreement by the Taxing District; or (ii) from any negligence or reckless or willful misconduct of the Taxing District or any of its contractors, subcontractors or agents or employees thereof (so long as such contractor, subcontractor or agent or employee is hired by the Taxing District). This paragraph shall not apply, and the Taxing District shall have no obligation whatsoever, with respect to any acts of negligence or reckless or willful misconduct on the part of the Village or any of its officers, agents, employees or contractors.
  - a. The Village covenants and agrees to defend, indemnify and hold the Taxing Districts and their officers, board members, attorneys, agents, employees and representatives (in both their individual and official capacities) harmless from all claims, suits, costs or expenses, or other causes of action of any kind (including expert witness and attorney's fees, and costs of investigations) ("Loss") of defending any claims or actions contesting the validity or legality of the Mt. Zion Rt. 121 TIF Plan, Redevelopment Project, Redevelopment Project Area, or this Agreement. The Village covenants and

agrees to indemnify, defend, and hold harmless each Taxing District against any Loss brought against the Taxing District arising from or in connection with the acts or omissions of the Village or its employees or agents related to this Agreement or the Village's breach of this Agreement, provided that said Loss has not been caused by the negligence or misconduct of the respective Taxing District and its employees.

- b. No Party to this Agreement waives any defenses or immunities it otherwise has under the law, including but not limited to any immunities under the Local Governmental and Governmental Employees Tort Immunity Act (745 ILCS 10/1 et seq.), the State Employee Indemnification Act (5 ILCS 350/1, et seq.), or otherwise provided by law.
10. **Final Payments.** Payments made to the Taxing Districts under this Agreement shall be final and non-refundable once made unless there is a calculation error in the distribution of funds under this Agreement.
  11. **Prevailing Wage:** The Taxing Districts acknowledge their responsibility for compliance with the Illinois Prevailing Wage Act. The Taxing Districts shall not pay less than the prevailing rate of wages as found by the Village or Illinois Department of Labor to all laborers, workers and mechanics performing construction work paid for in whole or in part with TIF funds received under this Agreement. The Taxing Districts shall indemnify and hold harmless the Village, its officers, officials, agents and consultants from any and all claims related thereto.
  12. **Complete Agreement:** This Agreement expresses the complete and final understanding of the Parties with respect to the subject matter as of the date of its execution. Each Party acknowledges that no representations have been made which have not been set forth herein.
  13. **Titles of Paragraphs:** Titles of the several parts, paragraphs, sections or articles of this Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any provisions hereof.
  14. **Partial Invalidity:** In the event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.
  15. **Notices:** All notices, demands, requests, consents, approvals or other instruments required or permitted by this Agreement shall be in writing and shall be executed by the Party or an officer, agent or attorney of the Party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally, or as of the third (3rd) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid addressed as follows:



**Village of Mt. Zion**  
% Village Clerk  
1400 Mt. Zion Parkway  
Mt. Zion, IL 62549

**Mt. Zion C.U.S.D. #3**  
% Superintendent  
1595 W. Main Street  
Mt. Zion, IL 62549

**County of Macon**  
% County Clerk  
141 S Main Street, Room 104  
Decatur, IL 62523

**Richland Community College #537**  
% Treasurer  
1 College Park  
Decatur, IL 62521  
**Mt. Zion Township**  
% Township Supervisor  
P.O. Box 323  
Mt. Zion, IL 62549

**Mt. Zion Fire Protection District**  
% Board President  
110 W. Main Street  
Mt. Zion, IL 62549

**Mt. Zion Library District**  
% Board President  
115 W. Main Street  
Mt. Zion, IL 62549

**Macon County Conservation District**  
% Board President  
3939 Nearing Lane  
Decatur, IL 62521

**Decatur Sanitary District**  
% Board President  
501 Dipper Lane  
Decatur, IL 62522

**Macon County Health and Mental Health Board**  
% Board President  
141 S. Main Street, Room 312  
Decatur, IL 62523

**Macon County Cooperative Extension**  
% Board President  
3351 Howard Brown Blvd.  
Decatur, IL 62521

16. **Authority to Execute:** The undersigned represent that they have the authority of their respective governing authorities to execute this Agreement. The Village hereby further represents and warrants that it has fully constitutional, statutory, and lawful right, power and authority, under current applicable law, to execute and deliver, and perform the terms, duties and obligations of this Agreement, and all the foregoing have been or will be duly and validly authorized and approved by all necessary Village proceedings, findings and actions. Accordingly, this Agreement constitutes the legal, valid and binding obligation of the Village, enforceable in accordance with its terms.
17. **Counterparts:** This Agreement may be executed in counterparts, which when taken together shall constitute a single signed original as though all Parties had executed the same page.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the dates indicated as follows:

MT. ZION C.U.S.D. #3

By: [Signature] Date: 12-1-20  
President, Board of Education  
Attest: [Signature] Date: 5-4-21  
Secretary, Board of Education

COUNTY OF MACON

By: [Signature] Date: 1-14-21  
County Board President  
Attest: [Signature] Date: 1/14/21  
County Board Secretary

RICHLAND COMMUNITY COLLEGE #537

By: [Signature] Date: 1-6-21  
President, Board of Trustees  
Attest: [Signature] Date: 1/5/21  
Secretary, Board of Trustees  
Treasurer

MT. ZION TOWNSHIP

By: [Signature] Date: 12-4-2020  
President, Board of Trustees  
Attest: [Signature] Date: 12-4-2020  
Secretary, Board of Trustees

MT. ZION FIRE PROTECTION DISTRICT

By: [Signature] Date: 12/14/2020  
President, Board of Trustees  
Attest: [Signature] Date: 12-14-20  
Secretary, Board of Trustees

MT. ZION LIBRARY DISTRICT

By: [Signature] Date: 12/14/2020  
President, Board of Trustees  
Attest: [Signature] Date: 12-14-20  
Secretary, Board of Trustees

MACON COUNTY CONSERVATION DISTRICT

By: [Signature] Date: 3-8-21  
President, Board of Trustees  
Attest: [Signature] Date: 3/24/21  
Secretary, Board of Trustees

DECATUR SANITARY DISTRICT

By: [Signature] Date: 10/17/20  
President, Board of Trustees  
Attest: [Signature] Date: 1/5/21  
Secretary, Board of Trustees  
Clerk

MACON COUNTY HEALTH AND MENTAL HEALTH BOARD

By: [Signature] Date: 3-8-21  
President, Board of Trustees  
Attest: [Signature] Date: 3/8/21  
Secretary, Board of Trustees

THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ILLINOIS ON BEHALF OF MACON COUNTY COOPERATIVE EXTENSION

By: [Signature] Date: 2/26/21  
Avijit Ghosh, Comptroller, The Board of Trustees of the University of Illinois  
Attest: [Signature] Date: 2/26/21  
Secretary, The Board of Trustees of the University of Illinois

VILLAGE OF MT. ZION, ILLINOIS

By: [Signature] Date: 12/16/2020  
Mayor, Village of Mt. Zion, Illinois  
Attest: [Signature] Date: 12/16/2020  
Clerk, Village of Mt. Zion, Illinois

**EXHIBIT 1****MT. ZION RT. 121 TIF DISTRICT II**

Parcels on which there currently exists a single-family home or duplex unit and classified by Macon County as a property use code "0040-Resid with Buildings"

| Count | Parcel           | Tax Code | Use Code | Site Address             |
|-------|------------------|----------|----------|--------------------------|
| 1     | 12-17-03-104-021 | 12193    | 0040     | 345 WOODLAND DR, MT ZION |
| 2     | 12-17-03-104-031 | 12193    | 0040     | 342 WOODLAND LN, MT ZION |
| 3     | 12-17-03-129-023 | 12188    | 0040     | 1365 ASHLAND AVE         |
| 4     | 12-17-03-129-027 | 12188    | 0040     | 1305 ASHLAND AVE         |
| 5     | 12-17-03-129-028 | 12188    | 0040     | 1325 ASHLAND AVE         |
| 6     | 12-17-03-129-029 | 12188    | 0040     | 1345 ASHLAND AVE         |
| 7     | 12-17-03-151-012 | 12188    | 0040     | 820 N STATE ROUTE 121    |
| 8     | 12-17-03-151-013 | 12188    | 0040     | 810 N STATE ROUTE 121    |
| 9     | 12-17-03-151-014 | 12188    | 0040     | 100 E ROBERTS ST         |
| 10    | 12-17-03-151-015 | 12188    | 0040     | 835 BAKER DR             |
| 11    | 12-17-03-151-016 | 12188    | 0040     | 825 BAKER DR             |
| 12    | 12-17-03-151-017 | 12188    | 0040     | 815 BAKER DR             |
| 13    | 12-17-03-151-018 | 12188    | 0040     | 200 E ROBERTS ST         |
| 14    | 12-17-03-151-019 | 12188    | 0040     | 805 BAKER DR             |
| 15    | 12-17-03-152-022 | 12188    | 0040     | 940 N LIMA ST            |
| 16    | 12-17-03-153-001 | 12188    | 0040     | 830 BAKER DR             |
| 17    | 12-17-03-153-002 | 12188    | 0040     | 820 BAKER DR             |
| 18    | 12-17-03-153-003 | 12188    | 0040     | 810 BAKER DR             |
| 19    | 12-17-03-153-004 | 12188    | 0040     | 800 BAKER DR             |
| 20    | 12-17-03-153-005 | 12188    | 0040     | 230 E ROBERTS DR         |
| 21    | 12-17-03-301-001 | 12188    | 0040     | 730 N STATE ROUTE 121    |
| 22    | 12-17-03-301-002 | 12188    | 0040     | 720 N STATE ROUTE 121    |
| 23    | 12-17-03-301-003 | 12188    | 0040     | 700 N STATE ROUTE 121    |
| 24    | 12-17-03-301-004 | 12188    | 0040     | 125 E ROBERTS ST         |
| 25    | 12-17-03-301-005 | 12188    | 0040     | 215 E ROBERTS ST         |
| 26    | 12-17-03-301-006 | 12188    | 0040     | 225 E ROBERTS ST         |
| 27    | 12-17-03-301-007 | 12188    | 0040     | 235 E ROBERTS ST         |
| 28    | 12-17-03-302-001 | 12188    | 0040     | 620 N STATE ROUTE 121    |
| 29    | 12-17-03-302-002 | 12188    | 0040     | 600 N STATE ROUTE 121    |
| 30    | 12-17-03-302-004 | 12188    | 0040     | 540 N STATE ROUTE 121    |
| 31    | 12-17-03-302-005 | 12188    | 0040     | 530 N STATE ROUTE 121    |
| 32    | 12-17-03-302-006 | 12188    | 0040     | 520 N STATE ROUTE 121    |
| 33    | 12-17-03-302-007 | 12188    | 0040     | 500 N STATE ROUTE 121    |
| 34    | 12-17-03-302-008 | 12188    | 0040     | 440 N STATE ROUTE 121    |
| 35    | 12-17-03-302-009 | 12188    | 0040     | 120 MCGAUGHEY            |
| 36    | 12-17-03-302-010 | 12188    | 0040     | 130 MCGAUGHEY            |

| Count | Parcel           | Tax Code | Use Code | Site Address          |
|-------|------------------|----------|----------|-----------------------|
| 37    | 12-17-03-353-001 | 12188    | 0040     | 420 N STATE ROUTE 121 |
| 38    | 12-17-03-353-002 | 12188    | 0040     | 115 MC GAUGHEY        |
| 39    | 12-17-03-353-003 | 12188    | 0040     | 125 MC GAUGHEY        |
| 40    | 12-17-03-353-004 | 12188    | 0040     | 135 MC GAUGHEY        |
| 41    | 12-17-03-353-005 | 12188    | 0040     | 400 N STATE ROUTE 121 |
| 42    | 12-17-03-353-006 | 12188    | 0040     | 350 N STATE ROUTE 121 |
| 43    | 12-17-03-353-007 | 12188    | 0040     | 340 N STATE ROUTE 121 |
| 44    | 12-17-03-353-026 | 12188    | 0040     | 310 S STATE ROUTE 121 |
| 45    | 12-17-03-353-027 | 12188    | 0040     | 330 S STATE ROUTE 121 |
| 46    | 12-17-03-376-012 | 12188    | 0040     | 413 SHONNA DR         |
| 47    | 12-17-03-376-013 | 12188    | 0040     | 427 SHONNA DR         |
| 48    | 12-17-03-376-014 | 12188    | 0040     | 431 SHONNA DR         |
| 49    | 12-17-03-376-015 | 12188    | 0040     | 503 SHONNA DR         |
| 50    | 12-17-03-376-016 | 12188    | 0040     | 509 SHONNA DR         |
| 51    | 12-17-03-376-017 | 12188    | 0040     | 515 SHONNA DR         |
| 52    | 12-17-03-376-018 | 12188    | 0040     | 521 SHONNA DR         |
| 53    | 12-17-03-376-019 | 12188    | 0040     | 533 SHONNA DR         |
| 54    | 12-17-03-376-020 | 12188    | 0040     | 537 SHONNA DR         |
| 55    | 12-17-04-153-001 | 12188    | 0040     | 870 WESTSIDE DR       |
| 56    | 12-17-04-153-002 | 12188    | 0040     | 860 WESTSIDE DR       |
| 57    | 12-17-04-153-003 | 12188    | 0040     | 850 WESTSIDE DR       |
| 58    | 12-17-04-153-004 | 12188    | 0040     | 840 WESTSIDE DR       |
| 59    | 12-17-04-153-005 | 12188    | 0040     | 1140 MEADOWVIEW DR    |
| 60    | 12-17-04-153-006 | 12188    | 0040     | 1130 MEADOWVIEW DR    |
| 61    | 12-17-04-153-007 | 12188    | 0040     | 1120 MEADOWVIEW       |
| 62    | 12-17-04-153-008 | 12188    | 0040     | 1100 MEADOWVIEW DR    |
| 63    | 12-17-04-153-009 | 12188    | 0040     | 1030 MEADOWVIEW DR    |
| 64    | 12-17-04-154-001 | 12188    | 0040     | 830 WESTSIDE DR       |
| 65    | 12-17-04-154-002 | 12188    | 0040     | 820 WESTSIDE DR       |
| 66    | 12-17-04-154-003 | 12188    | 0040     | 810 WESTSIDE DR       |
| 67    | 12-17-04-154-004 | 12188    | 0040     | 800 WESTSIDE DR       |
| 68    | 12-17-04-154-007 | 12188    | 0040     | 1135 MEADOWVIEW DR    |
| 69    | 12-17-04-154-008 | 12188    | 0040     | 1125 MEADOWVIEW DR    |
| 70    | 12-17-04-154-010 | 12188    | 0040     | 1130 SUNNYCREST       |
| 71    | 12-17-04-154-011 | 12188    | 0040     | 1120 SUNNYCREST       |
| 72    | 12-17-04-154-012 | 12188    | 0040     | 825 CRESTVIEW CT      |
| 73    | 12-17-04-154-013 | 12188    | 0040     | 1135 SUNNYCREST       |
| 74    | 12-17-04-154-014 | 12188    | 0040     | 1125 SUNNYCREST       |
| 75    | 12-17-04-154-015 | 12188    | 0040     | 735 CRESTVIEW DR      |
| 76    | 12-17-04-155-001 | 12188    | 0040     | 830 CRESTVIEW DR      |

| Count | Parcel           | Tax Code | Use Code | Site Address           |
|-------|------------------|----------|----------|------------------------|
| 77    | 12-17-04-155-003 | 12188    | 0040     | 810 CRESTVIEW CT       |
| 78    | 12-17-04-155-004 | 12188    | 0040     | 835 WESTLAND           |
| 79    | 12-17-04-155-005 | 12188    | 0040     | 825 WESTLAND           |
| 80    | 12-17-04-155-006 | 12188    | 0040     | 1020 SUNNYCREST DR     |
| 81    | 12-17-04-176-001 | 12188    | 0040     | 830 WESTLAND           |
| 82    | 12-17-04-176-002 | 12188    | 0040     | 960 CRESTVIEW CT       |
| 83    | 12-17-04-176-003 | 12188    | 0040     | 940 CRESTVIEW CT       |
| 84    | 12-17-04-177-001 | 12188    | 0040     | 965 CRESTVIEW CT       |
| 85    | 12-17-04-177-002 | 12188    | 0040     | 955 CRESTVIEW CT       |
| 86    | 12-17-04-177-003 | 12188    | 0040     | 945 CRESTVIEW CT       |
| 87    | 12-17-04-177-004 | 12188    | 0040     | 935 CRESTVIEW CT       |
| 88    | 12-17-04-177-005 | 12188    | 0040     | 925 CRESTVIEW CT       |
| 89    | 12-17-04-210-005 | 12188    | 0040     | 1115 WOODLAND DR       |
| 90    | 12-17-04-210-008 | 12188    | 0040     | 1175 WOODLAND DR       |
| 91    | 12-17-04-210-009 | 12188    | 0040     | 1125 WOODLAND DR       |
| 92    | 12-17-04-227-017 | 12188    | 0040     | 1620 HAVENWOOD CT      |
| 93    | 12-17-04-227-018 | 12188    | 0040     | 1610 HAVENWOOD CT      |
| 94    | 12-17-04-227-019 | 12188    | 0040     | 1600 HAVENWOOD CT      |
| 95    | 12-17-04-229-005 | 12188    | 0040     | 1594 DOGWOOD DR        |
| 96    | 12-17-04-229-006 | 12188    | 0040     | 1592 DOGWOOD DR        |
| 97    | 12-17-04-229-011 | 12193    | 0040     | 1565 N STATE ROUTE 121 |
| 98    | 12-17-04-231-003 | 12188    | 0040     | 420 WOODLAND LN        |
| 99    | 12-17-04-231-007 | 12193    | 0040     | 318 W WOODLAND LN      |
| 100   | 12-17-04-232-001 | 12193    | 0040     | 1505 N STATE ROUTE 121 |
| 101   | 12-17-04-232-003 | 12193    | 0040     | 1445 N STATE ROUTE 121 |
| 102   | 12-17-04-232-004 | 12193    | 0040     | 1435 N STATE ROUTE 121 |
| 103   | 12-17-04-233-001 | 12188    | 0040     | 435 WOODLAND LN        |
| 104   | 12-17-04-233-002 | 12188    | 0040     | 1220 WOODLAND DR       |
| 105   | 12-17-04-233-003 | 12188    | 0040     | 1210 WOODLAND DR       |
| 106   | 12-17-04-233-004 | 12188    | 0040     | 430 DEBBY DR           |
| 107   | 12-17-04-233-005 | 12188    | 0040     | 425 WOODLAND LN        |
| 108   | 12-17-04-233-006 | 12188    | 0040     | 415 WOODLAND LN        |
| 109   | 12-17-04-233-007 | 12188    | 0040     | 405 WOODLAND LN        |
| 110   | 12-17-04-233-008 | 12188    | 0040     | 335 WOODLAND LN        |
| 111   | 12-17-04-233-009 | 12188    | 0040     | 325 WOODLAND LN        |
| 112   | 12-17-04-233-010 | 12188    | 0040     | 315 WOODLAND LN        |
| 113   | 12-17-04-233-011 | 12188    | 0040     | 305 WOODLAND LN        |
| 114   | 12-17-04-233-013 | 12188    | 0040     | 420 DEBBY DR           |
| 115   | 12-17-04-233-014 | 12188    | 0040     | 400 W DEBBY DR         |
| 116   | 12-17-04-233-015 | 12188    | 0040     | 330 DEBBY DR           |

| Count | Parcel           | Tax Code | Use Code | Site Address           |
|-------|------------------|----------|----------|------------------------|
| 117   | 12-17-04-233-016 | 12188    | 0040     | 320 DEBBY DR           |
| 118   | 12-17-04-233-017 | 12188    | 0040     | 314 DEBBY DR           |
| 119   | 12-17-04-233-018 | 12188    | 0040     | 310 DEBBY DR           |
| 120   | 12-17-04-233-019 | 12188    | 0040     | 300 DEBBY DR           |
| 121   | 12-17-04-234-001 | 12188    | 0040     | 435 DEBBY DR           |
| 122   | 12-17-04-234-002 | 12188    | 0040     | 425 DEBBY DR           |
| 123   | 12-17-04-234-003 | 12188    | 0040     | 405 DEBBY DR           |
| 124   | 12-17-04-234-004 | 12188    | 0040     | 335 DEBBY DR           |
| 125   | 12-17-04-234-005 | 12188    | 0040     | 325 DEBBY DR           |
| 126   | 12-17-04-234-006 | 12188    | 0040     | 315 DEBBY DR           |
| 127   | 12-17-04-234-007 | 12188    | 0040     | 305 DEBBY DR           |
| 128   | 12-17-04-234-010 | 12188    | 0040     | 1115 N STATE ROUTE 121 |
| 129   | 12-17-04-234-011 | 12188    | 0040     | 1105 N STATE ROUTE 121 |
| 130   | 12-17-04-277-003 | 12188    | 0040     | 300 NORTH DR           |
| 131   | 12-17-04-277-004 | 12188    | 0040     | 220 NORTH DR           |
| 132   | 12-17-04-277-005 | 12188    | 0040     | 200 NORTH DR           |
| 133   | 12-17-04-277-006 | 12188    | 0040     | 120 NORTH DR           |
| 134   | 12-17-04-279-001 | 12188    | 0040     | 940 EAST DR            |
| 135   | 12-17-04-279-002 | 12188    | 0040     | 920 EAST DR            |
| 136   | 12-17-04-279-003 | 12188    | 0040     | 910 EAST DR            |
| 137   | 12-17-04-279-004 | 12188    | 0040     | 840 EAST DR            |
| 138   | 12-17-04-279-005 | 12188    | 0040     | 830 EAST DR            |
| 139   | 12-17-04-280-033 | 12188    | 0040     | 100 W ROBERTS ST       |
| 140   | 12-17-04-301-001 | 12188    | 0040     | 1325 W MAIN ST         |
| 141   | 12-17-04-301-002 | 12188    | 0040     | 1315 W MAIN ST         |
| 142   | 12-17-04-301-003 | 12188    | 0040     | 1245 W MAIN ST         |
| 143   | 12-17-04-301-004 | 12188    | 0040     | 1235 W MAIN ST         |
| 144   | 12-17-04-301-005 | 12188    | 0040     | 1225 W MAIN ST         |
| 145   | 12-17-04-301-006 | 12188    | 0040     | 1145 W MAIN ST         |
| 146   | 12-17-04-302-002 | 12188    | 0040     | 725 CRESTVIEW CT       |
| 147   | 12-17-04-302-003 | 12188    | 0040     | 715 CRESTVIEW CT       |
| 148   | 12-17-04-302-004 | 12188    | 0040     | 705 CRESTVIEW DR       |
| 149   | 12-17-04-303-001 | 12188    | 0040     | 720 CRESTVIEW DR       |
| 150   | 12-17-04-303-002 | 12188    | 0040     | 710 CRESTVIEW          |
| 151   | 12-17-04-303-003 | 12188    | 0040     | 1030 W MAIN ST         |
| 152   | 12-17-04-303-004 | 12188    | 0040     | 735 WESTLAND           |
| 153   | 12-17-04-303-005 | 12188    | 0040     | 725 WESTLAND           |
| 154   | 12-17-04-303-006 | 12188    | 0040     | 1000 W MAIN ST         |
| 155   | 12-17-04-326-001 | 12188    | 0040     | 730 WESTLAND           |
| 156   | 12-17-04-326-002 | 12188    | 0040     | 950 OAKVIEW DR         |

| Count | Parcel           | Tax Code | Use Code | Site Address    |
|-------|------------------|----------|----------|-----------------|
| 157   | 12-17-04-326-003 | 12188    | 0040     | 940 OAKVIEW DR  |
| 158   | 12-17-04-326-004 | 12188    | 0040     | 930 OAKVIEW DR  |
| 159   | 12-17-04-326-005 | 12188    | 0040     | 920 OAKVIEW DR  |
| 160   | 12-17-04-326-006 | 12188    | 0040     | 910 OAKVIEW DR  |
| 161   | 12-17-04-326-007 | 12188    | 0040     | 900 OAKVIEW DR  |
| 162   | 12-17-04-328-002 | 12188    | 0040     | 710 WESTLAND    |
| 163   | 12-17-04-328-003 | 12188    | 0040     | 940 W MAIN ST   |
| 164   | 12-17-04-328-004 | 12188    | 0040     | 945 OAKVIEW DR  |
| 165   | 12-17-04-328-005 | 12188    | 0040     | 935 OAKVIEW DR  |
| 166   | 12-17-04-328-006 | 12188    | 0040     | 925 OAKVIEW DR  |
| 167   | 12-17-04-328-007 | 12188    | 0040     | 915 OAKVIEW DR  |
| 168   | 12-17-04-328-008 | 12188    | 0040     | 905 OAKVIEW DR  |
| 169   | 12-17-04-328-009 | 12188    | 0040     | 930 W MAIN ST   |
| 170   | 12-17-04-328-010 | 12188    | 0040     | 900 W MAIN ST   |
| 171   | 12-17-04-330-002 | 12188    | 0040     | 915 W MAIN ST   |
| 172   | 12-17-04-331-003 | 12188    | 0040     | 805 W MAIN ST   |
| 173   | 12-17-04-376-002 | 12188    | 0040     | 730 MILLS ST    |
| 174   | 12-17-04-402-001 | 12188    | 0040     | 820 W MAIN ST   |
| 175   | 12-17-04-403-001 | 12188    | 0040     | 690 MAPLE       |
| 176   | 12-17-04-403-002 | 12188    | 0040     | 680 MAPLE       |
| 177   | 12-17-04-403-003 | 12188    | 0040     | 670 MAPLE       |
| 178   | 12-17-04-403-004 | 12188    | 0040     | 650 MAPLE       |
| 179   | 12-17-04-403-005 | 12188    | 0040     | 640 MAPLE       |
| 180   | 12-17-04-403-006 | 12188    | 0040     | 630 MAPLE       |
| 181   | 12-17-04-403-007 | 12188    | 0040     | 620 MAPLE       |
| 182   | 12-17-04-428-001 | 12188    | 0040     | 550 WOODLAND DR |
| 183   | 12-17-04-428-002 | 12188    | 0040     | 540 WOODLAND DR |
| 184   | 12-17-04-428-003 | 12188    | 0040     | 455 BELL ST     |
| 185   | 12-17-04-428-004 | 12188    | 0040     | 435 BELL ST     |
| 186   | 12-17-04-429-011 | 12188    | 0040     | 520 BELL ST     |
| 187   | 12-17-04-451-003 | 12188    | 0040     | 645 W MAIN ST   |
| 188   | 12-17-04-451-005 | 12188    | 0040     | 625 W MAIN ST   |
| 189   | 12-17-04-451-006 | 12188    | 0040     | 605 W MAIN ST   |
| 190   | 12-17-04-451-007 | 12188    | 0040     | 535 W MAIN ST   |
| 191   | 12-17-04-451-012 | 12188    | 0040     | 235 BELL ST     |
| 192   | 12-17-04-451-013 | 12188    | 0040     | 710 MILL ST     |
| 193   | 12-17-04-451-014 | 12188    | 0040     | 640 MILL ST     |
| 194   | 12-17-04-451-015 | 12188    | 0040     | 620 MILL ST     |
| 195   | 12-17-04-451-018 | 12188    | 0040     | 520 MILL ST     |
| 196   | 12-17-04-451-020 | 12188    | 0040     | 530 MILL ST     |

| Count | Parcel           | Tax Code | Use Code | Site Address    |
|-------|------------------|----------|----------|-----------------|
| 197   | 12-17-04-451-021 | 12188    | 0040     | 510 MILL ST     |
| 198   | 12-17-04-451-022 | 12188    | 0040     | 225 BELL ST     |
| 199   | 12-17-04-451-023 | 12188    | 0040     | 215 BELL ST     |
| 200   | 12-17-04-451-024 | 12188    | 0040     | 205 BELL ST     |
| 201   | 12-17-04-452-001 | 12188    | 0040     | 685 MAPLE       |
| 202   | 12-17-04-452-002 | 12188    | 0040     | 675 MAPLE       |
| 203   | 12-17-04-452-003 | 12188    | 0040     | 655 MAPLE       |
| 204   | 12-17-04-452-004 | 12188    | 0040     | 635 MAPLE       |
| 205   | 12-17-04-452-005 | 12188    | 0040     | 625 MAPLE       |
| 206   | 12-17-04-452-006 | 12188    | 0040     | 615 MAPLE       |
| 207   | 12-17-04-452-008 | 12188    | 0040     | 545 WOODLAND DR |
| 208   | 12-17-04-452-009 | 12188    | 0040     | 535 WOODLAND CT |
| 209   | 12-17-04-452-010 | 12188    | 0040     | 525 WOODLAND DR |
| 210   | 12-17-04-452-011 | 12188    | 0040     | 415 BELL ST     |
| 211   | 12-17-04-452-012 | 12188    | 0040     | 650 W MAIN ST   |
| 212   | 12-17-04-452-013 | 12188    | 0040     | 640 W MAIN ST   |
| 213   | 12-17-04-452-014 | 12188    | 0040     | 630 W MAIN ST   |
| 214   | 12-17-04-452-015 | 12188    | 0040     | 620 W MAIN ST   |
| 215   | 12-17-04-452-016 | 12188    | 0040     | 600 W MAIN ST   |
| 216   | 12-17-04-452-017 | 12188    | 0040     | 540 W MAIN ST   |
| 217   | 12-17-04-452-018 | 12188    | 0040     | 530 W MAIN ST   |
| 218   | 12-17-04-452-019 | 12188    | 0040     | 520 W MAIN ST   |
| 219   | 12-17-04-452-022 | 12188    | 0040     | 345 BELL ST     |
| 220   | 12-17-04-452-023 | 12188    | 0040     | 335 BELL ST     |
| 221   | 12-17-04-452-025 | 12188    | 0040     | 500 W MAIN ST   |
| 222   | 12-17-04-454-003 | 12188    | 0040     | 439 W MAIN ST   |
| 223   | 12-17-04-454-004 | 12188    | 0040     | 250 BELL ST     |
| 224   | 12-17-04-454-005 | 12188    | 0040     | 240 BELL ST     |
| 225   | 12-17-04-454-006 | 12188    | 0040     | 220 BELL        |
| 226   | 12-17-04-454-007 | 12188    | 0040     | 210 BELL ST     |
| 227   | 12-17-04-476-001 | 12188    | 0040     | 440 BELL ST     |
| 228   | 12-17-04-476-003 | 12188    | 0040     | 420 BELL ST     |
| 229   | 12-17-04-476-005 | 12188    | 0040     | 400 BELL ST     |
| 230   | 12-17-04-476-006 | 12188    | 0040     | 340 BELL ST     |
| 231   | 12-17-04-476-010 | 12188    | 0040     | 445 N BROADWAY  |
| 232   | 12-17-04-476-013 | 12188    | 0040     | 405 BROADWAY    |
| 233   | 12-17-04-476-017 | 12188    | 0040     | 430 BELL ST     |
| 234   | 12-17-04-476-019 | 12188    | 0040     | 320 BELL ST     |
| 235   | 12-17-04-476-021 | 12188    | 0040     | 345 N BROADWAY  |
| 236   | 12-17-04-476-023 | 12188    | 0040     | 435 M BROADWAY  |



| Count | Parcel           | Tax Code | Use Code    | Site Address          |
|-------|------------------|----------|-------------|-----------------------|
| 237   | 12-17-04-477-017 | 12188    | 0040        | 325 N MAIN ST         |
| 238   | 12-17-04-477-021 | 12188    | 0040        | 335 N MAIN            |
| 239   | 12-17-04-477-022 | 12188    | 0040        | 345 N MAIN            |
| 240   | 12-17-04-482-001 | 12188    | 0040        | 155 W MAIN ST         |
| 241   | 12-17-04-482-002 | 12188    | 0040        | 145 W MAIN ST         |
| 242   | 12-17-04-482-003 | 12188    | 0040        | 135 W MAIN ST         |
| 243   | 12-17-04-482-004 | 12188    | 0040        | 125 W MAIN ST         |
| 244   | 12-17-04-483-004 | 12188    | 0040        | 340 N MAIN ST         |
| 245   | 12-17-04-483-005 | 12188    | 0040        | 320 N MAIN ST         |
| 246   | 12-17-04-483-006 | 12188    | 0040        | 220 W MAIN ST         |
| 247   | 12-17-04-483-007 | 12188    | 0040        | 200 W MAIN ST         |
| 248   | 12-17-04-483-008 | 12188    | 0040        | 140 W MAIN ST         |
| 249   | 12-17-04-483-010 | 12188    | 0040        | 120 W MAIN ST         |
| 250   | 12-17-05-400-028 | 12188    | 0040        | 5360 TRAUGHBER RD     |
| 251   | 12-17-05-400-037 | 12188    | 0040        | 5420 TRAUGHBER RD     |
| 252   | 12-17-10-101-003 | 12188    | 0040        | 420 S STATE ROUTE 121 |
| 253   | 12-17-10-127-004 | 12188    | 0040        | 640-644 LINDA CT      |
| 254   | 12-17-10-127-013 | 12188    | 0040        | 104 BURGNER DR        |
| 255   | 12-17-10-127-015 | 12188    | 0040        | 650 LINDA CT          |
| 256   | 12-17-10-127-016 | 12188    | 0040        | 660 LINDA CT          |
| 257   | 12-17-10-127-017 | 12188    | 0040        | 690 LINDA CT          |
| 258   | 12-17-10-127-018 | 12188    | 0040        | 680 LINDA CT          |
| 259   | 12-17-10-128-003 | 12188    | 0040        | 641-659 LINDA CT      |
| 260   | 12-17-10-128-004 | 12188    | 0040        | 661-679 LINDA CT      |
| 261   | 12-17-10-128-005 | 12188    | 0040        | 681-697 LINDA CT      |
| 262   | 12-17-04-210-007 | 12188    | Rural Prop. | 1075 WOODLAND DR      |
| 263   | 12-17-04-329-003 | 12188    | Rural Prop. | 850 W MAIN ST         |

**EXHIBIT 2**  
**MT. ZION RT. 121 TIF DISTRICT II**  
**EXAMPLE OF PROPOSED TIF SURPLUS PERCENTAGE SCHEDULE**

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**TABLE 1. PROPOSED MT. ZION RT. 121 TIF DISTRICT II - HISTORY OF EQUALIZED ASSESSED VALUATION (BEFORE EXEMPTIONS), TAX YEARS 2014-2019**

| PROPOSED RT. 121 TIF DISTRICT II   | 2014          | 2015          | 2016          | 2017          | 2018          | 2019          | Average Growth Rate |
|------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------------|
| Total EAV of Proposed TIF Area     | \$18,554,555  | \$18,533,529  | \$18,651,410  | \$18,854,097  | \$19,195,041  | \$19,793,646  |                     |
| TIF Area Growth Rate               |               | -0.11%        | 0.64%         | 1.09%         | 1.81%         | 3.12%         | 1.31%               |
| Total Village EAV                  | \$123,775,266 | \$125,416,206 | \$127,983,373 | \$131,617,058 | \$134,723,958 | \$139,282,265 |                     |
| Balance of Village EAV             | \$105,220,711 | \$106,882,677 | \$109,331,963 | \$112,762,961 | \$115,528,917 | \$119,488,619 |                     |
| Balance of Village EAV Growth Rate |               | 1.58%         | 2.29%         | 3.14%         | 2.45%         | 3.43%         | 2.58%               |
| Difference with TIF Area           |               | -1.69%        | -1.65%        | -2.05%        | -0.64%        | -0.31%        | -1.27%              |

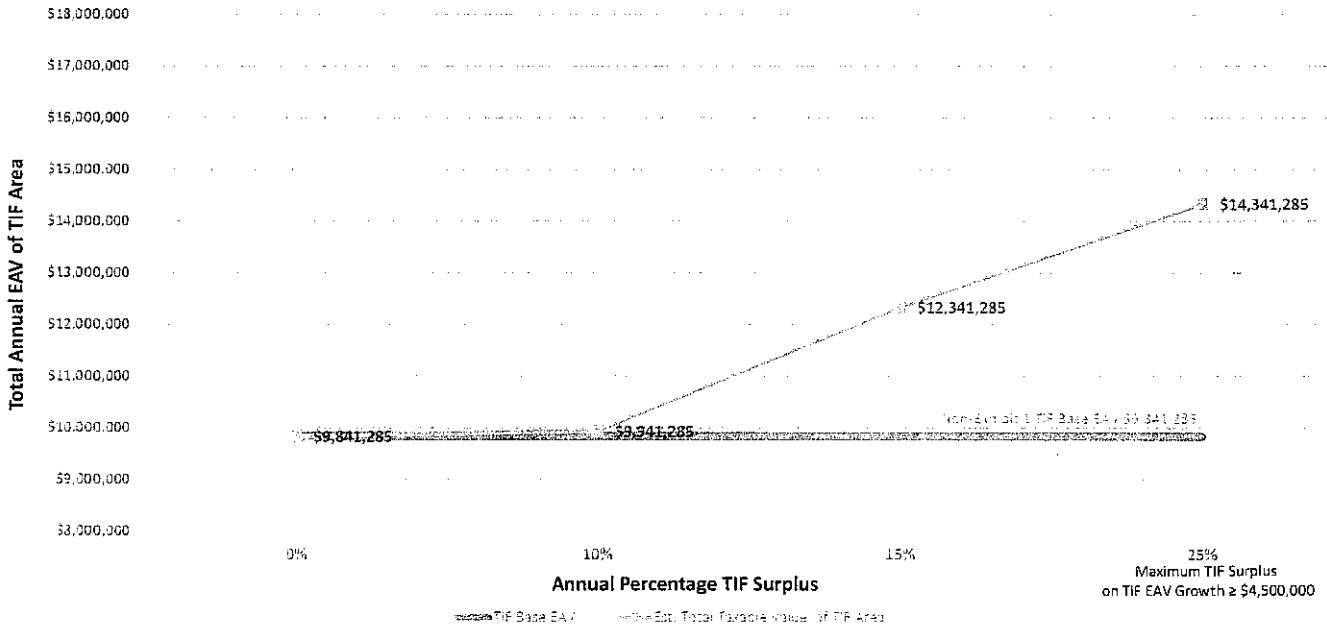
**TABLE 2. EQUALIZED ASSESSED VALUATION (BEFORE EXEMPTIONS) OF PROPOSED MT. ZION RT. 121 TIF DISTRICT II BY SUB-AREA**

| PROPOSED RT. 121 TIF DISTRICT II                      | Tax Year 2019 |  |
|---|---------------|--|
| Total EAV of Proposed TIF Area                        | \$19,793,646  |  |
| EAV of County Use Code 0040 TIF Parcels per Exhibit 1 | \$9,952,361   | (75% of real estate tax increment occurring on these parcels to be annually declared as TIF Surplus Funds) |
| EAV of Remaining Parcels in Proposed TIF Area         | \$9,841,285   | (TIF Surplus to be declared annually on these parcels per Section A(4)(b) of this Agreement)               |

**TABLE 3. MT. ZION RT 121 TIF DISTRICT II PROPOSED INTERGOVERNMENTAL AGREEMENT SCHEDULE OF ANNUAL TIF SURPLUS FUNDS - EXAMPLE ONLY**

| TIF Base EAV | TIF EAV Growth | Approx. Annual Percentage EAV Growth over TIF Base EAV | Est. Total Taxable Value of TIF Area | Average Total R.E. Tax Rate | Total TIF R.E. Tax Increment | TIF Surplus Percentage of Total TIF Increment | Estimated TIF Surplus Amount |
|--------------|----------------|--|--------------------------------------|-----------------------------|------------------------------|---|------------------------------|
| \$9,841,285  | \$0            | 0.00%  | \$9,841,285                          | 8.52667%                    | \$0                          | 0%  | \$0                          |
| \$9,841,285  | \$100,000      | 1.02%  | \$9,941,285                          | 8.52667%                    | \$8,527                      | 10%   | \$853                        |
| \$9,841,285  | \$2,500,000    | 25.40%   | \$12,341,285                         | 8.52667%                    | \$213,167                    | 15%   | \$31,975                     |
| \$9,841,285  | \$4,500,000    | 45.73%   | \$14,341,285                         | 8.52667%                    | \$383,700                    | 25%   | \$95,925                     |

**Mt. Zion Rt. 121 TIF District II Proposed Annual TIF Surplus Percentage Schedule on TIF Parcels Not Listed in Exhibit 1 - Example Only by Estimated Total EAV (before exemptions) of TIF Area**



Note: The amount of TIF surplus is based on the TIF surplus percentage schedule shown. The TIF surplus is based on the TIF surplus percentage schedule shown. The TIF surplus is based on the TIF surplus percentage schedule shown.