



Fondulac Bank

A Division of Morton Community Bank

November 7, 2016

Patrick Urich
City Manager's Office
City Hall
419 Fulton Street, Suite 207
Peoria, IL 61602

Re: Westlake Shopping Center Special Service Area
Anticipated Real Estate Tax Levy for 2016 Tax Collection

Dear Patrick:

Morton Community Bank is the holder of two notes as a result of funds advanced by Morton Community Bank for improvements to the Westlake Shopping Center done through the SSA established for Westlake. In this respect, the total annual debt service due Morton Community Bank is approximately \$260,000. Under ordinary circumstances, Morton Community Bank would thereby expect a real estate tax levy for collection of this stated amount.

Notwithstanding the above, the First Amendment (dated July 31, 2014) to the Westlake SSA Agreement provides in paragraph 4 of such First Amendment that Morton Community Bank may approve an abatement/reduction in such annual tax levy when anticipated collection of the Westlake Supplemental Sales Tax will, in whole or in part, be sufficient to pay and apply upon such debt service. In this context, and based upon anticipated collections from the Westlake Supplemental Sales Tax through to the end of next June, we believe that an SSA real estate tax levy for tax year 2016 (for collection in 2017) will be sufficient if it is in the amount of \$40,000, and we would approve/request that the City proceed accordingly with the SSA real estate tax levy ordinance for 2016 (payable 2017) (which ordinance the City is expected to consider and adopt shortly).

In addition to the establishment of the above-mentioned levy, Westlake Limited Partnership has requested pursuant to paragraph 3 of the First Amendment the ability to withdraw \$65,000 from the Westlake Account to fund certain common area maintenance expenses within the SSA. Morton Community Bank has no objection to this withdrawal as projected funds available in the Westlake Account would be sufficient to allow it. Therefore, the City may disburse those requested funds on request from Westlake Limited Partnership.

If you have any questions about any of the above and this approval/request for the Westlake SSA, please let me know.

Very truly yours,

Mark Yemm
For Morton Community Bank

cc: Robert C. Hall
Donald Leist
Jim Scroggins
Les Cohen
Eliza Mast
Julie Hudelson
Jim Montelongo