

REDEVELOPMENT AGREEMENT

This REDEVELOPMENT AGREEMENT (“Agreement”) between **THE CITY OF PEORIA** (“City”), a municipal corporation, and **Peoria 812 Development LLC**, an Illinois limited liability company, Strategic TC Properties DG, LLC, a Georgia Limited Liability Company and their assigns (collectively “Redeveloper”), is entered into this _____ day of _____, 2018.

RECITALS

WHEREAS, the City has adopted a redevelopment project area known as the Warehouse District Redevelopment Project Area (the "Redevelopment 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 Warehouse District 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 Redeveloper, consistent with the objectives of the Redevelopment Plan, intends to undertake a project as described on **Schedule 1** attached hereto and incorporated herein (the "Project") on a parcel of real estate within the TIF District which parcel is described on **Schedule 2** attached hereto and incorporated herein ("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 Redeveloper’s construction and operation of the Project, the City is willing to provide the Redeveloper the incentives set forth in this Agreement; and

WHEREAS, the City has found that without the assistance of the City as set forth in this Agreement, the Redeveloper 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"). Actual costs of the Project expended by the Redeveloper are referred to herein as “Redevelopment Project Cost”.

ARTICLE II: CONSTRUCTION OF THE PROJECT

2.1 Submission and Approval of Plans. The Redeveloper 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 Redeveloper shall amend the Plans, prior to proceeding further with the Project, all in accordance with the provisions of this Section 2.1.

City will review plans and provide initial feedback within 30 days of Plan submission. Approval of Plans should be made within 45 days of Plan submittal, if complete information is provided and no Plan modifications or waivers are required.

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. The City will not unreasonably withhold its review of the Plans. In reviewing the Plans, the City will take into account the normal and customary costs of developing and constructing projects of this type. Except as otherwise provided herein, all physical changes to the Project are subject to review by the City.

Significant changes to the Project scope, design, materials and Estimated Project Cost shall be subject to the review and approval of the City. The following changes will be considered "significant" as set forth in Article II of this Agreement: (1) changes that either reduce or increase the square footage or number of residential units of the Project by more than 10% (i.e. less than 112 units or more than 137 units); (2) changes which reflect a change in the basic use of the Project Site and Project; (3) changes which increase or decrease the line items of the approved Estimated Project Cost by 25% individually or 10% cumulatively; and (4) material changes to the exterior finish materials not commensurate with the historic character of the structure. Any change not considered significant must still meet all applicable building, zoning and fire codes. An extension of the project completion date beyond a year, is also subject to the approval of the City.

2.2 Commencement and Completion Requirements.

2.2.1 Commencement. The Redeveloper shall commence construction of the Project no later than 180 days after the approval of the Plans as set forth in Section 2.1 above.

2.2.2 Completion of the Project. The Redeveloper shall complete all phases of construction of the Project no later than December 31, 2020 unless a later date is approved by the City. For the purpose of this Section 2.2.2, completion of construction means the complete construction of all phases of the Project, exterior and interior improvements, utilities connected, and with mechanical systems installed, tested, and functionally operating so as to make the Project eligible for a single 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 conform to these codes and laws, including failure to obtain proper permits, will nullify the City's obligation under this Agreement, if such failure to conform persist after notice and a reasonable opportunity to cure. The Redeveloper 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 the Project described on Schedule 1.

2.4 Coordination with the City. Prior to the beginning of construction, the Redeveloper shall meet with the City's Development Review Board, or the required reviewing bodies or government agencies to review the project and gain an understanding of any applicable regulations. The Redeveloper will coordinate with appropriate City staff throughout the construction of the Project to ensure all zoning, building, and fire codes are met. The Redeveloper agrees to obtain building permits for any work that requires them, and the parties will review and process variance requests to obtain zoning variances and other relief where necessary, including with respect to City building codes.

2.5 Utilities. All arrangements for utilities must be made by the Redeveloper 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 Redeveloper or the Redeveloper's contractor shall procure and deliver to the City, at the Redeveloper's or such contractor's cost and expense, and shall maintain in full force and effect until each and every obligation of Redeveloper 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 Five Million Dollars (\$5,000,000) total, all such policies to be in such form and issued by such companies as shall be acceptable by City to protect City and Redeveloper 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 Redeveloper 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 a coinsured. All such policies shall con-

tain a provision that the same will not be cancelled or modified 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 any time 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 Redeveloper or any other party for noncompliance with the Plans or the terms of this Agreement.

2.8 Conditions Precedent to Commencement. Notwithstanding anything in this Agreement to the contrary, the Redeveloper shall be under no obligation to proceed, and the respective timeframes set forth herein shall be tolled until Redeveloper has satisfied the following items in a manner reasonably satisfactory to Redeveloper: 1) Closing on the acquisition and possession of the real property comprising the Project Site; 2) Acquisition of rights or additional real estate as may be required under City Code to complete the Project in accordance with the Plans prepared by Redeveloper; 3) Securing financing sufficient to complete the Project; 4) Obtaining all applicable permits for sewer connection as may be required by local authorities. Given the above, the project must commence within 1 year from date of original Plan approval, otherwise this Agreement is void.

ARTICLE III: REPRESENTATIONS OF THE REDEVELOPER

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

3.1 Organization. The Redeveloper is a limited liability company organized, existing and in good standing under the laws of the State of Illinois and a Georgia limited liability company registered to do business in Illinois. The Redeveloper shall, as a condition precedent to the implementation of this Agreement, provide the City with the names and addresses of all officers, directors, shareholders, managers, and members of the Redeveloper.

3.2 Authorization. The Redeveloper has 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 Redeveloper's organizational documents or any restriction, agreement or instrument to which the Redeveloper is now a party or by which the Redeveloper is bound.

3.4 Pending Lawsuits. There are no lawsuits either pending or threatened that would affect the ability of the Redeveloper to proceed with the construction and Redevelopment of the Project on the Project Site as of the date of this Agreement except for litigation pending with

respect to neighboring property owners which could have impacts on the ultimate design of the Project as previously discussed and disclosed to the City.

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

3.6 Conformance with Requirements. The Redeveloper represents and warrants that the construction of the Project in accordance with Schedule 1 will in all respects conform to and 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 conform and comply with said land use regulations, including but not limited to zoning ordinances.

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.

4.5 Building and Zoning Code Compliance. The City represents that there are no known building code or zoning issues that will prevent the Redeveloper from rehabilitating the improvements on the Project Site as a residential or commercial rental property (including provision of windows on the rear of the existing buildings). Redeveloper will consider but is not obligated to provide options to provide community friendly landscaping and roof deck activity space. If any other zoning variances and building code variances are requested by the Redeveloper, the City or the City Staff (where they are the approving authority), will seek to accommodate by reviewing and processing any variance request expeditiously.

ARTICLE V: REDEVELOPMENT PROJECT INCENTIVE & COST REIMBURSEMENT

The City will provide the Incentive and Cost Reimbursement for the Project herein described below:

5.1 Reimbursement of Redevelopment Project Costs. The City will reimburse the Redeveloper up to the eligible redevelopment project costs substantially as presented in **Schedule 1**, and costs further defined categorically in Section 74.4-3 (q) of the Act (the “Reimbursement”) in accordance with this as Article V.

5.2 Project Site. The Redeveloper shall develop the Project Site as shown and legally described in **Schedule 2**.

5.3 Conditions Precedent to Reimbursement. The City's obligation to make the Reimbursement set forth in this Article V hereof is subject to the following:

5.3.1 The commencement of the Project pursuant to the terms of this Agreement; substantial completion of exterior repairs required for code compliance that resolve any outstanding safety issues; and substantial completion of at least the first phase of construction on the interior of the building resulting in a Certificate of Occupancy for that phase. (Note that it is contemplated that the Project will be completed in multiple phases, each to receive a separate Certificate of Occupancy until all phases are complete and a single Certificate of Occupancy is issued for the Property.

5.3.2 The Redeveloper's compliance with the terms and conditions of this Agreement.

5.4 Reimbursement Payments. Subject to all of the conditions set forth in this Agreement, the City shall pay the Redeveloper the amounts shown in **Schedule 3**. The Schedule of Reimbursement Payments may come either as a “TIF Upfront Payment” according to a disbursement schedule agreed to by the parties, and/or as a percentage of the “Project Tax Increment” (defined below) on December 1st of each year.

5.4.1 “Project Tax Increment” means, for each calendar year, all ad valorem real estate taxes attributable to the Project for such calendar year in excess of ad valorem real estate taxes attributable to the Project Site for the year shown in **Schedule 3** which are received by the City and deposited in the City’s special tax allocation fund.

5.4.2 Redeveloper will receive Reimbursement payments equal to 50% of the annual available Project Tax Increment above the EAV of tax year 2018 received by the City and deposited in City’s special tax allocation fund.

5.4.3 Remaining Increment. Should there be any Project Tax Increment available after the payment of all of Redeveloper’s eligible Redevelopment Project Cost for the Project as shown in **Schedule 1**, the City will carry-over and apply any remaining Project Tax Increment towards another project the Redeveloper establishes within the existing or adjoining TIF District. The City’s obligation to carry-over and apply any remaining Project Tax Increment towards another project is subject to the other project executing a Redevelopment Agreement, said

Redevelopment Agreement will specifically list the remaining increment and costs it is applied toward. It is understood by all parties that any carry-over increment can only be applied toward eligible redevelopment costs.

Should Redeveloper or its related entity develop a project within the existing or an adjacent TIF District of the Project with excess Project Tax Increment, the excess may be applied to the Project Costs on this Project notwithstanding the occurrence of one of the conditions described above, subject to Council approval.

5.4.4 Redeveloper shall receive the annual available Project Tax Increment from the year the Project is commenced until the final payment allowed in the TIF District current expiration date (2030), or future expiration date should the term of the TIF District be extended or the expiration date of any new TIF District that might be created in the future to which the Project is relocated, up to a maximum of 23 years. The City shall apply to extend the duration of the TIF District to the State of Illinois at the earliest reasonable opportunity, subject to City Council approval.

5.4.5 Redeveloper at its option, will receive its share of Project Tax Increment every year or opt to pledge this option of the future stream of such increments and obtain a third party loan facility should the financing entities require at the commencement of construction and this pledge will be procured based on City providing the Redeveloper a Redeveloper Note which is serviced from the annual available Project Tax Increment as per the customary terms stipulated by financing entities ("Financing Parties"). Annual payments on the Redeveloper Note will in no instance, exceed 50% of the annual available Project Tax Increments generated by the Project and the Project Site after the issuance of the Redeveloper Note. Redeveloper and the City will agree mutually on the format for the TIF note document within 90 days of signing the Redevelopment Agreement.

5.4.6 Redeveloper will be entitled to apply for and if eligible receive such other financial incentives or tax credits that are available to the Project including but not limited to Rivers Edge Redevelopment Zone and Opportunity Zone incentives, façade improvement grants, tax credits and any other benefits provided by federal, state and/or local authorities, including the City that the Project is or may become eligible for.

5.4.7 Should the Redeveloper elect to utilize a Redeveloper Note, the City will make note payments no later than December 31st^t from receipt of a complete request for reimbursement of Redevelopment Project Costs as provided in Section 5.5, and provided that property tax payments from prior year are fully paid.

5.4.8 If the Redeveloper does not sell or assign payments of the Redeveloper Note to an unrelated third party, the maximum principal payments will still be limited to 50% of the annual Property Tax Increment, subject to any reductions per Section 5.8.

5.4.9 The City may include for reimbursement any eligible Redevelopment Project Costs incurred by the Redeveloper within six months prior to the execution of this

Agreement up to date of certificate of occupancy, provided that the Redeveloper submits evidence of such expenditures in a manner consistent with this Agreement

5.4.10 Unless Redeveloper specifically assigns its right to reimbursement as described herein, the right to receive payment will continue notwithstanding the sale of the completed Project to a third-party. Redeveloper shall not assign its right to receive payment hereunder (except as required to be assigned to an institutional lender) for five years following commencement of construction on the Project.

5.5 Documentation of Redevelopment Project Costs. The Redeveloper shall document Redevelopment Project Costs and payment of annual property taxes in full to the reasonable satisfaction of the City by annually submitting the documents in substantial compliance with the Requisition for Reimbursement shown on **Schedule 4** attached hereto and incorporated herein. Upon the submittal of a sworn statement of total actual Project Cost and validation that TIF eligible Redevelopment Project Costs have been expended that exceed the amounts available for Reimbursement payments in the special tax allocation fund, the Redeveloper need not submit additional requests for reimbursement in subsequent years other than validation of annual property tax payments in full and disbursement shall continue unless and until the amount of the Project Tax Increment in the special allocation fund exceeds the total amount of unreimbursed Redevelopment Project Costs originally submitted

5.6 Total Limitation. The City's obligation to pay the Reimbursement Payments described herein shall terminate upon the earlier of (i) the date that a total of all Certified Redevelopment Project Costs have been reimbursed in full by the City substantially as described in **Schedule 1**, or (ii) the expiration date of TIF District, or (iii) the occurrence of any act on the part of Redeveloper, or on the part of any person acting on behalf of the Redeveloper, constituting a default under this Agreement if it should remain uncured after 30 days prior written notice to Redeveloper, or (iv) or termination of the Redevelopment Plan.

5.7 In-kind Participation. The City will prepare and provide a surface parking lot and at least 50 parking spaces for the exclusive use of the residents of the Project (with 24 hour access) in the location shown on Schedule 2, also known as at 815 SW Washington Street (PIN # 18-09-330-036) (the "Parking Parcel"), a City owned property of 0.46 acres. The City will prepare a paved surface parking lot with adequate lighting and compliant with all applicable codes on the Parking Parcel by demolishing the existing structure of 4,500 sf and build the maximum number of parking spaces, allowable on that lot. The City agrees to lease to Redeveloper a maximum of 50 parking spaces for the 24 hour exclusive use of the Project and enforce the usage for permitted vehicles only, Redeveloper and the City will agree mutually on the format and specific terms of the Lease Agreement within 90 days of signing the Redevelopment Agreement, subject to the terms specified herein. The monthly parking rates charged by the City for the lease of parking spaces to the Redeveloper, will be commensurate with the current parking rates in the Warehouse District, and in the first year will be \$60 per month per space with customary increases year over year consistent with increased rates for other similar City provided parking and services. The City will pay the property taxes and other expenses related to the Parking Parcel and further maintain and repair the Parking Parcel including plowing the snow and watering any plants in the lot.

The City is committed to providing both dedicated and shared parking as specified above for the Project, and will make available such parking either: a) no earlier than 30 days prior to receiving an

occupancy permit or b) such other date mutually agreeable by the Redeveloper and City. Upon determination of a date to provide dedicated parking, Redeveloper shall make lease payments, one month in advance. If the City does not make available the required parking, both dedicated and shared, the City will: a) reimburse Redeveloper any advance payments for parking, b) waive parking fees for the duration that parking is not available, and c) if the City Parking Lot is not ready for occupancy as provided in a or b above, the City will pay for the parking expenses of the tenants in the Project plus an additional compensation to the developer at 150% of the loss of rental revenues caused by such non-availability of parking to be determined by a market study, until such time the City Parking Lot or another parking solution acceptable to the Developer is available (“Parking Compensation”) on a pro rata basis. As per discussions with the City, the Redeveloper is planning to satisfy the minimum parking requirements per City code, which currently is 1.125 parking spaces per residential unit and 1.0 parking space per 1,000 sf of non-residential development, all within 800 feet of Project. The parking requirement can be met with either on-street or off-street parking.

The City may substitute, or exchange the location of its parking provision (dedicated or shared) should it develop additional parking elsewhere, and so long as the resulting alteration is similar in kind in terms of cost, distance, and amount.

Should lease payments from Redeveloper for dedicated parking be in default (60 days) and remains uncured after a 7-day written notice from the City, the City may elect to either: a) deny the Redeveloper and/or its users access to the dedicated parking reserved for Redeveloper until the default is remedied, b) secure such payments from the Redeveloper’s share of Project Tax Increment. and/or c) reduced the number of dedicated spaces, upon written notice, should default continue an additional 30 days.

The City will also approve street parking for residents of the Project as necessary to meet applicable parking standards. The City will establish a parking permit for the tenants of the Project for street parking within a reasonable distance (up to 800 feet) and within a reasonable time zone representative of the tenant needs, as agreed to by the City and Redeveloper. The charge for this parking permit will be \$25.00 per quarter (every three months) or \$100 per year starting in 2019, with customary increases year over year that is commensurate with other public utility charges year over year.

5.8 Reduction in Incentive. The City may reduce the Redeveloper’s percentage of the Project Tax Increment below 50% should any of the following occur:

5.8.1 There is an appeal of the equalized assessed value of the Project Site that results in an overall reduction in available Project Tax Increment to the City below that based on the final assessment amount in the first year after the building obtains the initial occupancy certificate. If such a reduction occurs, the City will adjust the Redeveloper’s share of Project Tax Increment to ensure that the City receives a TIF Increment equal to an amount that would have been received prior to the appeal. By way of example and not in limitation of the foregoing, Schedule 3 estimates total property tax in the first year following occupancy at \$192,807, of which the Redeveloper share and the City share of Redevelopment Project Tax Increment in this example is \$90,134. In the event that the City’s share of Redevelopment Project Tax Increment fell below \$90,134, as a result of a tax assessment appeal, the Redeveloper’s share would be

reduced to maintain the City's share at \$90,134, provided that the Redeveloper's share would never fall below \$0; or

5.8.2 The lease payments for parking are in default. If so, the City will reduce the amount of the next payment of Project Tax Increment due to Redeveloper by the balance of any such default, plus default interest at a rate of 12%, and any legal and administrative/processing fees; or,

5.8.3 Should the Equalized Assessed Value (EAV) of the project fall below the 2018 EAV, the City will be under no obligation to reimburse any incentive as there would exist no Project Tax Increment.

ARTICLE VI: REDEVELOPER COVENANTS AND RESTRICTIONS

6.1 Project Subject to Redevelopment Plan and Agreement. The Redeveloper 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 Redeveloper 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. Redeveloper agrees to support the City's efforts to be a viable, livable, and equitable community, and to advance equity and inclusion for Project 812. This would include the equitable and fair treatment of socially disadvantage groups for the Project with respect to: a) leasing of units, b) hiring of employees, and c) bidding and awarding contracts. No affirmative obligation exist to lease to or hire a specific group or class of individuals.

In particular, Redeveloper through its general contractor will work with the City to assist in the solicitation and procurement of goods and services and construction contracting work from Minority-owned Business Enterprises and Women-owned Business Enterprises by submitting any bids for such goods and services for distribution to a list of MBE/WBE suppliers provided by the City. While there is no affirmative obligation to hire MBE/WBE contractors, Redeveloper and the City will cooperate to make bid opportunities available to these groups.

6.3 Property Taxes. The Redeveloper covenants that it will pay 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 Redeveloper from otherwise contesting the assessment or collection of any taxes under statutory procedures set forth in the Illinois Revised Statutes, provided that the Redeveloper gives the City fifteen (15) days prior written notice of its intent to contest the assessment or collection of taxes. 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 Redeveloper, 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. Should a property tax assessment appeal result in the loss of any Project Tax Increment, below the 2018 EAV base amount the City shall have recourse to adjust the City and Redeveloper percentage of the Project Tax Increment as provided in Section 5.8.

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 4, shall be executed and recorded with the Peoria County Recorder of Deeds on or before the date that the Redeveloper commences construction of the Project.

ARTICLE VII: REDEVELOPER INDEMNIFICATION OF CITY

So long as the Redeveloper 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 Redeveloper and its successors and assignees agree to indemnify and save the City and its officers and employees 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 Redeveloper's or its successors or assignees operation or management of the Project, or from any work of or thing done by the Redeveloper or its successors or assignees on the Project Site, or any work or activity of the Redeveloper or its successors or assignees connected to the construction of the Project; (ii) any breach or default on the part of the Redeveloper 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 Redeveloper or its successors, assignees or any of its agents, contractors, servants or employees; (iv) any violation by the Redeveloper 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 Redeveloper or its successors or assignees of state or federal securities law in connection with the offer and sale of interests in the Redeveloper his successors, assignees, its affiliates or any part of the Project. The Redeveloper and its successors and assignees agree to indemnify and save the City 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 Redeveloper or its successors or assignees upon receipt of notice in writing from the City setting forth the particulars of such claim or action, the Redeveloper 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 Redeveloper and its successors and assignees only for such period as the Redeveloper 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.

ARTICLE VIII: PROHIBITIONS AGAINST ASSIGNMENT AND TRANSFER

8.1 Prohibition Against Transfer Prior to Completion. The Redeveloper shall not transfer the Project Site prior to completion of all phases of construction of the Project without the City's prior written consent. The City shall not withhold its consent from any proposed assignment to an entity that is necessary to accomplish any tax credit financing or other investment structure necessary to complete the proposed Project. The City Manager shall have the authority to approve any such assignment without council action.

8.2 Transfer of Project and Project Site After Opening of the Project. After completion of construction of the Project and opening to the public of the Project, the Redeveloper (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 Redeveloper under this Agreement and agree to be subject to all the conditions and restrictions to which the Redeveloper 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.

8.3 Status of Assignee. Any assignee of the Redeveloper under the provisions hereof shall be considered the "Redeveloper" for all purposes of this Agreement except for the assignment of continued right to reimbursement set forth in sub-section 5.4.10. The Redeveloper who signs this Agreement will be entitled to the said continued right to reimbursement.

8.4 No Release of Redeveloper. 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 Redeveloper from any of its obligations hereunder, or from any conditions or restrictions to which the Redeveloper is subject, unless the Redeveloper 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 Redeveloper or City in this Agreement, or in any certificate, notice, demand or request made by the Redeveloper 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 Redeveloper 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 thirty (30) 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 Redeveloper 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 Redeveloper and the City shall be restored respectively to their several positions and rights hereunder, and all rights, remedies and powers of the Redeveloper and the City shall continue as though no such proceedings had been taken.

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

9.3.1 No Waiver by Delay. Any delay by the City or the Redeveloper 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 Redeveloper 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 Redeveloper with respect to any specific Event of Default by the Redeveloper or City under this Agreement be considered or treated as a waiver of the rights of the City or Redeveloper 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 Redeveloper.

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 Redeveloper, 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 Redeveloper 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 party 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 Redeveloper, 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 Redeveloper will not discriminate against any employee or applicant for employment on the basis of race, color, religion, sex, or national origin. The Redeveloper 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 Redeveloper 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 Redeveloper will, in all solicitations or advertisements for employees placed by or on behalf of the Redeveloper, 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 Redeveloper or Redevelopers conducting business with the City of Peoria 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 Redeveloper shall comply with the terms and conditions set forth on Schedule 5, Equal Employment Opportunity, attached hereto and made a part hereof. Where reference is made to "contractor" in Schedule 5, it shall mean the Redeveloper.

ARTICLE XI: MISCELLANEOUS

11.1 Authorized Representatives.

11.1.1 Redeveloper. By complying with the notice provisions hereof, the Redeveloper shall designate an authorized representative from time to time, who, unless applicable law requires action by the Manager(s) of the Redeveloper, 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 Redeveloper.

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 Redeveloper 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 Redeveloper. This agreement however does not supersede any code requirements of regulating agencies.

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. At either party's request, the parties shall execute and record a Memorandum of Agreement with respect to the Project Site in the form attached as Schedule 6.

11.7 Further Assistance and Corrective Instruments. The City and the Redeveloper 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 Redeveloper at:

Peoria 812 Development LLC
4252 N. Cicero Avenue
Chicago, IL 60641

With a copy to:

Miller, Hall & Triggs, LLC
Attn: Robert C. Hall or Christopher D. Oswald
416 main St. Suite 1125
Peoria, IL 61602

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

Peoria 812 Development LLC, an Illinois limited liability company

By: _____
Its City Manager

By: _____

Attest: _____
Its City Clerk

Its: _____

ACCEPTED AS TO FORM:

Print Name: _____

Its City Attorney

Strategic TC Properties DG, LLC
, a Georgia limited liability company

By: _____

Its: _____

Print Name: _____

SCHEDULES:

SCHEDULE 1 - Project Description and Project Costs

SCHEDULE 2 - Project Site & Site Plans

SCHEDULE 3- TIF Incentive & 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 1A

PROJECT DESCRIPTION & PROJECT COSTS

Project Description

The Project consists of a 7 story, approximately, 94,000-95,000 square foot, brick warehouse (14,000 sf. floor plates) including a single-story structure, additionally with a basement and sub-basement and a vacant lot to the Southwest, previously known as the “Churchill Drug Company” building currently a certified historic structure and listed individually on the National Register of Historic Places.

It is currently known as the “Builders Warehouse” Building.

This will be gut rehabilitated into about 124 loft apartment units. The actual unit count, will be determined no later than the construction permit approval date for the Project but the unit count may increase to as many as 137 units for the Project.

The renovations of the historic facade (including windows) will comply with the City building code standards and will conform with all covenants, conditions, restrictions, zoning ordinances, (subject to building and zoning relief, as needed), environmental regulations and land use regulations and the Federal Secretary of Interior standards and Illinois Historic Preservation Agency (IHPA), for historic redevelopments.

Project Costs

Project Costs will be the actual Redevelopment Project Costs certified by the Redeveloper for which the Redeveloper would be eligible to receive reimbursement under the Act and validated by the City, regardless of amount. The following table is an estimate of such cost, and not a guaranty or a limitation on the actual Redevelopment Project Costs for which Redeveloper is eligible to seek reimbursement.

The total Redevelopment Project Cost is estimated at \$21.5 million of which \$17.8 million, or 83%, is estimated to be TIF eligible.

SCHEDULE 1B

PROJECT DESCRIPTION & PROJECT COSTS

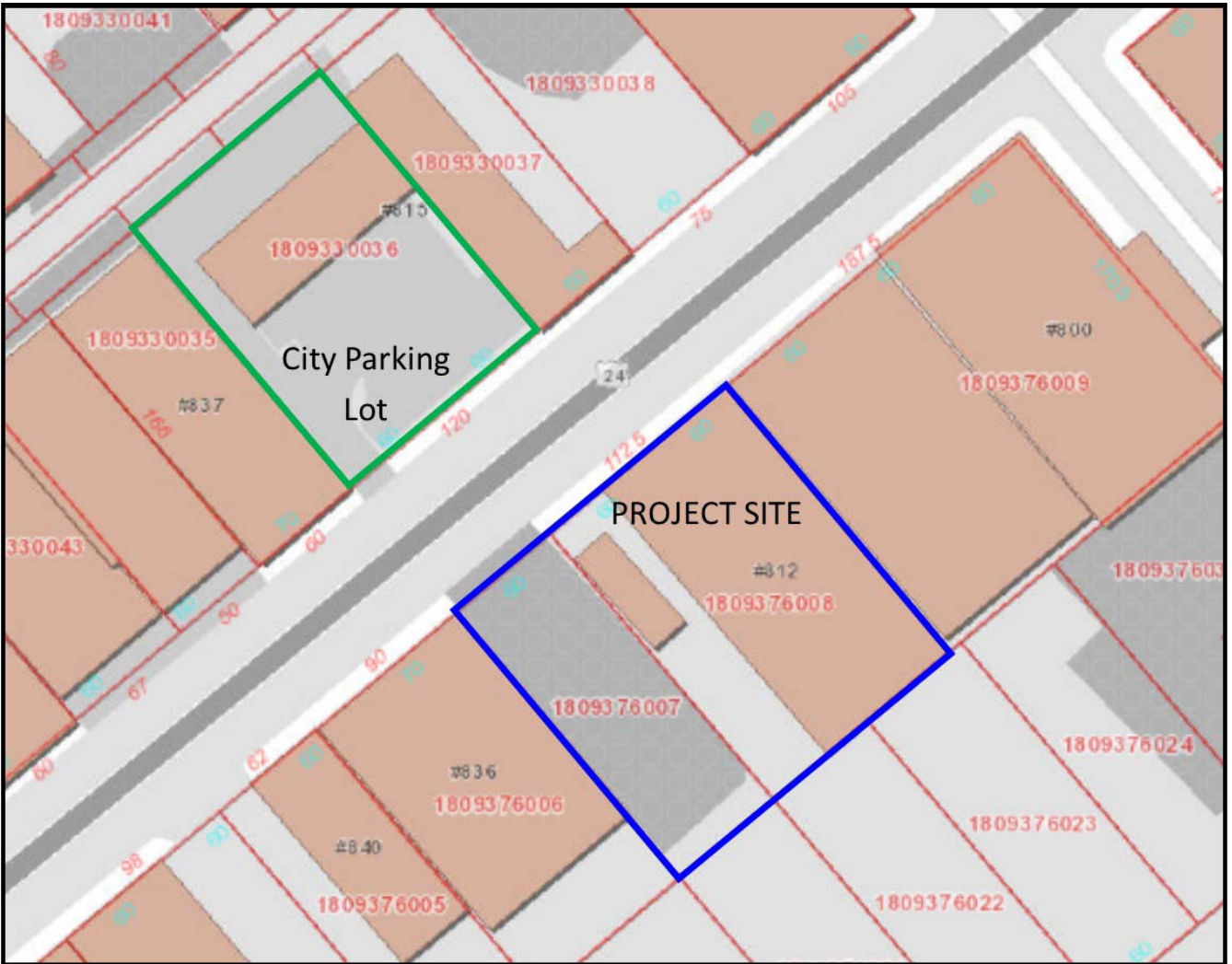
STATEMENT OF FORECASTED SOURCES AND USES	
SOURCES OF FUNDS	TOTAL
1st Mortgage -TBD	10,707,823
(if TIF sourced facility is at 100% DSCR , debt amount can increase)	-
Federal HTC (subject to QRE)	3,437,658
State RERZ credit (subject to QRE)	3,932,359
Community Improvement Benefit Fund (for parking levy and environmental remediation)	-
GP Equity	-
Sponsor Funds	3,500,000
(THIS IS PRELIMINARY - ADDL CAPITAL MAY BE NEEDED SUBJECT TO LENDER AND TC	-
LIHTC Equity (subject cost basis)	-
Deferred Dev Fee	-
	-
	-
Total Sources Of Funds	21,552,841
USES OF FUNDS- DEVELOPMENT COSTS	TOTAL
Acquisition & Sits Costs	
Land Costs	120,000 *
Building Acquisition	680,000 *
Site Work , environmental remediation etc	350,000 *
Construction Costs	
Construction Cost including contingency and GC fee, OH etc	12,652,000 *
General Requirements	1,771,280 *
Building Permits	50,000 *
Engineering & Architectural	
Architect & Engineering	250,000 *
Project entitlement costs , Preliminary planning	226,800
Construction Interest & Expenses	
Construction Insurance	40,000
Construction Interest, bridge financing & RE Taxes	900,000 *
Loan Origination Fee,	125,000 *
Lender inspection fee , loan closing, lender legal- constr. etc	50,000 *
Permanent Financing	
Title & Disbursement	0 *
Permanent Loan Expenses, financing costs , syndication fee	200,000 *
Soft Costs	
Appraisal & Lender studies, lender/ tax credit structuring , legal, processing etc	74,000 *
Other project costs	50,000
Consultants, third party due diligence, syndication costs- Historic advisor, civil engr, professionals, cost modeling, certification, tax filing , compliance , reporting etc	200,000 *
Survey, title etc	10,000 *
HUD app fee, HUD 3rd party exp etc	0
Marketing & Advertising & non-marketing rent up, broker fees etc	150,000
Owners rep & Project Management/ Construction,	210,000
Accounting and Admin	200,000
Real Estate attorney , Legal expenses, Legal opinions, TRVDA loan app, fees etc	90,000 *
Misc soft costs and contingencies, TIF, RDA negotiation, project management, soil testing, easement negotiations, unknowns, zoning, utility allowance negotiations, property tax legal etc	253,227
Developer Fees / Reserves	
Developer Fee	2,200,000
Lease-up Reserve	389,095
Operating Reserve	311,439
Total Uses Of Funds	21,552,841
* TIF Eligible Project Costs	\$ 17,789,080 *
	83%

SCHEDULE 2A

PROJECT SITE (Legal Description)

Property Identification Number: **18-09-376-007; 18-09-376-008 (812 SW Washington Street)**
Legal Description:

Lot 5 and all of Lot 4, except the Northeasterly 7.5 feet thereof in Block 76 in BALLANCE'S ADDITION to the City of Peoria; situate, lying and being in the County of Peoria and State of Illinois.



City Parking Lot – Lease of 50 Parking Spaces Maximum

Property Identification Number: **18-09-330-036 (815 SW Washington Street)**
Legal Description: **BALLANCE ADDN SW 1/4 SEC 9-8-8E LOTS 7 & 8(EXC THE NWLY 15')
BLOCK 77**

SCHEDULE 2B

PROJECT SITE PLAN

The Property at 812 SW Washington Street includes 19,600 sf lot that is covered by a 94,000-95,000 sf 7-story building additionally with a basement and sub-basement and a one story building of 1,300 sf. The remaining 4,300 is open space including the vacant lot space to the southwest (PINs 18-09-376-007 and 18-09-376-008).

The proposed plan is to convert the 7-story building (including the stand-alone 1 story building) into a 124-Unit market rate apartments. The remaining land will include a walkway and landscaping for tenant social and recreational use.

Parking for tenants will meet City code and will include the leasing of up to 50 parking spaces at a City owned lot/a at 815 SW Washington Street identified by PINs 18-09-330-036 (which is integral to the Project Site and the Project) across the street, and the provision of on-street parking permits for tenants.



SCHEDULE 3

TIF INCENTIVE & REIMBURSEMENT PAYMENTS

The City’s commitment to Redeveloper will include a) Fifty percent (50%) of the available Project Tax Increment generated annually from the Project Site, and b) the provision of a maximum of 50 dedicated leased parking spaces.

The first scheduled payment of the Project Tax Increment will be subject to the Conditions Precedent for TIF Reimbursement in Section 5.3. Should the duration of the original TIF District be extended beyond 2030, then the payments will continue in like fashion, until the extended life of TIF District as extended is terminated. The EAV used for Project 812 will be for tax year 2018.

The values in the table below are estimates of the annual payables of TIF Reimbursement Payments to Redeveloper. While actual variables (Base EAV, Project EAV, Property Tax Rate) will vary, the City’s will provide 50% of the available Project Tax Increment to Redeveloper at all times subject to the terms of this Agreement. Nothing contained in this Schedule 3 is intended to imply a limit to the total amount of Project Tax Increment that may be available to the Redeveloper, and to any reductions.

812 SW WASHINGTON STREET										
Actual - As of 9/25/2018				Property Purchased - Est.				Project Completion - Est.		
PIN: 18-09-376-008				Date of Purchase: 12/12/2018				Project Completion Est: 12/31/2019		
Assessor Market Value:		\$ 390,210		Purchase Value 2018:		\$ 450,000		Assessor Market Value Est:		\$ 6,000,000
Actual Base EAV (2018):		\$ 130,070		Est. EAV:		\$ 150,000		Est. EAV:		\$ 2,000,000
Actual Tax Rate (2017):		9.64036%		Est. Tax Rate:		9.64036%		Est. Tax Rate:		9.64036%
Year Payable		Est. EAV from Prior Year		EAV Inc.	Tax Rate	Total Property Tax	Total of Project TIF Increment	"Percentage of Project TIF Increment" to Developer	Estimated Project TIF Payment to Develop	Estimate Project TIF Payment to City
Base	2018	\$ 130,070	2017	\$ -	9.64036%	\$ 12,539	\$ -	50%	\$ -	\$ -
	1	\$ 130,070	2018	\$ -	9.64036%	\$ 12,539	\$ -	50%	\$ -	\$ -
	2	\$ 150,000	2019	\$ 19,930	9.64036%	\$ 14,461	\$ 1,921	50%	\$ 961	\$ 961
	3	\$ 2,000,000	2020	\$ 1,869,930	9.64036%	\$ 192,807	\$ 180,268	50%	\$ 90,134	\$ 90,134
	4	\$ 2,000,000	2021	\$ 1,869,930	9.64036%	\$ 192,807	\$ 180,268	50%	\$ 90,134	\$ 90,134
	5	\$ 2,000,000	2022	\$ 1,869,930	9.64036%	\$ 192,807	\$ 180,268	50%	\$ 90,134	\$ 90,134
	6	\$ 2,000,000	2023	\$ 1,869,930	9.64036%	\$ 192,807	\$ 180,268	50%	\$ 90,134	\$ 90,134
	7	\$ 2,000,000	2024	\$ 1,869,930	9.64036%	\$ 192,807	\$ 180,268	50%	\$ 90,134	\$ 90,134
	8	\$ 2,000,000	2025	\$ 1,869,930	9.64036%	\$ 192,807	\$ 180,268	50%	\$ 90,134	\$ 90,134
	9	\$ 2,000,000	2026	\$ 1,869,930	9.64036%	\$ 192,807	\$ 180,268	50%	\$ 90,134	\$ 90,134
	10	\$ 2,000,000	2027	\$ 1,869,930	9.64036%	\$ 192,807	\$ 180,268	50%	\$ 90,134	\$ 90,134
	11	\$ 2,000,000	2028	\$ 1,869,930	9.64036%	\$ 192,807	\$ 180,268	50%	\$ 90,134	\$ 90,134
	12	\$ 2,000,000	2029	\$ 1,869,930	9.64036%	\$ 192,807	\$ 180,268	50%	\$ 90,134	\$ 90,134
									\$ 902,301	\$ 902,301

SCHEDULE 4

REQUISITION FOR REIMBURSEMENT

Peoria 812 Development LLC, (the "Redeveloper") does hereby certify to the City of Peoria ("City") as follows:

1. That Redeveloper has provided a sworn statement of Total Actual Project Cost to the City (one time submittal).

2. That Redeveloper 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 _____, 2018 between the City and the Redeveloper (the "Agreement").

<u>Party Paid</u>	<u>Redevelopment Project Cost</u>	<u>Amount</u>
_____	_____	_____

[Paid invoices or other evidence of payment are attached]

3. That Redeveloper, for given year, is current on its property taxes and has paid in full the property taxes for the year it seeks to be reimbursed, as presented in the paid tax receipt from the County.

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

Peoria 812 Development LLC

By: _____

Print Name: _____

Title: _____

Prepared By:

Prepared By:

*

*

*

*

Peoria, Illinois 61602

After recording return to:

*

*

*

*

Peoria, Illinois 61602

SCHEDULE 5

DECLARATION OF COVENANTS, USES AND RESTRICTIONS

Peoria 812 Development LLC (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 has entered into a Redevelopment Agreement (the "Agreement") dated as of _____, 2018, with the City of Peoria ("City"). The Agreement provides that the Declarant shall develop a project as described in the Agreement (the "Project") on the Project Site, which Project will further the Redevelopment of the Warehouse District Redevelopment Project Area pursuant to the Warehouse District Redevelopment Plan (the "Plan") adopted by the City on June 26, 2007. 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 or (ii) the completion of the project and the covenants provided in Section 2 shall remain effective without any time limitation; 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 at Peoria, Illinois, on the date first above written.

Peoria 812 Development LLC

By: _____

Print Name: _____

Title: Manager

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 _____, personally known to me to be the Manager of **Peoria 812 Development LLC** an Illinois limited liability company, 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 Manager and as the free and voluntary act of **Peoria 812 Development LLC** 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 _____, 2018.

Notary Public

SCHEDULE 6

EQUAL EMPLOYMENT OPPORTUNITY

I. In the event of the Redeveloper'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 Redeveloper 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 Redeveloper 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 Redevelopers 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

("Redeveloper") 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 Redeveloper, 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: _____ 2018

CITY OF PEORIA

Peoria 812 Development LLC

By: _____
Its City Manager

By: _____

Attest: _____
Its City Clerk

Its: _____

Print Name: _____

ACCEPTED AS TO FORM:

Its City Attorney

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 PEORIA)

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 812 Development LLC** , 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

Notary Public