

The Brighton Village Board met on Monday April 1, 2013 at 7:00 p.m. Mayor Schafer called the meeting to order.

Pledge of Allegiance

Roll Call: Present: Chris Dawdy,
Bill Oertel, Fred Benz, Ed. Jacoby, Michael Roberts, and Paige Beilsmith.

Review of Last Minutes

Oertel made motion seconded by Dawdy to accept the minutes with correction of May 18 for Yard Sale. Voice vote approved.

Treasurers Report

General Fund Income:

| | |
|----------------------------------|-------------|
| Sales Tax | \$15,589.51 |
| Income Tax (Nov.) | 11,686.16 |
| Use Tax | 4,371.51 |
| Telecommunication Tax | 5,087.00 |
| Replacement Tax | 180.87 |
| Park Account (EMC) | 3,100.00 |
| Brighton Water (wages) | 11,476.00 |
| Brighton Water (IMRF& Soc. Sec.) | 1,962.17 |
| Brighton Water (fuel) | 1,047.67 |
| Library Account (Wages) | 3,022.59 |
| MFT Account (equipment Rental) | 4,947.60 |
| Liquor License | 1,150.00 |
| AT&T (cell tower rent) | 805.00 |
| Payroll Account (Employee ins.) | 3,248.64 |
| Hall Rent | 100.00 |
| Police Bonds | 230.00 |
| Police Fines | 1,409.23 |
| Building Permits | 110.00 |
| Anita Oertel (reimb. Ins.) | 500.00 |
| Economic Dev. (signs) | 20.00 |
| Total Income | \$70,043.95 |
| Total Expenses | \$73,241.14 |
| General Fund Checking | \$80,352.72 |
| General Fund Savings | 65,073.76 |
| General Fund Savings (Bldg Fund) | 60,089.45 |
| Unemployment Checking Savings | 24,269.97 |
| Unemployment Insurance Checking | 864.78 |
| Special Police Checking | 813.26 |
| IMRF Checking | 2,046.80 |
| Social Security Checking | 12,366.62 |
| Police Checking | 50,964.90 |
| Street Checking | 41,395.43 |
| ESDA Checking | 142.16 |
| Audit Checking | 4.83 |

| | |
|--------------------------------------|------------|
| Tort Checking | 9,942.95 |
| Park Checking | 26,729.85 |
| Library Checking | 12,248.94 |
| Motor Fuel Checking | 99,203.28 |
| Business District Tax Acct. Checking | 106,311.39 |

Anita Oertel, Treasurer

Beilsmith made motion to accept the report, seconded by Jacoby. Voice vote approved.

Visitors

John Bramley, Joe Harris, Jamie Boyd, Nancy Wood, Rick Wood, Bob Handling.
Mike Webber, PGAV.

John Bramley asked for porta potties for the Car Show in May 19th. Oertel made motion to get them, seconded by Roberts. Roll call vote. Dawdy=yes, Oertel=yes, Benz=yes, Jacoby=yes, Roberts=yes, Beilsmith=yes.

Bills

| | | |
|------------------------------|--------------|-----------|
| IMRF | IMRF | 1,962.17 |
| Robert L. Watson | annual | 16,250.00 |
| Brighton Post Office | office | 46.00 |
| Glorigene Clark | cleaning | 850.00 |
| EMC | contract | 3,255.72 |
| Robert Clark | hall | 45.00 |
| Jerse4y County Economic Dev. | Dues | 250.00 |
| MJM | st. lighting | 67.50 |
| MJM | st.lighting | 56.50 |
| Williams Office | office | 38.00 |
| AT&T | 8860 | 40.00 |
| American Express | Office | 25.00 |
| Metro Supply | hall | 647.93 |
| Williams Office | office | 246.88 |
| Shipman Elevator | gas | 2,076.36 |
| Robert Sanders | hall/trash | 64.00 |
| American Legion | hall | 85.00 |
| Fort Dearborn | ins. | 87.78 |
| AT&T | telephone | 107.22 |
| Clean Uniform | hall | 346.55 |
| Blue Cross | ins. | 2,628.62 |
| Brighton Water | water | 34.00 |
| Payroll Account | | 33,727.58 |
| Wells Fargo | copier | 132.51 |
| Ameren IP | electric | 2,347.84 |
| Payroll Account | | 17,821.46 |
| Caterpillar Financial | | 4,217.92 |

Park

| | | |
|----------------|------------|-------|
| Robert Sanders | trash | 97.00 |
| Baxters | Q, auction | 8.24 |

Water

| | | |
|-----------------------|---------------|-----------|
| Robert Watson | annual | 3,250.00 |
| Post Master | postage/bills | 598.76 |
| G.L. Warren | contract | 47,909.82 |
| Village of Brighton | payroll | 5,949.82 |
| Blue Cross | ins. | 3,404.67 |
| Fort Dearborn Inc. | ins. | 126.00 |
| Southwestern Journal | office | 45.00 |
| PDC Lab. | lab | 300.00 |
| American Water | contract | 10,961.36 |
| Ameren Illinois | power/sewer | 32.97 |
| USA BlueBook | supplies | 522.95 |
| AT&T | phone | 708.51 |
| Railroad Management | lease | 395.23 |
| Answer Midwest | phone | 74.18 |
| Sensus | repairs | 146.00 |
| R.P. Lumber | sewer | 1,178.24 |
| Schwartzkoph Printing | shirts | 349.35 |
| Depreciation Account | | 3,985.00 |
| Surplus Account | | 5,000.00 |
| Village of Brighton | cap. Exp. | 7,500.00 |
| Farm & Home | misc. | 29.94 |
| Williams Office | split | 957.94 |
| Post Master | postage/bills | 78.54 |
| AT&T Uverse | | 40.00 |
| Village of Brighton | fuel | 435.95 |
| Ameren IP | electric | 4,067.61 |
| Illinois American | water | 25,421.50 |
| Eric Nolte | safety shoes | 200.00 |
| AT&T Mobility | cell phones | 138.72 |
| Alton Winnelson | repairs | 202.67 |
| Village of Brighton | payroll | 7,611.45 |
| Ameren Illinois | electric | 39.96 |
| Caterpillar Financial | backhoe | 4,217.92 |
| UPS | miscellaneous | 8.30 |

Police

| | | |
|-------------------------|----------------|----------|
| Datatronics | radio | 220.00 |
| U.S. Cellular | cell | 49.63 |
| AT&T | 8112 | 87.54 |
| AT&T | 4207 | 197.66 |
| Macoupin County Sheriff | dispatch | 1,066.67 |
| Macoupin County Sheriff | LEADS | 125.00 |
| Mark Fitzgerald | reim. Dog food | 7.55 |

Street

| | | |
|----------|---------|--------|
| Altorfer | backhoe | 266.25 |
|----------|---------|--------|

Payroll

| | | |
|--|--|----------|
| Ill. Dept. of Revenue | Tax | 1,671.79 |
| Brian Black | wtr.72 hrs. 4ot 8str.8vac. | 1,084.19 |
| Sally Bland | library 46.00 | 400.50 |
| James Broyles | pol. 18 hrs. 4ct. | 256.40 |
| Sharon Broyles | clerk | 850.95 |
| John Farmer | zoning | 113.56 |
| Mark Fitzgerald | pol. 72 hrs. 8 hol w. 30 ot | 1586.75 |
| Pat Goss | library 8 hrs. | 61.22 |
| Randy Hartsock | wtr. 8 str 56 prk 8 vac. 8 | 981.16 |
| Rebecca Huebener | library 31.5 hrs. | 285.79 |
| Valerie Lucas | wtr. 16 hrs. | 113.32 |
| Robert Montgomery | wtr. 24 hrs, str 44 hrs. 21ot 8prk.1291.44 | |
| Eric Nolte | wtr. 71.45 str.7.15ot str. 8 wtr. 1,269.63 | |
| William Norris | pol. 80 hrs. | 1,569.88 |
| Anita Oertel | treasurer | 384.67 |
| Betty Roberts | wtr. 80 hrs. .50ot | 778.38 |
| Karen Sinks | library 42.45 hrs | 494.05 |
| Donna Watson | library 8 | 75.59 |
| William Webber | pol. 8 | 104.40 |
| Rod Bachman | pol. 72 hrs. 21ot 8 hol. 17ct. | 1,473.36 |
| Local 525 Teamsters | union dues | 154.00 |
| Freedman Anseimo Lindberg | pay ded | 23.50 |
| Rod Bachman | pol. 80 hrs.24.5 ct 11ot | 1,236.63 |
| Brian Black | wtr. 80 hrs. 23 ot 1pager | 1,287.63 |
| Sally Bland | library 38 hrs. | 328.92 |
| James Broyles | pol. 7 hrs. | 95.39 |
| Sharon Broyles | clerk | 850.95 |
| Mark Fitzgerald | pol. 80 hrs. 41.3 ot | 1,644.41 |
| Pat Goss | library 11.5 hrs/ | 87.99 |
| Randy Hartsock | wtr.28 hrs str. 48 wtr. ot 18.45 | 1171.99 |
| Rebecca Huebener | library 17 hrs. | 156.10 |
| Valerie Lucas | wtr. 34.5 hrs. | 244.37 |
| Robert Montgomery | wtr. 44 hrs.2.5ot str 26.45 4prk. | 853.39 |
| Eric Nolte | wtr. 80 hrs. 5.15 ot | 944.63 |
| William Norris | pol. 80 hrs. | 1,451.81 |
| Anita Oertel | treasurer | 384.69 |
| Betty Roberts | wtr 73 hrs. | 680.81 |
| Karen Sinks | library 55.15 | 623.25 |
| Donna Watson | library 35 hrs. | 317.10 |
| William Webber | pol. 9 hrs. | 117.45 |
| Altonized Community Federal Credit Union | pay ded | 100.00 |
| Freedman Anseimo Lindberg | pay ded | 50.67 |

Trustees

| | | |
|-----------------|----------------------------|----------|
| Wayne Schafer | Mayor | 4,392.50 |
| Paige Beilsmith | 11 Brd. 14 comm. 4 Special | 924.63 |
| Fred Benz | 28 comm.13 Brd. 4 Special | 1,271.91 |
| Chris Dawdy | 13 Brd. 25 comm. 4 special | 1156.39 |
| Edward Jacoby | 13 brd. 28 comm. 3 Special | 1254.07 |
| Bill Oertel | 10 Brd .31 comm. 4 Special | 1,340.17 |
| Michael Roberts | 12 brd. 10 comm. 8 Special | 998.44 |

Zoning

| | | |
|------------------|------------------|--------|
| Robert Clark | 9 committee Mtgs | 314.46 |
| William Huebener | 8 commlittee | 139.76 |
| Ivan Tite | 7 committee | 122.29 |
| Carroll White | 9 committee | 157.23 |
| Kyle Wood | 3 committee | 52.41 |
| Robert Acord | 9 committee | 157.23 |

Jacoby made motion, seconded by Beilsmith to pay the bills. Roll call vote: Dawdy=yes, Oertel=yes, Benz=yes, Jacoby=yes, Roberts=yes, Beilsmith=yes.

Correspondence

MFT was 3,847.90
MFT was \$15,589.51

Jersey County Business Association tickets for the annual meeting. The Mayor asked if they wanted to participate. Dawdy made motion to do the Gold level which is \$250.00, seconded by Beilsmith. Roll call vote: Dawdy=yes, Oertel=yes, Benz=yes,, Jacoby=yes, Roberts=no, Beilsmith=yes.

Oertel made motion to accept the correspondence, seconded by Jacoby. Voice vote approved.

Committee meetings

Economic Development
No minutes

Park Committee

March 14, 2013. Meeting called to order at 7:02 p.m. by Chairman Michael Roberts. Members present John Bramley, Debbie Harris, Joe Harris, Fred Benz, Co-chairman Bill Oertel, Eleanor Hindley, Michael Roberts, and Kyle Wood.

Members absent: Paige Beilsmith, Amy Smith, Corey Gorsich, Nic Strohbeck. Visitors: Mayor Wayne Schafer.

Motion by Fred Benz to accept the minutes, seconded by John Bramley. Motion carried.

Old Business: Discussion on the upcoming Quarter Auction on March 21 st. at the Village Hall. Plans to finalize for food and vendors.

Mayor Wayne Schafer thanked the board for their volunteerism and report he was exploring ways to help fund the parks through grants and all available monies. He asked the committee to support a grant for a tree project the library had applied for. On a motion by John Bramley, seconded by Debbie Harris

to allow tree to be planted in the park as long as committee determines the location of the trees.
Motion carried.

Discussion on need of bathroom improvements at Schneider Park and new bathroom as well.
Committee to firm up estimates on what it would cost to add a new bathroom. Estimates to be discussed at April park committee meeting.

Work day rescheduled for April 20th. On a motion by Joe Harris, seconded by Fred Benz, motion carried.
It was moved from April 13 to allow those on committee to attend fireworks show display to pick the fireworks for the June 30th. Independence at the Park event.

New Business

Motion made to get estimated to install guttering on the large pavilion by Bill Oertel, seconded by Kyle Wood. Motion carried. Estimated to be presented at April Park Committee meeting

Discussion on bad state of repair and inefficient lights on some ball diamonds at Betsey Ann Park.
Motion by Kyle Wood, seconded by Michael Roberts to get estimates on installing new lights on the diamonds in need. Estimates to be at the April Park Committee meeting.

Other fund raising ideas were discussed by Park members.

Problems

None

Motion to adjourn by Kyle Wood, seconded by Debbie Harris, meeting adjourned at 8:42 p.m.

Benz made motion to accept the report, seconded by Jacoby. Voice vote approved.

Zoning

Date March 19, 2013

Time 7:00 p.m.

Committee Members

Present: Bob Clark, chairman, Bill Huebener, Carroll White, Ivan Tite, Bob Acord and John Farmer

Visitors

None.

Minutes

The meeting was called to order by Chairman Bob Clark at the time indicated above.

Roll call indicated committee members were present as shown above.

Minutes of Previous Meeting

Motion by Mr. Bill Huebener, seconded by Mr. Bob Acord, the minutes of previous meeting were unanimously approved as written.

Visitors Comments

None.

Correspondence

None.

New Business

Building permits approved as indicated below.

1008 N. Main St., Paul and Kathryn Phelan, replace roof with hip roof. Motion by Huebener seconded by Acord. Passed unanimously.

402 S. Maple St. Edward Steinkrause, sign at Reeta Maries. Motion by Huebener. Seconded by White. Passed unanimously.

113 Virginia St. Joshua Jordan, 10x16x12 storage shed. Motion by Acord, seconded by White. Passed unanimously.

Old Business

None

Problems

None.

Adjourn

Motion to adjourn made by Mr. Huebener, seconded by Mr. Acord, passed at 7:10 p.m.

Respectfully submitted,

Robert Clark
Zoning Committee Chairman

Jacoby made motion to accept the report, seconded by Roberts. Voice vote approved.

Public Safety

The Public Safety Committee met on March 18, 2013 at 7:00 p.m.

Roll Call: Present: Bill Oertel, Rosemary Mayerhofer, Fred Benz, Ed. Jacoby and John Farmer.
Absent: Corey Gorsich, John Meyer.

Review of Last Minutes

Benz made motion to accept the minutes, seconded by Mayerhofer.

Visitors

Joe Harris, John Bramley.

Mr. Harris has concerns about the no parking sign on Mobile. He thought it may need to be moved. The committee told him they would look into moving it further back.

Mark Fitzgerald mentioned the gun lock and availability of them. Ed. Jacoby will be checking into what is available, also cameras not compatible with computer. They need to be updated. Will look into this at budget time.

Old Business

What about new hire. We have not finished background checks yet.

New Business

There was discussion on fitness for officers. Do we have guidelines? Talked about ID tags. Will look into the tags.

Probation is up on James Broyles. He has completed his year. Oertel made motion to move him off probation to part-time officer, seconded by Mayerhofer.

Problems

Light bar is malfunctioning in Rods car, will get this fixed.

Adjournment

Oertel made motion to adjourn, seconded by Benz. Meeting adjourned at 7:25 p.m.

Respectfully submitted

Sharon Broyles

Village Clerk

Jacoby made motion to take James Broyles off probation, seconded by Roberts. Roll call vote: Dawdy-yes, Oertel-yes, Benz-yes, Jacoby-yes, Roberts-yes, Beilsmith-yes.

Dawdy made motion to accept his report, seconded by Beilsmith. Voice vote approved.

Old Business

None.

New Business

Some items came up on Public Works that need to be addressed.

Scum Pump is needed / burned out. About \$ 8,000.00

2 samplers for Waste Water plant about \$2,500.00 ea.

Oertel made motion to purchase these, seconded by Jacoby. Roll call vote: Dawdy-yes, Oertel-yes, Benz-yes, Jacoby-yes, Roberts-yes, Beilsmith-yes.

Employee Bob Montgomery's probation is up. Roberts made motion to take him off probation, and move to full time, seconded by Dawdy. Roll call vote: Dawdy-yes, Oertel-yes, Benz-yes, Jacoby-yes, Roberts-yes, Beilsmith-yes.

Mike Webber from PGAV was here to give a short video about TIF Districts. After discussion

Dawdy made motion to proceed with financial contract with PGAV to develop TIF District. Seconded by Jacoby. Roll call vote: Dawdy-yes, Oertel-yes, Benz-no, Jacoby-yes, Roberts-yes, Beilsmith-yes.

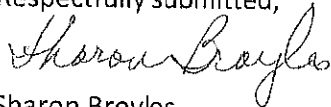
Problems

West Center has drainage going through the field. Will this be resolved with development of West Center. This may qualify us for grant money.

Adjournment

Jacoby made motion to adjourn, seconded by Dawdy. Meeting adjourned at 8:35 p.m.

Respectfully submitted,



Sharon Broyles
Village Clerk

**CONTRACT FOR PROFESSIONAL SERVICES
BETWEEN
THE VILLAGE OF BRIGHTON, ILLINOIS AND PECKHAM GUYTON ALBERS & VIETS, INC.
(Proposed Central Area TIF District)**

THIS AGREEMENT is entered into on the date and by execution shown hereafter, by and between the Village of Brighton, Illinois (hereinafter referred to as the "Village") and Peckham Guyton Albers & Viets, Inc., (hereinafter referred to as "PGAV").

WITNESSETH:

Whereas, the Village is interested in development and improvement of areas within the Village utilizing the Tax Increment Allocation Redevelopment Act, 65 ILCS, 5/11-74.4-1 et. seq., as amended (the TIF Act) to facilitate development in the area; and

Whereas, the Village desires to explore the feasibility of establishing a tax increment finance redevelopment project area in an area identified herein as the Central Area Redevelopment Project Area (Project Area); and

Whereas, in order to establish a new TIF redevelopment project area, the Village wishes to retain PGAV to undertake an eligibility study to determine if all or a portion of the Project Area is eligible under the applicable provisions of the Act; and

Whereas, in the event all or a portion of the Project Area is eligible for designating as a TIF redevelopment project area, the Village may direct PGAV to prepare a redevelopment plan for this area, pursuant to the scope of services described herein; and

Whereas, PGAV is duly experienced in conducting eligibility studies and preparing TIF redevelopment plans.

Now, Therefore, the parties hereto do mutually agree as follows:

I. SCOPE OF SERVICES

A. Inducement Resolution

PGAV will prepare, for use by the Village, a draft of a resolution indicating the Village's intent to designate a portion of the Village as a redevelopment project area and to induce private investment in said area.

B. Interested Parties Registry

PGAV will assist the Village in complying with the requirements of the Act regarding the "interested parties registry." This assistance includes providing the Village with drafts of the following:

1. An ordinance authorizing the establishment of a TIF interested parties registry and adopting registration rules for such registry as required by TIF Act.
2. The TIF interested parties registry registration rules.

3. A newspaper notice of registration for the interested parties registry regarding the proposed TIF district.
4. A TIF interested parties registration form.

C. Eligibility Analysis

1. The area being considered for use of tax increment financing is shown on Exhibit A entitled *Study Area Boundary* which is attached hereto and hereby made a part of this Agreement.
2. PGAV will conduct an on-site inspection of conditions on each property to determine the presence of eligibility factors per the current definitions of "blighted area" and "conservation area" contained in the Act. PGAV will also examine any evidentiary documentation, to be provided by the Village, concerning building code violations, inadequate utilities and any other information that may affect the public health safety and welfare. Also, PGAV will provide to the Village's consulting professional engineer the statutory parameters under which the engineer may certify conditions of chronic flooding or watershed discharge problems associated with any of the vacant parcels located within the study area (e.g., definition of "blighted area" as applied to vacant land). The findings will be documented with map annotations and narrative.
3. Based upon the findings of the field work and other research findings, PGAV will recommend a final boundary for The TIF Area. Upon concurrence by the Village's point of contact, PGAV will prepare findings on eligibility and incorporate said findings in the Redevelopment Plan as described in Task D below:

D. Redevelopment Plan

PGAV will prepare a Redevelopment Plan for the TIF Area to be known as the Central Area Redevelopment Project Area or other such name as may be requested by the Village. This Plan will include as provided for in the TIF statute:

1. Redevelopment Plan/Statutory Requirements:
 - a. Redevelopment plan objectives.
 - b. Generalized land use to apply for the Project Area.
 - c. Description of private projects and necessary public actions.
 - d. Implementation strategy.
 - e. Estimated redevelopment project costs.
 - f. Estimate of equalized assessed value of the Project Area after redevelopment.
 - g. The eligibility findings for the Project Area as documented in Task C of this scope of services.
 - h. Include documentation that "but for TIF" the Plan will not be implemented.
 - i. Include evidence that the subject Project Area has not been subject to growth and development by private enterprise as may be revealed from assessed value data and/or building permit records.
 - j. Taxing district impacts. This will also estimate the impact of TIF on the School District's General State Aid entitlements.
 - k. Appendix containing photographs evidencing conditions in the Project Area.

2. Exhibits:

PGAV will prepare the following maps and/or exhibits, as deemed necessary by PGAV, to document the Redevelopment Plan.

- a. Redevelopment Project Area Map for the Project Area.
- b. Existing Conditions Map.
- c. General Land Use Plan.
- d. Estimated Redevelopment Project Costs.
- e. Parcel key map indexed to a list of County Permanent Identification Numbers (PINs), property owners and most recent equalized assessed valuation (EAV).

E. Review & Approval Process

1. PGAV will prepare, for the Village's use, a schedule that documents the Redevelopment Plan review and approval process for the proposed Redevelopment Project Area. Included in this schedule will be dates for publications and mailing of required notices pursuant to the requirements of the Act.
2. PGAV will provide guidance to the Village in the formal approval process of the Redevelopment Plan. This shall include general advice and drafts of notices for the: Joint Review Board meeting; public hearing; approval ordinances, etc., and notices to taxing bodies, property owners and residential addressees located within 750 feet of the Project Area.
3. PGAV will present the proposed Redevelopment Plan at the Joint Review Board meeting and at the required public hearing. This assumes not more than two (2) meetings for these purposes.

F. TIF Administration and Technical Assistance Follow-up (**OPTIONAL SERVICES**)

For a period not to exceed three years from the date of acceptance of the Optional Services as stated herein, PGAV will provide, at the Village's request, ongoing services as follows:

1. Staff training regarding the accounting of TIF revenues and expenses.
2. Within 180 days of the close of the fiscal year (or as soon as possible after completion of the Village of its annual audit), PGAV will prepare the requisite annual TIF Report for the Central Area TIF District to be submitted to the Illinois Office of the Comptroller.
3. Assist the Village in developing TIF incentive policies and procedures.
4. Other TIF advice, as needed, in order for the Village to successfully achieve the goals and objectives of the TIF Redevelopment Plan, including advising on potential TIF projects with interested property owners and/or prospective developers. Except for simple "pay-as-you-go" TIF redevelopment agreements, PGAV services under this Agreement do not include the preparation of draft redevelopment agreements. Simple pay-as-you-go agreements are those that simply obligate the Village to reimburse a property owner for TIF eligible expenses incurred by said owner, solely from future tax increment generated by the owner's real property.

II. INFORMATION TO BE PROVIDED OR TASKS TO BE UNDERTAKEN BY THE VILLAGE

The Village will provide (or cause to be provided by others) the following:

- A. A person to serve as a point of contact with the Village, who will interact with PGAV staff and be responsible for tasks to be completed by the Village.
- B. Provide a digital base map of the Study Area with appropriate ArcGIS shape files. Said digital map files, at a minimum, shall include parcels, street names, water features, PIN numbers and high-resolution aerial photography.
- C. Collect the most recent equalized assessed valuation (E.A.V.) of each parcel in the Project Area from the County Assessor's office, including name and address of property owners. While collecting this information, the Village will obtain the historical E.A.V. for each parcel going back to 2006. This information will be provided to PGAV in an Excel spreadsheet model developed by PGAV and provided to the Village in digital form for data entry.
- D. Prepare the boundary description of the proposed Redevelopment Project Area.
- E. Accomplish any necessary amendments to the Village's Comprehensive Plan so that the proposed uses contained in the TIF redevelopment plan are consistent with the Comprehensive Plan for the Village as a whole.
- F. Be responsible for the publication of the required public hearing notices in the local newspaper and mailing of various required notices to taxing districts, property owners within the Redevelopment Project Area and residential addressees within 750 feet of the proposed Project Area boundary. The Village will be responsible for ensuring that such publications and mailings take place in accordance with the schedule prepared by PGAV under Section I of this Agreement.
- H. Provide any other information that may be relevant to determining eligibility including information on inadequate utilities, non-compliance with building or other codes, etc.

III. TIMING OF PERFORMANCE

Upon signing of this Agreement and payment by the Village of the retainer amount referenced in Section IV, below, PGAV will commence services as provided herein. PGAV shall complete the assignment in accordance with a work schedule to be mutually prepared by PGAV and the Village.

IV. FEE & METHOD OF COMPENSATION

- A. Compensation for the completed services associated with Tasks A through E of the Scope of Services shall be \$26,000, exclusive of reimbursable expenses as stated below.
- B. Reimbursable expenses will consist of reasonable travel expenses, local mileage, long distance telephone charges, express delivery charges, photographic expenses, or the cost of printing or other reproduction of documents. Such expenses will be billed at their direct cost to PGAV. Reimbursable expenses shall not exceed \$1,000 without prior written consent from the Village.
- C. Method of Compensation shall be in accordance with the below schedule:
 - 1. \$3,000 Retainer amount upon signing of contract and submittal of Invoice

2. \$11,000 upon completion of services stated in Section I, Tasks A, B, and C, and submittal of Invoice.
3. \$7,000 upon completion of the Redevelopment Plan as stated in Section I, Task D and submittal of invoice.
4. \$5,000 upon completion of Section I, Task E and submittal of invoice.

PGAV may submit invoices for partial completion of services for any Task per the above payment schedule.

- D.** Compensation for the **Optional Services** rendered under Task F shall be made to PGAV in accordance with the following hourly rate schedule, not to exceed the amount of Ten Thousand Dollars (\$10,000) each fiscal year (not to exceed three years), exclusive of reimbursable expenses, without written authorization from the Village:

| Project Staff | Hourly Rate |
|--|--------------------|
| Vice President (<i>John Brancaglione</i>) | \$200 |
| Director/Assoc. Director, Urban Consulting (<i>Mike Weber</i>) | \$175 |
| Senior Project Mgr./Senior Architect | \$160 |
| Project Architect/Landscape Architect | \$120 |
| Project Manager/Project Planner/GIS Manager | \$110 |
| Administrative/Technical Assistance | \$90 |

- E.** Payments to PGAV for services and reimbursable expenses are due within 30 days after receipt of our statement. If no payment has been received within 60 days after receipt of our initial statement, PGAV will suspend services under this Agreement until PGAV has been paid in full the amounts due for services and expenses.

V. SERVICES OUTSIDE THE SCOPE OF THIS AGREEMENT

The scope of the work to be performed by PGAV shall be as provided for herein. The following work elements are hereby specifically noted as not included as tasks to be performed in conjunction with the terms of this Agreement:

- A.** Revisions to the Eligibility Study or TIF Redevelopment Plan if the boundaries of the Project Area change after completion of said Eligibility Study;
- B.** Undertaking special studies such as market studies, economic impact studies, traffic impact studies and any other special studies that may be useful to the Village in making decisions on specific development proposals within the Project Area;
- C.** Preparation of a Housing Impact Study. It is assumed that the final Project Area boundary will limit the number of housing units to the least amount possible and that the final redevelopment plan will not be expected to result in the displacement of 10 or more inhabited residential units.

- D. Preparation of the required annual TIF reports that are required to be submitted to the Illinois Comptroller's Office, except as otherwise provided under Task F;
- E. Preparation of tax increment revenue history or projections to be used in support of issuance of TIF bonds or other obligations or reporting on any outstanding bond issues.
- F. Preparation of and/or review of redevelopment agreements between the Village and private parties wishing to receive TIF assistance, except as otherwise provided under Task F.

These services shall be considered additional work beyond the scope of this Agreement. These services may be provided at additional cost subject to a written scope of services for any such task(s) along with the fee to be paid. Any such work must be approved by the Village and provided for in the form of a written addendum to this or separate Agreement.

VI. PROJECT STAFFING & MANAGEMENT

- A. PGAV hereby agrees to provide the qualified professional, technical, and clerical staff available within the firm to conduct the work in accordance with the tasks as outlined in Section I of this Agreement.
- B. If, in the opinion of PGAV and the Village, a particular assignment (e.g., extra services) requires specialized expertise not available within the PGAV staff, the accomplishment of such tasks may be achieved through subcontract with firms or individuals subject to prior approval of the Village.

VII. TERMINATION OF AGREEMENT

If, for any reason, the Village wishes to terminate this Agreement, the Village shall notify PGAV in writing. The date of said termination shall occur upon receipt of the written notice of termination by PGAV via the U.S. Postal Service or facsimile (followed by receipt of an original signature copy). The Village will pay to PGAV an amount representing the percentage complete of the work performed to the date of termination, plus any reimbursable expenses which have been incurred by PGAV to that date.

VIII. OWNERSHIP OF DOCUMENTS

Except to the extent that documents, reports or other information are prepared under the provisions of this Agreement and submitted to municipalities or other public entities wherein they become subject to Federal or State "sunshine law" provisions, the Village will have sole ownership of all reports, maps, etc. prepared under this contract, including rights of copying and distribution.

IX. MISCELLANEOUS PROVISIONS

The Scope of Services, provided in Section I of this Agreement, is based upon the provisions of the TIF Act as of December 31, 2012. Should anything occur that would cause the TIF Redevelopment Plan to be prepared and processed under the terms of any subsequent amendments, the applicable portions of this Agreement shall be amended as appropriate.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed this _____ day of _____, 2013.

ATTEST:

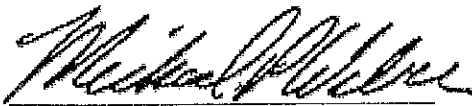
VILLAGE OF BRIGHTON, ILLINOIS

Village Clerk

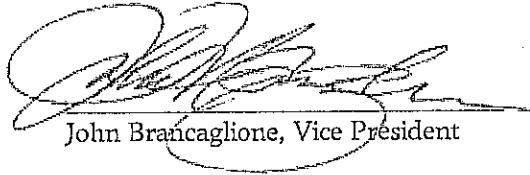
Wayne D. Schafer, Mayor

ATTEST:

PECKHAM GUYTON ALBERS & VIETS, INC.



Michael P. Weber, Director
PGAV Planners



John Brancaglione, Vice President

Attachment: Exhibit A - Study Area Boundary - Proposed Central Area TIF RPA

ACCEPTANCE OF OPTIONAL SERVICES (SECTION I - TASK F)

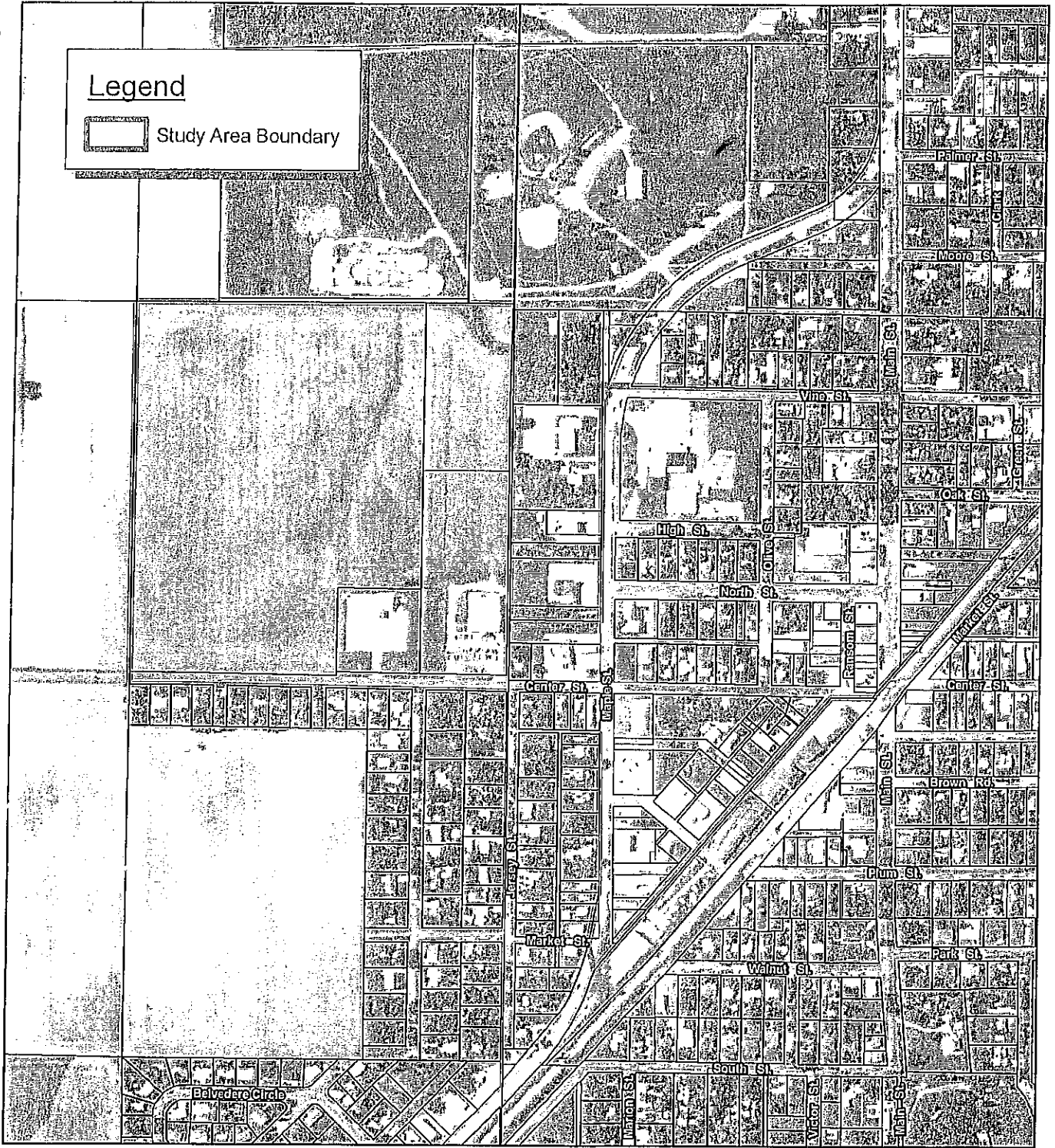
ATTEST:

VILLAGE OF BRIGHTON, ILLINOIS

Village Clerk

Wayne D. Schafer, Mayor

Date



Boundary Map
 TIF District Study Area
 Village of Brighton, Illinois



APRIL 2013

PG&V PLANNERS