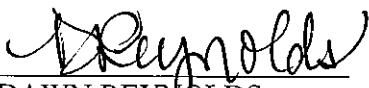


CERTIFICATE

THE UNDERSIGNED CERTIFIES THAT SHE IS THE VILLAGE CLERK FOR THE VILLAGE OF MT. ZION, ILLINOIS, AND THAT THE VILLAGE COUNCIL AT A REGULARLY CONSTITUTED MEETING OF SAID VILLAGE COUNCIL OF THE VILLAGE OF MT. ZION ON THE 18TH DAY OF NOVEMBER, 2024, ADOPTED ORDINANCE NO. 2024-28, A TRUE AND CORRECT COPY OF WHICH IS CONTAINED IN THIS PAMPHLET.

GIVEN UNDER MY HAND AND SEAL THIS 18TH DAY OF NOVEMBER, 2024.

(SEAL)


DAWN REYNOLDS
VILLAGE CLERK

VILLAGE OF MT. ZION, ILLINOIS

ORDINANCE NO. 2024- 28

**MT. ZION RT. 121 TAX INCREMENT FINANCING (TIF) DISTRICT II
MT. ZION BUSINESS DEVELOPMENT DISTRICT NO. 1**

**AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A
REDEVELOPMENT AGREEMENT**

**by and between
THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS
and
12 C PROPERTIES, LLC
and
MATTHEW W. CRAWFORD
and
HILARY L. CRAWFORD**

**PASSED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS,
ON THE 18TH DAY OF NOVEMBER, 2024.**

**PUBLISHED IN PAMPHLET FORM BY AUTHORITY OF THE VILLAGE BOARD OF
TRUSTEES FOR THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS,
THIS 18TH DAY OF NOVEMBER, 2024.**

EFFECTIVE: NOVEMBER 18, 2024

VILLAGE OF MT. ZION, ILLINOIS: ORDINANCE NO. 2024- 28

MT. ZION RT. 121 TAX INCREMENT FINANCING (TIF) DISTRICT II
MT. ZION BUSINESS DEVELOPMENT DISTRICT NO. 1

**AN ORDINANCE APPROVING AND AUTHORIZING
THE EXECUTION OF A REDEVELOPMENT AGREEMENT**

by and between
THE VILLAGE OF MT. ZION
and
12 C PROPERTIES, LLC
and
MATTHEW W. CRAWFORD
and
HILARY L. CRAWFORD


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

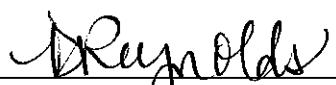
1. The Redevelopment Agreement with 12 C Properties, LLC and Matthew W. Crawford and Hilary L. Crawford (*Exhibit A* attached) is hereby approved.
2. The Mayor is hereby authorized and directed to enter into and execute on behalf of the Village said Redevelopment Agreement and the Village Clerk of the Village of Mt. Zion is hereby authorized and directed to attest such execution.
3. The Redevelopment Agreement shall be effective the date of its approval on the 18th day of November, 2024.
4. This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

(The remainder of this page is intentionally left blank.)

PASSED, APPROVED AND ADOPTED by the Corporate Authorities of the Village of Mt. Zion, Macon County, Illinois, on the 18th day of November, 2024, and deposited and filed in the Office of the Village Clerk of said Village on that date.

MAYOR & TRUSTEES	AYE VOTE	NAY VOTE	ABSTAIN/ABSENT
Chris Siudyla	X		
Donna Scales	X		
Wendy Kernan			X
Randy Doty	X		
Nate Patrick	X		
Phil Tibbs	X		
Lucas Williams, Mayor			
TOTAL VOTES	5	0	1

APPROVED:  _____, Date: 11 / 18 / 2024
 Mayor, Village of Mt. Zion

ATTEST:  _____, Date: 11 / 18 / 2024
 Village Clerk, Village of Mt. Zion

ATTACHMENTS:

EXHIBIT A. REDEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF MT. ZION AND 12 C PROPERTIES, LLC AND MATTHEW W. CRAWFORD AND HILARY L. CRAWFORD.

EXHIBIT A

**MT. ZION RT. 121 TAX INCREMENT FINANCING (TIF) DISTRICT II
MT. ZION BUSINESS DEVELOPMENT DISTRICT (BDD) NO. 1
REDEVELOPMENT AGREEMENT**

by and between

VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS

and

12 C PROPERTIES, LLC

and

MATTHEW W. CRAWFORD

and

HILARY L. CRAWFORD

NOVEMBER 18, 2024

**MT. ZION RT. 121 TAX INCREMENT FINANCING (TIF) DISTRICT II
MT. ZION BUSINESS DEVELOPMENT DISTRICT (BDD) NO. 1
REDEVELOPMENT AGREEMENT**

**by and between
VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS
and
12 C PROPERTIES, LLC
and
MATTHEW W. CRAWFORD
and
HILARY L. CRAWFORD**

THIS AGREEMENT (including Exhibits) is entered into this 18th day of November, 2024, by and between the **VILLAGE OF MT. ZION** (the “Village”), an Illinois Municipal Corporation, Macon County, Illinois; and **12 C PROPERTIES, LLC**, an Illinois Limited Liability Company, and **MATTHEW W. CRAWFORD** and **HILARY L. CRAWFORD** (collectively the “Developer”). Hereinafter the Village and the Developer, for convenience, may collectively be referred to as the “Parties.”

PREAMBLE

WHEREAS, the Village has the authority to promote the health, safety and welfare of the Village and its citizens, and to prevent the spread of blight and deterioration and inadequate public facilities by promoting the development of private investment in the marketability of property thereby increasing the tax base of the Village and providing employment for its citizens; and

WHEREAS, it is the intent of the Village to encourage economic development which will increase the real estate tax base as well as other revenue sources of the Village, which increased tax base will be used, in part, to finance incentives to assist development within the Redevelopment Project Area; and

WHEREAS, Illinois statute (65 ILCS 5/8-1-2.5) allows a municipality to appropriate and expend funds for economic development purposes, including, without limitation, the making of grants to commercial enterprises that are deemed necessary or desirable for the promotion of economic development within the municipality; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4 *et seq.*, as amended (the “TIF Act”), the Village has the authority to provide incentives to owners or prospective owners of real property to acquire, redevelop, rehabilitate and/or upgrade such property by reimbursing such owner(s) for certain costs incurred in connection with the acquisition, redevelopment, rehab and/or upgrades from increases in real estate tax revenues (“Tax Increment”) resulting therefrom or from other Village revenues to the extent specified and agreed herein; and

WHEREAS, on January 19, 2021 the Village established the **Mt. Zion Rt. 121 Tax Increment Financing (TIF) District II** (the “TIF District”), pursuant to the TIF Act by approving a Tax Increment Financing Plan and Projects (Ordinance No. 2021-1), designating a Redevelopment Project Area (Ordinance No. 2021-2), and adopting Tax Increment Financing (Ordinance No. 2021-3) for the TIF District; and

WHEREAS, pursuant to Section 5/11-74.4-4 (b) of the TIF Act, the Village may make and enter into all contracts with property owners, developers, tenants, overlapping taxing bodies, and others necessary or incidental to the implementation and furtherance of the Redevelopment Project Area; and

WHEREAS, pursuant to the Illinois Business District Development and Redevelopment Act (65 ILCS 5/11-74.3-1 *et seq.*), as amended (the “BDD Act”), on September 14, 2020 the Village established the **Mt. Zion Business Development District No. 1** (the “Business District” or “BDD”) by Ordinance No. 2020-16; and

WHEREAS, pursuant to Section 5/11-74.3-3 of the BDD Act, the Village may make and enter into all contracts necessary or incidental to the implementation and furtherance of a business district plan, including reimbursements to developers who incur redevelopment project costs authorized by a redevelopment agreement and further defined in Section 5/11-74.3-5 of the BDD Act; and

WHEREAS, the TIF District and BDD includes property owned by the Developer located at 100-190 W. Debby Dr. (the “Property” and PIN 12-17-04-233-024); and

WHEREAS, the Developer is proceeding with plans to renovate and rehabilitate the commercial building located on the Property, including new doors and windows and repairing and replacing the roof and siding for the continued operation of Crawford’s Pizza Pub II and Dell’s Popcorn Shop and is doing so based upon the expected availability of TIF real estate tax increment and BDD incentives offered by the Village (collectively the “Project”); and

WHEREAS, the Project is consistent with the Mt. Zion Rt. 121 TIF District II Redevelopment Plan and Projects (the “TIF Plan”) and the Mt. Zion BDD No. 1 Redevelopment Plan and Projects (the “BDD Plan”) and shall further conform to land use ordinances of the Village; and

WHEREAS, pursuant to Section 5/11-74.4-4 (j) and Section 5/11-74.4-3 (q) of the TIF Act and Section 5/11-74.3-3 of the BDD Act, the Village may incur project redevelopment costs and reimburse developers who incur redevelopment project costs authorized by a redevelopment agreement, including those estimated TIF and BDD Eligible Project Costs as herein listed in the attached ***Exhibit “1” Estimated Project Costs*** of this Redevelopment Agreement; and

WHEREAS, the Village has determined that the Project requires the incentives set forth herein and the Project will, as a part of the TIF District and BDD, promote the health, safety and welfare of the Village and its citizens by attracting private investment to prevent blight and deterioration and to provide employment for its citizens and generally to enhance the economy of the Village; and

WHEREAS, the Village has determined that the Project is desirable for economic development in the Village; and

WHEREAS, the Village has reviewed the conditions of the Property and has reason to believe that the costs of the necessary public and private improvements to be incurred by the Developer in furtherance of the Project are eligible projects costs under the TIF Act and BDD Act and are consistent with the TIF Plan and the BDD Plan of the Village; and

WHEREAS, the parties have agreed that the Village shall reimburse the Developer for a portion of its TIF eligible project costs pursuant to the terms set forth in *Section “C(1)”* below from the TIF District Special Tax Allocation Fund (the “TIF Fund”); and

WHEREAS, the Developer has also requested that incentives for the Project be provided by the Village from a portion of new Retailers’ Occupation Tax and/or Business District Service Occupation Tax, and Hotel Operators’ Occupation Tax that is attributable to such BDD Revenues that are generated in the Village’s BDD Fund, and the Village has agreed to such incentives; and

WHEREAS, the Parties have agreed that pursuant to the terms set forth in *Section “C”* below, the Village shall reimburse the Developer for a portion of its BDD Eligible Project Costs incurred in furtherance of the Project from the BDD Special Tax Allocation Fund (the “BDD Fund”); and

WHEREAS, the total cumulative reimbursements from the TIF Fund and BDD Fund paid by the Village to the Developer for the Project shall not, in any event, exceed **Twenty-Three Thousand and 00/100 Dollars (\$23,000.00)**; and

WHEREAS, in consideration of the execution of this Agreement, the Developer will, subject to the terms of this Agreement, complete the Project; and

NOW, THEREFORE, the Parties, for good and valuable consideration, the receipt of which is acknowledged, agree as follows:

A. PRELIMINARY STATEMENTS

1. The Village represents that the matters set forth in the recitals above are true and correct and are incorporated into this Agreement.
2. Any terms which are not defined in this Agreement shall have the same meaning as they do in the TIF Act and the BDD Act, unless indicated to the contrary. For purposes of this Agreement, the following definitions shall apply:
 - a. **“Business Development District (BDD) Tax Revenues”**: For the purpose of this Agreement, Business District Tax Revenues shall be defined as the rate (currently one percent) of Business District Retailers’ Occupation Tax and/or Business District Service Occupation Tax, and Business District Hotel Operators’ Occupation Tax that is imposed on businesses located within the Business Development District pursuant to 65 ILCS 5/11-74.3-1 *et. seq.*
 - b. **“BDD Eligible Project Costs”** shall mean those costs eligible for reimbursement under the BDD Act, 65 ILCS 5/11-74.3-1 *et. seq.*, and are further described in *Exhibit “I”* attached hereto.
 - c. **“TIF Eligible Project Costs”** shall mean those costs which are eligible for reimbursement under the TIF Act, 65 ILCS 5/11-74.4 *et. seq.*, as amended, and are further described in *Exhibit “I”* attached hereto.
3. The parties acknowledge and agree that:

- a. The Developer requested that TIF and BDD incentives for the Project be provided by the Village from the Village's TIF and BDD Funds, and the Village has agreed to such TIF and BDD incentives;
 - b. The Parties have agreed that the total cumulative reimbursements paid by the Village to the Developer from the TIF Fund for the Project shall not, in any event, exceed **Fifteen Thousand and 00/100 Dollars (\$15,000.00)**.
 - c. The Parties have agreed that the total cumulative reimbursements paid by the Village to the Developer from the BDD Fund for the Project shall not, in any event, exceed **Eight Thousand and 00/100 Dollars (\$8,000.00)**.
 - d. The Parties have agreed that all reimbursements payable by the Village to the Developer for TIF and BDD Eligible Project Costs during the term of this Agreement shall not exceed the maximum cumulative reimbursement of **Twenty-Three Thousand and 00/100 Dollars (\$23,000.00)** as set forth herein, and shall be paid to the order of **12 C Properties, LLC** unless otherwise directed in writing to the Village by the Developer or assignee pursuant to **Section "N"** as herein provided.
3. The Developer shall remain in compliance with all municipal ordinances relating to property development, property condition, zoning, subdivision and building codes (collectively, the "Village Codes"). Failure to cure the violation of any such ordinance within thirty (30) days upon being provided written notice of the same by the Village shall be cause for the Village to declare the Developer in Default and unilaterally terminate this Agreement, except where such failure is not reasonably susceptible to cure within such 30-day period, in which case the Developer shall have such additional time to cure as is reasonably necessary, provided that the Developer has commenced such cure within such 30-day period and continues to diligently prosecute the same to completion.
 4. The Developer shall complete the Project on or before **May 31, 2025**, subject to extension due to *Force Majeure* (defined below). The Project shall be deemed to be complete when the renovations to the building are complete, the Village has issued a certificate of occupancy thereon, and the Developer has secured a tenant with a commercial business that is open to the public.
 5. The Developer agrees to provide any information to the Village upon request of the Village regarding the number of jobs created and/or retained by the Project as may be required by the Act and by the Illinois Comptroller.
 6. Each of the parties represents that it has taken all actions necessary to authorize its representatives to execute this Agreement.

B. ADOPTION OF TAX INCREMENT FINANCING

The Village has created the TIF District and BDD which includes the Property and has approved certain TIF and BDD Eligible Project Costs, including those set forth in **Exhibit "I"**, for the Project.

C. INCENTIVES

In consideration for the Developer purchasing the Property and completing the Project, the Village agrees to extend to Developer the following incentives:

1. **TIF Forgivable Loan.** The Village agrees to loan the Developer an amount not to exceed **Fifteen Thousand Dollars (\$15,000.00)** from the TIF Fund for reimbursement of TIF eligible project costs incurred as a result of the Project. The terms and conditions for the Promissory Note attached hereto as *Exhibit "2"* shall be as follows:
 - a. The Loan shall be disbursed to the Developer from the TIF Fund upon completion of the Project and verification of TIF Eligible Project Costs in an amount not less than the Principal amount of the Loan for rehabilitation and renovation costs pursuant to *Section "E"* below.
 - b. The interest rate for the Loan shall be **Three Percent (3.0%)** per annum and shall begin to accrue on the date Principal Loan Funds are dispersed to the Developer.
 - c. The term of the Loan shall expire on the date that is five (5) years from the date of disbursement of the loan proceeds.
 - d. **One-fifth (1/5th)** of the principal Loan amount, plus any accrued interest thereon, shall be forgiven annually by the Village commencing one (1) year from the disbursement of loan proceeds and continuing on said date each year thereafter for the term of the Loan, provided the Developer has been at all times in full compliance with every term of this Agreement.
2. **BDD Grant.** The Village agrees to reimburse the Developer an amount not to exceed **Eight Thousand Dollars (\$8,000.00)** from the BDD Fund for reimbursement of BDD eligible project costs incurred in furtherance of the Developer's Project, payable upon completion of the Project, verification of BDD Eligible Project Costs pursuant to *Section "E"* below, and the Developer providing the Village with a copy of a signed lease for a commercial tenant on the Property with a term of at least three (3) years.
3. The Parties agree that if any one of the following events takes place during the term of the Agreement, the Developer shall be found in default of the Agreement and will be deemed in default of the loan set forth in *Section "C(1)."*
 - a. The Developer fails to maintain a valid lease for commercial tenants in the building for a period of sixty (60) days.
 - b. The Developer fails to annually provide verification of the payment of real estate taxes for the Property.
 - c. The Developer fails to provide verification of TIF and BDD Eligible Project Costs pursuant to *Section "E"* below and in amounts sufficient to satisfy *Paragraphs 1, 2 and 3* above.
 - d. The Developer files for bankruptcy or otherwise becomes insolvent.

- e. The property becomes the subject of foreclosure proceedings.
 - f. The Developer sells, transfers (other than by commercial lease) or vacates the Property at any point prior to the expiration of this Agreement.
 - g. The Developer fails to carry adequate insurance on the Property to cover the replacement cost of the completed Project.
4. **Effect of Default:** In the event the Developer is in default of any of the terms set forth herein after applicable notice and cure periods, the Developer shall repay the then outstanding amount due on the Loan set forth in **Section "C(1)"** above including any accrued interest thereon, within thirty (30) days of written demand of the same from the Village and all future reimbursements shall cease.

D. LIMITATION OF INCENTIVES TO DEVELOPER

- 1. The Developer shall not be entitled to any other reimbursement by the Village for other TIF and BDD Eligible Project Costs beyond the maximum cumulative reimbursement of **Twenty-Three Thousand and 00/100 Dollars (\$23,000.00)** as set forth herein.
- 2. The Village is not obligated to use any of its proportionate share (i.e., the balance of real estate tax increment or BDD Revenues available after the reimbursement of Developer as required by the terms stated herein) of the monies for any of Developer's BDD Eligible Project Costs but, rather, the Village shall use its sums for any purpose under the Act as it may in its sole discretion determine.
- 3. The Developer agrees to substantially complete the Project, which includes the renovation of the commercial building to secure a commercial tenant subject to Force Majeure, as defined below.

E. PAYMENT OF ELIGIBLE PROJECT COSTS

- 1. Payment to the Developer for TIF and BDD eligible project costs as set forth by the TIF Act and the BDD Act, shall be made by a Requisition for Payment of Private Development Redevelopment Costs (**Exhibit "3"**, "Requisition") submitted from time to time by the Developer to the Village's TIF Administrator Jacob & Klein, Ltd., with copy to The Economic Development Group, Ltd. (collectively, the "Administrator"), and subject to the Administrator's approval of the costs and to the availability of funds in the Special Account.
 - a. All Requisitions must be accompanied by verified bills or statements of suppliers, contractors, or professionals together with mechanic's lien waivers (whether partial or full) from each of the parties entitled to a payment that is the subject of the Requisition as required by the Village.
 - b. The Administrator shall approve or disapprove a Requisition by written receipt to the Developer within thirty (30) business days after receipt of the Requisition. Approval of the Requisition will not be unreasonably withheld. If a Requisition is disapproved by the Administrator, the reasons for disallowance will be set forth in writing and the

Developer may resubmit the Requisition with such additional information as may be required and the same procedures set forth herein shall apply to such re-submittals.

- c. All TIF and BDD eligible project costs approved for reimbursement shall then be paid by the Village from the appropriate Special Account to the Developer, or to others as directed by the Developer, pursuant to the TIF and BDD Redevelopment Plans and as allowed by Illinois Law. The Village shall pay reimbursements of such approved eligible project costs annually, provided the Developer has satisfied the terms of this Agreement and costs which exceed the amount available to pay the Developer shall carry forward, until paid, without further action of the Developer. Payment shall be made within forty-five (45) days after approval subject to the terms of this Agreement and after receipt of the increment generated by the Developer's Redevelopment Project from the County.
 - d. The Parties acknowledge that the determination of eligible project costs, and, therefore, qualification for reimbursement hereunder are subject to changes or interpretation made by amendments to the TIF Act or the BDD Act, administrative rules or judicial interpretation during the term of this Agreement. The Village has no obligation to the Developer to attempt to modify those decisions but will assist the Developer in every respect as to obtaining approval of eligible project costs.
 - e. The Developer may submit for prior approval by the Village as TIF or BDD eligible project costs under the TIF Act or BDD Act estimates of costs before they are incurred subject to later confirmation by actual bills.
2. **For the Developer to receive reimbursement of eligible project costs as described in Section "C(3)" for costs it has incurred, the Developer must submit such proposed eligible project cost documentation on or before May 31, 2025.** Any costs submitted after this deadline will not be eligible for reimbursement hereunder.
 3. Any TIF real estate tax increment and BDD tax revenue generated by the Project which is not required to be paid to the Developer under the terms of *Paragraph "2"* above shall be available to the Village for any purpose set forth in the TIF and BDD Redevelopment Plans and allowed by the TIF Act or BDD Act.
 4. The Developer shall hereby use such sums received from the Village as reimbursement for eligible project costs only to the extent permitted by law and the TIF Act or BDD Act and may allocate such funds for any purpose for the term of this Agreement or the term of the TIF District and the BDD, whichever is longer.

F. VERIFICATION OF REAL ESTATE TAX INCREMENT

1. It shall be the sole responsibility of the Developer or its designee to provide to the Village, as requested in writing, copies of all PAID real estate tax bills, annually, for the Property.
2. The failure of Developer to provide any information required herein after written notice from the Village, and the continued failure to provide such information within thirty (30) days after such notice, shall be considered a material breach of this Agreement and shall be cause for the Village to deny payments hereunder to the Developer, which payments are conditional upon

receipt of the foregoing information.

G. REIMBURSEMENT OF THE DEVELOPER'S SHARE OF TAX OBJECTION REFUNDS

1. If a refund of tax increment (including any accrued statutory interest thereon) is potentially due from the Village's TIF Fund as the result of any tax objection, assessment challenge, filing for a property tax exemption under Section 200/15-86 of the Illinois Property Tax Code or appeal to the Illinois Property Tax Appeal Board (PTAB), issuance of a certificate of error or other such action, including any appeals therefrom, concerning the potential reduction of assessed value of the Property, the Village may at its sole discretion withhold the Developer's share of any such possible refund (including any accrued statutory interest thereon) from future reimbursements calculated to be paid to the Developer under this Agreement. Furthermore, the Developer is hereby obligated to provide written notice to the Village within five (5) business days of its filing any such objection, assessment challenge or formal appeal to the PTAB or other such action, including any appeals therefrom, that could potentially reduce the assessed value of the Property. Failure to provide such notice shall be considered a breach of this Agreement and shall be cause for the Village to deny payments hereunder to the Developer.
2. Any funds withheld by the Village under this *Section G* shall be deposited by it into a separate interest-bearing bank account. Upon final determination of the assessed value of the Property, the Village shall pay to the Developer the principal amount due under this Agreement as recalculated. The Village shall be entitled to retain any interest earned on the account as partial payment for the administration of the account due to the delay of the determination of the final evaluation and recalculation of the benefits due the Developer under this Agreement.
3. If it appears to the Village that it will be unable to recover the Developer's share of any such refund (including any accrued statutory interest thereon) from the remaining future reimbursements due the Developer under this Agreement, the Developer shall reimburse the Village for the Developer's remaining unpaid share of such refund within thirty (30) days upon receiving written demand of the same from the Village.
4. Notwithstanding anything contained in this Agreement to the contrary, the obligations contained in this *Section G* shall remain in effect for the term of the Agreement or the remaining life of the TIF District, if the Village passes an ordinance terminating the TIF District prior to the expiration of the Agreement. Furthermore, the obligations set forth in this *Section G* shall survive the expiration of the TIF District if a tax objection or other such action taken by the Developer is pending prior to the expiration of the TIF District and shall continue until final disposition of such action.

H. LIMITED OBLIGATION

The Village's obligation hereunder to pay Developer for TIF Eligible Project Costs and BDD Eligible Project Costs is a limited obligation to be paid solely from the TIF and BDD Special Tax Allocation Funds. Said obligation does not now and shall never constitute an indebtedness of the Village within the meaning of any State of Illinois constitutional or statutory provision and shall not constitute or give rise to a pecuniary liability of the Village or a charge or lien against the Village's general credit or taxing power.

I. VILLAGE PUBLIC PROJECTS

The Village intends to use part or all of the Village's share of the Real Estate Tax Increment and BDD Revenues for other public projects within the respective TIF and BDD Redevelopment Project Areas. The Village shall be eligible for reimbursement of the costs of doing so, as well as other eligible costs incurred by the Village for the TIF District and BDD.

J. LIMITED LIABILITY OF VILLAGE TO OTHERS FOR DEVELOPER'S EXPENSES

There shall be no obligation by the Village to make any payments to any person other than the Developer, or its authorized designee, nor shall the Village be obligated to make direct payments to any other contractor, subcontractor, mechanic or materialman providing services or materials to Developer for the Project.

K. COOPERATION OF THE PARTIES

1. The Village and the Developer shall reasonably cooperate with each other when requested to do so concerning the development of the Project. This includes without limitation the Village assisting or sponsoring the Developer, or agreeing to jointly apply with the Developer, for any grant, award, subsidy or additional funding which may be available from other governmental sources as the result of the Developer's or Village's activities. This also includes without limitation the Developer assisting or sponsoring the Village, or agreeing to jointly apply with the Village, for any grant, award, or subsidy which may be available as the result of the Village's or Developer's activities.
2. The Parties agree to take such actions, including the execution and delivery of such documents, instruments, petitions, and certifications (and, in the Village's case, the adoption of such ordinances and resolutions), as may be necessary or appropriate, from time to time, to carry out the terms, provisions, and intent of this Agreement and to aid and assist each other in carrying out said terms, provisions, and intent.
3. The Parties shall reasonably cooperate with each other in seeking from any or all appropriate governmental bodies all approvals (whether federal, state, county, or local) required or useful for the construction or improvement of property and facilities in and on the Property or for the provision of services to the Property, including, without limitation, wetland mitigation, gas, telephone, and electric utility services, roads, highways, and rights-of-way, water and sanitary sewage facilities, and storm water disposal facilities.

L. DEFAULT; CURE; REMEDIES

In the event of a default under this Redevelopment Agreement by any party hereto (the "Defaulting Party"), which default is not cured within the cure period provided for below, then the other party (the "Non-defaulting Party"), shall have an action for damages, or, in the event damages would not fairly compensate the Non-defaulting Party for the Defaulting Party's breach of this Redevelopment Agreement, the Non-defaulting Party shall have such other equity rights and remedies as are available to them at law or in equity. Any damages payable by the Village hereunder shall be limited to the Real Estate Tax Increment and BDD Revenues payable to the Developer under the terms of this Agreement.

In the event a Defaulting Party shall fail to perform a monetary covenant which it is required to perform under this Redevelopment Agreement, it shall not be deemed to be in default under this Redevelopment Agreement unless it shall have failed to perform such monetary covenant within thirty (30) days of its receipt of a notice from a Non-defaulting Party specifying that it has failed to perform such monetary covenant. In the event a Defaulting Party fails to perform any nonmonetary covenant as and when it is required to under this Redevelopment Agreement, it shall not be deemed to be in default if it shall have cured such default within thirty (30) days of its receipt of a notice from a Non-defaulting party specifying the nature of the default, provided, however, with respect to those nonmonetary defaults which are not capable of being cured within such thirty (30) day period, a Defaulting Party shall not be deemed to be in default if it commences curing within such thirty (30) day period, and thereafter diligently and continuously prosecutes the cure of such default until the same has been cured.

M. TIME; FORCE MAJEURE

For this Agreement, time is of the essence. The Developer agrees to complete the Project and secure a commercial tenant with a business open to the public on or before August 31, 2024; provided, however, the Developer and Village shall not be deemed in default with respect to any obligations of this Agreement on its part to be performed if Developer or Village fails to timely perform the same and such failure is due in whole, or in part, to any strike, lock-out, civil disorder, inability to procure materials, weather conditions, wet soil conditions, failure or interruptions of power, condemnation, riots, insurrections, war, fuel shortages, pandemic or other public health disaster if declared by a State or Federal official with legal authority for such declaration, Acts of God, acts caused directly or indirectly by the Village (or Village's agents, employees or invitees) when applicable to Developer or third parties, or any other cause beyond the reasonable control of Developer or Village.

N. ASSIGNMENT

The rights and obligations of the Developer under this Agreement shall be fully assignable provided written notice is provided to the Village and consent is obtained from the Village prior to such assignment. The Developer shall give prompt notice to the Village of any such assignment, and the Village agrees to not unreasonably withhold approval of any such assignment, provided that the nature of the Project is not substantially changed, that the assignee is financially capable of fulfilling the obligations of the assignor, and that the terms and conditions of this *Section "N"* are complied with and Developer is not otherwise in default of this Agreement.

The Village President shall have the authority to execute and approve such assignment provided the conditions precedent to such assignment are present. No such assignment shall be deemed to release the Developer of its obligations to the Village under this Agreement unless the specific consent of the Village to release the Developer's obligations is first obtained in writing.

O. WAIVER

Any party to this Agreement may elect to waive any remedy it may enjoy hereunder, provided that no such waiver shall be deemed to exist unless the party waiving such right of remedy does so in writing. No such waiver shall obligate such party to waive any right of remedy hereunder or shall be deemed to constitute a waiver of other rights and remedies provided said party pursuant to this Agreement.

P. SEVERABILITY

If any section, subsection, term or provision of this Agreement or the application thereof to any party or circumstance shall, to any extent, be invalid or unenforceable, the remainder of said section, subsection, term or provision of this Agreement or the application of same to parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby.

Q. 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
Ph: (217) 864-5424
Fax: (217) 864-5935

With copy to:
Jacob & Klein, Ltd.
The Economic Development Group, Ltd.
1701 Clearwater Avenue
Bloomington, IL 61704
Telephone: (309) 664-7777
Fax: (309) 664-7878

12 C Properties, LLC
% Matthew W. Crawford & Hilary L. Crawford
13462 Sawyer Road
P.O. Box 241
Maroa, IL 61756
Telephone: (217) 454-9957

With copy to:

R. SUCCESSORS IN INTEREST

Subject to the provisions of *Paragraph "N"* above, this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

S. NO JOINT VENTURE, AGENCY, OR PARTNERSHIP CREATED

Neither anything in this Agreement nor any acts of the parties to this Agreement shall be construed by the parties or any third person to create the relationship of a partnership, agency, or joint venture between or among such parties.

T. TERM OF THE AGREEMENT

Notwithstanding anything contained herein to the contrary, this Agreement shall terminate upon expiration of the Loan set forth in *Section "C"* above. The Agreement shall expire sooner if the Developer files for bankruptcy or otherwise becomes insolvent, the Property becomes the subject of foreclosure proceedings, or upon default by the Developer of this Agreement.

U. INDEMNIFICATION OF VILLAGE

All fixed works constructed or demolished by any public body or paid for wholly or in part out of public funds are subject to the Prevailing Wage Act (the "PWA Act" 820 ILCS 130/0.01 et. Seq.). However, it is the understanding of the Parties that the position of the Illinois Department of Labor is that "funds received from Tax Increment Financing do not qualify as "public funds." A private project that is funded by means of TIF financing ...is not covered by the Prevailing Wage Act unless it also receives funding from another source which does qualify as public funds." This position of the Department of Labor is stated as an answer to a FAQ on its website.

The Developer shall indemnify and hold harmless the Village, and all Village elected or appointed officials, officers, employees, agents, representatives, engineers, consultants, and attorneys (collectively, the Indemnified Parties), from any and all claims that may be asserted against the Indemnified Parties or one or more of them, in connection with the applicability, determination, and/or payments made under the Illinois Prevailing Wage Act (820 ILCS 130/0.01 *et. seq.*), the Illinois Procurement Code, and/or any similar State or Federal law or regulation. In addition, the Developer agrees to indemnify and hold harmless the Village for any claim asserted against the Village arising from the Developer's Project and/or this Agreement or any challenge to the eligibility of project costs reimbursed to Developer hereunder. This obligation to indemnify and hold harmless obligates Developer to defend any such claim and/or action, pay any liabilities and/or penalties imposed, and pay all defense costs of the Village, including but not limited to the reasonable attorney fees of the Village. Notwithstanding anything to the contrary set forth herein, the Developer shall be entitled to select defense counsel of its choosing in connection with the defense of any such claim and/or action.

V. OTHER GENERAL PROVISIONS

1. **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.
2. **Amendments:** The Parties hereto may amend this Agreement at any time by their mutual consent and any such amendment must be in writing and executed by the Parties.
3. **Warranty of Signatories:** The signatories of Developer warrant full authority to both execute this Agreement and to bind the entity in which they are signing on behalf of.
4. **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.
5. **Choice of Law/Venue:** This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois with venue lying in the Circuit Court of Macon County, Illinois.


(The remainder of this page is intentionally left blank.)

EACH PARTY ACKNOWLEDGES THAT, IN EXECUTING THIS AGREEMENT, SUCH PARTY HAS HAD THE OPPORTUNITY TO SEEK THE ADVICE OF INDEPENDENT LEGAL COUNSEL AND HAS READ AND UNDERSTOOD ALL OF THE TERMS AND PROVISIONS OF THIS AGREEMENT. THIS AGREEMENT SHALL NOT BE CONSTRUED AGAINST ANY PARTY BY REASON OF THE DRAFTING OR PREPARATION HEREOF AND THE SIGNATORIES OF THE PARTIES HEREBY WARRANT FULL AUTHORITY TO BOTH EXECUTE THIS AGREEMENT AND TO BIND THE ENTITY IN WHICH THEY ARE SIGNING ON BEHALF OF.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers on the above date at Mt. Zion, Illinois.


VILLAGE

VILLAGE OF MT. ZION, ILLINOIS, an Illinois Municipal Corporation

BY: 

President
Date: 11-18-24

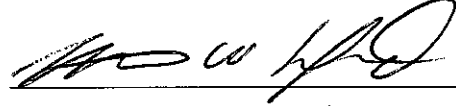
ATTESTED BY:



Village Clerk
Date: 11/18/2024

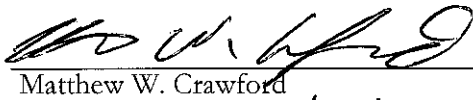
DEVELOPER

12 C PROPERTIES, LLC, an Illinois Limited Liability Corporation

BY: 

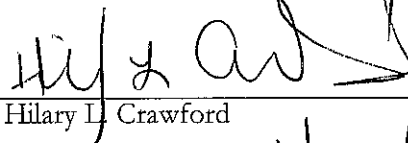
Date: 11/25/24

MATTHEW W. CRAWFORD, individually

BY: 

Matthew W. Crawford
Date: 11/25/24

HILARY L. CRAWFORD, individually

BY: 

Hilary L. Crawford
Date: 11/25/24

Attachments:

- Exhibit 1: Summary of Estimated Eligible Project Costs
- Exhibit 2: Promissory Note
- Exhibit 3: Private Project Request for Verification of Eligible Project Costs

EXHIBIT 1

PROPERTY AND SUMMARY OF ESTIMATED ELIGIBLE PROJECT COSTS

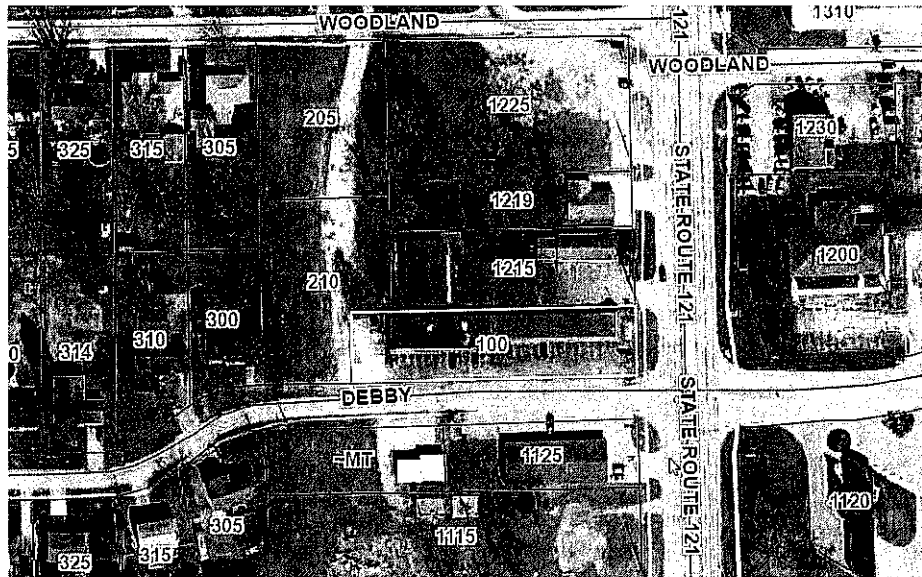
**12 C PROPERTIES, LLC AND MATTHEW W. CRAWFORD
AND HILARY L. CRAWFORD**

**Mt. Zion Rt. 121 TIF District II and Mt. Zion BDD No. 1
Village of Mt. Zion, Macon County, Illinois**

Project Description: The Developer owns the Property and is proceeding with plans to renovate and rehabilitate the commercial building, including new doors and windows and repairing and replacing the roof and siding for the continued operation of Crawford's Pizza Pub II and Dell's Popcorn Shop.

Location: 100-190 W. Debby Dr.

PIN 12-17-04-233-024 and more particularly described as S 04 R 153E S 75 N 420.5 E 335.4 W OF SBI RT 121 GOVT LT 2 NE1/4 EXC HIWAY ROW 58 12 1 01 0202 000 00.



Estimated TIF & BDD Eligible Project Costs:

Rehabilitation and renovation costs incurred on existing structures \$113,316

Total Estimated TIF & BDD Eligible Project Costs¹..... \$113,316

¹ **NOTE:** The total, cumulative reimbursement of TIF real estate tax increment and BDD tax revenue for TIF and BDD eligible project costs payable by the Village to the Developer shall not exceed \$23,000.00, as set forth in this Redevelopment Agreement. The line items set forth in this *Exhibit "1"* are not intended to place a total limit on the described expenditures or intended to preclude payment of other TIF or BDD eligible redevelopment project costs in connection with the Developer's Project, provided the cumulative total amount of payments for all eligible redevelopment project costs, public and private, shall not exceed the total amount set forth herein. Adjustments may be made to the designated and anticipated line items within the total, either increasing or decreasing verified line-item costs for the Redevelopment Project.

EXHIBIT 2

PROMISSORY NOTE

FOR VALUE RECEIVED, 12 C Properties, LLC, an Illinois Limited Liability Company and **Matthew W. Crawford** and **Hilary L. Crawford** (collectively the “Borrower”), promise to pay the Village of Mt. Zion, Macon County, Illinois, an Illinois Municipal Corporation (“Lender”) the principal sum of up to **Fifteen Thousand and 00/100 Dollars (\$15,000.00)** with interest accruing on the unpaid principal at the rate of three percent (3%) per annum. The aforementioned principal sum represents monies loaned by the Lender to the Borrower for the reimbursement of Borrower’s TIF Eligible Project Costs and/or Business District Eligible Project Costs, specifically redevelopment project costs, incurred as a result of a Redevelopment Project located at 100-190 W. Debby Dr., Mt. Zion, IL (PIN 12-17-04-233-024 and the “Property”), within the Redevelopment Project Area and that is the subject of a Tax Increment Financing District and Business Development District Redevelopment Agreement by and between the Village of Mt. Zion and **12 C Properties, LLC and Matthew W. Crawford and Hilary L. Crawford** (the “Redevelopment Agreement”) entered into the 18th day of November, 2024.

The term of this Promissory Note shall commence on the date the reimbursements provided for in **Section “C(1)”** of the Redevelopment Agreement are disbursed to the Borrower and end on the date that is **five (5) years** from the date of such disbursement.

Provided that the Borrower is at all times in compliance with the Redevelopment Agreement and this Promissory Note, One-Fifth (1/5th) of the principal balance of up to \$15,000.00, plus any accrued interest thereon, shall be forgiven by the Lender each year during the term of this Promissory Note, with the first date of forgiveness being the date that is one (1) year from the date of the disbursement set forth in **Section “C(1)”** of the Redevelopment Agreement and continuing on said date of each year thereafter for the term of this Promissory Note. Provided that the Borrower does not Default or otherwise breach this Promissory Note or the Redevelopment Agreement, the full principal amount of this Promissory Note, plus any accrued interest thereon, shall be forgiven on the expiration of this Promissory Note.

The Borrower shall be deemed in Default of this Promissory Note if the Borrower:

- a. The Developer fails to maintain a valid lease for commercial tenants in the building for a period of sixty (60) days.
- b. The Developer fails to annually provide verification of the payment of real estate taxes for the Property.
- c. The Developer fails to provide verification of TIF and BDD Eligible Project Costs in amounts sufficient to satisfy **Sections “C(1), C(2) and C(3)”** and **Section “E”** of the Redevelopment Agreement.
- d. The Developer files for bankruptcy or otherwise becomes insolvent.
- e. The property becomes the subject of foreclosure proceedings.
- f. The Developer sells, transfers or vacates the Property at any point prior to the expiration of this Agreement.

- g. The Developer fails to carry adequate insurance on the Property to cover the replacement cost of the completed Project.
- h. As signatories to this Agreement and the Note, **12 C Properties, LLC and Matthew W. Crawford and Hilary L. Crawford** shall be guarantors for the Note and shall be jointly and severally liable in the event of a default thereof by the Developer.

In the event the Borrower is in Default under the terms of this Promissory Note or the Redevelopment Agreement and does not cure said default or breach on or before the thirtieth (30th) day after Lender gives Borrower written notice of Default thereof by personal delivery or certified mailing, the outstanding principal amount, plus any accrued interest thereon, is immediately due to the Lender and the Lender shall be entitled to all remedies permitted by law. Notice shall be deemed given on the date of personal delivery or date of mailing, whichever applies. No delay or failure in giving notice of said Default or breach shall constitute a waiver of the right of the Lender to exercise said right in the event of a subsequent or continuing Default or breach. Furthermore, in the event of such Default or breach, Borrower promises to reimburse Lender for all collection and/or litigation costs incurred by the Village, including reasonable attorney fees and court costs, whether judgment is rendered or not.

As signatories to this Note, **12 C Properties, LLC and Matthew W. Crawford and Hilary L. Crawford** jointly and severally guarantee payment of this Note in the event the Borrower is in default hereof.

This Promissory Note has been entered into and shall be performed in the Village of Mt. Zion, Macon County, Illinois, and shall be construed in accordance with the laws of Illinois and any applicable federal statutes or regulations of the United States. Any claims or disputes concerning this Note shall, at the sole election of the Lender, be adjudicated in Macon County, Illinois.

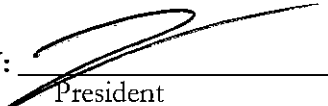

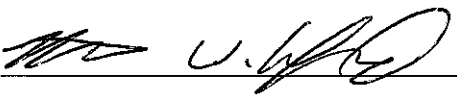

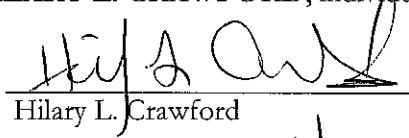
<u>LENDER</u>	<u>BORROWER</u>
<p>VILLAGE OF MT. ZION, ILLINOIS, an Illinois Municipal Corporation</p> <p>BY: <u></u> President</p> <p style="text-align: right;">Date: <u>11-18-24</u></p> <p>ATTESTED BY:</p> <p><u></u> Village Clerk</p> <p style="text-align: right;">Date: <u>11/18/2024</u></p>	<p>12 C PROPERTIES, LLC, an Illinois Limited Liability Company</p> <p>BY: <u></u></p> <p style="text-align: right;">Date: <u>11/25/24</u></p> <p>MATTHEW W. CRAWFORD, individually</p> <p>BY: <u></u> Matthew W. Crawford</p> <p style="text-align: right;">Date: <u>11/25/24</u></p> <p>HILLARY L. CRAWFORD, individually</p> <p>BY: <u></u> Hilary L. Crawford</p> <p style="text-align: right;">Date: <u>11/25/24</u></p>

EXHIBIT 3

PRIVATE REDEVELOPMENT PROJECT REQUEST FOR VERIFICATION OF ELIGIBLE PROJECT COSTS

Requisition No. _____

Developer/Requestor name: _____ Date submitted: ____/____/20____.

Developer/Requestor mailing address: _____

Developer daytime phone: _____ Email address: _____

This request for verification of eligible project costs relate to a written Redevelopment Agreement approved on ____/____/20____ by and between _____ and _____.
(Municipality) (Developer)

Project Name and Site Address: _____

Property PIN(s) as found on most recent real estate tax bill: _____

Applicable Tax Increment Financing (TIF) District Name: _____

Applicable Business Development District (BDD) Name: _____

This form is a request by the Developer to the Municipality for verification of eligible project costs which may be relied upon by the Municipality in advance of future disbursements of funds, if any are payable, from the Special Tax Allocation Fund(s) pursuant to the above referenced Redevelopment Agreement and applicable laws and statutes. The terms used herein shall have the same meanings as those terms in the Redevelopment Agreement.

List of Project Costs Incurred Pursuant to the Redevelopment Agreement and Paid by the Developer for which Verification of Eligibility is Hereby Requested:

Description	Amount Paid	Invoice(s) Attached	Proof of Payment Attached ²
	\$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
Total Amount Requested for Verification of Eligible Costs:	\$		

The undersigned hereby certifies and swears under oath that the following statements are true and correct:

- the items herein provided as the "List of Project Costs Incurred Pursuant to the Redevelopment Agreement and Paid by the Developer for which Verification of Eligibility is Hereby Requested" were incurred and/or financed by the Developer as deemed necessary and in furtherance of the Project, and such materials and or

² Proof of payment may include: bills, statements, invoices and/or waivers of lien marked as paid, signed, and dated by suppliers, contractors, or professionals; processed/cancelled check or bank draft payments (i.e., photocopies of both sides of check); or other proofs payment for costs as may be requested by the Municipality. This information is to be attached to this form and available for review when submitted.

services for which said costs were incurred have been applied to the Project in accordance with applicable City Codes and requirements of the Redevelopment Agreement, including Exhibits and amendments, if any, attached thereto; and

2. the Project Costs for which amounts are herein requested for verification of eligibility represent proper redevelopment project costs as identified in the "Limitation of Incentives to Developer" described in the Redevelopment Agreement, are not duplicated from any previous Request for Verification of Eligible Project Costs, have been properly recorded on the Developer's books, are set forth herein with invoices and proof of payment attached for all sums for which reimbursement is requested; and
3. the amounts requested and set forth herein are not greater than those necessary to meet obligations due and payable or to reimburse the Developer for its funds actually paid or advanced for such redevelopment project costs; and
4. the Developer is not in default per the terms of the Redevelopment Agreement, and nothing has occurred to the knowledge of the Developer that would prevent the performance or fulfillment of its obligations under the Redevelopment Agreement.

The undersigned hereby certifies and warrants he/she is of legal age and that to the best of his/her knowledge the information contained in and attached to this *Request for Verification of Eligible Project Costs* is true, correct, and complete and furthermore agrees to the statements and representations provided herein. Any violation of this oath shall constitute a default of the Redevelopment Agreement and shall be cause for the City to unilaterally terminate the Redevelopment Agreement.

BY: _____ DATE: ____/____/20____.
Developer/Requestor Signature

Print Developer/Requestor Name: _____.

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, the undersigned Notary Public, do hereby affirm that _____ personally appeared before me on the _____ day of _____, 20____, and signed the above statement as a free and voluntary act and deed.

Notary Public
Date of Commission Expiry: ____/____/20____.

Revised 11/12/2024

THIS SECTION FOR MUNICIPAL USE

- Request reviewed by TIF/BDD Administrator for the Municipality: _____ Date: ____/____/20____.
(name and title)
- Request approved by authorized municipal official: _____ Date: ____/____/20____.
(name and title)
- Project reviewed/inspected by authorized municipal official: _____ Date: ____/____/20____.
(name and title)
 - Project completed pursuant to Municipal Code Requirements.
 - Project not completed pursuant to Municipal Code Requirements per attached report of authorized municipal official.