

REDEVELOPMENT AGREEMENT

This REDEVELOPMENT AGREEMENT (“Agreement”) among **THE CITY OF PEORIA** (“City”), a municipal corporation, **PEORIA OPPORTUNITIES FOUNDATION** (“POF”), an Illinois not-for profit corporation and **EAST BLUFF HOMES, LP**, an Illinois limited partnership (“Owner” and along with POF, collectively, the “Developer”), is entered into this _____ day of _____, 2018.

RECITALS

WHEREAS, the City has adopted a redevelopment project area known as the East Village Growth Cell TIF (the "Development Project Area") also referred to herein as “The TIF District” in the City, pursuant to 65 ILCS 5/11-74.4-1, et seq. of the Illinois Compiled Statutes, the "Tax Increment Allocation Redevelopment Act" (hereinafter referred to as the "Act"); and

WHEREAS, pursuant to the provisions of the Act, the City has adopted the East Village Growth Cell TIF Tax Increment Redevelopment Plan (hereinafter referred to as the "Redevelopment Plan") pertaining to the redevelopment of the Redevelopment Project Area, a copy of which is available for inspection in the office of the City Clerk of the City; and

WHEREAS, the Developer, consistent with the objectives of the Development Plan, intends to undertake a project as generally described on **Schedule 1** attached hereto and incorporated herein (the "Project") on various parcels of real estate within the TIF District which parcels are described on **Schedule 2** attached hereto and incorporated herein (collectively, “Project Site”); and

WHEREAS, the City, after due and careful consideration, has concluded that the redevelopment of the Project Site will help to arrest the economic and physical decline of the Redevelopment Project Area, and to promote a policy of stabilization and revitalization not only in the Redevelopment Project Area, but also in the surrounding area of the City; and

WHEREAS, to support the Developer’s construction and operation of the Project, the City is willing to provide the Developer the incentives set forth in this Agreement including financial assistance in a total amount not to exceed Three Hundred Thousand Dollars and No/100 (\$300,000.00) (the “TIF Funds”) to assist Developer with property acquisition and construction on the Project Site utilizing tax increment financing in accordance with the Act; and; and

WHEREAS, the City has found that without the assistance of the City as set forth in this Agreement, the Developer would not proceed with the Project; and

NOW THEREFORE, in consideration of the premises and mutual obligations of the parties hereto, each of them does hereby covenant and agree as follows:

ARTICLE I: DESCRIPTION OF THE PROJECT

1.1 **The Project.** The Project shall be developed as described on **Schedule 1.**

1.2 The Estimated Cost of Project. The Estimated Cost of the Project is set forth on **Schedule 1** attached hereto and incorporated herein ("Estimated Project Cost").

ARTICLE II: CONSTRUCTION OF THE PROJECT

2.1 Submission and Approval of Plans. The Developer shall submit to the City plans and specifications for the Project, including but not limited to a site plan (all the foregoing plans and specifications shall be referred to as "Plans" herein) within 120 days after the date of this Agreement. The City shall review the Plans for the purpose of determining compliance with the Redevelopment Plan, this Agreement, and all applicable laws, statutes, ordinances, rules and regulations. It is understood that in the event that the Plans do not so comply, the Developer shall amend the Plans, prior to proceeding further with the Project, all in accordance with the provisions of this Section 2.1.

The City's approval or disapproval of the Plans must be made in writing and, if disapproved, shall set forth the reasons for such disapproval. If the City does not approve or disapprove said documents within thirty (30) days after receipt, they shall be deemed approved. If disapproved, the Developer shall, within thirty (30) days from the date of disapproval, resubmit revised Plans which the City shall review and comment or approve within twenty-one (21) days. This process shall repeat until the Plans are approved by the City. If the City fails to approve or disapprove within any 21 day period, such Plans shall be deemed approved. The City will not unreasonably withhold its approval. In reviewing the Plans, the City will take into account the normal and customary costs of developing and constructing projects of this type.

2.2 Commencement and Completion Requirements.

2.2.1 Commencement. The Developer shall commence construction of the Project not later than nine (9) months after the approval of the Final Plans as set forth in Section 2.1 above, unless the City approves an extension to such commencement time period. The City's approval shall not be unreasonably withheld, conditioned or delayed.

2.2.2 Completion of the Project. The Developer shall complete construction of Project not later than eighteen (18) months after commencement of construction as set forth in Section 2.1 above unless the City approves an extension to such construction completion date. The City's approval shall not be unreasonably withheld, conditioned or delayed. For the purpose of this Section 2.2, "completion of construction" means the complete construction of the Project, except for minor and ancillary alterations or additional work, so as to make of the Project eligible for a temporary certificate of occupancy.

2.3 Quality of Construction and Conformance to Federal, State and Local Requirements. All work with respect to the Project and any other structures of buildings on the Project Site (the "Works") shall conform to this Agreement, the City's zoning code, building code and all applicable federal, state and local laws, regulations and ordinances including, but not limited to, environmental codes and life safety codes. Failure to materially conform to these codes and laws, including failure to obtain proper permits, will nullify the City's obligation under this Agreement. The Developer shall cause the construction of the Works to be commenced and to be prosecuted with due diligence

and in good faith in accordance with the terms of this Agreement, and shall cause the Works to be constructed in a good and workmanlike manner in accordance with **Schedule 1**.

2.4 **Coordination with the City.** Prior to the beginning of construction, the Developer shall meet with the City's Development Review Board (DRB) to review the Project and gain an understanding of any applicable regulations. The Developer will coordinate with appropriate City staff throughout the Project to ensure all zoning, building, and fire codes are met. The Developer agrees to obtain building permits for any work that requires them.

2.5 **Utilities.** All arrangements for utilities must be made by the Developer with the applicable utility company. The City makes no representations whatsoever with respect to the adequacy or availability of utilities with respect to the Project or Project Site.

2.6 **Insurance.**

2.6.1 **Liability Insurance Prior to Completion.** Prior to commencement of construction of the Project, the Developer or the Developer's contractor shall procure and deliver to the City, at the Developer's or such contractor's cost and expense, and shall maintain in full force and effect until each and every obligation of Developer contained herein has been fully paid, or performed, a policy or policies of comprehensive liability insurance and during any period of construction, contractor's liability insurance, structural work act insurance and workmen's compensation insurance, with liability coverage under the comprehensive liability insurance to be not less than One Million Dollars (\$1,000,000) each occurrence and Two Million Dollars (\$2,000,000) total, all such policies to be in such form and issued by such companies as shall be acceptable by City to protect City and Developer against any liability incidental to the use of or resulting from any accident occurring in or about the Project or the improvements or the construction and improvement thereof. Each such policy shall name the City as an additional insured and shall contain an affirmative statement by the issuer that it will give written notice to the City at least thirty (30) days prior to any cancellation or amendment of its policy.

2.6.2 **Builder's Risk Prior to Completion.** Prior to completion of the construction of the Project as certified by the City, the Developer shall keep in force at all times builder's completed value risk insurance, in non-reporting form, against all risks of physical loss, including collapse, covering the total value of work performed and equipment, supplies and materials furnished for the Project. Such insurance policies shall be issued by companies satisfactory to the City and shall name the City as an additional insured. All such policies shall contain a provision that the same will not be cancelled or amended without prior 30-day written notice to the City.

2.7 **Rights of Inspection: Agency.** During construction of the Project, the City or its designee shall have the right at reasonable times and from time to time to enter upon the Project for the purposes of inspection. Inspection by the City of the Project shall not be construed as a representation by the City that there has been compliance with the Plans or that the Project will be or is free of faulty materials or workmanship, or a waiver of any right, the City or any other party may have against the Developer or any other party for noncompliance with the Plans or the terms of this Agreement.

ARTICLE III: REPRESENTATIONS OF THE DEVELOPER

POF and Owner represent warrant and agree, as to itself, as the basis for the undertakings on its part herein contained that:

3.1 Organization. POF is a not-for-profit corporation organized, existing and in good standing under the laws of the State of Illinois. POF shall, as a condition precedent to the implementation of this Agreement, provide the City with the names and addresses of all officers, and directors, of POF. The Owner is a limited partnership organized, existing and in good standing under the laws of the State of Illinois with a sole purpose to own, construct and operate the Project as a low income housing tax credit project. POF is the sole member of the Owner's general partner.

3.2 Authorization. POF and Owner have the power to enter into, and by proper action has been duly authorized to execute, deliver and perform, this Agreement.

3.3 Non-Conflict or Breach. Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement, conflicts with or results in a breach of any of the terms, conditions or provisions of the POF's or Owner's organizational documents or any restriction, agreement or instrument to which the POF or Owner is now a party or by which the POF or Owner is bound.

3.4 Pending Lawsuits. There are no lawsuits either pending or threatened that would affect the ability of the POF or Owner to proceed with the construction of the Project on the Project Site as of the date of this Agreement.

3.5 Location of Project. The Project will be located within the Project Site.

3.6 Conformance with Requirements. That the construction of the Project in accordance with **Schedule 1** will in all respects conform to and materially comply with all covenants, conditions, restrictions, zoning ordinances, environmental regulations and land use regulations affecting the Project Site, and that any business conducted on the Project Site will materially conform and comply with said land use regulations, including but not limited to zoning ordinances.

3.6.1 Household Income Limits-Per (65 ILCS 5/Art. 11 Div. 74.4 heading), DIVISION 74.4. TAX INCREMENT, ALLOCATION REDEVELOPMENT ACT All households in TIF units must meet HUD's Annual Low Income (80% Median Income) thresholds for Peoria County. The City will monitor the household income of units annually to comply with TIF regulations.

ARTICLE IV: REPRESENTATIONS OF THE CITY

The City represents, warrants and agrees as a basis for the undertakings on its part contained herein that:

4.1 Organization and Authorization. The City is a municipal corporation organized and existing under the laws of the state of Illinois, and has the power to enter into and by proper action has been duly authorized to execute, deliver and perform this Agreement.

4.2 Redevelopment Plan. The Redevelopment Plan (including the Redevelopment Project Area set forth therein) has been properly formed, adopted and approved by the City in accordance with Illinois law and is in full force and effect.

4.3 Non-Conflict or Breach. Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement, conflicts with or results in a breach of any of the terms, conditions or provisions of any restriction, agreement or instrument to which the City is now a party or by which the City is bound.

4.4 Pending Lawsuits. There are no lawsuits either pending or threatened that would affect the ability of the City to perform this Agreement.

ARTICLE V: REDEVELOPMENT PROJECT COST REIMBURSEMENT

5.1 Reimbursement of Development Project Costs. The City will reimburse POF **\$300,000** of TIF Funds in a one-time payment of construction costs associated with the purchase of supplies, materials, equipment, and labor. Section 74.4-3 (q) of the Act (the “Reimbursement”) in accordance with this as Article V.

5.2 Conditions Precedent to Reimbursement. The City's obligation to make the Reimbursement set forth in this Article V hereof is subject to the Developer's compliance with the terms and conditions of this agreement.

5.3 Reimbursement Payments. Subject to all of the conditions set forth in this Agreement, the City shall pay the Developer \$300,000 to be paid within 30 days upon City's receipt of the POF's Request for Reimbursement of Expenditures as set forth in **Schedule 4.**

5.4 Documentation of Development Project Costs. The Developer shall document Development Project Costs to the reasonable satisfaction of the City by submitting the forms monthly from the time the construction begins until such time the funds are exhausted or the Project is complete. **Schedule 3** Form attached hereto and incorporated hereunder.

5.5 Total Limitation. The City's obligation to pay the Reimbursement shall terminate upon the earlier of (i) the date that a total of all TIF Eligible expenses has been paid as shown in **Schedule 1**, or (ii) the expiration of TIF Reimbursement payments as provided in **Schedule 3**, or (iii) the occurrence of any act on the part of Developer, or on the part of any person acting on behalf of the Developer, constituting a default under this Agreement, or (iv) or termination of the Redevelopment Plan.

ARTICLE VI: DEVELOPER COVENANTS AND RESTRICTIONS

6.1 Project Subject to Redevelopment Plan and Agreement. The Developer agrees to comply with the terms and conditions of this Agreement and to construct the Project subject to the terms, covenants, building and use restrictions, and other conditions in the Redevelopment Plan and this Agreement.

6.2 Non-discrimination. The Developer shall not discriminate in violation of any applicable federal, state or local laws or regulations upon basis of race, color, religion, sex, age, or national origin or other applicable factors in the sale, lease or rental, or in the use or occupancy of the Project or any part thereof.

6.3 Property Taxes. The Developer covenants that it will ensure the payment of all real estate taxes with respect to the Project and Project Site when due; and that it shall not apply for, seek, or authorize any exemption from the imposition of general real estate taxes on the Project or Project Site, or any portion thereof, without first obtaining prior written approval of the City. Nothing herein shall be construed so as to prevent the Owner from otherwise contesting the assessment or collection of any taxes under statutory procedures set forth in the Illinois Revised Statutes, provided that the Developer gives the City fifteen (15) days prior written notice of the Owner's intent to contest the assessment or collection of taxes. Subject to the Owner's right to contest, in the event that said real estate taxes are not paid within thirty (30) days of the date said taxes are due, the City may, at its option, pay said taxes. Any amounts paid by the City shall immediately become due from the Developer, together with interest at the rate of 12% per annum. As of the date of such payment, the City shall have a lien against the Project for all amounts paid together with interest and all expenses incurred in the recovery of said amounts.

6.4 Form of Covenants and Restrictions. The covenants, uses and restrictions referred to in this Article 6, in the form of the Declaration of Covenants, Uses and Restrictions attached hereto as Schedule 5 shall be executed and recorded with the Peoria County Recorder of Deeds on or before the date that the Developer commences construction of the Project.

ARTICLE VII: DEVELOPER INDEMNIFICATION OF CITY

So long as the Developer or its successors or assignees maintain a direct ownership interest in the Project or Project Site or any part thereof (excluding, for example, a direct interest therein solely as a creditor or mortgagee), the Developer and its successors and assignees agree to indemnify and save the City and its officers and employees (collectively the "Indemnified Parties") harmless against all claims by or on behalf of any person or persons, business, firm, partnership, limited liability company or corporation arising from (i) the Developer's or its successors or assignees operation or management of the Project, or from any work of or thing done by the Developer or its successors or assignees on the Project Site, or any work or activity of the Developer or its successors or assignees connected to the construction of the Project; (ii) any breach or default on the part of the Developer or its successors or assignees in the performance of any of its obligations under or in respect of this Agreement; (iii) any act of negligence of the Developer or its successors, assignees or any of its agents, contractors, servants or employees; (iv) any violation by the Developer or its successors or assignees of any easements, conditions, restrictions, building regulations, zoning ordinances, environmental regulations or land use regulations affecting the Project Site or the Project; or (v) any violation by the Developer or its successors or assignees of state or federal securities law in connection with the offer and sale of interests in the Developer his successors, assignees, its affiliates or any part of the Project (collectively, the "Claims"). The Developer and its successors and assignees agree to indemnify and save the Indemnified Parties harmless from and against all costs and expenses incurred in or in connection with any such claim arising as aforesaid or in connection with any action or proceeding brought thereon. In case any such claim shall be made or action brought based upon any such claim in respect of which indemnity may be sought against the Developer or its successors or assignees upon receipt of notice

in writing from the City setting forth the particulars of such claim or action, the Developer and its successors and assignees shall assume the defense thereof including the employment of counsel and the payment of all costs and expenses. The City shall have the right to employ separate counsel in any such action and to participate in the defense thereof, but the fees and expenses of such counsel shall be at the expense of the City. It is agreed and understood that the aforesaid indemnities in this Article VII shall be binding on the Developer and its successors and assignees only for such period as the Developer and its successors and assignees maintain a direct ownership interest in the Project or Project Site or part thereof (excluding, for example, a direct interest therein solely as a creditor or mortgagee), and only with respect to such direct ownership interest in the Project or Project Site or part thereof but Developer and its successors and assignees shall not be responsible under this Article VII for Claims caused by the gross negligence or willful misconduct of the City.

ARTICLE VIII: PROHIBITIONS AGAINST ASSIGNMENT AND TRANSFER

8.1 Prohibition Against Transfer Prior to Completion. The Owner shall not transfer the Project Site prior to completion of construction of the Project.

8.2 Transfer of Project and Project Site After Opening of the Project. After completion of construction of the Project, the Owner (and any subsequent owner of the Project or Project Site or any part thereof) may transfer the Project or Project Site (or any portion thereof) without the consent of the City; provided that any proposed transferee, by instrument in writing reasonably satisfactory to the City and in a form recordable among the land records, shall expressly assume all of the obligations of the Developer under this Agreement and agree to be subject to all the conditions and restrictions to which the Developer is subject (or, in the event that the transfer is of or relates to part of the Project, such obligations, conditions and restrictions to the extent that they relate to so such part). The fact that any transferee of, or any other successor in interest whatsoever to, the Project, or any part thereof, shall not have assumed such obligations or so agreed, shall not (unless and only to the extent otherwise specifically provided in the Agreement or agreed to in writing by the City) relieve or except such transferee or successor of or from such obligations, agreements, conditions, or restrictions, or deprive or limit the City of or with respect to any rights or remedies or controls with respect to the Project or the construction thereof; it being the intent of this, together with other provisions of this Agreement, that (to the fullest extent permitted by law and equity and excepting only in the manner and to the extent specifically provided otherwise in this Agreement) no transfer of the Project or Project Site or any part thereof, or any interest therein, however consummated or occurring, and whether voluntary or involuntary, shall operate legally or practically, to deprive or limit the City, of any rights or remedies or controls regarding the Project and the construction thereof that the City would have had, had there been no such transfer. Notwithstanding anything to the contrary in this Agreement, the withdrawal, removal, and/or replacement of a general partner of the Owner pursuant to the terms of the Owner's partnership agreement shall not constitute a default under this Agreement and shall not require the consent of the City. In addition, any assignment of the Owner's limited partner's interest, or interest therein, shall not constitute a default under this Agreement nor require the consent of the City.

8.3 Status of Assignee. Any assignee of the Developer under the provisions hereof shall be considered the "Developer" for all purposes of this Agreement.

8.4 No Release of Developer. Any consent by the City to any total or partial transfer of the Project or the Project Site shall not be deemed a release of the Developer from any of its obligations hereunder, or from any conditions or restrictions to which the Developer is subject, unless the Developer is expressly released in writing by the City.

ARTICLE IX: DEFAULT AND REMEDIES

9.1 Events of Default. The following shall be events of default ("Events of Default") with respect to this Agreement:

9.1.1 If any material representation made by the Developer or City in this Agreement, or in any certificate, notice, demand or request made by the Developer or City, in writing and delivered to the other party pursuant to or in connection with any of said documents shall prove to be untrue or incorrect in any material respect as of the date made; or

9.1.2 Breach by the Developer or City of any material covenant, warranty or obligation set forth in this Agreement.

9.2 Remedies of Default or Bankruptcy or Dissolution. In the case of an Event of Default or bankruptcy or dissolution by either party hereto or any successors to such party, such party or successor shall, upon written notice from the other party, take immediate action to cure or remedy such Event of Default or bankruptcy or dissolution within sixty (60) days after receipt of such notice. If, in such case action is not taken, or not diligently pursued, or the Event of Default or bankruptcy or dissolution shall not be cured or remedied within a reasonable time, the aggrieved party may institute such proceedings as may be necessary or desirable in its opinion to cure or remedy such default or bankruptcy or dissolution, including but not limited to, proceedings to compel specific performance by the party in default of its obligations, and may pursue any and all other remedies available under the laws of the State of Illinois.

In case the City or Developer shall have proceeded to enforce its rights under this Agreement and such proceedings shall have been discontinued or abandoned for any reason or shall have been determined adversely to the party initiating such proceedings, then and in every such case the Developer and the City shall be restored respectively to their several positions and rights hereunder, and all rights, remedies and powers of the Developer and the City shall continue as though no such proceedings had been taken.

9.3 Other Rights and Remedies of City and Developer: Delay in Performance Waiver.

9.3.1 No Waiver by Delay. Any delay by the City, or the Developer in instituting or prosecuting any actions or proceedings or otherwise asserting their rights under this Agreement shall not operate to act as a waiver of such rights or to deprive them of or limit such rights in any way (it being the intent of this provision that the City or Developer should not be constrained so as to avoid the risk of being deprived of or limited in the exercise of the remedies provided in this Agreement because of concepts of waiver, laches or otherwise); nor shall any waiver in fact made by the City or Developer with respect to any specific Event of Default by the Developer or City under this Agreement be considered or treated as a waiver of the rights of the City or Developer under this Section or with respect

to any Event of Default under any section in this Agreement or with respect to the particular Event of Default, except to the extent specifically waived in writing by the City or Developer.

9.3.2 Rights and Remedies Cumulative. The rights and remedies of the parties to this Agreement (or their successors in interest) whether provided by law or by this Agreement, shall be cumulative, and the exercise by either party of any one or more of such remedies shall not preclude the exercise by it, at the time or different times, of any other such remedies for the same Event of Default by the other party. No waiver made by either such party with respect to the performance, nor the manner of time thereof, or any obligation of the other party or any condition to its own obligation under the Agreement shall be considered a waiver of any rights of the party making the waiver with respect to the particular obligation of the other party or condition to its own obligation beyond those expressly waived in writing and to the extent thereof, or a waiver in any respect in regard to any other rights of the party making the waiver or any other obligations of the other party.

9.3.3 Delay in Performance. For the purposes of any of the provisions of this Agreement except with regard to payment of real estate taxes as provided herein, neither the City, nor the Developer, as the case may be, nor any successor in interest, shall be considered in breach of, or in default of, its obligations with respect to the acquisition or preparation of the Project Site for Redevelopment, or the beginning and completion of construction of the Project, or progress in respect thereto, in the event of enforced delay in the performance of such obligation due to unforeseeable causes beyond its control and without its fault or negligence, including, but not restricted to acts of God, acts of the public enemy, acts of federal, state or local government, acts of the other party, fires, floods, epidemics, quarantine restrictions, strikes, embargoes, acts of nature, unusually severe weather or delays of subcontractors due to such causes; it being the purposes and intent of this provision that in the event of the occurrence of any such enforced delay, the time or times for performance of the obligations of the City or Developer with respect to the acquisition or construction of the Project shall be extended for the period of the enforced delay. Provided, that the party seeking the benefit of the provisions of this Section, shall within thirty (30) days after the beginning of any such enforced delay, have first notified the other parties thereof in writing, of the cause or causes thereof, and requested an extension of the period of enforced delay. Such extensions of schedule shall be agreed to in writing by the parties hereto.

ARTICLE X: EQUAL EMPLOYMENT OPPORTUNITY

The Developer, for itself and its successors and assigns, agrees that during and with respect to the construction of the Project provided for in this Agreement that the following will apply:

10.1 Non-Discrimination. The Developer will not discriminate against any employee or applicant for employment on the basis of race, color, religion, sex, or national origin. The Developer will take affirmative action to insure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex or natural origin. Such action shall include but not be limited to the following: employment, upgrading, demotion, transfer, recruitment, recruitment advertising, layoff, termination, rate of pay or other forms of compensation, and selection for training, including apprenticeship. The Developer agrees to post in

conspicuous places, available to employees and applicants for employment, notices to be provided by the City setting forth the provisions of this non-discrimination clause.

10.2 Advertising. The Developer will, in all solicitations or advertisements for employees placed by or on behalf of the Developer, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.

10.3 Terms and Conditions. The Developer shall comply with the fair employment and affirmative action provisions of Chapter 17, Article III, and Division 4 of the municipal code. Anyone involved with employment or contracting for this Plan will be responsible for conformance with this policy and the compliance requirements of applicable state and federal regulations. The Developer shall comply with the terms and conditions set forth on **Schedule 6**, Equal Employment Opportunity, attached hereto and made a part hereof. Where reference is made to "contractor" in **Schedule 6**, it shall mean the Developer.

ARTICLE XI: MISCELLANEOUS

11.1 Authorized Representatives.

11.1.1 Developer. By complying with the notice provisions hereof, the Developer shall designate an authorized representative from time to time, who, unless applicable law requires action by the Manager(s) of the Developer, shall have the power and authority to make or grant or do all things, requests, demands, approvals, consents, agreements and other actions required or described in this Agreement for and on behalf of the Developer.

11.1.2 City. By complying with the notice provisions hereof, the City shall designate an authorized representative from time to time, who shall communicate with the Developer on behalf of the City. Such representative shall not have the authority to make agreements on behalf of the City.

11.2 Entire Agreement. The terms and conditions set forth in this Agreement and exhibits attached hereto supersede all prior oral and written understandings and constitute the entire agreement between the City and the Developer.

11.3 Binding Upon Successors in Interest. This Agreement shall be binding upon all the parties hereto and their respective heirs, successors, administrators, assigns or other successors in interest.

11.4 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 provision hereof.

11.5 Severability. If any provision of this Agreement is held to be invalid, the remainder of this Agreement shall not be affected thereby.

11.6 Memorandum of Agreement. After Developer acquires title of the Project, the parties shall execute and record a Memorandum of Agreement with respect to the Project Site in the form attached as **Schedule 7**.

11.7 Further Assistance and Corrective Instruments. The City and the Developer agree that they will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may reasonably be required by the parties hereto, for carrying out the intention of or facilitating the performance of this Agreement.

11.8 Notices. Any written notice or demand hereunder from any party to another party shall be in writing and shall be served by (a) personal delivery, (b) Fax with confirmation by first-class mail or (c) certified mail, return receipt requested at the following addresses:

To the City at:

City Clerk
City of Peoria
419 Fulton Street, Room 401
Peoria, IL 61602

With copies to:

City Manager
City of Peoria
419 Fulton, Room 207
Peoria, IL 61602

Corporation Counsel
City of Peoria
419 Fulton, Room 207
Peoria, IL 61602

And, to the Owner and POF at:

Peoria Opportunities Foundation
Jane Genzel, Executive Director
512 E. Kansas St.
Peoria, IL 61603

With a copy to:

Applegate & Thorne-Thomsen
Nicholas Brunick, Esq.
425 S. Financial Place
Suite 1900
Chicago, IL 60605

or to the last known address of any party or to the address provided by an assignee if such address is given in writing. Any party may change its address by providing notice in accordance with this provision. In the event said notice is mailed, the date of service shall be deemed to be two (2) business days after the date of delivery of said notice to the United States Post Office.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

CITY OF PEORIA

By: _____
Its City Manager

**PEORIA OPPORTUNITIES
FOUNDATION, an Illinois not-for-profit
corporation**

By: _____

Attest: _____
Its City Clerk

Its: Executive Director

ACCEPTED AS TO FORM:

Print Name: Jane Genzel

Its City Attorney

East Bluff Homes LP, an Illinois limited partnership

By: East Bluff GP LLC, an Illinois limited liability company, its general partner

By: Peoria Opportunities Foundation, an Illinois not-for-profit corporation, its sole member

By: _____

Its: Executive Director
Print Name: Jane Genzel

SCHEDULES:

- SCHEDULE 1 -** Project Description and Project Costs
- SCHEDULE 2 -** Project Site
- SCHEDULE 3-** Schedule of TIF Reimbursement Payments
- SCHEDULE 4-** Requisition for Reimbursement of Redevelopment Project Costs
- SCHEDULE 5 -** Declaration of Covenants, Uses and Restrictions
- SCHEDULE 6-** Equal Employment Opportunity
- SCHEDULE 7 -** Memorandum of Agreement

SCHEDULE 1**PROJECT DESCRIPTION & PROJECT COSTS****Project Description**

The Project will provide 30 affordable, rental homes for families. There will be 15 two-bedroom units and 15 three-bedroom units. Twenty (20) homes will be single family properties and five (5) properties will be designed as duplexes. Six (6) units will be targeted to families at or below 30% AMI, fifteen (15) units will be targeted to families at or below 50% AMI, and the remaining nine (9) units targeted to 60% AMI families.

Development Costs
East Bluff Housing City TIF Application

| Budget Line Item | Budget | Per Unit |
|---------------------------------------|------------------|-----------------|
| Land Cost | 25,000 | 833 |
| Title and Transfer Taxes | <u>2,500</u> | <u>83</u> |
| Acquisition Total: | 27,500 | 916 |
| Net Construction Costs | 5,372,258 | 179,075 |
| General Conditions | 322,335 | 10,744 |
| Overhead | 107,446 | 3,582 |
| Profit | 322,335 | 10,744 |
| Bond Premium / LOC fee | 128,500 | 4,283 |
| Utility Fees | 40,000 | 1,333 |
| Furniture Fixtures & Equipment | 25,000 | 833 |
| Building Permits | 55,000 | 1,833 |
| Contingency | <u>268,613</u> | <u>8,954</u> |
| Construction Total: | 6,641,487 | 221,381 |
| Builders Risk Insurance | 50,000 | 1,667 |
| Real Estate Taxes | 15,000 | 500 |
| Security | <u>15,000</u> | <u>500</u> |
| Construction Period Total: | 80,000 | 2,667 |
| Architect -- Design | 385,836 | 12,861 |
| HERS Testing | 31,000 | 1,033 |
| Predevelopment Interest | 20,000 | 667 |
| Legal - Organizational | 90,000 | 3,000 |
| Legal - Tax Credits | 55,000 | 1,833 |
| Accountant -- General | 30,000 | 1,000 |
| Plats & Surveys | 30,000 | 1,000 |
| Appraisal | 30,000 | 1,000 |
| Environmental Reports | 30,000 | 1,000 |
| Soils and Material Testing | 50,000 | 1,667 |
| Market Study | 10,000 | 333 |
| Title & Recording Fees | 30,000 | 1,000 |
| Consultant -- Financial | <u>225,000</u> | <u>7,500</u> |
| Professional Fees Total: | 1,016,836 | 33,894 |
| Lease-Up Expense | 5,000 | 167 |
| Advertising | <u>25,000</u> | <u>833</u> |
| Marketing & Leasing Total: | 30,000 | 1,000 |
| Application Fee | 5,000 | 167 |
| LIHTC Reservation Fee | 76,313 | 2,544 |
| Construction Points | 52,300 | 1,743 |
| Lender Legal Costs | 50,000 | 1,667 |
| Permanent Loan Points | 9,400 | 313 |
| Construction Inspection | <u>25,000</u> | <u>833</u> |
| Lender Fees Total: | 218,013 | 7,267 |
| Developer Fee | <u>854,892</u> | <u>28,496</u> |
| Developer Fee Total: | 854,892 | 28,496 |
| Tax & Insurance Escrow | 31,280 | 1,042 |
| Replacement Reserve | 24,000 | 800 |
| Operating Deficit | <u>165,965</u> | <u>5,532</u> |
| Reserves Total: | 221,225 | 7,374 |
| First Mortgage | 40,501 | 1,350 |
| Equity Bridge Loan | <u>138,927</u> | <u>4,564</u> |
| Interest Total: | 177,428 | 5,914 |
| Total Development Cost | 9,267,381 | 308,909 |

SCHEDULE 2

PROJECT SITE(S)

PROPERTY ADDRESS AND PIN NUMBERS

| PINS: | |
|-------------------|---------------------|
| 18-03-105-005 | 910 E Behrends |
| 18-03-104-030 | 911 E Behrends |
| 18-03-104-031 | 915 E Behrends |
| 18-03-104-032 | 919 E Behrends |
| 18-03-106-001 | 1002 E Behrends |
| 18-03-104-038 | 1017 E Behrends |
| 18-03-104-014 | 1008 E Nebraska |
| 14-33-483-034 | 726 E Kansas |
| 14-34-381-013 | 1205 E Kansas |
| 18-04-230-033 | 515 E Illinois |
| 18-04-210-020 | 1707 N California |
| 14-33-483-013 | 505 E Thrush |
| 18-04-227-007 | 1816 N New York |
| 14-33-483-002 | 1914 N Indiana |
| 14-34-308-030 | 2201 N Delaware |
| 14-34-309-004 | 2206 N Delaware |
| 14-34-308-025 | 2215 N Delaware |
| 14-34-302-011 | 2402 N Delaware |
| 14-33-403-019 | 2411 N Missouri |
| 14-33-404-010 | 2414 N Missouri |
| 14-33-455-005 | 414 E Frye |
| 14-33-455-006 | 416 E Frye |
| 18-04-230-014/015 | 508-510 E Ravine |
| 18-04-229-020 | 715 E Ravine |
| NA | See 515 E. Illinois |

See **EXHIBIT 1** for:

- **Site Plan – for each of the 25 sites (Total 30 units)**
- **Floor Plan – for each of the 4 design types**
- **Architectural Renderings – for each of the 4 design types**

SCHEDULE 3

SCHEDULE OF TIF REIMBURSEMENT PAYMENTS

The City of Peoria will issue a reimbursable grant in the amount of \$300,000 in a one-time payment to Peoria Opportunities Foundation for hard construction costs as set forth in Article V of the Agreement.

The Developer shall document Project costs to the reasonable satisfaction of the City from the time construction begins until such time the funds are exhausted e. **Schedule 4** Form is attached hereto and incorporated hereunder.

SCHEDULE 4

REQUISITION FOR REIMBURSEMENT OF REDEVELOPMENT PROJECT COSTS

PEORIA OPPORTUNITIES FOUNDATION, (the "Developer") does hereby certify to the City of Peoria ("City") as follows:

1. That it has paid the following parties the following amounts for the items listed below, each of which constitutes "Redevelopment Project Costs" as defined in the Redevelopment Agreement dated _____, 2019 between the City and the Developer (the "Agreement").

| <u>Party Paid</u> | <u>Development Project Cost</u> | <u>Amount</u> |
|-------------------|---------------------------------|---------------|
| _____ | _____ | _____ |

[Paid invoices or other evidence of payment are attached]

2. That it requests a payment in the total amount of \$ _____ pursuant to the above referenced Agreement.

**PEORIA OPPORTUNITIES
FOUNDATION** , an Illinois not-for-profit
corporation

By: _____

Print Name: Jane Genzel
Its: Executive Director

Prepared By:

Prepared By:

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Peoria, Illinois 61602

After recording return to:

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Peoria, Illinois 61602

SCHEDULE 5

DECLARATION OF COVENANTS, USES AND RESTRICTIONS

EAST BLUFF HOMES LP, (the "Declarant"), is the owner of certain real property located in the City of Peoria, the County of Peoria, the State of Illinois, more fully described in **Schedule 2** attached hereto and made a part hereof (the "Project Site").

The Declarant and Peoria Opportunities Foundation (collectively the "Developer") have entered into a Redevelopment Agreement (the "Agreement") dated as of _____, 2018, with the City of Peoria ("City"). The Agreement provides that the Declarant and Developer shall develop a project as described in the Agreement (the "Project") on the Project Site, which Project will further the Redevelopment of the East Village Growth Cell Redevelopment Project Area pursuant to the East Village Growth Cell TIF Tax Increment Redevelopment Plan (the "Plan") adopted by the City on February 8, 2011. For the purpose of enhancing and protecting the value, the attractiveness and the desirability of the Project as developed pursuant to the terms of the Agreement; for the purpose of protecting the rights of the City pursuant to the terms of the Agreement; and for the purpose of enhancing and protecting the purposes of the Plan as aforementioned, the Declarant hereby declares that all of the Project and Project Site and each part thereof shall be held, sold, and conveyed only subject to the following covenants, uses and restrictions, which shall constitute covenants running with the land and shall be binding on all parties having any rights, title or interest in said property or any part hereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

1. The Project Site and the Project shall be subject to the Agreement and the terms, covenants, building and use restrictions, and conditions in the Plan.

2. The Declarant agrees that the Declarant shall not discriminate in violation of all applicable federal, state or local laws or regulations upon basis of race, color, religion, sex, age, national

origin or other applicable factors in the sale, lease or rental or in the use or occupancy of the Project Site or Project or any part hereof.

3. The Declarant covenants that it will pay all real estate taxes with respect to the Project Site or Project when due; and shall not apply for, seek, or authorize any exemption from the imposition of general real estate taxes on said Project Site or Project without first obtaining the prior written approval of the City of Peoria. Nothing herein shall be construed so to prevent Declarant from contesting the assessment or collection of any taxes under statutory procedures set forth in the Illinois Compiled Statutes; provided that the Declarant, its successors and assigns shall give the City of Peoria fifteen (15) days prior written notice of its intent to contest the assessment or collection of taxes.

4. It is intended and agreed that the covenants provided in Sections 1 and 3 of this Declaration shall remain in effect until the earlier of (i) termination of the Plan, (ii) end date of the plan or (iii) the completion of the Project and the covenants provided in Section 2 shall remain effective until the end date of the Plan; provided, that all such covenants shall be binding on the Declarant only for such period as the Declarant maintains a direct ownership interest in the Project Site or Project or part thereof (excluding, for example, a direct interest therein solely as a creditor or mortgagee), and only with respect to such direct ownership interest in the Project Site or Project or part thereof. The termination of the covenants in Sections 1 and 3 shall be effective upon the happening of the events described in this Section 4 without any further action by either Declarant or the City and without the recording of any release or other document.

5. Subject to Section 4 above, it is intended and agreed that the covenants set forth in Sections 1 through 3 above shall be covenants running with the land and that they shall in any event be binding to the fullest extent permitted by law and equity, for the benefit and in favor of and enforceable by the City and with regard to Section 2 above, the City, the State of Illinois, and the United States of America.

6. Subject to Section 4 above, it is also intended and agreed that the foregoing covenants set forth in Sections 1 through 3 above shall in any event, and without regard to technical classification or designation as legal or otherwise, be, to the fullest extent permitted by law and equity, binding for the benefit of the City and enforceable by the City, the State of Illinois and the United States of America as provided in Section 5.

7. Failure by the City or as the case may be, by the State of Illinois or the United States of America to enforce any covenant or restriction herein contained, shall in no event be deemed a waiver of the right to do so thereafter.

8. Invalidation of any one of these covenants or restrictions by judgment or court order, shall in no way affect any other provisions, which shall remain in full force and effect.

9. Covenants and restrictions of this declaration may be amended by the Declarant only by duly recording an instrument, executed and acknowledged by the City.

Executed on the date first above written.

East Bluff Homes LP, an Illinois limited partnership

By: East Bluff GP LLC, an Illinois limited liability company, its general partner

By: Peoria Opportunities Foundation, an Illinois not-for-profit corporation, its sole member

By: _____

Its: Executive Director

Print Name: Jane Genzel

STATE OF ILLINOIS)

) SS.

COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be the Executive Director of **Peoria Opportunities Foundation** an Illinois limited liability company, the sole member of East Bluff GP LLC, an Illinois limited liability company, the general partner of East Bluff Homes LP, an Illinois limited partnership and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act as such Executive Director and as the free and voluntary act of the foregoing entities for the uses and purposes therein set forth; and on his respective oath stated that he was duly authorized to execute said instrument.

GIVEN under my hand and notary seal this ____ day of _____, 2019.

Notary Public

SCHEDULE 6

EQUAL EMPLOYMENT OPPORTUNITY

I. In the event of the Developer's noncompliance with any provision of this Equal Employment Opportunity clause, the Illinois Human Rights Act or the Rules and Regulations of the Illinois Department of Human Rights, the Developer may be declared nonresponsible and, therefore, ineligible for future contracts or subcontracts with the City of Peoria and such other sanctions or penalties may be imposed or remedies invoked as provided by ordinance.

During and with respect to the Redevelopment and construction of the Project, the Developer agrees as follows:

It is hereby declared to be the public policy of the City of Peoria, that it will not execute a contract for good and/or services with any individual, business enterprise, supplier/vendor; maintain a financial relationship with any financial institution; or use the services of any labor organization or member thereof found to be in violation of the provisions of the Municipal Code for the City of Peoria, Chapter 17, Article III, Division 4, Section 17-118.

This clause covers contractors, vendors, suppliers, borrowers and/or recipients of city resources, purchasers and/or Developers of city owned property, and any other individuals or entities providing goods and/or services to the City of Peoria; and are hereinafter referred to as "Contractor".

If any Contractor conducting business with the City of Peoria fails to comply with the fair employment and affirmative action provisions of Chapter 17, Article III, Division 4 of the municipal code (hereinafter Chapter 17), the city, at its option, may do any or all of the following:

- (1) Cancel, terminate, or suspend the contract in whole or in part;
- (2) Declare the contractor ineligible for further contracts for one calendar year;
- (3) The Fair Employment and Housing Commission (hereinafter FEHC), in accordance with its rules and regulations, shall have the power to impose a penalty upon any Contractor failing to comply with Chapter 17 in an amount not less than \$50.00; nor more than as provided in Chapter 1, Section 1-5 of the municipal code, for each day that the Contractor fails to comply, upon a specific finding of such violation. The FEHC may order a Contractor found guilty of failure to comply with the provisions of Chapter 17 to pay all or a portion of the legal costs incurred by the city as a result of prosecution of such violations. Penalties assessed under this clause may be recovered from the Contractor by setoff against unpaid portion of the contract price; and
- (4) Such other sanctions as may be imposed by the FEHC pursuant to the provisions of Chapter 17 and other applicable ordinance provisions of the municipal code.'

During the performance of this contract, the Contractor agrees:

- (A) That it will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, ancestry, national origin, place of birth, age, or a physical and/or mental disability which would not interfere with the efficient performance of the job in question. The contractor/vendor will take affirmative action to comply with the provisions of Peoria City Code, Chapter 17 and will require any subcontractor to submit to the City of Peoria a written commitment to comply with this division. The Contractor will distribute copies of this commitment to all persons who participate in recruitment, screening, referral, and selection of job applicants, prospective job applicants, members, or prospective contractors.

"The Contractor agrees that the provisions of Chapter 17, of the Municipal Code of the City of Peoria are hereby incorporated by reference, as if set out verbatim."

- (B) That it will examine each one of its workforce job classifications to determine if minorities and/or females are underutilized; and it will take appropriate affirmative action steps to rectify such identified underutilization.
- (C) That if it hires additional employees in order to perform this contract or any portion thereof, it will determine the availability of minority and females in the area(s) from which it may reasonably recruit; and every good faith effort will be made in its selection process to minimize or eliminate identified areas of minority and/or female underutilization for each job classification for which there are employment opportunities.
- (D) That during the performance of this contract, the Contractor will maintain its "eligibility" status to conduct business with the City of Peoria under the provisions of the EEO certification registration program.
- (E) That in all solicitations or advertisements for employees placed by it or on its behalf, it will state that all applicants will be afforded equal opportunity without discrimination because of race, color, sex religion, national origin, age, or physical and/or mental disability.
- (F) That it will send to each labor organization or representative of workers with which it has or is bound by a collective bargaining agreement or understanding, a notice advising such labor organization or representative of the Contractor's obligations under Chapter 17. If any such labor organization or representative fails or refuses to cooperate with the Contractor in its efforts to comply with Chapter 17, the Contractor will promptly so notify the Equal Opportunity Office (hereinafter EOO) an/or the FEHC for the City of Peoria.
- (G) That it will submit reports as required and furnish all relevant information as may from time to time be requested the EOO and/or the FEHC.

- (H) That it will permit access to all relevant books, records, accounts and work sites by EOO staff members for purposes of investigation to ascertain compliance with Chapter 17.
- (I) That it will include verbatim or by reference the provisions of Section 17-120 of Chapter 17 so that such provisions will be binding in the same manner as with other provisions of this contract. The Contractor will be liable for compliance with applicable provisions of this clause by all its subcontractors; and further, it will promptly notify the EOO and/or FEHC to be non-responsive and therefore, ineligible for contracts or subcontracts with the City of Peoria.
- (J) That during the performance of this contract, the Contractor agrees: that it will have written sexual harassment policies that shall include, at a minimum, the following information: (i) the illegality of sexual harassment; (ii) the definition of sexual harassment under state law; (iii) a process including penalties ; (v) the legal recourse, investigative and complaint process available through the Illinois Department of Human Rights and the Human Rights Commission; (vi) directions on how to contact the Department of Human Rights and the Commission; and (vii) protection against retaliation as provided by Section 6-101 of this Act (Public Act 87-1257). A copy of the policies shall be provided to the Illinois Department of Human Rights or the City of Peoria upon request.
- (K) That during the performance of this contract, the Contractor agrees that they do not and will not maintain or provide for their employees, any segregated facilities at any of their establishments, or permit employees to perform their services at any location under their control where segregated facilities are maintained.

As used in this document, the term "segregated facilities" means any waiting rooms, work areas, rest rooms and wash rooms, and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, housing facilities provided for employees which are segregated by explicit directive or are in fact segregated on the basis of race, religion, color, national origin, because of habit, local custom, or otherwise.

SCHEDULE 7

Prepared By:

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Peoria, Illinois 61602

After recording return to:

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Peoria, Illinois 61602

MEMORANDUM OF AGREEMENT

("Developer") and the City of Peoria have entered into a Redevelopment Agreement dated as of _____, 2018 ("Agreement") with respect to certain real property located in the City of Peoria, the County of Peoria, the State of Illinois, more fully described in **Schedule 2** attached hereto and made a part hereof (the "Project Site"). The Agreement provides that the Developer, subject to certain terms and conditions set forth in the Agreement, shall develop a project as described in the Agreement (the "Project") on the Project Site.

Dated: _____ 2019

CITY OF PEORIA

PEORIA OPPORTUNITIES

FOUNDATION, an Illinois not-for-profit corporation

By: _____
Its City Manager

By: _____

Attest: _____
Its City Clerk

Its: _____

ACCEPTED AS TO FORM:

Print Name: _____

Its City Attorney

East Bluff Homes LP, an Illinois limited partnership

By: East Bluff GP LLC, an Illinois limited

liability company, its general partner

By: Peoria Opportunities Foundation, an
Illinois not-for-profit corporation, its sole
member

By: _____

Its: Executive Director
Print Name: Jane Genzel

STATE OF ILLINOIS)
) SS.
COUNTY OF PEORIA)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that F. Patrick Urich and Beth Ball, personally known to me to be the City Manager and City Clerk, respectively, of the City of Peoria, an Illinois municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such City Manager and City Clerk, respectively, appeared before me this day in person and severally acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act as such City Manager and City Clerk, respectively, and as the free and voluntary act of said municipal corporation for the uses and purposes therein set forth; and on their respective oaths stated that they were duly authorized to execute said instrument.

GIVEN under my hand and notary seal this ____ day of _____, 2018

Notary Public

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be the _____, of **Peoria Opportunities Foundation**, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said

instrument as his/her free and voluntary act as such _____, and as the free and voluntary act of said _____ for the uses and purposes therein set forth; and on his/her oath stated he/she was duly authorized to execute said instrument.

GIVEN under my hand and notary seal this ____ day of _____, 2018

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be the Executive Director of **Peoria Opportunities Foundation** an Illinois limited liability company, the sole member of East Bluff GP LLC, an Illinois limited liability company, the general partner of East Bluff Homes LP, an Illinois limited partnership and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act as such Executive Director and as the free and voluntary act of the foregoing entities for the uses and purposes therein set forth; and on his respective oath stated that he was duly authorized to execute said instrument.

GIVEN under my hand and notary seal this ____ day of _____, 2019.

Notary Public