



July 26, 2017

Ms. Stephanie Irvine
Srvine84@gmail.com

Re: ***FOIA Request***

Dear Ms. Irvine:

In response to your FOIA request with the Village dated July 17, 2017, the Village has attached documents.

Your request is denied in part in that some of the documents contained within the Village records contain materials exempt from disclosure pursuant to the Freedom of Information Act. The documents are exempt are detailed below.

Request:

1. Any and all correspondence (email or U.S. Mail) between any employee or representative of Northpoint Development, including but not limited to Patrick Robinson, Tom George, Ian McDonald, *AND* any current or previous trustee, employee, administrator of the Village of Elwood, including the Village of Elwood Administrator, Marian Gibson.

Response:

Attached are documents responsive to your request.

1a. Email sent 6/3/17 at 10:56 a.m. contains certain redactions. Attachments containing real estate contracts and related documentation are not provided and the FOIA is denied as to these matters pursuant to 5 ILCS 140/7(a)(1)(g) in that the documents were provided under the claim of confidentiality and the documents contain commercial and financial information that if disclosed would cause competitive harm to the entity that provided the documents in that the price and other terms and conditions for which land has been placed under contract and other significant business terms of the contracts and documents would be disclosed thereby adversely affecting the entities ability to negotiate for the purchase of other parcels of property within the vicinity. The documents are also exempt pursuant to 5 ILCS 140.7(a)(1)(R) until the sale is consummated for those which have not closed.

1b. Email 6/13/17 from Sparber to Gibson is partially redacted pursuant to 5 ILCS 140(1)(f) in that it contains preliminary drafts, notes, recommendations, memoranda and other records in which opinions are expressed or where policies and/or actions are formulated.

Ms. Stephanie Irvine

July 25, 2017

Page 2

1c. Wiring instructions have not been provided in that it contains private banking routing numbers of the Village. Denial is based upon 5 ILCS 140/7(1)(b) "private information."

1d. Attachments to June 2, 2017 email at 4:17 p.m. are denied for the reasons set forth in 1(a).

1e. Text of email and attachments from Julie Friebele 3/6/17 at 8:46 a.m. are denied for the reasons set forth in 1(b).

1.1 Additional Correspondence

1.2 Additional Correspondence

Request:

2. Any financial records pertaining to (or showing receipt of payment or payment released to) Northpoint Development, Amazon, RELP Turner, LLC, RELP Bailly, LLC, any other RELP LLC, USAA Real Estate, (or any representative from any of the aforementioned entities).

Response:

Please find attached invoices that were paid by the Village pertaining to professional fees regarding the Northpoint project. The Village has no documents related to the other entities referenced in your request.

Request:

3. Any and all records, correspondence (email or U.S. Mail) between any representative of Amazon, RELP Turner, LLC, RELP Bailly, LLC, any other RELP LLC, USAA Real Estate or affiliates, unnamed industrial developer *AND* any current or past trustee, employee, or administrator of the Village of Elwood, including Village of Elwood administrator Marian Gibson.

Response:

The Village has no correspondence with regard to the entities referenced in Request #3. The Village is unaware of any correspondence with affiliates with the entities listed as the Village would have no method of ascertaining all of the affiliates of these entities which have not corresponded with the Village. The Village is not aware of any correspondence with entities that are affiliates. The Village also is unable to provide any documents with respect to an "unnamed industrial developer" as the Village has no correspondence with any industrial developer which is unnamed. If you can, please clarify your request.

Request:

4. Village of Elwood Board Meeting Closed/Executive Session meeting minutes and agenda packets from the April 5, 2017 and May 17, 2017 meetings.

Response:

The closed session minutes have not been approved for release pursuant to the Illinois Open Meetings Act (5 ILCS 120/1 *et. seq.*) and therefore, your request for these closed session minutes

Ms. Stephanie Irvine

July 25, 2017

Page 3

is denied pursuant to (a) 5 ILCS 140(7)(1)(e). The closed session packets are denied for the reasons set forth in 1(b).

Request:

5. Any and all consulting contracts or proposals granted or received to be considered for any proposed or potential future industrial development.

Response:

Attached are consulting contracts of (5A) Ginko Planning, (5B) Kane McKenna & Associates, and (5C) Westwood Planning Solutions.

Request:

6. Any pre-hearing conference documentation, non-disclosure contracts or agreements, preliminary agreements, contracts, or proposals received by any current or past Village of Elwood trustee, employee, or village administrator (individually or collectively) and: any employee or representative of Northpoint Development, including but not limited to Patrick Robinson, Tom George, Ian McDonald; any representative of Amazon; any affiliate of Northpoint Development or Amazon, any representative of or affiliate of RELP Turner LLC, RELP Bailly, LLC, any RELP LLC, USAA Real Estate, or affiliates.

Response:

The Village has no documents what-so-ever concerning any of the referenced entities except Northpoint.

Attached is a Confidentiality Agreement with Kane-McKenna. Other documents are provided in the response to number 1.

Request:

7. Any permits granted regarding a potential industrial development.

Response:

The Village does not issue permits for proposed projects and therefore has no documents to satisfy this request. The Village has issued the attached permits for Transload Renovation and Clearwater Paper.

Request:

8. Any and all previously unreleased records relating to any proposed or potential future industrial developments.

Response:

Before exercising its right to deny this request as categorical and presenting an unduly burden upon the Village to search for documents which are not clearly identified, the Village extends to you the invitation to meet in an effort to reduce your request to manageable proportions.

Ms. Stephanie Irvine

July 25, 2017

Page 4

The person responsible for this partial denial is Julie Friebele FOIA officer. You may appeal this partial denial to the Illinois Attorney General Public Access Counselor:

Sarah Pratt
Acting Public Access Counselor
Office of the Attorney General
500 S. 2nd Street
Springfield, Illinois 62706
1-877-299-3642

You also have the right to judicial review of this decision.

Very truly yours,

VILLAGE OF ELWOOD

By: 



Lisa Kladis <lisa.kladis@villageofelwood.com>

#1a

FW: Land contracts

2 messages

Marian Gibson <marian.gibson@villageofelwood.com>
To: lisa.kladis@villageofelwood.com, Julie Friebele <julie.friebele@villageofelwood.com>

Wed, Jul 19, 2017 at 4:31 PM

From: Ian McDonald [mailto:imcdonald@northpointkc.com]
Sent: Saturday, June 03, 2017 10:56 AM
To: Patrick Robinson <probinson@northpointkc.com>; Marian Gibson <marian.gibson@villageofelwood.com>
Subject: RE: Land contracts

Hi Marian, the files are large, so if you could confirm receipt, I'd really appreciate it – I'm a little paranoid as to whether the e-mails are coming through. That said, I've attached the following contracts:

Let me know if you have any questions. Again, we are under confidentiality with the sellers on these contracts. Thanks.

Sincerely,

Ian McDonald | General Counsel/Project Manager



NorthPoint Development

d: 816.384.2292 | m: 785.218.6583

4825 NW 41st Street, Suite 500

Riverside, MO 64150

www.beyondthecontract.com

Please note that our address has changed.

From: Ian McDonald [mailto:imcdonald@northpointkc.com]
Sent: Saturday, June 3, 2017 10:44 AM
To: Patrick Robinson <probinson@northpointkc.com>; 'Marian Gibson' <marian.gibson@villageofelwood.com>
Subject: RE: Land contracts

Good morning, Marian. This will take a few e-mails on account of file size I've attached the following land contracts/deeds:

More to come momentarily... as you know, we are under confidentiality with the sellers at the moment. Thanks.

Sincerely,

Ian McDonald | General Counsel/Project Manager



NorthPoint Development

d: 816.384.2292 | m: 785.218.6583

4825 NW 41st Street, Suite 500

Riverside, MO 64150

www.beyondthecontract.com

Please note that our address has changed!

-----Original Message-----

From: Patrick Robinson [mailto:probinson@northpointkc.com]
Sent: Saturday, June 3, 2017 9:52 AM
To: Ian McDonald <imcdonald@northpointkc.com>; Marian Gibson <marian.gibson@villageofelwood.com>
Subject: Land contracts

Ian

Please send all land contracts to Marian this morning. I'll call to explain.

6 attachments

Marian Gibson <marian.gibson@villageofelwood.com>
To: lisa.kladis@villageofelwood.com, Julie Friebele <julie.friebele@villageofelwood.com>

Wed, Jul 19, 2017 at 4:32 PM

From: Ian McDonald [mailto:imcdonald@northpointkc.com]
Sent: Saturday, June 03, 2017 10:44 AM
To: Patrick Robinson <probinson@northpointkc.com>; Marian Gibson <marian.gibson@villageofelwood.com>
Subject: RE: Land contracts

Good morning, Marian. This will take a few e-mails on account of file size I've attached the following land contracts/deeds:

More to come momentarily... as you know, we are under confidentiality with the sellers at the moment. Thanks.

Sincerely,

Ian McDonald | General Counsel/Project Manager



NorthPoint Development

d: 816.384.2292 | m: 785.218.6583

4825 NW 41st Street, Suite 500

Riverside, MO 64150

www.beyondthecontract.com

Please note that our address has changed!

-----Original Message-----

From: Patrick Robinson [mailto:probinson@northpointkc.com]
Sent: Saturday, June 3, 2017 9:52 AM
To: Ian McDonald <imcdonald@northpointkc.com>; Marian Gibson <marian.gibson@villageofelwood.com>
Subject: Land contracts

Ian

Please send all land contracts to Marian this morning. I'll call to explain.

Sent from my iPhone

5 attachments



Lisa Kladis <lisa.kladis@villageofelwood.com>

FW: elwood

1 message

1b

Marian Gibson <marian.gibson@villageofelwood.com>

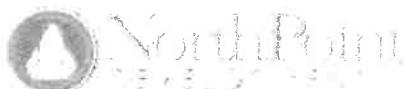
Wed, Jul 19, 2017 at 4:30 PM

To: lisa.kladis@villageofelwood.com, Julie Friebele <julie.friebele@villageofelwood.com>

From: Ian McDonald [mailto:imcdonald@northpointkc.com]**Sent:** Tuesday, June 13, 2017 6:05 PM**To:** Marian Gibson <marian.gibson@villageofelwood.com>; Ian McDonald <ian@northpointkc.com>; Patrick Robinson <probinson@northpointkc.com>; Scott Burnham <scott@serafin.com>**Subject:** RE: elwood

I don't believe so. Out of curiosity, is S. Walton Drive a private street or a public street? I thought it was a public street, so ultimately I'm wondering whether it should be listed as a truck route.

Sincerely,

Ian McDonald | General Counsel/Project Manager

NorthPoint Development

d: 816.384.2292 | m: 785.218.6583

4825 NW 41st Street, Suite 500

Riverside, MO 64150

www.beyondthecontract.com

Please note that our address has changed!

From: Marian Gibson [mailto:marian.gibson@villageofelwood.com]**Sent:** Tuesday, June 13, 2017 5:10 PM**To:** Ian McDonald <ian@northpointkc.com>; Patrick Robinson <probinson@northpointkc.com>; Scott Burnham <scott@serafin.com>**Subject:** Fwd: elwood

Any revisions?

Marian T. Gibson, ICMA-CM

Village Administrator

Village of Elwood

401 E. Mississippi

Elwood, IL 60421

(815) 424-1095 Direct

(815) 509-2282 Cell

Email marian.gibson@villageofelwood.com

Begin forwarded message:

From: "James E. Sparber" <jsparber@baxterwoodman.com>

Date: June 13, 2017 at 11:50:00 AM CDT

To: Marian Gibson <marian.gibson@villageofelwood.com>

Subject: FW: elwood

Marian:

A large rectangular area of the document has been completely redacted with a solid black ink.

Thank you

Jim S.

Jim Sparber

Marian Gibson

From: Scott Burnham
Sent: Wednesday, June 14, 2017 8:50 AM
To: Marian Gibson; Ian McDonald; Patrick Robinson
Cc: engineering
Subject: RE: Fwd: elwood

Yes. I think it would be good to have both.

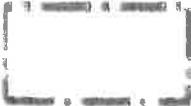
From: Marian Gibson [mailto:marian.gibson@villageofelwood.com]
Sent: Wednesday, June 14, 2017 8:43 AM
To: Scott Burnham <scott@serafin.com>; Ian McDonald <ian@northpointkc.com>; Patrick Robinson <probinson@northpointkc.com>
Cc: engineering <engineering@villageofelwood.com>
Subject: RE: Fwd: elwood

Would we have another map showing the truck routes? I think this helps the public see the trucks are not allowed on local roads.

Marian T. Gibson, ICMA-CM
Village Administrator
Village of Elwood
401 East Mississippi Ave.
Elwood, IL 60421
marian.gibson@villageofelwood.com
815 424-1094 (Direct)
815 509-2282 (Cell)
815 423-6861 (Fax)

From: Scott Burnham [mailto:scott@serafin.com]
Sent: Wednesday, June 14, 2017 8:13 AM
To: Marian Gibson <marian.gibson@villageofelwood.com>; Ian McDonald <ian@northpointkc.com>; Patrick Robinson <probinson@northpointkc.com>
Subject: RE: Fwd: elwood

We would request a version where only areas to color are the 3 towns, so the key should only have:

-  Village of Elwood
-  City of Joliet
-  Village of Manhattan

Remove truck routes and traffic counts

label proposed Houolt Rd Road Bridge
remove all yellow roads/routes, keep white road names.

Change map title to something like EXISTING INCORPORATED AREAS, remove elwood, Illinois

From: Marian Gibson [<mailto:marian.gibson@villageofelwood.com>]
Sent: Tuesday, June 13, 2017 5:10 PM
To: Ian McDonald <ian@northpointkc.com>; Patrick Robinson <probinson@northpointkc.com>; Scott Burnham <scott@serafin.com>
Subject: PDF: Fwd: elwood

Any revisions?

Marian T. Gibson, ICMA-CM
Village Administrator
Village of Elwood
401 E. Mississippi
Elwood, IL 60421
(815) 424-1095 Direct
(815) 509-2282 Cell
Email marian.gibson@villageofelwood.com

Begin forwarded message:

From: "James E. Sparber" <jsparber@baxterwoodman.com>
Date: June 13, 2017 at 11:50:00 AM CDT
To: Marian Gibson <marian.gibson@villageofelwood.com>
Subject: FW: elwood

Marian:

Thank you
Jim S.

Jim Sparber



Village of Elwood

Lisa Kladis <lisa.kladis@villageofelwood.com>

1C

FW: Professional services agreement.

1 message

Marian Gibson <marian.gibson@villageofelwood.com>
To: lisa.kladis@villageofelwood.com, Julie Friebele <julie.friebele@villageofelwood.com>

Wed, Jul 19, 2017 at 4:28 PM

From: Brett Grady [mailto:brett@northpointkc.com]
Sent: Friday, May 19, 2017 2:37 PM
To: Julie Friebele <julie.friebele@villageofelwood.com>
Cc: Patrick Robinson <probinson@northpointkc.com>; Ian McDonald <imcdonald@northpointkc.com>; Marian Gibson <marian.gibson@villageofelwood.com>
Subject: Re: Professional services agreement.

Hi Julie,

The wire has been sent. Will you please confirm receipt when you get a chance?

Thank you.

Sincerely,

Brett Grady, CFA, CPA Chief Financial Officer

t: 816.888.7383 | c: 773.365.1754 | f: 816.888.7399

4825 NW 41st St - Suite 500
Riverside, MO 64150

brett@northpointkc.com

www.beyondthecontract.com



*** Please note we have moved. Our Corporate Office is now located at 4825 NW 41st Street, Suite 500, Riverside, MO 64150 ***

On Fri, May 19, 2017 at 12:21 PM, Julie Friebele <julie.friebele@villageofelwood.com> wrote:

Good Morning Patrick,

Please find the attached items:

- Executed Professional Agreement
- Wiring Instructions

Thank you and enjoy your day,

Julie Friebele

Executive Administrative Assistant, Village Clerk

Village of Elwood

401 E. Mississippi Avenue

Elwood, IL 60421

815-424-1079 Fax 815-423-6861

From: Patrick Robinson [mailto:probinson@northpointkc.com]
Sent: Tuesday, May 16, 2017 3:52 PM
To: Marian Gibson <marian.gibson@villageofelwood.com>
Cc: bgrady@northpointkc.com; Ian McDonald <imcdonald@northpointkc.com>
Subject: Professional services agreement.

Marian

I am forwarding the executed agreement for professional services associated with the Village's evaluation of Project Compass. Do you have wiring instructions for the payment or do you prefer a check?

Thanks,

Patrick

Sent from my iPhone

Begin forwarded message:

From: <it@northpointkc.com>
Date: May 16, 2017 at 11:50:17 AM CDT

To: "Patrick Robinson" <patrick@northpointkc.com>
Subject: Scan from NorthPoint Development 05/16/2017 11:50

Scanned from MFP11313856
Date:05/16/2017 11:50
Pages:3
Resolution:200x200 DPI

Please see attached scan from NorthPoint Development.



Lisa Kladis <lisa.kladis@villageofelwood.com>

FW: Brown Road, West of Rowell Road, Elwood, Illinois - File No. 30004126 - From Bill Kelly

1 message

1d

Marian Gibson <marian.gibson@villageofelwood.com>
To: Lisa Kladis <lisa.kladis@villageofelwood.com>, Julie Friebele <julie.friebele@villageofelwood.com>

Wed, Jul 19, 2017 at 4:31 PM

From: Ian McDonald [mailto:imcdonald@northpointkc.com]
Sent: Saturday, June 03, 2017 10:59 AM
To: Marian Gibson <marian.gibson@villageofelwood.com>; Patrick Robinson <probinson@northpointkc.com>
Subject: FW: Brown Road, West of Rowell Road, Elwood, Illinois - File No. 30004126 - From Bill Kelly

Hi Marian,

I also wanted to pass along the attached as well as the e-mail chain below to confirm our intent to purchase the parcel next Friday. Thanks!

Sincerely,

Ian McDonald | General Counsel/Project Manager



NorthPoint Development

d: 816.384.2292 | m: 785.218.6583

4825 NW 41st Street, Suite 500

Riverside, MO 64150

www.beyondthecontract.com

Please note that our address has changed!

From: Megan Honigmann [mailto:mhonigmann@kellykarras.com]
Sent: Friday, June 2, 2017 4:17 PM
To: 'Meyers, Tim' <Tim.Meyers@gitc.com>; 'Goliszewski, Dan' <Dan.Goliszewski@gitc.com>

Cc: mrbrown9@aol.com; tcondon@lee-associates.com; imcdonald@northpointkc.com; vc19b@msn.com
Subject: Brown Road, West of Rowell Road, Elwood, Illinois - File No. 30004126 - From Bill Kelly

All:

Attached please find draft copies of the Warranty Deed, Powers of Attorney and Letter of Direction I intend to use for the closing on the sale of the above-captioned property. Before I circulate these documents for signature, I want to confirm they are acceptable to the title company, buyer and buyer's attorney. Inasmuch as the buyer apparently would like to close of June 9, 2017, time is of the essence in you reviewing and advising me of your comments to the attached. Please advise accordingly.

Thank you,

Bill Kelly

Kelly & Karras, Ltd.

1010 Jorie Boulevard, Suite 100

Oak Brook, IL 60523

Phone: (630) 575-0202

Fax: (630) 575-0221

3 attachments

 [doc00926120170602161146.pdf](#)
3138K

 [doc00926220170602161221.pdf](#)
3351K

 [doc00926320170602161242.pdf](#)
504K



Lisa Kladis <lisa.kladis@villageofelwood.com>

1e

FW: Strip along Route 53 and Ira Morgan

1 message

Marian Gibson <marian.gibson@villageofelwood.com>

Wed, Jul 19, 2017 at 4:45 PM

To: lisa.kladis@villageofelwood.com, Julie Friebele <julie.friebele@villageofelwood.com>

From: Tom George [mailto:tgeorge@northpointkc.com]
Sent: Monday, March 06, 2017 9:28 AM
To: Marian Gibson <marian.gibson@villageofelwood.com>
Subject: RE: Strip along Route 53 and Ira Morgan

Thanks Marian, I will keep you posted.

Tom George

NorthPoint Development
c: 630.258.5299
e: tgeorge@northpointkc.com
WE MOVED!! PLEASE NOTE OUR NEW ADDRESS.
8205 N. 15th Street, Suite 300
Arlington, IL 60106
tgeorge@ottosenbritz.com

From: Marian Gibson [mailto:marian.gibson@villageofelwood.com]
Sent: Monday, March 6, 2017 9:22 AM
To: Tom George <tgeorge@northpointkc.com>
Cc: Tom Gilbert <tgilbert@ottosenbritz.com>
Subject: RE: Strip along Route 53 and Ira Morgan

yes

Marian T. Gibson, ICMA-CM

Village Administrator

Village of Elwood

401 East Mississippi Ave.

Elwood, IL 60421

marian.gibson@villageofelwood.com

815 424-1094 (Direct)

815-509-2232 (Cell)

315 423-6861 (Fax)

From: Tom George [mailto:tgeorge@northpointkc.com]
Sent: Monday, March 06, 2017 8:56 AM
To: Marian Gibson <marian.gibson@villageofelwood.com>
Cc: Tom Gilbert <tgilbert@ottosenbritz.com>
Subject: RE: Strip along Route 53 and Ira Morgan

Thanks Marian. It looks like CenterPoint owns the land, and failed to dedicate it. I have asked Ian to inquire with CP and have it dedicated or transferred to us at closing so we can dedicate it. Does that make sense?

Tom George

NorthPoint Development
c: 630.258.5299
e: tgeorge@northpointkc.com
WE MOVED!! PLEASE NOTE OUR NEW ADDRESS:
4825 NW 11st Street, Suite 200
Riverside, MO 64150
www.beyondthebrick.com

From: Marian Gibson [mailto:marian.gibson@villageofelwood.com]
Sent: Monday, March 6, 2017 8:53 AM
To: Tom George <tgeorge@northpointkc.com>
Cc: Tom Gilbert <tgilbert@ottosenbritz.com>
Subject: FW: Strip along Route 53 and Ira Morgan

Tom,

Per our discussion I have attached the plat of survey, sidwell page and the document that shows the exception of the frontage parcels on Rt. 53 at Ira Morgan.

If you would like us to request this dedication, let me know; or perhaps the right of way gets conveyed prior to closing.

Marian T. Gibson, ICMA-CM

Village Administrator

Village of Elwood

401 East Mississippi Ave.

Elwood II 60421

marian.gibson@villageofalwood.com

815 424-1094 (Direct)

815 509-2232 (Cell)

From: Julie Friebel [mailto:julie.friebel@villageofelwood.com]
Sent: Monday, March 06, 2017 8:46 AM
To: Marian Gibson <marian.gibson@villageofelwood.com>
Subject: FW: Strip along Route 53 and Ira Morgan

From: Julie Friebel [mailto:julie.friebel@villageofelwood.com]
Sent: Friday, March 03, 2017 5:16 PM
To: Marian Gibson <marian.gibson@villageofelwood.com>
Subject: [REDACTED]



Julie Friebel

Village Clerk, Acting Executive Assistant

Village of Elwood

401 E. Mississippi Avenue

Elwood, IL 60421

815-424-1079 Fax 815-423-6861

Marian Gibson

From: Marian Gibson
Sent: Monday, July 10, 2017 1:51 PM
To: 'David Silverman'
Subject: FW: Study Intersections

Marian T. Gibson, ICMA-CM
Village Administrator
Village of Elwood
401 East Mississippi Ave.
Elwood, IL 60421
marian.gibson@villageofelwood.com
815 424-1094 (Direct)
815 509-2282 (Cell)
815 423-6861 (Fax)

From: Patrick Robinson [mailto:probinson@northpointkc.com]
Sent: Thursday, May 11, 2017 9:56 AM
To: Marian Gibson <marian.gibson@villageofelwood.com>
Subject: Re: Study Intersections

Marian

Dick Kavanagh is meeting with Moustis today and is trying to get a meeting set up for next Wednesday. Once that is confirmed, Rick will try to calendar a meeting with Walsh Sr. for the same day.

Ian will respond to the sewer and water expenses under separate cover.

Thanks again,

Patrick

Sent from my iPhone

On May 11, 2017, at 6:01 AM, Marian Gibson <marian.gibson@villageofelwood.com> wrote:

Patrick,
Great to see both of you as well. Thanks for lunch. Please remind Ian to send the cost for sewer and water improvements for Manhattan properties that Lakewood homes was considering.

If you get a meeting with Jim Moustis or Larry Walsh please let me know and I will inform the mayor.
As a reminder, I will be out of town May 19 through the 25th but if you need anything during that time frame please feel free to call or email me.

Thanks

Marian T. Gibson, ICMA-CM
Village Administrator

Village of Elwood
401 E. Mississippi
Elwood, IL 60421
(815) 424-1095 Direct
(815) 509-2282 Cell
Email marian.gibson@villageofelwood.com

On May 11, 2017, at 5:04 AM, Patrick Robinson <probinson@northpointkc.com> wrote:

Marian

It was good to see you yesterday. I wanted to share an exhibit that shows the intersections that we are proposing to analyze as part of the traffic study. I think we might be analyzing some intersections that might not be necessary. I'd view this as an abundance of caution approach so that we can comply with IDOT traffic study requirements.

Please review and comment.

Thanks again,

Patrick

Sent from my iPhone

Begin forwarded message:

From: Tom George <tgeorge@northpointkc.com>
Date: May 10, 2017 at 10:06:08 PM CDT
To: Patrick Robinson <probinson@northpointkc.com>, Ian McDonald <imcdonald@northpointkc.com>
Subject: Study Intersections

Tom George

<mime-attachment.html>
<image001.jpg>
<image002.jpg>
<mime-attachment.html>
<Study Intersections.pdf>
<mime-attachment.html>

Marian Gibson

From: Marian Gibson
Sent: Monday, July 10, 2017 1:51 PM
To: 'David Silverman'
Subject: FW: Project Compass Discussion Topics

Marian T. Gibson, ICMA-CM
Village Administrator
Village of Elwood
401 East Mississippi Ave.
Elwood, IL 60421
marian.gibson@villageofelwood.com
815 424-1094 (Direct)
815 509-2282 (Cell)
815 423-6861 (Fax)

From: Patrick Robinson [mailto:probinson@northpointkc.com]
Sent: Monday, May 22, 2017 4:01 PM
To: Marian Gibson <marian.gibson@villageofelwood.com>
Subject: Re: Project Compass Discussion Topics

Talked to Mayor over the weekend. Seems like we will be meeting with O'Connor's on Wednesday or Thursday.

Sent from my iPhone

On May 22, 2017, at 3:39 PM, Marian Gibson <marian.gibson@villageofelwood.com> wrote:

I will review.
Did you and the Mayor decide how to proceed with the O'Connor brothers?

Marian T. Gibson, ICMA-CM
Village Administrator
Village of Elwood
401 E. Mississippi
Elwood, IL 60421
(815) 424-1095 Direct
(815) 509-2282 Cell
Email marian.gibson@villageofelwood.com

On May 22, 2017, at 4:43 PM, Patrick Robinson <probinson@northpointkc.com> wrote:

Marian:

I wanted to share our view on common talking points. I think it fits on one page.

Let's discuss at your convenience.

Thanks,

Patrick

A Pro-Active Strategic Approach:

We all know that more warehousing and distribution facilities are going up along Route 53. The freight industry in Will County is showing no signs of slowing down:

It's grown by 138 percent in the past decade

BNSF is going to be increasing capacity by almost 50 percent, adding 500,000 more containers annually.

That means more volume, more trucks and more demand to accommodate goods being shipped here. It's crucial for Elwood to strategically get ahead of this trend, control the growth and look out for the interests of the Village and its residents.

A Smart, Responsible Vision for the Future:

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Patrick Robinson, P.E. | Vice President of Development

d: 816.888.7872 | c: 913.915.7150

Please note our new address:

4825 NW 41st Street, Suite 500

Riverside, MO 64150

e-mail: Patrick@northpointkc.com

www.beyondthecontract.com

www.logisticsparkkc.com

Marian Gibson

From: Marian Gibson
Sent: Monday, July 10, 2017 1:51 PM
To: 'David Silverman'
Subject: FW: Project Compass Discussion Topics

Marian T. Gibson, ICMA-CM
Village Administrator
Village of Elwood
401 East Mississippi Ave.
Elwood, IL 60421
marian.gibson@villageofelwood.com
815 424-1094 (Direct)
815 509-2282 (Cell)
815 423-6861 (Fax)

From: Patrick Robinson [mailto:probinson@northpointkc.com]
Sent: Monday, May 22, 2017 3:43 PM
To: Marian Gibson <marian.gibson@villageofelwood.com>
Subject: Project Compass Discussion Topics

Marian:

I wanted to share our view on common talking points. I think it fits on one page.

Let's discuss at your convenience.

Thanks,

Patrick

A Pro-Active Strategic Approach:

We all know that more warehousing and distribution facilities are going up along Route 53. The freight industry in Will County is showing no signs of slowing down:

It's grown by 138 percent in the past decade

BNSF is going to be increasing capacity by almost 50 percent, adding 500,000 more containers annually.

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d: 816.888.7872 | c: 913.915.7150

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Riverside, MO 64150

e-mail: Patrick@northpointkc.com

www.beyondthecontract.com

www.logisticsparkkc.com

Marian Gibson

From: Marian Gibson
Sent: Monday, July 10, 2017 1:53 PM
To: 'David Silverman'
Subject: FW: Project Compass Discussion Topics

Marian T. Gibson, ICMA-CM
Village Administrator
Village of Elwood
401 East Mississippi Ave.
Elwood, IL 60421
marian.gibson@villageofelwood.com
815 424-1094 (Direct)
815 509-2282 (Cell)
815 423-6861 (Fax)

From: Patrick Robinson [mailto:probinson@northpointkc.com]
Sent: Monday, May 22, 2017 4:01 PM
To: Marian Gibson <marian.gibson@villageofelwood.com>
Subject: Re: Project Compass Discussion Topics

Talked to Mayor over the weekend. Seems like we will be meeting with O'Connor's on Wednesday or Thursday.

Sent from my iPhone

On May 22, 2017, at 3:39 PM, Marian Gibson <marian.gibson@villageofelwood.com> wrote:

I will review.
Did you and the Mayor decide how to proceed with the O'Connor brothers?

Marian T. Gibson, ICMA-CM
Village Administrator
Village of Elwood
401 E. Mississippi
Elwood, IL 60421
(815) 424-1095 Direct
(815) 509-2282 Cell
Email marian.gibson@villageofelwood.com

On May 22, 2017, at 4:43 PM, Patrick Robinson <probinson@northpointkc.com> wrote:

Marian:

I wanted to share our view on common talking points. I think it fits on one page.

Let's discuss at your convenience.

Thanks,

Patrick

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Patrick Robinson, P.E. | Vice President of Development

 <image001.jpg>

d: 816.888.7872 | c: 913.915.7150

Please note our new address:

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Riverside, MO 64150

e-mail: Patrick@northpointkc.com

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Marian Gibson

From: Marian Gibson
Sent: Monday, July 10, 2017 1:51 PM
To: 'David Silverman'
Subject: FW: Project Compass Discussion Topics

Marian T. Gibson, ICMA-CM
Village Administrator
Village of Elwood
401 East Mississippi Ave.
Elwood, IL 60421
marian.gibson@villageofelwood.com
815 424-1094 (Direct)
815 509-2282 (Cell)
815 423-6861 (Fax)

From: Patrick Robinson [mailto:probinson@northpointkc.com]
Sent: Wednesday, May 24, 2017 4:25 PM
To: Marian Gibson <marian.gibson@villageofelwood.com>
Cc: Jamie Mack <jamie.mack@villageofelwood.com>
Subject: Re: Project Compass Discussion Topics

Thanks for sharing. We'll incorporate these items.

Thanks again!

Patrick

Sent from my iPhone

On May 23, 2017, at 1:18 PM, Marian Gibson <marian.gibson@villageofelwood.com> wrote:

Patrick these comments are from Jamie Mack. If you have questions regarding them please call her. I concur with her comments.

Marian T. Gibson, ICMA-CM
Village Administrator
Village of Elwood
401 E. Mississippi
Elwood, IL 60421
(815) 424-1095 Direct
(815) 509-2282 Cell
Email marian.gibson@villageofelwood.com

Begin forwarded message:

From: Jamie Mack <jamie.mack@villageofelwood.com>
Date: May 23, 2017 at 1:43:03 PM EDT

To: Marian Gibson <marian.gibson@villageofelwood.com>

Subject: Re: Project Compass Discussion Topics

Marian, I have more detailed thoughts in editing, but here are my basic comments:

1. In describing the bridge **over** Route 53, assure residents that it will not encroach on existing residential neighborhoods.
2. In describing how the village won't incur debt, I would certainly reference the financial benefits. Some helpful comments from the meeting: "Direct payment that's liner to success" and "Provide a sources of revenue that don't exist today".
3. Instead of intermodal, use inland ports
4. I'd remove the words "more trucks"
5. Another thing that was said in the meeting that I think is appealing is "Navigate the process in a way that's meaningful to the village". So that could be part of that second to last point about listening to the community...

On May 23, 2017, at 10:51 AM, Marian Gibson <marian.gibson@villageofelwood.com> wrote:

Jamie, I asked them for talking points. Can you take a look at these and let me know what you think.

Marian T. Gibson, ICMA-CM
Village Administrator
Village of Elwood
401 E. Mississippi
Elwood, IL 60421
(815) 424-1095 Direct
(815) 509-2282 Cell
Email marian.gibson@villageofelwood.com

Begin forwarded message:

From: Patrick Robinson <probinson@northpointkc.com>

Date: May 22, 2017 at 4:43:23 PM EDT

To: Marian Gibson <marian.gibson@villageofelwood.com>

Subject: Project Compass Discussion Topics

Marian:

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Thanks,

Patrick

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Riverside, MO 64150

e-mail: Patrick@northpointkc.com

www.beyondthecontract.com

www.logisticsparkkc.com

Marian Gibson

From: Marian Gibson
Sent: Monday, July 10, 2017 1:50 PM
To: 'David Silverman'
Subject: FW: Compass meeting follow up- Residential Property Values

Marian T. Gibson, ICMA-CM
Village Administrator
Village of Elwood
401 East Mississippi Ave.
Elwood, IL 60421
marian.gibson@villageofelwood.com
815 424-1094 (Direct)
815 509-2282 (Cell)
815 423-6861 (Fax)

From: Patrick Robinson [mailto:probinson@northpointkc.com]
Sent: Monday, June 05, 2017 11:28 AM
To: Marian Gibson <marian.gibson@villageofelwood.com>; Ian McDonald <ian@northpointkc.com>
Subject: FW: Compass meeting follow up- Residential Property Values

FYI – It looks like Logistics Park Kansas City has been a positive impact on nearby residential home values.

Patrick

Patrick Robinson, P.E. | Vice President of Development



d: 816.888.7872 | c: 913.915.7150

Please note our new address:

4825 NW 41st Street, Suite 500

Riverside, MO 64150

e-mail: Patrick@northpointkc.com

www.beyondthecontract.com

www.logisticsparkkc.com

From: Patrick Robinson [mailto:probinson@northpointkc.com]

Sent: Monday, June 05, 2017 11:27 AM

To: 'ktmae11@yahoo.com' <ktmae11@yahoo.com>

Subject: Compass meeting follow up- Residential Property Values

Katie:

Thank you again for meeting with Ian and me last Friday. During our meeting, I committed to following up with you on the impact to residential property values. The most similar project that I have worked on is Logistics Park Kansas City in

Edgerton, Johnson County, KS and the following information is based on residential homes that are closest to this business park.

Appraised values range from \$134,000 to \$831,110 and the change in values have varied from 1.50% to 23.65% from 2016 to 2017.

A table of residential homes in close proximity to Logistics Park Kansas City follows:

Address	Year Built	2017 Appraised Value	2016 Appraised Value	% Change
19901 Pepper Tree Lane	1976	\$ 215,700	\$ 198,711	8.56%
19903 Pepper Tree Lane	1976	\$ 234,200	\$ 189,400	23.65%
19905 Pepper Tree Lane	1976	\$ 199,800	\$ 190,800	4.72%
19907 Pepper Tree Lane	1977	\$ 205,100	\$ 196,560	4.34%
19909 Pepper Tree Lane	1977	\$ 627,100	\$ 533,400	17.57%
19911 Pepper Tree Lane	1999	\$ 448,080	\$ 403,330	11.10%
19913 Pepper Tree Lane	1982	\$ 296,160	\$ 262,490	12.83%
20265 Pepper Tree Lane	1994	\$ 831,110	\$ 676,040	22.92%
30249 W. 185th Street	2008	\$ 237,500	\$ 202,000	17.57%
30248 W. 185th Street	2008	\$ 273,400	\$ 240,100	13.87%
30235 W. 184th Ter.	2007	\$ 196,900	\$ 178,100	10.56%
18448 Curry Street	2007	\$ 218,000	\$ 204,400	6.65%
18436 Curry Street	2011	\$ 278,900	\$ 270,100	3.26%
18424 Curry Street	2010	\$ 257,000	\$ 253,200	1.50%
18412 Curry Street	2010	\$ 279,700	\$ 258,800	8.08%
30201 W. 184th Street	2004	\$ 192,100	\$ 182,400	5.32%
30200 W. 184th Street	2003	\$ 230,100	\$ 204,100	12.74%
748 Poplar Street	2006	\$ 136,100	\$ 131,800	3.26%
632 Poplar Street	2006	\$ 134,000	\$ 116,400	15.12%

Thanks again for your time and please do not hesitate to contact me should you have any questions or require additional information,

Patrick

Patrick Robinson, P.E. | Vice President of Development



d: 816.888.7872 | c: 913.915.7150

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Marian Gibson

From: Marian Gibson
Sent: Monday, July 10, 2017 1:50 PM
To: 'David Silverman'
Subject: FW: CBPark Link

Marian T. Gibson, ICMA-CM
Village Administrator
Village of Elwood
401 East Mississippi Ave.
Elwood, IL 60421
marian.gibson@villageofelwood.com
815 424-1094 (Direct)
815 509-2282 (Cell)
815 423-6861 (Fax)

From: Patrick Robinson [mailto:probinson@northpointkc.com]
Sent: Thursday, June 15, 2017 3:50 PM
To: Marian Gibson <marian.gibson@villageofelwood.com>
Subject: Fwd: CBPark Link

Here is a preview of the website.

Sent from my iPhone

Begin forwarded message:

From: Scott Burnham <scott@serafin.com>
Date: June 15, 2017 at 3:42:37 PM CDT
To: Patrick Robinson <probinson@northpointkc.com>, Ian McDonald <imcdonald@northpointkc.com>
Subject: CBPark Link

<http://www.saltrank.com/clients/cbpark/>

Marian Gibson

From: Marian Gibson
Sent: Monday, July 10, 2017 1:49 PM
To: 'David Silverman'
Subject: FW: draft- LEHD Workforce Mapping

Marian T. Gibson, ICMA-CM
Village Administrator
Village of Elwood
401 East Mississippi Ave.
Elwood, IL 60421
marian.gibson@villageofelwood.com
815 424-1094 (Direct)
815 509-2282 (Cell)
815 423-6861 (Fax)

From: Patrick Robinson [mailto:probinson@northpointkc.com]
Sent: Thursday, June 22, 2017 3:20 PM
To: Tim.Sjogren@kimley-horn.com; Ian McDonald <imcdonald@northpointkc.com>; scott@serafin.com; tgeorge@northpointkc.com; davidj@serafin.com; Joshua@serafin.com; Marian Gibson <marian.gibson@villageofelwood.com>
Subject: Fwd: draft- LEHD Workforce Mapping

Good map showing existing work force origins for Elwood businesses.

Sent from my iPhone

Begin forwarded message:

From: Chris Reeves <creeves@northpointkc.com>
Date: June 20, 2017 at 5:05:30 PM CDT
To: Patrick Robinson <probinson@northpointkc.com>
Subject: FW: LEHD Workforce Mapping

Patrick – I didn't receive the attachment on this for your signature. Thanks!!

From: Chris Reeves [mailto:creeves@northpointkc.com]
Sent: Tuesday, June 20, 2017 3:18 PM
To: Patrick Robinson <probinson@northpointkc.com>
Subject: RE: LEHD Workforce Mapping

Patrick – I didn't receive the attachment

From: Patrick Robinson [mailto:probinson@northpointkc.com]
Sent: Tuesday, June 20, 2017 3:03 PM
To: Rodney Tonelli <rtonelli@ruettigertonelli.com>

Cc: Chris Reeves <creeves@northpointkc.com>

Subject: Re: LEHD Workforce Mapping

Rod

Please accept this message as authorization to proceed. When would the graphical data be available?

Chris

Please put my electronic signature on this and send copies to Rod and me.

Thanks,

Patrick

Sent from my iPhone

On Jun 20, 2017, at 2:46 PM, Rodney Tonelli <rtonelli@ruettigertonelli.com> wrote:

Patrick

Our proposal is attached as we had discussed. Please let me know if you have any questions. Thanks so much!

Sincerely,

<image005.jpg>

Rodney Tonelli AICP | President
129 Capista Drive
Shorewood, Illinois 60404
(815) 744-6600 office
(815) 474-2731 mobile
www.ruettigertonelli.com

<image006.jpg>

<NorthPointDevelopment_Patrick Robinson_CP_MJD_LEHD Data_6-19-17.pdf>

Marian Gibson

From: Marian Gibson
Sent: Monday, July 10, 2017 1:49 PM
To: 'David Silverman'
Subject: FW: draft- LEHD Workforce Mapping

Marian T. Gibson, ICMA-CM
Village Administrator
Village of Elwood
401 East Mississippi Ave.
Elwood, IL 60421
marian.gibson@villageofelwood.com
815 424-1094 (Direct)
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From: Patrick Robinson [mailto:probinson@northpointkc.com]
Sent: Thursday, June 22, 2017 3:20 PM
To: Tim.Sjogren@kimley-horn.com; Ian McDonald <imcdonald@northpointkc.com>; scott@serafin.com; tgeorge@northpointkc.com; davidj@serafin.com; Joshua@serafin.com; Marian Gibson <marian.gibson@villageofelwood.com>
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Cc: Chris Reeves <creeves@northpointkc.com>

Subject: Re: LEHD Workforce Mapping

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Sent from my iPhone

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Patrick

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Sincerely,

<image005.jpg>

Rodney Tonelli AICP | President
129 Capista Drive
Shorewood, Illinois 60404
(815) 744-6600 office
(815) 474-2731 mobile
www.ruettigertonelli.com

<image006.jpg>

<NorthPointDevelopment_Patrick Robinson_CP_MJD_LEHD Data_6-19-17.pdf>

Marian Gibson

From: Marian Gibson
Sent: Monday, July 10, 2017 1:49 PM
To: 'David Silverman'
Subject: FW: draft LEHD Workforce Mapping
Attachments: image005.png; Untitled attachment 00066.htm; image006.jpg; Untitled attachment 00069.htm; Distance_Pie Chart.pdf; Untitled attachment 00072.htm; LEHD Data.xlsx; Untitled attachment 00075.htm; G02-Workforce Home Locations.pdf; Untitled attachment 00078.htm

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815 509-2282 (Cell)
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From: probinson@northpointkc.com [mailto:probinson@northpointkc.com]
Sent: Thursday, June 22, 2017 5:18 PM
To: Bob Gibson <marian.gibson@villageofelwood.com>; Tim Sjogren <tim.sjogren@kimley-horn.com>; tgeorge@northpointkc.com; Joshua Robbins <joshua@serafin.com>; Scott Burnham <scott@serafin.com>; David Just <davidj@serafin.com>
Subject: Fwd: draft LEHD Workforce Mapping

Second attempt to send the workforce origin map from your technically challenged friend.

Patrick

Sent from my iPad

Begin forwarded message:

From: Michael Dahm <mdahm@ruettigertonelli.com>
Date: June 22, 2017 at 1:25:42 PM CDT
To: Patrick Robinson <probinson@northpointkc.com>
Cc: Rodney Tonelli <rtonelli@ruettigertonelli.com>
Subject: RE: LEHD Workforce Mapping

Patrick,

Attached please find a map of the workers home locations from the I-4 area of Elwood per the 2014 LEHD data. A PDF of the radar chart showing the direction and distance for the workers within this area and table of the data from the 2014 LEHD set is also included. Please let me know if you have any questions or comments.

Sincerely,

Michael Dahm GISP □ AICP | GIS Director
129 Capista Drive
Shorewood, Illinois 60404
(815) 744-6600 phone
www.ruettigertonelli.com

Elwood I-4 Zoning Area Workers

2014 Census Longitudinal Employer-Household Dynamics
 Origin-Destination Employment Statistics (LODES)
 All Job Classifications

Workers

Goods Producing	761
Trade, Transportation and Utilities	852
All Other Services	124
Total	1737

Earnings - \$/Month

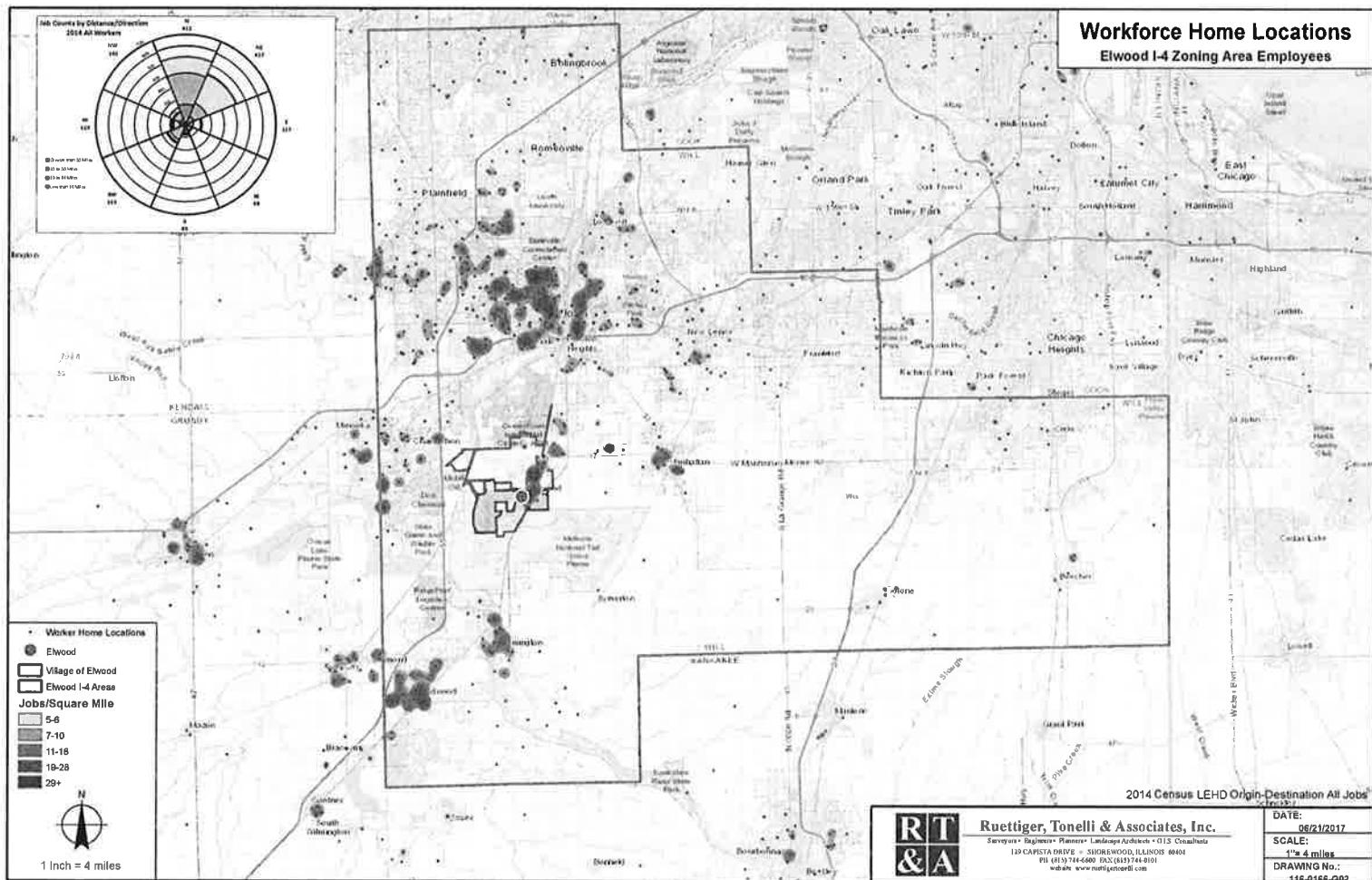
<= \$1,250	88
\$1,251-\$3,333	349
>\$3,333	1300

Worker Age

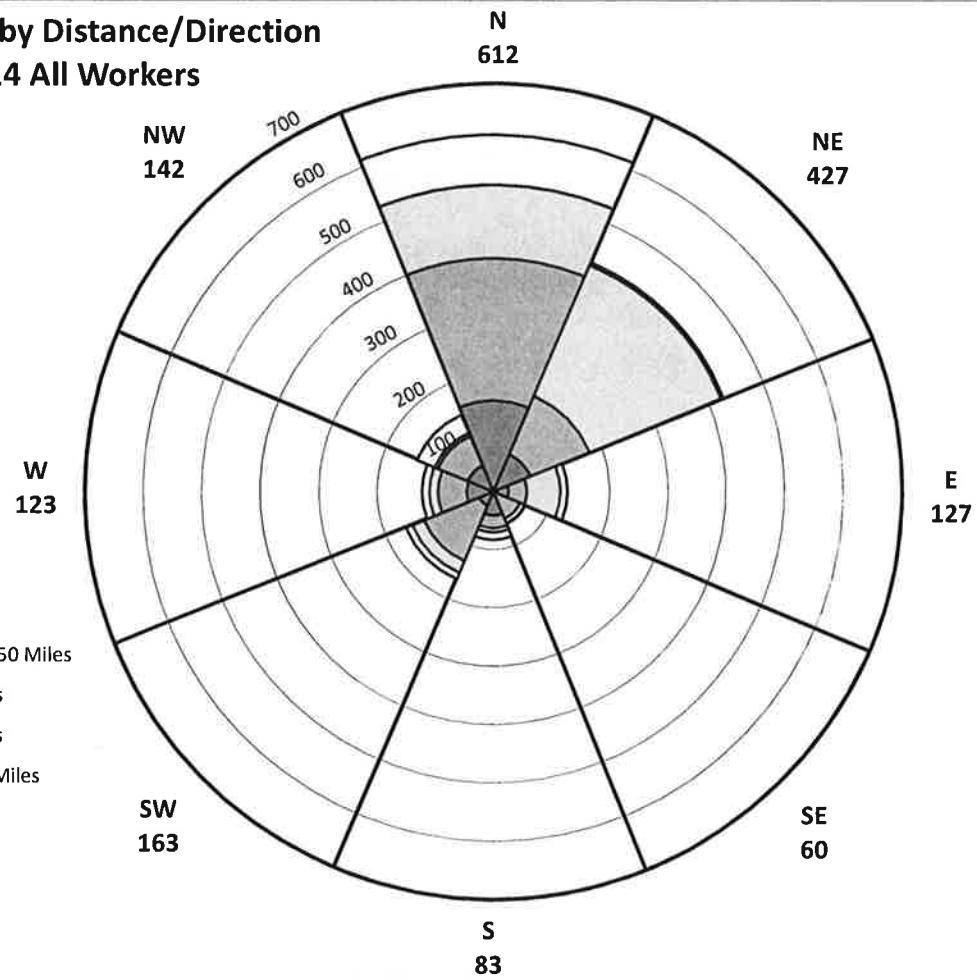
29 or younger	374
30-54	1035
55 or older	328

Home/Work Census Block Distance	Overall		North		Northeast		Eas
	Count	Share	Count	Share	Count	Share	
Total All Jobs	1737		612		427		127
Less than 10 Miles	413	24%	156	25%	69	16%	26
10-24 Miles	663	38%	244	40%	109	26%	32
25-50 Miles	486	28%	126	21%	244	57%	57
Greater than 50 Miles	175	10%	86	14%	5	1%	12

Region	Southeast		South		Southwest		West		Northwest	
	Count	Share	Count	Share	Count	Share	Count	Share	Count	Share
20%	60	2%	83	49%	163	16%	123	37%	142	
25%	1	82%	41	27%	26	63%	46	40%	48	34%
45%	49	15%	22	8%	103	13%	49	12%	55	39%
9%	9	1%	7	16%	22	7%	15	11%	6	4%
	1	2%	13		12		13		33	23%



Job Counts by Distance/Direction
2014 All Workers



Marian Gibson

From: Marian Gibson
Sent: Monday, July 10, 2017 1:49 PM
To: 'David Silverman'
Subject: FW: draft LEHD Workforce Mapping

Marian T. Gibson, ICMA-CM
Village Administrator
Village of Elwood
401 East Mississippi Ave.
Elwood, IL 60421
marian.gibson@villageofelwood.com
815 424-1094 (Direct)
815 509-2282 (Cell)
815 423-6861 (Fax)

From: Patrick Robinson [mailto:probinson@northpointkc.com]
Sent: Thursday, June 22, 2017 8:55 PM
To: Tom George <tgeorge@northpointkc.com>
Cc: Bob Gibson <marian.gibson@villageofelwood.com>; Tim Sjogren <tim.sjogren@kimley-horn.com>; Joshua Robbins <joshua@serafin.com>; Scott Burnham <scott@serafin.com>; David Just <davidj@serafin.com>
Subject: Re: draft LEHD Workforce Mapping

Tom

I'm not sure, but it is clear that the community seems satisfied with our truck plan and now most discussions are about employee/ car traffic. We'll need the time study and hopefully demonstrate that existing CO traffic is better off using the bridge as opposed to MS Street.

Sent from my iPhone

On Jun 22, 2017, at 6:06 PM, Tom George <tgeorge@northpointkc.com> wrote:

Patrick,

Thanks for forwarding. Do you know if this is for all of CP's park? The number seems quite low. The good news for Julie is that while 85% of these employees need to use Mississippi due to their origins from southwest to north, that will be the reverse for CBP.

Tom George

KANSAS CITY BUSINESS JOURNAL



2016 BEST PLACES TO WORK

<image001.jpg>
d: <816.895.8104> c: <630.258.5299> e: tgeorge@northpointkc.com

4825 NW 41st Street, Suite 500
Riverside, MO 64150
www.beyondthecontract.com

From: probinson@northpointkc.com [mailto:probinson@northpointkc.com]
Sent: Thursday, June 22, 2017 5:18 PM
To: Bob Gibson <marian.gibson@villageofelwood.com>; Tim Sjogren <tim.sjogren@kimley-horn.com>;
tgeorge@northpointkc.com; Joshua Robbins <joshua@serafin.com>; Scott Burnham
<scott@serafin.com>; David Just <davidj@serafin.com>
Subject: Fwd: draft LEHD Workforce Mapping

Second attempt to send the workforce origin map from your technically challenged friend.

Patrick

Sent from my iPad

Begin forwarded message:

From: Michael Dahm <mdahm@ruettigertonelli.com>
Date: June 22, 2017 at 1:25:42 PM CDT
To: Patrick Robinson <probinson@northpointkc.com>
Cc: Rodney Tonelli <rtonelli@ruettigertonelli.com>
Subject: RE: LEHD Workforce Mapping

Patrick,

Attached please find a map of the workers home locations from the I-4 area of Elwood per the 2014 LEHD data. A PDF of the radar chart showing the direction and distance for the workers within this area and table of the data from the 2014 LEHD set is also included. Please let me know if you have any questions or comments.

Sincerely,

Michael Dahm GISP □ AICP | GIS Director
129 Capista Drive
Shorewood, Illinois 60404
(815) 744-6600 phone
www.ruettingertonelli.com



Bill Offerman <mayor.offeran@villageofelwood.com>

Fwd: Reservations | William Offerman, Ashleigh Spacht, and Marian Gibson

1 message

Tom Gilbert <tgilbert@ottosenbritz.com>

Thu, Aug 11, 2016 at 5:49 PM

To: Mayor Offerman <mayor.offeran@villageofelwood.com>, Ashleigh Spacht <ashleigh.spacht@villageofelwood.com>, "Marian T. Gibson" <rlgmtg@gmail.com>

Sent via the Samsung Galaxy S® 6, an AT&T 4G LTE smartphone

----- Original message -----

From: Tom Osterberger <tosterberger@kggllc.com>

Date: 8/11/16 5:36 PM (GMT-06:00)

To: Tom Gilbert <tgilbert@ottosenbritz.com>

Cc: Ian McDonald <imcdonald@northpointkc.com>

Subject: Fwd: Reservations | William Offerman, Ashleigh Spacht, and Marian Gibson

Tom. Here are reservations.

Sent from my iPhone

Begin forwarded message:

From: Ian McDonald <imcdonald@northpointkc.com>**Date:** August 11, 2016, 3:45:17 PM CDT**To:** Tom Osterberger <tosterberger@kggllc.com>**Cc:** Patrick Robinson <probinson@northpointkc.com>**Subject: Fwd: Reservations | William Offerman, Ashleigh Spacht, and Marian Gibson**

Tom,

FYI regarding reservations and confirmations below. Could you please send to Tom Gilbert so he can forward to the mayor and staff. Thank you, Tom.

Ian McDonald
NorthPoint Development
785-218-6583

Begin forwarded message:

From: Chris Reeves <creeves@northpointkc.com>**Date:** August 11, 2016 at 1:34:26 PM PDT**To:** Ian McDonald <imcdonald@northpointkc.com>**Cc:** Patrick Robinson <probinson@northpointkc.com>**Subject: Reservations | William Offerman, Ashleigh Spacht, and Marian Gibson**

Ian, your email said all direct communication is being run through the attorney, so I haven't sent this info to anyone. If you want to send or if you want me to send let me know.

August 14th - 16th - trip from Chicago

Confirmation # GZOHKQ (all under one confirmation)8/14/16

American Airlines Flight # 3651 from Chicago

Departing 12:17 PM

Arriving KC 1:49 PM

8/16/16

American Airlines Flight # 1573 from Kansas

Departing 9:31 AM

Arriving Chicago 11:07 AM

Hotel Sorella Country Club Plaza, 901 W. 48th Place, Kansas City, MO | 816-753-8800

William Offerman (Confirm # 2799444); Ashleigh Spacht (Confirm # 2799445); Marian Gibson (Confirm # 2799446)

Patrick indicated he can pick them up from the airport unless they want a rental – let me know if they do.

Capital Grille confirmed for dinner reservation at 6:30, Sunday the 14th

Jack's Stack (no reservation) – dinner Monday the 15th, unless Patrick advises otherwise

Chris L. Reeves

Administrative/Marketing Assistant



small top 10 logo

2 attachments

Marian Gibson

From: Marian Gibson
Sent: Monday, July 10, 2017 6:52 PM
To: David Silverman
Subject: Fwd: draft LEHD Workforce Mapping
Attachments: image005.png; Untitled attachment 00224.htm; image006.jpg; Untitled attachment 00227.htm; Distance_Pie Chart.pdf; Untitled attachment 00230.htm; LEHD Data.xlsx; Untitled attachment 00233.htm; G02-Workforce Home Locations.pdf; Untitled attachment 00236.htm

Marian T. Gibson, ICMA-CM
Village Administrator
Village of Elwood
401 E. Mississippi
Elwood, IL 60421
(815) 424-1095 Direct
(815) 509-2282 Cell
Email marian.gibson@villageofelwood.com

Begin forwarded message:

From: Mayor Matichak <mayor.matichak@villageofelwood.com>
Date: July 10, 2017 at 5:08:18 PM CDT
To: Marian Gibson <marian.gibson@villageofelwood.com>
Subject: Fwd: draft LEHD Workforce Mapping

Sent from my iPhone

Begin forwarded message:

From: probinson@northpointkc.com
Date: June 23, 2017 at 11:45:14 AM CDT
To: mayor.matichak@villageofelwood.com
Subject: Fwd: draft LEHD Workforce Mapping

Mayor

The attached information shows where existing employees that work in Elwood originate from.

There are high concentrations of employees coming from

1. Braidwood
2. Wilmington
3. Diamond
4. Coal City

5. Elwood
6. Manhattan
7. Minooka
8. Morris
9. New Lenox
10. Lockport
11. Joliet
12. Plainfield

Very few existing employees drive over 25 miles to work. The facts are that current employment is concentrated among neighbors and class mates that attend Elwood and Joliet schools.

Let's review.

Thanks,

Patrick

Sent from my iPad

Begin forwarded message:

From: probinson@northpointkc.com
Date: June 22, 2017 at 5:17:48 PM CDT
To: Bob Gibson <marian.gibson@villageofelwood.com>, Tim Sjogren <tim.sjogren@kimley-horn.com>, tgeorge@northpointkc.com, Joshua Robbins <joshua@serafin.com>, Scott Burnham <scott@serafin.com>, David Just <davidj@serafin.com>
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Cc: Rodney Tonelli <rtonelli@ruettigertonelli.com>
Subject: RE: LEHD Workforce Mapping

Patrick,

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is also included. Please let me know if you have any questions or comments.

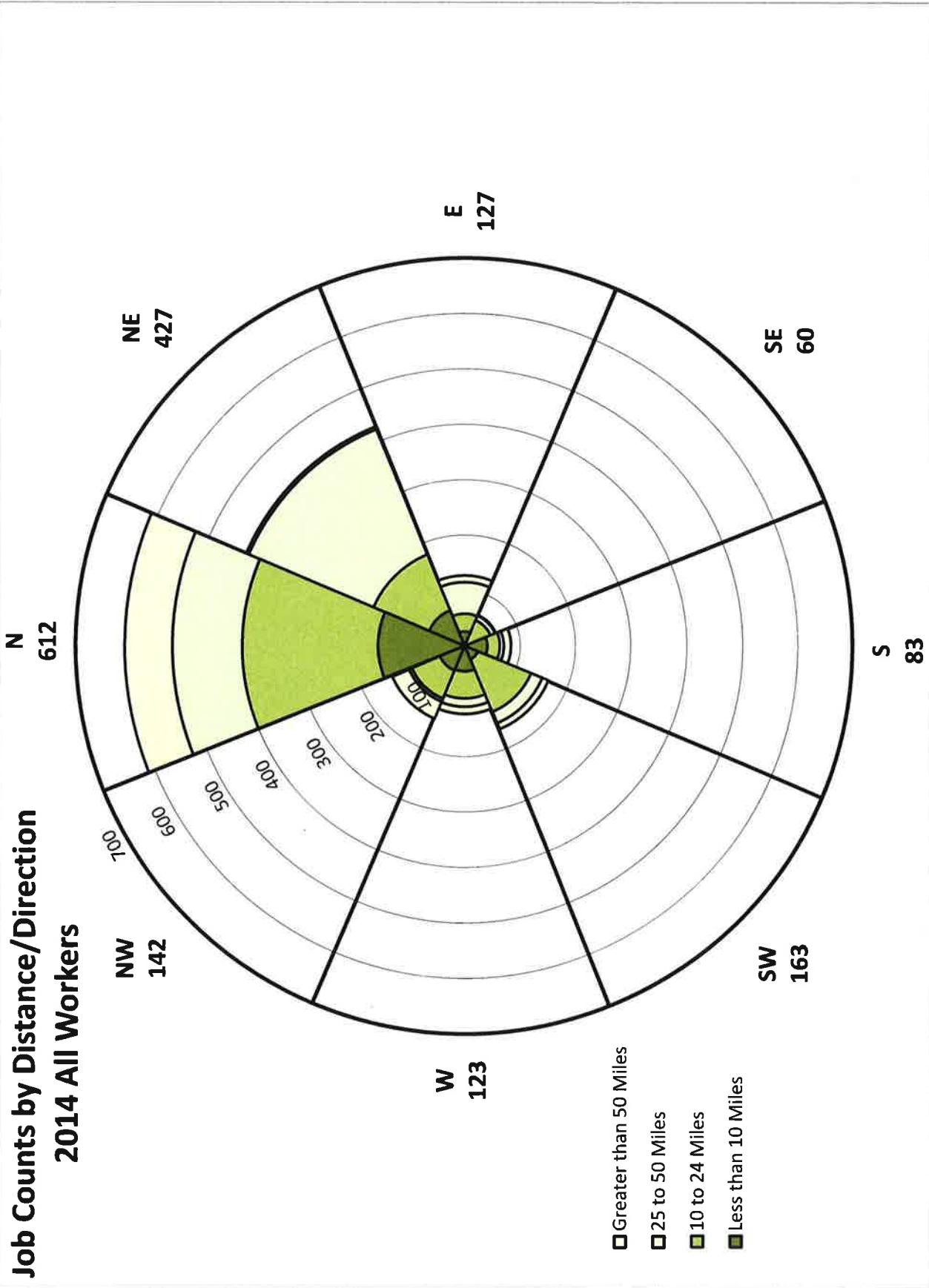
Sincerely,

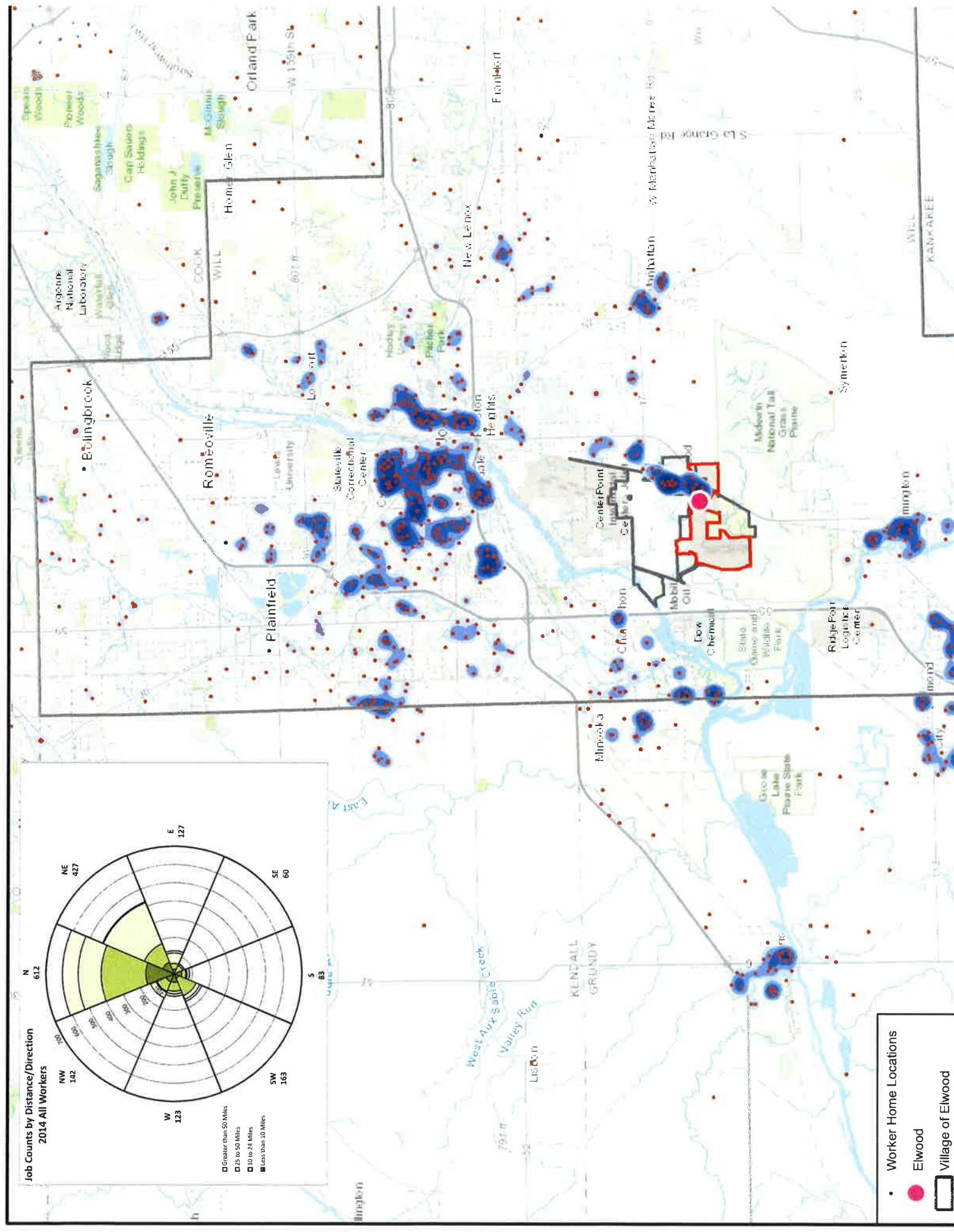
Michael Dahm GISP □ AICP | GIS Director
129 Capista Drive
Shorewood, Illinois 60404
(815) 744-6600 phone
www.ruettigertonelli.com

Elwood I-4 Zoning Area Workers		2014 Census Longitudinal Employer-Household Dynamics		Origin-Destination Employment Statistics (LODES)		All Job Classifications		Workers		Earnings - \$/Month		Worker Age		Home/Work Census Block Distance	
Goods Producing	761	Trade, Transportation and Utilities	852	All Other Services	124	Total	1737	<= \$1,250	88	\$1,251-\$3,333	349	29 or younger	374	Total All Jobs	1737
										>\$3,333	1300	30-54	1035	Less than 10 Miles	413
												55 or older	328	10-24 Miles	663
														25-50 Miles	486
														Greater than 50 Miles	175
Overall		North		Northeast		East		Southeast		South		South		South	
Count		Share		Count		Share		Count		Share		Count		Share	
612	25%	427	16%	127	20%	60	1%	83	2%	41	49%	163	26	163	12
156	40%	109	26%	32	25%	49	82%	22	22	27%	27%	103	103	22	22
244	14%	244	14%	57	45%	9	15%	7	8%	7	8%	22	22	7	22
126	21%	244	57%	57	45%	9	15%	7	8%	7	8%	22	22	7	22
86	14%	5	1%	12	9%	1	2%	13	16%	13	16%	12	12	13	12

West Share	West Count	West Share	Northwest Count	Northwest Share
16%	46	37%	48	34%
63%	49	40%	55	39%
13%	15	12%	6	4%
7%	13	11%	33	23%

**Job Counts by Distance/Direction
2014 All Workers**





Marian Gibson

From: Marian Gibson
Sent: Monday, July 10, 2017 1:48 PM
To: 'David Silverman'
Subject: FW: draft LEHD Workforce Mapping

Marian T. Gibson, ICMA-CM

Village Administrator
Village of Elwood
401 East Mississippi Ave.
Elwood, IL 60421
marian.gibson@villageofelwood.com
815 424-1094 (Direct)
815 509-2282 (Cell)
815 423-6861 (Fax)

From: Patrick Robinson [mailto:probinson@northpointkc.com]
Sent: Friday, June 23, 2017 10:56 AM
To: Tom George <tgeorge@northpointkc.com>
Cc: Bob Gibson <marian.gibson@villageofelwood.com>; Tim Sjogren <tim.sjogren@kimley-horn.com>; Joshua Robbins <joshua@serafin.com>; Scott Burnham <scott@serafin.com>; David Just <davidj@serafin.com>
Subject: Re: draft LEHD Workforce Mapping

Thanks!

Sent from my iPhone

On Jun 22, 2017, at 6:06 PM, Tom George <tgeorge@northpointkc.com> wrote:

Patrick,

Thanks for forwarding. Do you know if this is for all of CP's park? The number seems quite low. The good news for Julie is that while 85% of these employees need to use Mississippi due to their origins from southwest to north, that will be the reverse for CBP.

Tom George

KANSAS CITY BUSINESS JOURNAL



2016 BEST PLACES TO WORK

<image001.jpg>
d: [816.895.8104](tel:816.895.8104) c: [630.258.5299](tel:630.258.5299) e: tgeorge@northpointkc.com

4825 NW 41st Street, Suite 500
Riverside, MO 64150
www.beyondthecontract.com

From: probinson@northpointkc.com [mailto:probinson@northpointkc.com]
Sent: Thursday, June 22, 2017 5:18 PM
To: Bob Gibson <marian.gibson@villageofelwood.com>; Tim Sjogren <tim.sjogren@kimley-horn.com>;
tgeorge@northpointkc.com; Joshua Robbins <joshua@serafin.com>; Scott Burnham
<scott@serafin.com>; David Just <davidj@serafin.com>
Subject: Fwd: draft LEHD Workforce Mapping

Second attempt to send the workforce origin map from your technically challenged friend.

Patrick

Sent from my iPad

Begin forwarded message:

From: Michael Dahm <mdahm@ruettigertonelli.com>
Date: June 22, 2017 at 1:25:42 PM CDT
To: Patrick Robinson <probinson@northpointkc.com>
Cc: Rodney Tonelli <rtonelli@ruettigertonelli.com>
Subject: RE: LEHD Workforce Mapping

Patrick,

Attached please find a map of the workers home locations from the I-4 area of Elwood per the 2014 LEHD data. A PDF of the radar chart showing the direction and distance for the workers within this area and table of the data from the 2014 LEHD set is also included. Please let me know if you have any questions or comments.

Sincerely,

Michael Dahm GISP □ AICP | GIS Director
129 Capista Drive
Shorewood, Illinois 60404
(815) 744-6600 phone
www.ruettingertonelli.com

Marian Gibson

From: Marian Gibson
Sent: Monday, July 10, 2017 1:48 PM
To: 'David Silverman'
Subject: FW: Herald News article

Marian T. Gibson, ICMA-CM
Village Administrator
Village of Elwood
401 East Mississippi Ave.
Elwood, IL 60421
marian.gibson@villageofelwood.com
815 424-1094 (Direct)
815 509-2282 (Cell)
815 423-6861 (Fax)

From: Patrick Robinson [mailto:probinson@northpointkc.com]
Sent: Wednesday, June 28, 2017 8:26 AM
To: Marian Gibson <marian.gibson@villageofelwood.com>
Subject: Fwd: Herald News article

Sent from my iPhone

Begin forwarded message:

From: Scott Burnham <scott@serafin.com>
Date: June 27, 2017 at 11:16:53 PM CDT
To: Patrick Robinson <probinson@northpointkc.com>, Ian McDonald <imcdonald@northpointkc.com>, "Mr. Tom George" <tgeorge@northpointkc.com>, Marissa Denton <mplett@northpointkc.com>, Joshua Robbins <joshua@serafin.com>, David Just <davidj@serafin.com>, Thom Serafin <Thom@serafin.com>
Subject: Herald News article

<http://www.theherald-news.com/2017/06/27/hundreds-attend-elwood-open-house-for-proposed-industrial-park/aq6xtek/>

Sent from my iPhone

Marian Gibson

From: Marian Gibson
Sent: Monday, July 10, 2017 1:48 PM
To: 'David Silverman'
Subject: FW: Herald News article

Marian T. Gibson, ICMA-CM
Village Administrator
Village of Elwood
401 East Mississippi Ave.
Elwood, IL 60421
marian.gibson@villageofelwood.com
815 424-1094 (Direct)
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Subject: Herald News article

<http://www.theherald-news.com/2017/06/27/hundreds-attend-elwood-open-house-for-proposed-industrial-park/aq6xtek/>

Sent from my iPhone

Marian Gibson

From: Marian Gibson
Sent: Monday, July 10, 2017 1:48 PM
To: 'David Silverman'
Subject: FW: Logistics Park Kansas City - Master Plan

Marian T. Gibson, ICMA-CM

Village Administrator
Village of Elwood
401 East Mississippi Ave.
Elwood, IL 60421
marian.gibson@villageofelwood.com
815 424-1094 (Direct)
815 509-2282 (Cell)
815 423-6861 (Fax)

From: probinson@northpointkc.com [mailto:probinson@northpointkc.com]
Sent: Friday, July 07, 2017 7:30 PM
To: Bob Gibson <marian.gibson@villageofelwood.com>
Subject: Fwd: Logistics Park Kansas City - Master Plan

Marian

The full response on home values is attached.

Sent from my iPad

Begin forwarded message:

From: Tom George <tgeorge@northpointkc.com>
Date: July 6, 2017 at 9:34:57 AM CDT
To: Patrick Robinson <probinson@northpointkc.com>
Subject: RE: Logistics Park Kansas City - Master Plan

This should be very helpful. I had done the same thing she had done, but I had the advantage of knowing where the future buildings were going. Pawel is working hard trying to get us some data on this topic. We talked again yesterday.

Tom George

KANSAS CITY BUSINESS JOURNAL



2016 BEST PLACES TO WORK

d: [816.895.8104](tel:816.895.8104) c: [630.258.5299](tel:630.258.5299) e: tgeorge@northpointkc.com

4825 NW 41st Street, Suite 500
Riverside, MO 64150
www.beyondthecontract.com

From: probinson@northpointkc.com [mailto:probinson@northpointkc.com]

Sent: Thursday, July 6, 2017 9:26 AM

To: compass@northpointkc.com

Subject: Fwd: Logistics Park Kansas City - Master Plan

Fyi- let me know if you have feedback.

Sent from my iPad

Begin forwarded message:

From: Patrick Robinson <probinson@northpointkc.com>

Date: July 5, 2017 at 11:26:18 PM CDT

To: stephanie irvine <sirvine.84@gmail.com>

Subject: Fwd: Logistics Park Kansas City - Master Plan

Stephanie:

Thank you for the indulgence in answering the questions as answers are available.

The attached site map indicates the proximity of Logistics Park Kansas City to nearby homes. Please note that the buildings shown in white are either under construction or completed. The buildings in yellow have not been constructed and are proposed.

The attached site plan indicates that we had proposed UPS on the site adjacent to Pepper Tree Lane. UPS ultimately selected a site to the north, closer to the intermodal facility.

I am hopeful that this site plan clarifies the geographic proximity to existing homes. As a side note, google images are not updated frequently enough to reflect recent or current construction. The base satellite image available on my iPad does not show eleven buildings that have been recently completed or are under construction. These include Midwest Gateway (two buildings by others on the site west of Flexsteel), UPS, a build-to-suit for a company that has not yet announced, ColdPoint (exports frozen protein products), Triumph (manufacturer with over 200 jobs and average pay exceeding \$100,000), and a host of others.

The data source utilized for the appraised value is Johnson County AIMS. The data provided by the County is used by banks and lending institutions for refinancing and other financial instruments which we believe speaks to the reliability of the data.

Johnson County, the host county for Logistics Park Kansas City,

aggressively appraises each year. There was a repeal of the mortgage registration tax in the State of KS. Johnson County was particularly impacted by this. There are reports that this tax represented as much as 25% of their annual budget (2017 budget was over \$300 million). There is a special note in the County's FY 2017 budget regarding the mortgage registration tax.

Outside of the mortgage registration tax, some properties on Pepper Tree Lane have been rezoned to commercial uses, which increases the taxes.

As to real estate property taxes, Logistics Park Kansas City will remit over \$6 million to local taxing jurisdictions this year. Increases in local property taxes are not a result of subsidies provided to this project.

I am hopeful that this message provided clarity on proximity to homes, data sources, and an explanation as to why taxes have increased.

I look forward to continuing the discussion and would welcome the opportunity to review these items with you in person.

Thanks again,

Patrick

M 913-915-7150

Sent from my iPhone

Begin forwarded message:

<LPKC Master Site Plan 06 28 17.pdf>

Marian Gibson

From: Mayor Matichak
Sent: Monday, July 10, 2017 5:08 PM
To: Marian Gibson
Subject: Fwd: draft LEHD Workforce Mapping
Attachments: image005.png; Untitled attachment 00188.htm; image006.jpg; Untitled attachment 00191.htm; Distance_Pie Chart.pdf; Untitled attachment 00194.htm; LEHD Data.xlsx; Untitled attachment 00197.htm; G02-Workforce Home Locations.pdf; Untitled attachment 00200.htm

Sent from my iPhone

Begin forwarded message:

From: probinson@northpointkc.com
Date: June 23, 2017 at 11:45:14 AM CDT
To: mayor.matichak@villageofelwood.com
Subject: Fwd: draft LEHD Workforce Mapping

Mayor

The attached information shows where existing employees that work in Elwood originate from.

There are high concentrations of employees coming from

1. Braidwood
2. Wilmington
3. Diamond
4. Coal City
5. Elwood
6. Manhattan
7. Minooka
8. Morris
9. New Lenox
10. Lockport
11. Joliet
12. Plainfield

Very few existing employees drive over 25 miles to work. The facts are that current employment is concentrated among neighbors and class mates that attend Elwood and Joliet schools.

Let's review.

Thanks,

Patrick

Sent from my iPad

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Date: June 22, 2017 at 5:17:48 PM CDT
To: Bob Gibson <marian.gibson@villageofelwood.com>, Tim Sjogren <tim.sjogren@kimley-horn.com>, tgeorge@northpointkc.com, Joshua Robbins <joshua@serafin.com>, Scott Burnham <scott@serafin.com>, David Just <davidj@serafin.com>
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129 Capista Drive
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(815) 744-6600 phone
www.ruettigertonelli.com

Marian Gibson

From: Marian Gibson
Sent: Monday, July 10, 2017 6:51 PM
To: David Silverman
Subject: Fwd: Draft - Feedback forms

Marian T. Gibson, ICMA-CM
Village Administrator
Village of Elwood
401 E. Mississippi
Elwood, IL 60421
(815) 424-1095 Direct
(815) 509-2282 Cell
Email marian.gibson@villageofelwood.com

Begin forwarded message:

From: Mayor Matichak <mayor.matichak@villageofelwood.com>
Date: July 10, 2017 at 5:07:53 PM CDT
To: Marian Gibson <marian.gibson@villageofelwood.com>
Subject: Fwd: Draft - Feedback forms

Sent from my iPhone

Begin forwarded message:

From: Patrick Robinson <probinson@northpointkc.com>
Date: June 30, 2017 at 3:55:00 PM CDT
To: mayor.matichak@villageofelwood.com
Subject: FW: Draft - Feedback forms

Mayor Matichak:

As discussed, following is a link that should open as a google map. Each dot represents a household in attendance. From a hand count at our office, it is estimated that 82 Village of Elwood residential households attended the event. As you might recall, we estimate that there were 400-450 attendees.

<https://www.google.com/maps/d/u/0/edit?mid=1cDkwEv6D4jMu3iTIGaSvbgRS5VE&ll=41.411541917938294%2C-88.112039019397&z=13>

The following is a summary of feedback forms that we received at the open house.

I reviewed the feedback forms and we received approximately 115 comments. This is higher than the number of forms as we received multiple comments on each form.

The following is a rank order list of the number of comments:

1. (Receiving 10 comments): Existing and Future employee traffic
2. (receiving 9 comments): Closed loop recommendations
3. 9 comments: development standards (landscaping, noise, and lighting).
4. 8 comments – benefits to the Village/ What does the Village get
5. 8 comments - Residential home values

There was a break in the number of comments, and I would describe the following list as the second tier comments:

6. 5 comments - Farm Access
7. 5 comments – Truck traffic on I-55 and I-80
8. 4 comments – Business opportunities – want NP to procure goods or services from them
9. 4 comments – Request for ongoing updates
10. 4 comments – Request to sell us large agricultural parcels in the vicinity of the proposed development
11. 3 comments – Signal at Mississippi and 53
12. 3 comments – request for traffic calming/ barriers in existing Elwood limits
13. 3 comments – questions on when the process started
14. 3 comments – proper compensation for village services
15. 3 comments – emergency access
16. 3 comments – environmental

Then there was a group of outliers:

The following received two comments each:

17. Local Roads need to be appropriately improved
18. What property do we have?
19. Utilization of alternative energy
20. School expansion / funding
21. Incentive structure for development
22. Truck drivers don't speak English
23. Where will new residential be located?
24. What are the benefits to the Village of Manhattan/ Manhattan Township
25. Removal of signal at Ira Morgan
26. Loss of farms

The following received one comment each:

27. Lost trucks
28. Houboldt bridge impact on personal residence
29. Request for better farm access to intermodals.

I think most of these can be addressed.

Patrick Robinson, P.E. | Vice President of Development



d: 816.888.7872 | c: 913.915.7150

Please note our new address:
4825 NW 41st Street, Suite 500
Riverside, MO 64150
e-mail: Patrick@northpointkc.com
www.beyondthecontract.com
www.logisticsparkkc.com

Marian Gibson

From: Mayor Matichak
Sent: Monday, July 10, 2017 5:06 PM
To: Marian Gibson
Subject: Fwd: Logistics Park Kansas City - Master Plan
Attachments: LPKC Site Plan PR 07 02 17.pdf; Untitled attachment 00181.htm

Sent from my iPhone

Begin forwarded message:

From: probinson@northpointkc.com
Date: July 6, 2017 at 9:31:46 AM CDT
To: mayor.matichak@villageofelwood.com
Subject: Fwd: Logistics Park Kansas City - Master Plan

Mayor Matichak

I wanted to provide clarification on impacts to home values. The attached correspondence (below) was sent as additional clarification on proximity to existing homes at the Edgerton, KS development. I understand that this is an issue of particular interest and wanted to share this correspondence.

We remain committed to a thorough, transparent process. We understand that some residences are particularly impacted and are attempting to set up meetings with property owners.

Thanks,

Patrick

Sent from my iPad

Begin forwarded message:

From: Patrick Robinson <probinson@northpointkc.com>
Date: July 5, 2017 at 11:26:18 PM CDT
To: stephanie irvine <sirvine.84@gmail.com>
Subject: Fwd: Logistics Park Kansas City - Master Plan

Stephanie:

Thank you for the indulgence in answering the questions as answers are available.

The attached site map indicates the proximity of Logistics Park Kansas City to nearby homes. Please note that the buildings shown in white are either under construction or completed. The buildings in yellow have not been constructed and are proposed.

The attached site plan indicates that we had proposed UPS on the site adjacent to Pepper Tree Lane. UPS ultimately selected a site to the north, closer to the intermodal facility.

I am hopeful that this site plan clarifies the geographic proximity to existing homes. As a side note, google images are not updated frequently enough to reflect recent or current construction. The base satellite image available on my iPad does not show eleven buildings that have been recently completed or are under construction. These include Midwest Gateway (two buildings by others on the site west of Flexsteel), UPS, a build-to-suit for a company that has not yet announced, ColdPoint (exports frozen protein products), Triumph (manufacturer with over 200 jobs and average pay exceeding \$100,000), and a host of others.

The data source utilized for the appraised value is Johnson County AIMS. The data provided by the County is used by banks and lending institutions for refinancing and other financial instruments which we believe speaks to the reliability of the data.

Johnson County, the host county for Logistics Park Kansas City, aggressively appraises each year. There was a repeal of the mortgage registration tax in the State of KS. Johnson County was particularly impacted by this. There are reports that this tax represented as much as 25% of their annual budget (2017 budget was over \$300 million). There is a special note in the County's FY 2017 budget regarding the mortgage registration tax.

Outside of the mortgage registration tax, some properties on Pepper Tree Lane have been rezoned to commercial uses, which increases the taxes.

As to real estate property taxes, Logistics Park Kansas City will remit over \$6 million to local taxing jurisdictions this year. Increases in local property taxes are not a result of subsidies provided to this project.

I am hopeful that this message provided clarity on proximity to homes, data sources, and an explanation as to why taxes have increased.

I look forward to continuing the discussion and would welcome the opportunity to review these items with you in person.

Thanks again,

Patrick

M 913-915-7150

Sent from my iPhone

Begin forwarded message:

<LPKC Master Site Plan 06 28 17.pdf>

Marian Gibson

From: Marian Gibson
Sent: Monday, July 10, 2017 6:50 PM
To: David Silverman
Subject: Fwd: Logistics Park Kansas City - Master Plan
Attachments: LPKC Site Plan PR 07 02 17.pdf; Untitled attachment 00217.htm

Marian T. Gibson, ICMA-CM
Village Administrator
Village of Elwood
401 E. Mississippi
Elwood, IL 60421
(815) 424-1095 Direct
(815) 509-2282 Cell
Email marian.gibson@villageofelwood.com

Begin forwarded message:

From: Mayor Matichak <mayor.matichak@villageofelwood.com>
Date: July 10, 2017 at 5:06:25 PM CDT
To: Marian Gibson <marian.gibson@villageofelwood.com>
Subject: Fwd: Logistics Park Kansas City - Master Plan

Sent from my iPhone

Begin forwarded message:

From: probinson@northpointkc.com
Date: July 6, 2017 at 9:31:46 AM CDT
To: mayor.matichak@villageofelwood.com
Subject: Fwd: Logistics Park Kansas City - Master Plan

Mayor Matichak

I wanted to provide clarification on impacts to home values. The attached correspondence (below) was sent as additional clarification on proximity to existing homes at the Edgerton, KS development. I understand that this is an issue of particular interest and wanted to share this correspondence.

We remain committed to a thorough, transparent process. We understand that some residences are particularly impacted and are attempting to set up meetings with property owners.

Thanks,

Patrick

Sent from my iPad

Begin forwarded message:

From: Patrick Robinson <probinson@northpointkc.com>

Date: July 5, 2017 at 11:26:18 PM CDT

To: stephanie irvine <sirvine.84@gmail.com>

Subject: Fwd: Logistics Park Kansas City - Master Plan

Stephanie:

Thank you for the indulgence in answering the questions as answers are available.

The attached site map indicates the proximity of Logistics Park Kansas City to nearby homes. Please note that the buildings shown in white are either under construction or completed. The buildings in yellow have not been constructed and are proposed.

The attached site plan indicates that we had proposed UPS on the site adjacent to Pepper Tree Lane. UPS ultimately selected a site to the north, closer to the intermodal facility.

I am hopeful that this site plan clarifies the geographic proximity to existing homes. As a side note, google images are not updated frequently enough to reflect recent or current construction. The base satellite image available on my iPad does not show eleven buildings that have been recently completed or are under construction. These include Midwest Gateway (two buildings by others on the site west of Flexsteel), UPS, a build-to-suit for a company that has not yet announced, ColdPoint (exports frozen protein products), Triumph (manufacturer with over 200 jobs and average pay exceeding \$100,000), and a host of others.

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I am hopeful that this message provided clarity on proximity to homes, data sources, and an explanation as to why taxes have increased.

I look forward to continuing the discussion and would welcome the opportunity to review these items with you in person.

Thanks again,

Patrick

M 913-915-7150

Sent from my iPhone

Begin forwarded message:

<LPKC Master Site Plan 06 28 17.pdf>



LPKC Progress Photo 05/29/16 (Northwest Quadrant - 1915 (Waverly Reed))

PKC Progress Photo 12/2016 (Northwest Quadrant - 196th/Waverly Road)



Marian Gibson

From: Mayor Matichak
Sent: Monday, July 10, 2017 5:05 PM
To: Marian Gibson
Subject: Fwd: Thank you for hosting the Open House

Sent from my iPhone

Begin forwarded message:

From: probinson@northpointkc.com
Date: July 6, 2017 at 9:55:10 AM CDT
To: mayor.matichak@villageofelwood.com
Subject: Thank you for hosting the Open House

Dear Mayor Matichak

On behalf of the proposed Compass Business Park, I wanted to thank you for attending the open house and thank you for making Village Hall available for the event.

The open house was a great opportunity for Elwood residents and members of neighboring communities to learn more about the proposed project.

There were approximately 450 people in attendance with approximately 80 households from Elwood that attended. I am glad that so many people were able to ask questions and give input. I know in some cases that emotions ran high, but I can say personally that there was a lot of good feedback and suggestions to build upon and make the proposal better.

Undoubtedly, there are questions that need to be answered. I expect to have answers for these as the process continues and to share these in a transparent way with the community.

Right now, the project is very conceptual. The project remains in the preliminary stages and this phase gives residents and elected officials a chance to shape it before it is formally presented to the Village Board. I continue to believe that it is good that the community has a chance to give feedback BEFORE a plan is filed with the Village.

Like you, I am committed to doing what is right for Elwood, residents, and taxpayers. At the same time, we need to ensure that Elwood benefits on a local level.

We look forward to sharing the community feedback from the open house and proactively addressing the issues identified at this event. We are in the process of compiling this data and expect to make the feedback available in a reasonable timeframe.

Please know that we are happy to meet personally with anyone unable to attend the open house or meet with residents that continue to have questions.

Thanks again,

Patrick

Sent from my iPad



Bill Offerman <mayor.offeran@villageofelwood.com>

FW: Attorney Client Privileged - Memo regarding potential development

8 messages

Tom Gilbert <tgilbert@ottosenbritz.com>

Mon, Sep 12, 2016 at 4:42 PM

To: Mayor Offerman <mayor.offeran@villageofelwood.com>, "mariann.gibson@villageofelwood.com"

<mariann.gibson@villageofelwood.com>, "Ashleigh Spacht (ashleigh.spacht@villageofelwood.com)"

<ashleigh.spacht@villageofelwood.com>

I am only available on the 21st (can be in the Village any time after 9:30 a.m. If you need it to be the Thursday or Friday - I will have another attorney there,

Thomas J. Gilbert | Ottosen Britz Kelly Cooper Gilbert & DiNolfo, Ltd.

9990 West 190th Street, Suite A | Mokena, Illinois 60448

t. 708-478-4600 | f. 708-478-6106 Direct line - 708-719-4135

tgilbert@ottosenbritz.com | www.ottosenbritz.com

Add to address book

The information contained in this e-mail message may be privileged, confidential, and protected from disclosure. If you are not the intended recipient, any further disclosure or use, dissemination, distribution, or copying of this message or any attachment is strictly prohibited. If you think that you have received this e-mail message in error, please delete it and notify Thomas J. Gilbert (tgilbert@ottosenbritz.com). If this message contains advice with respect to a Federal tax matter, in accordance with the Treasury Department's Circular 230 such advice is not intended or written to be used, and cannot be used, for the purpose of avoiding any Federal tax penalties.

From: Patrick Robinson [mailto:probinson@northpointkc.com]
Sent: Monday, September 12, 2016 1:44 PM
To: Tom Gilbert
Cc: Tom Osterberger; Ian McDonald
Subject: RE: Attorney Client Privileged - Memo regarding potential development

Tom:

I will be in Chicago from the 21st through the 23rd. Is there any chance that we can get together with the Village and have a general update meeting? We are ready to hire the recommended TIF advisor and other parties, but I want to make sure that we are giving them the proper guidance.

Please let me know if there is time to get together.

Thanks,

Patrick

Marian Gibson <marian.gibson@villageofelwood.com>

Mon, Sep 12, 2016 at 4:45 PM

To: Tom Gilbert <tgilbert@ottosenbritz.com>, Bill Offerman <mayor.offeran@villageofelwood.com>, Ashleigh Spacht <ashleigh.spacht@villageofelwood.com>

Anytime on the 21st works for me.

Marian T. Gibson, ICMA-CM
 Village Administrator
 Village of Elwood
 401 East Mississippi Ave.
 Elwood, IL 60421
marian.gibson@villageofelwood.com
 815 424-1094 (Direct)
 815 509-2282 (Cell)
 815 423-6861 (Fax)

-----Original Message-----

From: Tom Gilbert [mailto:tgilbert@ottosenbritz.com]
 Sent: Monday, September 12, 2016 4:43 PM
 To: Mayor Offerman <mayor.offeran@villageofelwood.com>;
marian.gibson@villageofelwood.com; Ashleigh Spacht
 (ashleigh.spacht@villageofelwood.com) <ashleigh.spacht@villageofelwood.com>
 Subject: FW: Attorney Client Privileged - Memo regarding potential
 development

I am only available on the 21st (can be in the Village any time after 9:30 a.m. If you need it to be the Thursday or Friday - I will have another attorney there,

Thomas J. Gilbert | Ottosen Britz Kelly Cooper Gilbert & DiNolfo, Ltd.
 9990 West 190th Street, Suite A | Mokena, Illinois 60448 t. 708-478-4600 |
 f. 708-478-6106 Direct line - 708-719-4135
tgilbert@ottosenbritz.com<mailto:tgilbert@ottosenbritz.com> |
www.ottosenbritz.com<<http://www.ottosenbritz.com>>

Add to address book<<http://www.ottosenbritz.com/vCard/ThomasJGilbert.vcf>>

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Marian Gibson <marian.gibson@villageofelwood.com>

Tue, Sep 13, 2016 at 10:59 AM

To: Tom Gilbert <tgilbert@ottosenbritz.com>

Cc: Bill Offerman <mayor.offeran@villageofelwood.com>, Ashleigh Spacht <ashleigh.spacht@villageofelwood.com>

Tom,
 Ashleigh and the Mayor are out of town the week of the 19th. We can go

ahead with the meeting on the 21st if you want to schedule a time. I set aside the entire day.
Thanks,

Marian T. Gibson, ICMA-CM
Village Administrator
Village of Elwood
401 East Mississippi Ave.
Elwood, IL 60421
marian.gibson@villageofelwood.com
815 424-1094 (Direct)
815 509-2282 (Cell)
815 423-6861 (Fax)

-----Original Message-----

From: Tom Gilbert [mailto:tgilbert@ottosenbritz.com]
Sent: Monday, September 12, 2016 4:43 PM
To: Mayor Offerman <mayor.offeran@villageofelwood.com>;
marian.gibson@villageofelwood.com; Ashleigh Spacht
(ashleigh.spacht@villageofelwood.com) <ashleigh.spacht@villageofelwood.com>
Subject: FW: Attorney Client Privileged - Memo regarding potential development

I am only available on the 21st (can be in the Village any time after 9:30 a.m. If you need it to be the Thursday or Friday - I will have another attorney there,

Thomas J. Gilbert | Ottosen Britz Kelly Cooper Gilbert & DiNolfo, Ltd.
9990 West 190th Street, Suite A | Mokena, Illinois 60448 t. 708-478-4600 |
f. 708-478-6106 Direct line - 708-719-4135
tgilbert@ottosenbritz.com<mailto:tgilbert@ottosenbritz.com> |
www.ottosenbritz.com<<http://www.ottosenbritz.com>>/

Add to address book<<http://www.ottosenbritz.com/vCard/ThomasJGilbert.vcf>>

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[Quoted text hidden]

Tom Gilbert <tgilbert@ottosenbritz.com>

Tue, Sep 13, 2016 at 11:05 AM

To: Patrick Robinson <probinson@northpointkc.com>, "marian.gibson@villageofelwood.com"
<marian.gibson@villageofelwood.com>, Mayor Offerman <mayor.offeran@villageofelwood.com>, "Ashleigh Spacht
(ashleigh.spacht@villageofelwood.com)" <ashleigh.spacht@villageofelwood.com>
Cc: Tom Osterberger <tosterberger@kgllc.com>, Ian McDonald <imcdonald@northpointkc.com>

Ashleigh and the Mayor will be out of town that week, however, Marian and I would still like to meet to keep the ball rolling. How about 10 a.m. at Village Hall in Elwood on the 21st

Thomas J. Gilbert | Ottosen Britz Kelly Cooper Gilbert & DiNolfo, Ltd.

9990 West 190th Street, Suite A | Mokena, Illinois 60448
t. 708-478-4600 | f. 708-478-6106 Direct line - 708-719-4135
tgilbert@ottosenbritz.com | www.ottosenbritz.com

Add to address book

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From: Patrick Robinson [mailto:probinson@northpointkc.com]
Sent: Monday, September 12, 2016 4:51 PM
To: Tom Gilbert
Cc: Tom Osterberger; Ian McDonald
Subject: RE: Attorney Client Privileged - Memo regarding potential development

Thanks Tom, I very much appreciate it.

Patrick

From: Tom Gilbert [mailto:tgilbert@ottosenbritz.com]
Sent: Monday, September 12, 2016 4:40 PM
To: Patrick Robinson <probinson@northpointkc.com>
Cc: Tom Osterberger <tosterberger@kgllc.com>; Ian McDonald <imcdonald@northpointkc.com>
Subject: RE: Attorney Client Privileged - Memo regarding potential development

I am hoping we can make it the 21st as I will be out of town on the 22nd and 23rd - I will contact my people to see if they are available -

Thomas J. Gilbert | Ottosen Britz Kelly Cooper Gilbert & DiNolfo, Ltd.

9990 West 190th Street, Suite A | Mokena, Illinois 60448
t. 708-478-4600 | f. 708-478-6106 Direct line - 708-719-4135
tgilbert@ottosenbritz.com | www.ottosenbritz.com

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From: Patrick Robinson [mailto:probinson@northpointkc.com]
Sent: Monday, September 12, 2016 1:44 PM
To: Tom Gilbert
Cc: Tom Osterberger; Ian McDonald
Subject: RE: Attorney Client Privileged - Memo regarding potential development

Tom:

I will be in Chicago from the 21st through the 23rd. Is there any chance that we can get together with the Village and have a general update meeting? We are ready to hire the recommended TIF advisor and other parties, but I want to make sure that we are giving them the proper guidance.

Please let me know if there is time to get together.

Thanks,

Patrick

From: Tom Gilbert [mailto:tgilbert@ottosenbritz.com]
Sent: Thursday, August 25, 2016 3:19 PM
To: Patrick Robinson <probinson@northpointkc.com>
Cc: Tom Osterberger <tosterberger@kgllc.com>; Ian McDonald <imcdonald@northpointkc.com>
Subject: RE: Attorney Client Privileged - Memo regarding potential development

As you can tell from the delay in my response - no need to apologize! My people are very interested in this project but we need to discuss a few issues - and I would propose doing so via a telephone conference, perhaps next week.

Thomas J. Gilbert | Ottosen Britz Kelly Cooper Gilbert & DiNolfo, Ltd.

9990 West 190th Street, Suite A | Mokena, Illinois 60448
t. 708-478-4600 | f. 708-478-6106 Direct line - 708-719-4135
tgilbert@ottosenbritz.com | www.ottosenbritz.com

Add to address book

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From: Patrick Robinson [mailto:probinson@northpointkc.com]
Sent: Friday, August 19, 2016 11:22 AM
To: Tom Gilbert
Cc: Tom Osterberger; Ian McDonald
Subject: Attorney Client Privileged - Memo regarding potential development

Tom:

I apologize that it has taken us several days to get this memo to you, as Mayor Offerman, Ashleigh, and Marian are ready to roll up on their sleeves and get started on putting together some form to a potential agreement.

When we were together at our office on Monday afternoon, we put together a bullet point list of items and then had some discussion around each. Our intent in drafting this memo is that the items in **bold** are the bullet points and the balance of the text further describes the discussions. There might be a couple of items that we added on our side after this discussion, but I believe are with the general intent of what the desires and goals are of both the Village of Elwood and NorthPoint. For the sake of example, there was a bunch of concern regarding truck traffic circulation, and we added that mutual consent of the Village of Elwood and NorthPoint would be required for third parties to attach to the intended street improvements identified on Exhibit A.

Please do not hesitate to contact Tom or me should you have any questions.

Thanks again for the opportunity and we look forward to working with you,

Patrick

Patrick Robinson <probinson@northpointkc.com> Tue, Sep 13, 2016 at 11:08 AM
To: Tom Gilbert <tgilbert@ottosenbritz.com>, marian.gibson@villageofelwood.com, Mayor Offerman
<mayor.offeran@villageofelwood.com>, Ashleigh Spacht <ashleigh.spacht@villageofelwood.com>
Cc: Tom Osterberger <tosterberger@kgllc.com>, Ian McDonald <imcdonald@northpointkc.com>

Tom:

That will be great. I'll look forward to seeing you and Marian on the 21st at 10:00.

I look forward to seeing you.

Thanks again,

Patrick

From: Tom Gilbert [mailto:tgilbert@ottosenbritz.com]
Sent: Tuesday, September 13, 2016 11:06 AM
To: Patrick Robinson <probinson@northpointkc.com>; marian.gibson@villageofelwood.com; Mayor Offerman <mayor.offeran@villageofelwood.com>; Ashleigh Spacht (ashleigh.spacht@villageofelwood.com) <ashleigh.spacht@villageofelwood.com>

[Quoted text hidden]

[Quoted text hidden]

Bill Offerman <mayor.offeran@villageofelwood.com>
To: dsilverman@msclawfirm.com

Mon, Jul 10, 2017 at 3:22 PM

Dave I am sending you all of the emails in Mayor Offerman's email account. None of the emails seem to be correspondence between he and Patrick Robinson directly.

[Quoted text hidden]

Bill Offerman <mayor.offeran@villageofelwood.com>
To: dsilverman@msclawfirm.com

Mon, Jul 10, 2017 at 3:23 PM

----- Forwarded message -----

From: **Marian Gibson** <marian.gibson@villageofelwood.com>
Date: Mon, Sep 12, 2016 at 4:45 PM
Subject: RE: Attorney Client Privileged - Memo regarding potential development
[Quoted text hidden]

Bill Offerman <mayor.offeran@villageofelwood.com>
To: dsilverman@msclawfirm.com

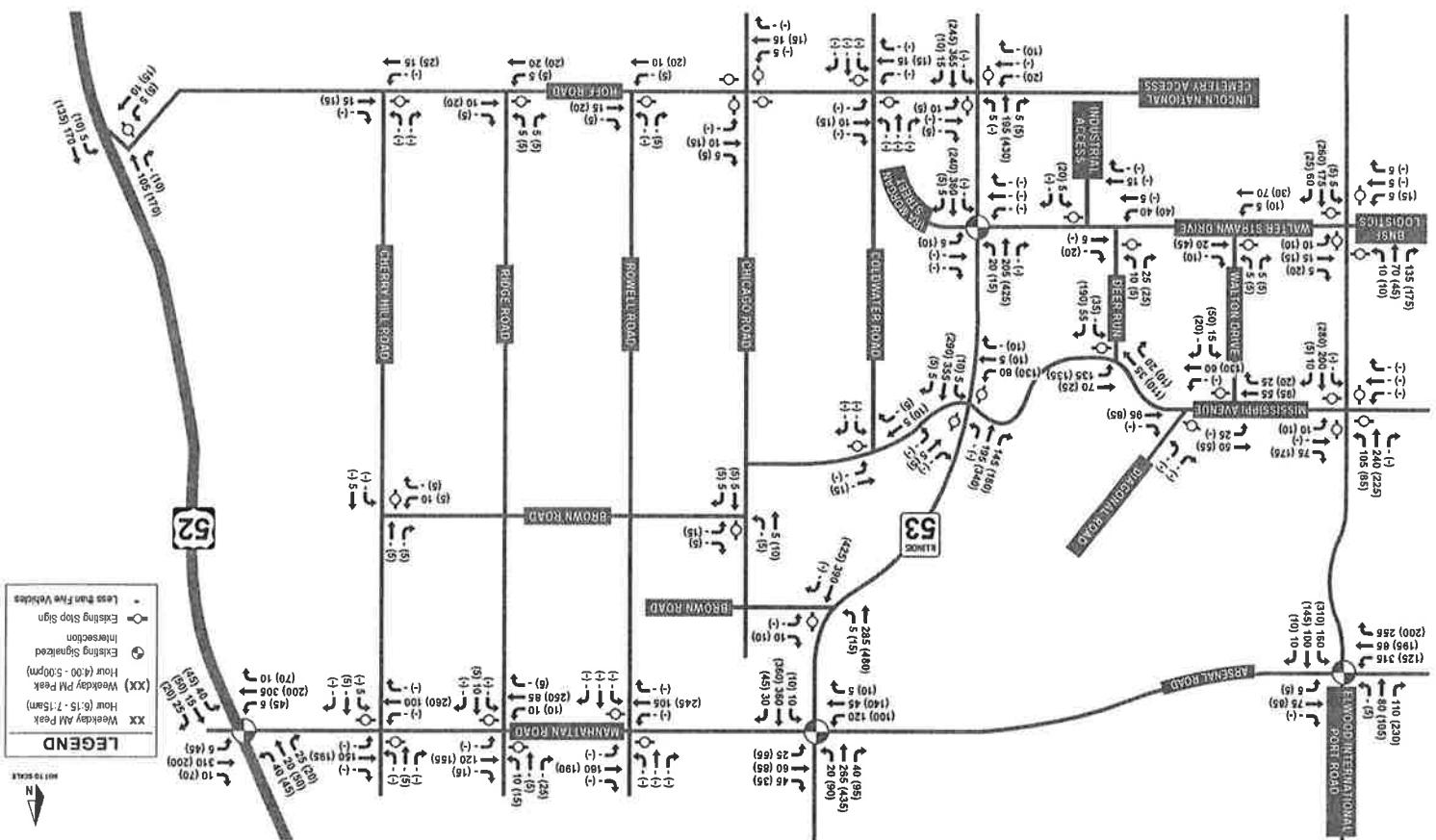
Mon, Jul 10, 2017 at 3:24 PM

----- Forwarded message -----

From: **Patrick Robinson** <probinson@northpointkc.com>
Date: Tue, Sep 13, 2016 at 11:08 AM
Subject: RE: Attorney Client Privileged - Memo regarding potential development
[Quoted text hidden]

Kimley Horn

EXISTING (YEAR 2017) TRAFFIC VOLUMES



Marian Gibson

From: Marian Gibson
Sent: Monday, July 10, 2017 1:50 PM
To: 'David Silverman'
Subject: FW: Economic impact analysis- project Compass
Attachments: Untitled attachment 00100.txt; Project Compass_Impact Report v1.docx

Marian T. Gibson, ICMA-CM
Village Administrator
Village of Elwood
401 East Mississippi Ave.
Elwood, IL 60421
marian.gibson@villageofelwood.com
815 424-1094 (Direct)
815 509-2282 (Cell)
815 423-6861 (Fax)

-----Original Message-----

From: Patrick Robinson [mailto:probinson@northpointkc.com]
Sent: Monday, June 05, 2017 4:26 AM
To: marian.gibson@villageofelwood.com
Subject: Economic impact analysis- project Compass

Marian

I wanted to share the preliminary draft of the economic impact analysis completed by Professor Hewings of the University of Illinois.

For purposes of discussions that we will have this week, table 2 references construction job creation. In year 1 (2018), the report indicates 1.6 or 1,600 direct construction positions and 1.3 or 1,300 indirect construction positions. Year 1 is higher because of the bridge and development of infrastructure in addition to commencement of building construction.

The balance of the construction jobs are based on building construction. The report assumed absorption would be level from year to year. In year 2 through the balance of building construction, the report indicates that 1.2 or 1,200 construction positions per year would be required. In addition, 1.0 or 1,000 indirect construction positions are required.

It is worth explaining the distinction between direct and indirect construction positions. The direct positions are active on the site and include things like earthwork moving, concrete placement, steel erection, etc. For indirect positions, instead of earthwork there might be a need for replacement parts for the equipment utilized on site. Instead of concrete placement, there will be a need to mine aggregate at the quarry for the concrete.

Please review and let me know if you have any questions.

Thanks,

Patrick

Project Compass:

Economic Impact Analysis

Report to Serafin & Associates

Prepared by
R | E | A | L

Regional Economic Applications Laboratory
University of Illinois
607 S. Mathews, #318,
Urbana, IL 61801-3671
217-333-4740

www.real.illinois.edu hewings@illinois.edu

May 24, 2017

Table of Contents

	Page
Glossary of Terms and Models Used in the Analysis	3
Executive Summary.....	4
1. Introduction	5
2. Economic Impact: State of Illinois.....	6
3. Economic Impact: Chicago Metropolitan Region.....	7
4. Economic Impact: Will County.....	8
5. Tax Impacts	9
6. Summary.....	10

Glossary of Terms and Models Used in the Analysis

To assist the reader in the interpretation of the results, a brief introduction to impact analysis and a glossary of terms is provided in this section.

Linkages

A regional economy like the one characterizing the state of Illinois has several important features. First, sectors in an economy are linked – some directly, others indirectly. For example, a sector producing automobile parts that are shipped to the final assembly line would represent a **direct linkage** between two sectors. Assume the automobile component supplier purchases some fabricated metals products from another supplier; this too represents a direct linkage. However, the fabricated metals producer has an **indirect linkage** to the automobile assembly producer. Although not directly dependent on automobile production, the fabricated metal producer is clearly indirectly dependent on the production levels of the assembler. Hence, while many sectors of the economy are linked directly, many if not more are linked indirectly. In short, no one is independent in the economic system. In the case of a construction project, the construction would have little direct connection with supermarkets; yet, indirectly, many supermarket jobs are dependent on the expenditures made by construction employees or those employed by suppliers to the construction project. Similarly, the operation of the facilities will generate a different set of direct and indirect linkages.

Ripple or Multiplier Effects

Consider the case just reviewed; assume automobile production increases. Now, the assembler will require more components: this will generate a direct effect – and a column in the tables in this report will indicate the size of these direct effects. But we know that the impacts will not stop here; the component supplier will purchase more fabricated metal products, the fabricated metal producer will buy more steel, the steel producer will buy more iron ore or scrap and so forth. What we have described here are the multiple levels of the ripple effect – a direct change in one sector leads to expansion in other sectors of the economy. These sector-to-sector effects are referred to as **indirect effects** – and these too are shown in the summary tables.

During this whole process, firms need to purchase not only components and materials from other sectors, but they also have to pay wages and salaries to their employees. In turn, these

employees will generate their own ripple effect. For example, an assembly line worker will use the extra income earned from overtime (assumed to occur to meet the additional demand) to take his/her family to dinner. Part of this expenditure becomes income to the waiter; he spends some of this income at the dry cleaners and part of that expenditure is then used by the owners of the dry cleaning business to buy lumber to renovate their house. Part of this expenditure will be used by employees in the lumber yard to enjoy an evening at the cinema – and so the process continues until the impact diminishes to zero. This part of the ripple effect is referred to as *induced income impacts*.

So we have direct effects and two types of indirect effects – one generated by industry-industry purchases and sales and one generated by expenditures by employees from wages and salaries. The summation of these impacts are revealed in the tables as *total impacts*. If the total impacts are divided by the direct impacts, we obtain the *ripple or multiplier effect*. Consider the employment multiplier of 1.5; the interpretation is as follows, for every direct job, an additional 0.5 jobs are generated through a combination of the indirect and induced impacts.

Models Used

In this report, two modeling systems are used; the majority of the analysis is conducted with two proprietary models, one of the Illinois economy as a whole and one for the Chicago Metropolitan Region; both models were developed by the Regional Economics Applications Laboratory. IREIM (**I**llinois **R**egional **E**conometric **I**nput-output **M**odel) and CREIM (**C**hicago **R**egional **E**conometric **I**nput-output **M**odel) combine the cross-sectional structure of an economy whereby firms buys and sell from each other, hire labor, pay wages and salaries with which consumer expenditures are made, with the time-series perspective provided by econometric analysis. These models and those for several other Midwest states were initially developed in the early 1990s; they have been updated and expanded on many occasions (the model was re-calibrated two years ago) and have been widely used for impact analysis and forecasting (the Chicago model, for example, was used to make the Go-to-2040 Forecasts for the Chicago Metropolitan Agency for Planning).

The impacts on Will County and the tax analysis were conducted using IMPLAN, a proprietary suite of models that has been offered for several decades by a North Carolina-based company. Inputs generated by IREIM and CREIM are entered in this model to estimate a variety of state

and local government taxes. While the IMPLAN models share some of the properties of CREIM and ILREIM, they are calibrated for just a single year; hence, impact analysis with these models for future time periods are conducted with the caveat that the results assume no changes in economic structure. However, they do provide a sense of the order of magnitude of economic effects for the future.

Executive Summary

1. Introduction

Project Compass involves a nearly ten-year construction phase and an operations ramp-up that will see over 19,000 direct jobs associated with the facility by 2027. In a state and region struggling to recover from the effects of the recession and the burdens imposed by the state's fiscal ill-health, these impacts represent an important contribution to economic growth and development. This report documents the anticipated economic impacts on a year-by-year basis for three geographical regions – the state of Illinois, the Chicago Metropolitan Region and Will County in which the project is to be located. The reason for producing analyses at three spatial scales reflects the magnitude of the project and the expectation that the impacts are likely to spillover from Will County into the Chicago metro area and the rest of the state of Illinois. County and regional economies are much more open than the national economy and journey-to-work data for the Chicago region reveal considerable cross-county movements on a daily basis. However, the impacts presented at each spatial scale should not be considered as additive – they merely reflect estimations of the magnitude of the impacts. Of course impacts at the county level will be contained in both the Chicago region estimates and the state-wide estimates.

Sections 2, 3 and 4 provide the estimates for the impacts at different spatial scales. The state-wide and Chicago region estimates were made using REAL's models of these economies. These models capture traditional multiplier effects but also include the feedbacks from revenues to state and local governments (through taxes and fees) that are then spent on a variety of projects from school funding to highway maintenance and social spending. Further, these models are dynamic in the sense that some impacts spillover to the next year and the model also adjusts the structure of the economy to reflect anticipated changes in the links between supply and demand. For example, REAL has noted that, over time, both the Illinois and Chicago metro economies have been “hollowing out;” the average establishment has been buying less from within these regional economies and selling less to other establishment located therein. In section 4, the impacts on Will County are estimated using a model developed from IMPLAN. While this model shares many of the same features as the ones used for the Illinois and Chicago impacts, it does not include the feedback from state and local government expenditures. Section 5 provides an estimate of the state and local tax impacts.

In all cases, the impacts associated with the construction of the facilities are differentiated from those that could be expected with the operations. The construction employment levels are relatively constant from the second through the ninth year. This is not the case for the operations impacts that grow significantly from year to year. It would be tempting to add the year-by-year job estimates and present them as total jobs created by the project. However, many of these jobs are likely to be held by the same people over the time period.

The report concludes in section 6 with some summary comments.

2. Economic Impact: State of Illinois

The data presented in the tables in this section were derived from the Illinois Regional Econometric Input-Output Model. The direct impacts for employment, purchases and wage and salary income were provided by the company. The model has detail for 45 different sectors of the economy; for ease of presentation, the sectors were aggregated into nine sectors. At the foot of table 2.1, the definition of these aggregated sectors is provided. The results in table 2.1 will be explored to provide a road map for the interpretation of the remaining tables.

The entries in the row marked “Direct” were entered into the model for 2018. The model was then run to generate the total impact of the spending and re-spending in the economy to generate the entries marked “Total” in the table. The difference between the “Total” and “Direct” provides the estimate of the “Indirect” impacts. These comprise the impacts associated with the supply chain expenditures (for example, steel I-beams, concrete, r-bar and inputs necessary to make these components) and the impacts of wages and salaries by on-site employees and those in the supply chain whose partial wages and salaries could be attributed to purchases by the project. For example, in 2018, direct expenditures were estimated to be \$165.5 million; the total impact of these expenditures was \$353.8 million, yielding an indirect impact of \$184.4 million. If the “Total” is divided by the “Direct,” a value of 2.1 is obtained. This is the multiplier or ripple effect; in essence, for each \$1 spent directly a total of \$2.1 would be generated - \$1 of which is the direct expenditure and \$1.1 the indirect impact. For employment and income, the multipliers are 1.8 – each direct job (direct dollar of income) will generate 1.8 jobs (\$1.8 of income) of which 1 is the direct job (direct income) and 0.8 the indirect jobs (indirect income).

Table 2.1: Impacts of for the construction by IREIM (2018)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	2.5	0.9	0.0
Construction	180.7	110.9	1.7
Nondurables	13.3	2.9	0.0
Durables	19.9	6.4	0.1
TCU	25.7	6.6	0.1
Trade	26.7	11.6	0.2
FIRE	21.6	5.5	0.1
Services	61.2	29.4	0.5

Government	2.3	12.4	0.2
Total	353.8	186.5	2.9
Direct	169.5	104.0	1.6
Indirect	184.4	82.5	1.3
Multiplier	2.1	1.8	1.8

Note: Durable and Nondurable represent a two-fold division of manufacturing; TCU is Trade, Communications and Utilities; FIRE is Finance, Insurance and Real Estate.

Table 2.2: Impacts of for the construction by IREIM (2019)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	2.0	0.7	0.0
Construction	145.2	88.5	1.3
Nondurables	10.7	2.3	0.0
Durables	15.5	5.0	0.1
TCU	20.6	5.2	0.1
Trade	21.5	9.1	0.2
FIRE	17.2	4.3	0.1
Services	49.2	23.6	0.4
Government	1.8	9.7	0.1
Total	283.7	148.3	2.3
Direct	136.3	83.0	1.2
Indirect	147.5	65.3	1.0
Multiplier	2.1	1.8	1.8

Table 2.3: Impacts of for the construction by IREIM (2020)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	2.0	0.7	0.0
Construction	149.6	91.1	1.3
Nondurables	10.9	2.3	0.0
Durables	15.6	5.0	0.1
TCU	21.2	5.2	0.1
Trade	22.1	9.1	0.2
FIRE	17.6	4.4	0.1
Services	50.6	24.4	0.4
Government	1.8	9.8	0.1
Total	291.5	152.0	2.3
Direct	140.5	85.5	1.2
Indirect	151.0	66.5	1.0
Multiplier	2.1	1.8	1.8

Table 2.4: Impacts of for the construction by IREIM (2021)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	2.0	0.7	0.0
Construction	154.2	93.8	1.3
Nondurables	11.0	2.3	0.0
Durables	15.7	5.0	0.1
TCU	21.8	5.3	0.1
Trade	22.7	9.2	0.2
FIRE	18.1	4.4	0.1
Services	52.1	25.1	0.4
Government	1.9	9.9	0.1
Total	299.3	155.7	2.2
Direct	144.8	88.1	1.2
Indirect	154.5	67.6	1.0
Multiplier	2.1	1.8	1.8

Table 2.5: Impacts of for the construction by IREIM (2022)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	2.0	0.7	0.0
Construction	158.9	96.5	1.3
Nondurables	11.2	2.3	0.0
Durables	15.8	5.0	0.1
TCU	22.4	5.3	0.1
Trade	23.3	9.3	0.2
FIRE	18.7	4.4	0.1
Services	53.6	25.9	0.4
Government	1.9	10.0	0.1
Total	307.8	159.5	2.2
Direct	149.3	90.7	1.2
Indirect	158.5	68.8	1.0
Multiplier	2.1	1.8	1.8

Table 2.6: Impacts of for the construction by IREIM (2023)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	2.0	0.7	0.0
Construction	163.7	99.4	1.3
Nondurables	11.6	2.4	0.0
Durables	15.9	5.0	0.1
TCU	23.2	5.4	0.1
Trade	24.0	9.4	0.2
FIRE	19.2	4.5	0.1
Services	55.1	26.7	0.4
Government	2.0	10.1	0.1
Total	316.8	163.6	2.2
Direct	153.9	93.4	1.2
Indirect	162.8	70.2	1.0
Multiplier	2.1	1.8	1.8

Table 2.7: Impacts of for the construction by IREIM (2024)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	2.0	0.7	0.0
Construction	168.7	102.3	1.3
Nondurables	11.9	2.4	0.0
Durables	16.1	5.0	0.1
TCU	24.0	5.5	0.1
Trade	24.8	9.5	0.2
FIRE	19.8	4.5	0.1
Services	56.8	27.6	0.4
Government	2.0	10.3	0.1
Total	326.1	167.9	2.2
Direct	158.7	96.2	1.2
Indirect	167.4	71.7	1.0
Multiplier	2.1	1.7	1.8

Table 2.8: Impacts of for the construction by IREIM (2025)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	2.1	0.7	0.0
Construction	173.9	105.4	1.3
Nondurables	12.2	2.5	0.0
Durables	16.3	5.1	0.1
TCU	24.8	5.6	0.1
Trade	25.5	9.6	0.2
FIRE	20.4	4.6	0.1
Services	58.6	28.6	0.4
Government	2.1	10.4	0.1
Total	335.9	172.6	2.2
Direct	163.5	99.1	1.2
Indirect	172.4	73.4	1.0
Multiplier	2.1	1.7	1.8

Table 2.9: Impacts of for the construction by IREIM (2026)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	2.2	0.8	0.0
Construction	179.2	108.5	1.3
Nondurables	12.6	2.5	0.0
Durables	16.5	5.1	0.1
TCU	25.7	5.7	0.1
Trade	26.3	9.7	0.2
FIRE	21.0	4.7	0.1
Services	60.4	29.6	0.4
Government	2.1	10.5	0.1
Total	345.9	177.3	2.2
Direct	168.6	102.1	1.2
Indirect	177.3	75.2	1.0
Multiplier	2.1	1.7	1.8

Table 2.10: Impacts of for the construction by IREIM (2027)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	0.0	0.0	0.0
Construction	1.6	0.0	0.0
Nondurables	0.1	0.0	0.0
Durables	0.1	0.0	0.0
TCU	0.2	0.0	0.0
Trade	0.2	0.0	0.0
FIRE	0.2	0.0	0.0
Services	0.5	0.0	0.0
Government	0.0	0.0	0.0
Total	3.1	0.0	0.0
Direct	1.5	0.0	0.0
Indirect	1.6	0.0	0.0
Multiplier	2.1	0.0	0.0

Note: this table is included for completeness to reflect some expenditures in 2027 but no direct jobs or income are anticipated

Tables 2.11 through 2.20 show the comparable results for the logistics' operations. The interpretation of the tables is exactly the same as for the construction operations. However, since

employment is forecast to increase very significantly over the period covered in the analysis, the magnitude of the impacts change much more than for the construction operations. A description of the abbreviated sectors is included at the base of table 2.11

Table 2.11: Impacts of for the logistics operations by IREIM (2018)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	1.3	0.3	0.0
Construction	13.4	5.1	0.1
Nondurables	13.1	1.7	0.0
Durables	8.9	1.8	0.0
TCU	46.1	6.4	0.1
Trade	17.8	4.8	0.2
FIRE	38.9	6.1	0.2
Services	393.0	99.1	2.8
Government	2.7	8.9	0.2
Total	535.3	134.1	3.8
Direct	307.2	74.1	2.0
Indirect	228.1	60.0	1.8
Multiplier	1.7	1.8	1.9

Note: Durable and Nondurable represent a two-fold division of manufacturing; TCU is Trade, Communications and Utilities; FIRE is Finance, Insurance and Real Estate.

Table 2.12: Impacts of for the logistics operations by IREIM (2019)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	2.5	0.5	0.0
Construction	26.9	10.3	0.3
Nondurables	26.2	3.4	0.1
Durables	17.4	3.6	0.1
TCU	92.3	12.9	0.3
Trade	35.9	9.6	0.3
FIRE	77.8	12.3	0.3
Services	785.2	204.0	5.6
Government	5.5	18.0	0.5
Total	1,069.8	274.7	7.5
Direct	613.2	152.6	3.9
Indirect	456.5	122.0	3.6

<u>Multiplier</u>	1.7	1.8	1.9
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Table 2.13: Impacts of for the logistics operations by IREIM (2020)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	3.7	0.8	0.0
Construction	40.3	15.7	0.4
Nondurables	39.0	5.1	0.1
Durables	25.5	5.3	0.1
TCU	138.6	19.5	0.4
Trade	54.1	14.5	0.5
FIRE	116.4	18.4	0.5
Services	1,176.2	315.0	8.5
Government	8.2	27.3	0.7
Total	1,602.0	421.5	11.2
Direct	918.0	235.8	5.9
Indirect	684.0	185.7	5.3
Multiplier	1.7	1.8	1.9

Table 2.14: Impacts of for the logistics operations by IREIM (2021)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	4.7	1.1	0.1
Construction	53.5	21.4	0.6
Nondurables	51.2	6.8	0.1
Durables	33.2	6.9	0.1
TCU	185.0	26.0	0.5
Trade	72.4	19.4	0.6
FIRE	155.1	24.6	0.6
Services	1,564.9	432.1	11.3
Government	11.0	36.7	0.9
Total	2,131.1	575.0	14.8
Direct	1,220.9	323.9	7.8
Indirect	910.1	251.1	7.0
Multiplier	1.7	1.8	1.9

Table 2.15: Impacts of for the logistics operations by IREIM (2022)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	5.7	1.3	0.1
Construction	66.8	27.3	0.7
Nondurables	63.5	8.5	0.1
Durables	40.8	8.5	0.2
TCU	232.0	32.6	0.6
Trade	90.8	24.4	0.8
FIRE	194.1	31.0	0.8
Services	1,951.0	555.8	14.1
Government	13.7	46.4	1.1
Total	2,658.5	735.8	18.5
Direct	1,521.5	417.0	9.8
Indirect	1,137.0	318.8	8.7
Multiplier	1.7	1.8	1.9

Table 2.16: Impacts of for the logistics operations by IREIM (2023)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	6.8	1.6	0.1
Construction	80.2	33.5	0.9
Nondurables	76.2	10.3	0.2
Durables	48.2	10.2	0.2
TCU	279.8	39.4	0.7
Trade	109.6	29.5	0.9
FIRE	232.9	37.4	0.9
Services	2,336.1	686.4	16.9
Government	16.4	56.2	1.3
Total	3,186.1	904.4	22.1
Direct	1,820.7	515.4	11.7
Indirect	1,365.4	389.0	10.4
Multiplier	1.7	1.8	1.9

Table 2.17: Impacts of for the logistics operations by IREIM (2024)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	7.8	1.9	0.1
Construction	93.7	40.1	1.0
Nondurables	88.8	12.1	0.2
Durables	55.5	11.8	0.2
TCU	328.7	46.4	0.8
Trade	128.7	34.8	1.1
FIRE	272.3	44.0	1.1
Services	2,720.1	824.3	19.7
Government	19.2	66.3	1.4
Total	3,714.7	1,081.6	25.7
Direct	2,118.6	619.4	13.7
Indirect	1,596.1	462.2	12.1
Multiplier	1.8	1.7	1.9

Table 2.18: Impacts of for the logistics operations by IREIM (2025)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	9.1	2.2	0.1
Construction	107.5	46.9	1.2
Nondurables	101.5	14.0	0.2
Durables	63.0	13.4	0.2
TCU	379.2	53.5	1.0
Trade	148.3	40.2	1.2
FIRE	312.0	50.7	1.2
Services	3,105.5	970.3	22.6
Government	21.9	76.7	1.6
Total	4,248.0	1,268.0	29.4
Direct	2,415.8	729.1	15.6
Indirect	1,832.2	538.9	13.8
Multiplier	1.8	1.7	1.9

Table 2.19: Impacts of for the logistics operations by IREIM (2026)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	10.2	2.5	0.1
Construction	121.3	54.0	1.3
Nondurables	114.1	15.9	0.2
Durables	70.4	15.1	0.3
TCU	430.7	60.8	1.1
Trade	168.1	45.8	1.4
FIRE	351.8	57.6	1.4
Services	3,488.7	1,124.0	25.4
Government	24.7	87.3	1.8
Total	4,779.8	1,463.0	33.0
Direct	2,711.2	844.8	17.6
Indirect	2,068.6	618.2	15.4
Multiplier	1.8	1.7	1.9

Table 2.20: Impacts of for the logistics operations by IREIM (2027)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	11.2	2.9	0.1
Construction	135.3	61.6	1.5
Nondurables	126.7	17.8	0.3
Durables	77.6	16.8	0.3
TCU	483.4	68.5	1.2
Trade	188.0	51.5	1.5
FIRE	391.4	64.6	1.5
Services	3,870.0	1,286.0	28.3
Government	27.4	98.1	2.0
Total	5,310.9	1,667.7	36.5
Direct	3,004.7	966.8	19.5
Indirect	2,306.2	700.9	17.0
Multiplier	1.8	1.7	1.9

3. Economic Impact: Chicago Metropolitan Region

The data presented in the tables in this section were derived from the Chicago Region Econometric Input-Output Model. The direct impacts for employment, purchases and wage and salary income were provided by the company. The model has detail for 45 different sectors of the economy; for ease of presentation, the sectors were aggregated into nine sectors. At the foot of table 3.1, the definition of these aggregated sectors is provided. The results in table 3.1 will be explored to provide a road map for the interpretation of the remaining tables.

The entries in the row marked “Direct” were entered into the model for 2018. The model was then run to generate the total impact of the spending and re-spending in the economy to generate the entries marked “Total” in the table. The difference between the “Total” and “Direct” provides the estimate of the “Indirect” impacts. These comprise the impacts associated with the supply chain expenditures (for example, steel I-beams, concrete, r-bar and inputs necessary to make these components) and the impacts of wages and salaries by on-site employees and those in the supply chain whose partial wages and salaries could be attributed to purchases by the project. For example, in 2018, direct expenditures were estimated to be \$165.5 million; the total impact of these expenditures was \$517.8 million, yielding an indirect impact of \$348.4 million. If the “Total” is divided by the “Direct,” a value of 3.1 is obtained. This is the multiplier or ripple effect; in essence, for each \$1 spent directly a total of \$3.1 would be generated - \$1 of which is the direct expenditure and \$2.1 the indirect impact. For employment and income, the multipliers are 2.4 and 2.3 – each direct job (direct dollar of income) will generate 2.4 jobs (\$2.3 of income) of which 1 is the direct job (\$1 of direct income) and 1.4 the indirect jobs (\$1.3 indirect income).

Table 3.1: Impacts of for the construction by CREIM (2018)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	2.1	0.8	0.0
Construction	186.4	114.4	1.8
Nondurables	31.8	6.0	0.0
Durables	30.8	8.9	0.1
TCU	40.9	9.3	0.1
Trade	46.8	21.2	0.5
FIRE	59.0	14.4	0.2

Services	117.0	46.0	1.1
Government	3.0	18.2	0.1
Total	517.8	239.3	3.9
Direct	169.5	104.0	1.6
Indirect	348.4	135.3	2.3
Multiplier	3.1	2.3	2.4

Note: Durable and Nondurable represent a two-fold division of manufacturing; TCU is Trade, Communications and Utilities; FIRE is Finance, Insurance and Real Estate.

Table 3.2: Impacts of for the construction by CREIM (2019)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	1.7	0.7	0.0
Construction	149.9	91.3	1.4
Nondurables	25.7	4.7	0.0
Durables	24.7	6.9	0.1
TCU	32.7	7.3	0.1
Trade	37.4	16.7	0.4
FIRE	47.7	11.4	0.1
Services	94.3	36.4	0.8
Government	2.4	14.3	0.1
Total	416.4	189.7	3.0
Direct	136.3	83.0	1.2
Indirect	280.1	106.6	1.8
Multiplier	3.1	2.3	2.4

Table 3.3: Impacts of for the construction by CREIM (2020)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	1.7	0.7	0.0
Construction	154.5	94.0	1.4
Nondurables	26.5	4.7	0.0
Durables	25.4	6.9	0.1
TCU	33.6	7.4	0.1
Trade	38.4	16.9	0.4
FIRE	49.5	11.6	0.1
Services	97.6	37.2	0.8
Government	2.4	14.4	0.1
Total	429.6	193.8	3.0
Direct	140.5	85.5	1.2
Indirect	289.1	108.3	1.7
Multiplier	3.1	2.3	2.4

Table 3.4: Impacts of for the construction by CREIM (2021)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	1.6	0.7	0.0
Construction	159.2	96.8	1.4
Nondurables	27.2	4.8	0.0
Durables	26.2	6.9	0.1
TCU	34.6	7.4	0.1
Trade	39.4	17.1	0.4
FIRE	51.4	11.9	0.1
Services	101.0	38.0	0.8
Government	2.5	14.6	0.1
Total	443.1	198.0	2.9
Direct	144.8	88.1	1.2
Indirect	298.3	110.0	1.7
Multiplier	3.1	2.2	2.4

Table 3.5: Impacts of for the construction by CREIM (2022)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	1.6	0.7	0.0
Construction	163.9	99.6	1.4
Nondurables	28.1	4.8	0.0
Durables	27.0	6.9	0.1
TCU	35.7	7.5	0.1
Trade	40.6	17.3	0.4
FIRE	53.5	12.1	0.1
Services	104.7	38.8	0.8
Government	2.6	14.7	0.1
Total	457.7	202.4	2.9
Direct	149.3	90.7	1.2
Indirect	308.4	111.7	1.7
Multiplier	3.1	2.2	2.4

Table 3.6: Impacts of for the construction by CREIM (2023)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	1.6	0.7	0.0
Construction	168.8	102.5	1.4
Nondurables	29.1	4.8	0.0
Durables	27.8	6.8	0.1
TCU	36.9	7.6	0.1
Trade	41.9	17.5	0.4
FIRE	55.7	12.3	0.1
Services	108.7	39.7	0.8
Government	2.6	14.9	0.1
Total	473.2	206.9	2.9
Direct	153.9	93.4	1.2
Indirect	319.3	113.5	1.7
Multiplier	3.1	2.2	2.3

Table 3.7: Impacts of for the construction by CREIM (2024)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	1.6	0.7	0.0
Construction	173.8	105.4	1.4
Nondurables	30.2	4.9	0.0
Durables	28.6	6.8	0.1
TCU	38.2	7.8	0.1
Trade	43.1	17.7	0.4
FIRE	58.1	12.6	0.1
Services	112.9	40.6	0.8
Government	2.7	15.1	0.1
Total	489.3	211.6	2.9
Direct	158.7	96.2	1.2
Indirect	330.7	115.3	1.6
Multiplier	3.1	2.2	2.3

Table 3.8: Impacts of for the construction by CREIM (2025)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	1.7	0.7	0.0
Construction	178.9	108.5	1.4
Nondurables	31.3	5.0	0.0
Durables	29.5	6.8	0.1
TCU	39.6	7.9	0.1
Trade	44.5	17.9	0.4
FIRE	60.7	12.9	0.1
Services	117.4	41.6	0.8
Government	2.8	15.2	0.1
Total	506.4	216.4	2.9
Direct	163.5	99.1	1.2
Indirect	342.9	117.2	1.6
Multiplier	3.1	2.2	2.3

Table 3.9: Impacts of for the construction by CREIM (2026)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	1.7	0.7	0.0
Construction	184.2	111.6	1.4
Nondurables	32.4	5.0	0.0
Durables	30.4	6.8	0.1
TCU	41.0	8.0	0.1
Trade	45.9	18.1	0.4
FIRE	63.3	13.1	0.1
Services	122.1	42.6	0.8
Government	2.9	15.4	0.1
Total	523.9	221.3	2.8
Direct	168.6	102.1	1.2
Indirect	355.4	119.2	1.6
Multiplier	3.1	2.2	2.3

Table 3.10: Impacts of for the construction by CREIM (2027)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	0.0	0.0	0.0
Construction	1.6	0.0	0.0
Nondurables	0.3	0.0	0.0
Durables	0.3	0.0	0.0
TCU	0.4	0.0	0.0
Trade	0.4	0.0	0.0
FIRE	0.6	0.0	0.0
Services	1.1	0.0	0.0
Government	0.0	0.0	0.0
Total	4.7	0.0	0.0
Direct	1.5	0.0	0.0
Indirect	3.2	0.0	0.0
Multiplier	3.1	0.0	0.0

Note: this table is included for completeness to reflect some expenditures in 2027 but no direct jobs or income are anticipated

Tables 3.11 through 3.20 show the comparable results for the logistics' operations. The interpretation of the tables is exactly the same as for the construction operations. However, since employment is forecast to increase very significantly over the period covered in the analysis, the magnitude of the impacts change much more than for the construction operations. A description of the abbreviated sectors is included at the base of table 3.11

Table 3.11: Impacts of for the logistics operations by CREIM (2018)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	1.5	0.6	0.0
Construction	15.0	8.3	0.2
Nondurables	27.3	4.6	0.0
Durables	14.5	3.7	0.0
TCU	55.3	10.1	0.1
Trade	32.3	13.3	0.4
FIRE	69.6	15.6	0.3
Services	422.8	116.4	3.2
Government	2.7	14.2	0.1
Total	641.0	186.8	4.3
Direct	299.4	74.1	2.0
Indirect	341.6	112.7	2.4
Multiplier	2.1	2.5	2.2

Note: Durable and Nondurable represent a two-fold division of manufacturing; TCU is Trade, Communications and Utilities; FIRE is Finance, Insurance and Real Estate.

Table 3.12: Impacts of for the logistics operations by CREIM (2019)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	3.1	1.3	0.0
Construction	30.4	17.2	0.3
Nondurables	55.6	9.4	0.1
Durables	29.3	7.4	0.1
TCU	111.8	20.5	0.2
Trade	64.8	26.9	0.8
FIRE	142.2	32.1	0.5
Services	859.2	239.6	6.4
Government	5.4	28.9	0.2
Total	1,301.8	383.4	8.7

Direct	608.3	152.6	3.9
Indirect	693.5	230.7	4.8
Multiplier	2.1	2.5	2.2

Table 3.13: Impacts of for the logistics operations by CREIM (2020)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	4.5	2.0	0.1
Construction	45.9	26.6	0.5
Nondurables	84.5	14.2	0.1
Durables	44.5	11.2	0.1
TCU	169.9	31.4	0.4
Trade	97.8	41.1	1.2
FIRE	217.8	49.5	0.7
Services	1,309.7	369.9	9.6
Government	8.2	44.0	0.4
Total	1,982.9	590.0	13.0
Direct	926.9	235.8	5.9
Indirect	1,056.0	354.1	7.2
Multiplier	2.1	2.5	2.2

Table 3.14: Impacts of for the logistics operations by CREIM (2021)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	5.8	2.7	0.1
Construction	61.4	36.4	0.7
Nondurables	113.5	19.1	0.2
Durables	60.0	15.0	0.2
TCU	229.7	42.9	0.5
Trade	131.3	55.7	1.6
FIRE	296.6	67.9	1.0
Services	1,774.8	507.9	12.8
Government	10.9	59.5	0.5
Total	2,684.1	807.1	17.4
Direct	1,255.5	323.9	7.8
Indirect	1,428.6	483.2	9.6
Multiplier	2.1	2.5	2.2

Table 3.15: Impacts of for the logistics operations by CREIM (2022)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	7.1	3.4	0.1
Construction	76.7	46.7	0.8
Nondurables	143.6	24.2	0.2
Durables	75.9	18.9	0.2
TCU	291.8	54.9	0.6
Trade	165.5	70.8	2.0
FIRE	379.1	87.3	1.2
Services	2,255.4	653.9	16.0
Government	13.7	75.6	0.6
Total	3,408.7	1,035.7	21.7
Direct	1,594.2	417.0	9.8
Indirect	1,814.5	618.7	12.0
Multiplier	2.1	2.5	2.2

Table 3.16: Impacts of for the logistics operations by CREIM (2023)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	8.4	4.1	0.1
Construction	91.7	57.3	1.0
Nondurables	175.0	29.5	0.2
Durables	92.0	22.8	0.2
TCU	356.3	67.6	0.7
Trade	200.3	86.5	2.4
FIRE	465.7	107.9	1.5
Services	2,751.9	808.5	19.2
Government	16.6	92.1	0.7
Total	4,157.8	1,276.3	26.1
Direct	1,943.3	515.4	11.7
Indirect	2,214.5	760.9	14.4
Multiplier	2.1	2.5	2.2

Table 3.17: Impacts of for the logistics operations by CREIM (2024)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	9.7	4.8	0.1
Construction	106.4	68.3	1.2
Nondurables	207.3	35.0	0.3
Durables	108.5	26.7	0.3
TCU	423.3	81.1	0.8
Trade	235.7	102.8	2.7
FIRE	556.3	129.8	1.7
Services	3,264.8	972.0	22.5
Government	19.5	109.3	0.8
Total	4,931.6	1,529.7	30.5
Direct	2,303.0	619.4	13.7
Indirect	2,628.6	910.4	16.8
Multiplier	2.1	2.5	2.2

Table 3.18: Impacts of for the logistics operations by CREIM (2025)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	11.2	5.6	0.2
Construction	121.0	79.8	1.3
Nondurables	240.7	40.7	0.3
Durables	125.4	30.7	0.3
TCU	493.0	95.3	1.0
Trade	271.9	119.7	3.1
FIRE	651.2	152.6	2.0
Services	3,794.4	1,144.9	25.8
Government	22.4	127.0	1.0
Total	5,731.3	1,796.3	34.9
Direct	2,673.4	729.1	15.6
Indirect	3,057.9	1,067.2	19.3
Multiplier	2.1	2.5	2.2

Table 3.19: Impacts of for the logistics operations by CREIM (2026)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	12.6	6.4	0.2
Construction	135.2	91.6	1.5
Nondurables	275.1	46.6	0.4
Durables	142.6	34.7	0.3
TCU	565.7	110.3	1.1
Trade	308.8	137.1	3.5
FIRE	750.6	176.8	2.2
Services	4,341.2	1,327.7	29.1
Government	25.4	145.3	1.1
Total	6,557.3	2,076.6	39.3
Direct	3,054.6	844.8	17.6
Indirect	3,502.7	1,231.7	21.7
Multiplier	2.1	2.5	2.2

Table 3.20: Impacts of for the logistics operations by CREIM (2027)

	Output (\$m)	Income (\$m)	Employment ('000)
Resources	13.9	7.2	0.2
Construction	149.2	103.8	1.6
Nondurables	310.4	52.8	0.4
Durables	160.2	38.7	0.4
TCU	641.6	126.3	1.2
Trade	346.2	155.3	3.8
FIRE	854.7	202.8	2.5
Services	4,905.7	1,521.1	32.4
Government	28.5	164.3	1.2
Total	7,410.4	2,372.4	43.7
Direct	3,446.8	966.8	19.5
Indirect	3,963.5	1,405.5	24.2
Multiplier	2.1	2.5	2.2

4. Economic Impact: Will County

The data presented in the tables in this section were derived from a model of Will County estimated using IMPLAN. The direct impacts for employment, purchases and wage and salary income were provided by the company. IMPLAN's model is derived from 2015 data and adjusted for inflation to represent 2017 prices. The model is not dynamic in the sense that the structure of the economy is assumed to be fixed for the forecast period. Further, the estimated direct effects assume that, for example, all employees live in Will County and spend their disposable income in the county. Hence, the estimates in this section can be considered as an upper bound estimate of the total impacts.

The entries in the row marked "Direct" were entered into the model for 2018. The model was then run to generate the total impact of the spending and re-spending in the economy to generate the entries marked "Total" in the table. The difference between the "Total" and "Direct" provides the estimate of the "Indirect" impacts. These comprise the impacts associated with the supply chain expenditures (for example, steel I-beams, concrete, re-bar and inputs necessary to make these components) and the impacts of wages and salaries by on-site employees and those in the supply chain whose partial wages and salaries could be attributed to purchases by the project. For example, in 2018, direct expenditures were estimated to be \$169.5 million; the total impact of these expenditures was \$247.3 million, yielding an indirect impact of \$77.9 million. If the "Total" is divided by the "Direct," a value of 1.46 is obtained. This is the multiplier or ripple effect; in essence, for each \$1 spent directly a total of \$1.46 would be generated - \$1 of which is the direct expenditure and \$0.46 is the indirect impact. For employment and income, the multipliers are 1.43 and 1.3 – each direct job (direct dollar of income) will generate 1.43 jobs (\$1.3 of income) of which 1 is the direct job (\$1 of direct income) and 0.43 the indirect jobs (\$0.3 indirect income). The multipliers are much smaller than those found for Illinois and the Chicago region as a whole; the reasons are two-fold. First, Will County is a much smaller economy and does not have the range of goods and services available in either the metropolitan region or state as a whole. Secondly, the IMPLAN model does not include the feedback effects from state and local government spending. Comparable interpretations apply to the data in table 4.2.

Table 4.1 Economic Impacts: Construction

2018			2023				
Employment	Income	Output	Employment	Income	Output		
Direct	1,600	\$104,000,000	\$169,450,000	Direct	1,240	\$88,073,796	\$153,924,178
Indirect	688	\$31,200,000	\$77,947,000	Indirect	533	\$26,422,139	\$66,626,383
Total	2,288	\$135,200,000	\$247,397,000	Total	1,773	\$114,495,935	\$211,466,347
Multiplier	1.43	1.3	1.46	Multiplier	1.43	1.3	1.46
2019			2024				
Employment	Income	Output	Employment	Income	Output		
Direct	1,240	\$83,018,000	\$136,260,000	Direct	1,240	\$88,073,796	\$158,664,903
Indirect	533	\$24,905,400	\$62,679,600	Indirect	533	\$26,422,139	\$66,626,383
Total	1,773	\$107,923,400	\$198,939,600	Total	1,773	\$114,495,935	\$211,466,347
Multiplier	1.43	1.3	1.46	Multiplier	1.43	1.3	1.46
2020			2025				
Employment	Income	Output	Employment	Income	Output		
Direct	1,240	\$85,508,540	\$140,488,800	Direct	1,240	\$88,073,796	\$163,543,350
Indirect	533	\$25,652,562	\$64,624,848	Indirect	533	\$26,422,139	\$66,626,383
Total	1,773	\$111,161,102	\$205,113,648	Total	1,773	\$114,495,935	\$211,466,347
Multiplier	1.43	1.3	1.46	Multiplier	1.43	1.3	1.46
2021			2026				
Employment	Income	Output	Employment	Income	Output		
Direct	1,240	\$88,073,796	\$144,839,964	Direct	1,240	\$88,073,796	\$168,563,651
Indirect	533	\$26,422,139	\$66,626,383	Indirect	533	\$26,422,139	\$66,626,383
Total	1,773	\$114,495,935	\$211,466,347	Total	1,773	\$114,495,935	\$211,466,347
Multiplier	1.43	1.3	1.46	Multiplier	1.43	1.3	1.46
2022			No activity in 2027				
Employment	Income	Output					
Direct	1,240	\$88,073,796	\$149,317,163				
Indirect	533	\$26,422,139	\$68,685,895				
Total	1,773	\$114,495,935	\$218,003,058				
Multiplier	1.43	1.3	1.46				

Table 4.2 Economic Impacts: Operations

2018			2023				
Employment	Income	Output	Employment	Income	Output		
Direct	1,950	\$74,100,000	\$208,141,927	Direct	11,700	\$515,413,253	\$1,248,851,560
Indirect	995	\$32,604,000	\$137,373,672	Indirect	5,967	\$226,781,832	\$824,242,029
Total	2,945	\$106,704,000	\$345,515,598	Total	17,667	\$742,195,085	\$2,073,093,589
Multiplier	1.51	1.44	1.66	Multiplier	1.51	1.44	1.66
2019			2024				
Employment	Income	Output	Employment	Income	Output		
Direct	3,900	\$152,646,000	\$416,283,853	Direct	13,650	\$619,354,926	\$1,456,993,486
Indirect	1,989	\$67,164,240	\$274,747,343	Indirect	6,962	\$272,516,168	\$961,615,701
Total	5,889	\$219,810,240	\$691,031,196	Total	20,612	\$891,871,094	\$2,418,609,187
Multiplier	1.51	1.44	1.66	Multiplier	1.51	1.44	1.66
2020			2025				
Employment	Income	Output	Employment	Income	Output		
Direct	5,850	\$235,838,070	\$624,425,780	Direct	15,600	\$729,069,227	\$1,665,135,413
Indirect	2,984	\$103,768,751	\$412,121,015	Indirect	7,956	\$320,790,460	\$1,098,989,373
Total	8,834	\$339,606,821	\$1,036,546,795	Total	23,556	\$1,049,859,687	\$2,764,124,786
Multiplier	1.51	1.44	1.66	Multiplier	1.51	1.44	1.66
2021			2026				
Employment	Income	Output	Employment	Income	Output		
Direct	7,800	\$323,884,283	\$832,567,707	Direct	17,550	\$844,808,967	\$1,873,277,340
Indirect	3,978	\$142,509,084	\$549,494,686	Indirect	8,951	\$371,715,946	\$1,236,363,044
Total	11,778	\$466,393,367	\$1,382,062,393	Total	26,501	\$1,216,524,913	\$3,109,640,384
Multiplier	1.51	1.44	1.66	Multiplier	1.51	1.44	1.66
2022			2027				
Employment	Income	Output	Employment	Income	Output		
Direct	9,750	\$417,001,014	\$1,040,709,633	Direct	19,500	\$966,836,929	\$2,081,419,266
Indirect	4,973	\$183,480,446	\$686,868,358	Indirect	9,945	\$425,408,249	\$1,373,736,716
Total	14,723	\$600,481,460	\$1,727,577,991	Total	29,445	\$1,392,245,178	\$3,455,155,982
Multiplier	1.51	1.44	1.66	Multiplier	1.51	1.44	1.66

5. Tax Impacts

The final table is derived from the IMPLAN model to yield a sense of the magnitude of state and local tax dollars that are generated by the project on a year-to-year basis. The tax impacts have been aggregated into four main categories – employee compensation taxes (income taxes and other withholdings); taxes on production, indirect taxes on households and corporate income taxes. Since employment levels are constant for much of the construction period, employee and household taxes are constant.

Table 5.1 Tax Impacts
(Constant 2017 dollars)

	Construction				Operations			
	Employee	Tax on			Employee	Tax on		
	Compensation	Production	Households	Corporations	Compensation	Production	Households	Corporations
2018	\$297,723	\$8,396,488	\$3,623,652	\$852,040	\$306,782	\$9,282,877	\$3,604,927	\$899,136
2019	\$297,723	\$6,751,876	\$3,623,652	\$685,152	\$613,564	\$18,565,754	\$7,209,854	\$1,798,272
2020	\$297,723	\$6,961,419	\$3,623,652	\$706,415	\$920,346	\$27,848,631	\$10,814,781	\$2,697,408
2021	\$297,723	\$7,177,026	\$3,623,652	\$728,294	\$1,227,128	\$37,131,508	\$14,419,708	\$3,596,544
2022	\$297,723	\$7,398,877	\$3,623,652	\$750,807	\$1,533,910	\$46,414,385	\$18,024,635	\$4,495,680
2023	\$297,723	\$7,627,161	\$3,623,652	\$773,972	\$1,840,692	\$55,697,262	\$21,629,562	\$5,394,816
2024	\$297,723	\$7,862,071	\$3,623,652	\$797,810	\$2,147,474	\$64,980,139	\$25,234,489	\$6,293,952
2025	\$297,723	\$8,103,805	\$3,623,652	\$822,340	\$2,454,256	\$74,263,016	\$28,839,416	\$7,193,088
2026	\$297,723	\$8,352,568	\$3,623,652	\$847,583	\$2,761,038	\$83,545,893	\$32,444,343	\$8,092,224
2027					\$3,067,820	\$92,828,770	\$36,049,270	\$8,991,360

Note: no significant construction activity planned for 2027

6. Summary

Marian Gibson

From: Marian Gibson
Sent: Monday, July 10, 2017 1:49 PM
To: 'David Silverman'
Subject: FW: Trip Gen Memo Draft
Attachments: image001.jpg; Untitled attachment 00312.htm; image002.jpg; Untitled attachment 00315.htm; EIP Trip Generation Study DRAFT 2017-06-18 (003).pdf; Untitled attachment 00318.htm

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From: probinson@northpointkc.com [mailto:probinson@northpointkc.com]
Sent: Tuesday, June 20, 2017 3:26 PM
To: marian.gibson@villageofelwood.com
Subject: Fwd: Trip Gen Memo Draft

Draft traffic generation memo is attached.

Sent from my iPad

Begin forwarded message:

From: Tom George <tgeorge@northpointkc.com>
Date: June 19, 2017 at 10:15:08 AM CDT
To: Patrick Robinson <probinson@northpointkc.com>, Ian McDonald <imcdonald@northpointkc.com>
Subject: FW: Trip Gen Memo Draft

Patrick, Ian,

Draft traffic attached. I reviewed numbers with John Beasley to get a sanity check and based on his experience these numbers are still conservative, although well closer to reality than ITE would have us.

Tom George

MEMORANDUM

To: Tom George
NorthPoint Development

From: Tim Sjogren, P.E., PTOE
Emma Albers, P.E.
Kimley-Horn and Associates, Inc.

Date: June 18, 2017

Subject: Elwood International Port Trip Generation Study

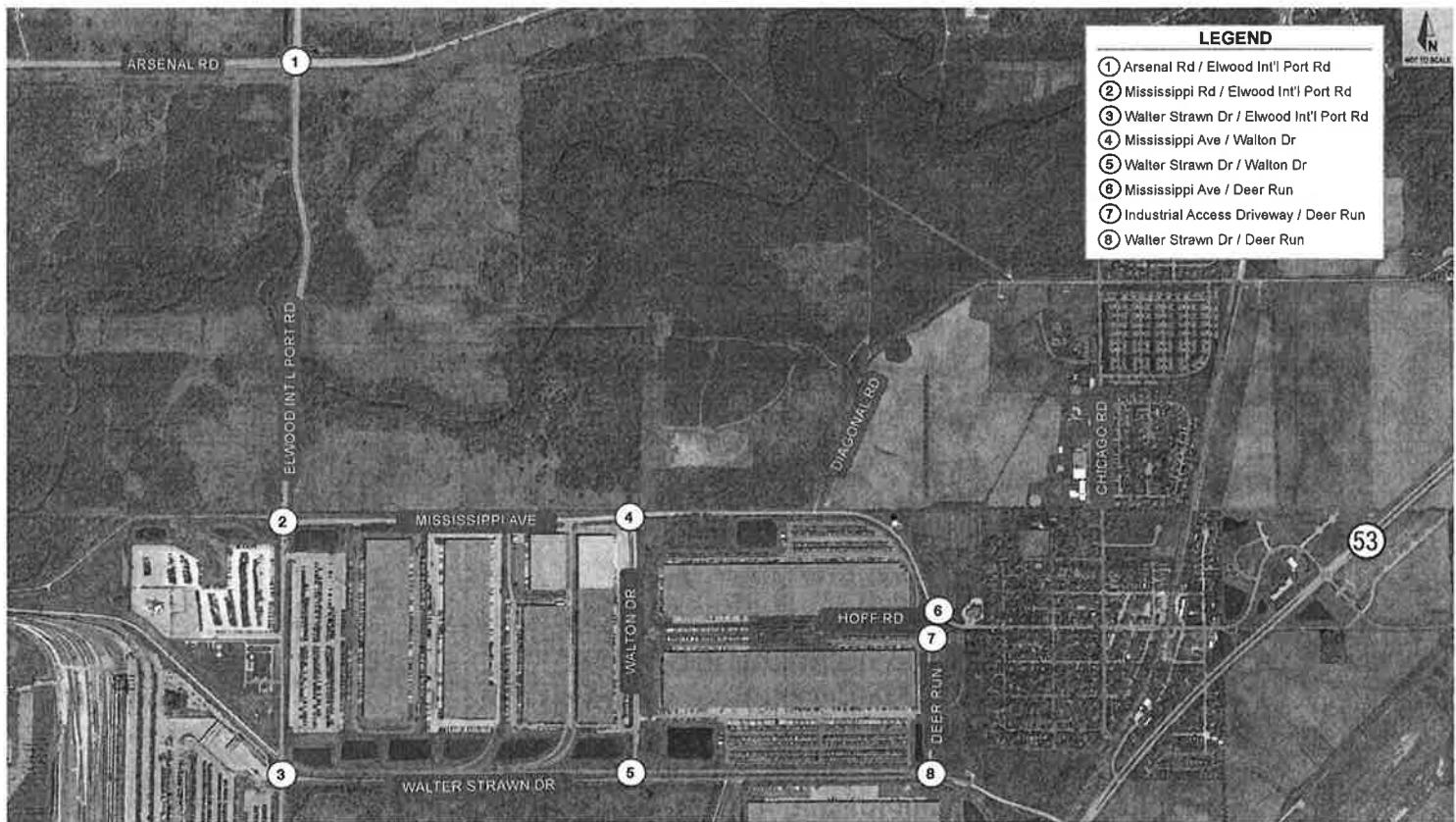
At the request of NorthPoint Development, Kimley-Horn has performed a trip generation analysis in the vicinity of the Elwood International Port in Elwood, Illinois. The purpose of this evaluation is to determine site-generated traffic characteristics for the intermodal facility and nearby industrial buildings in order to derive trip generation rates for use in a future traffic impact analysis for the proposed Compass Business Park.

Traffic Data Collection

To provide a basis for the trip generation study, turning movement count data was collected at the following intersections:

1. Arsenal Road at Elwood International Port (EIP) Road
2. Mississippi Road at Elwood International Port Road
3. Walter Strawn Drive at Elwood International Port Road
4. Mississippi Avenue at Walton Drive
5. Walter Strawn Drive at Walton Drive
6. Mississippi Avenue at Deer Run
7. Industrial Access Driveway at Deer Run
8. Walter Strawn Drive at Deer Run

A map of the study intersections is shown in **Exhibit 1**. The traffic counts were performed for a 72-hour period beginning at 12:00AM on Tuesday, June 6, 2017, and ending at 12:00AM on Friday, June 9, 2017. Vehicle classification was included in all counts to separate car, small/medium truck, and heavy truck volumes. A complete summary of the resulting count data is contained on a CD submitted along with this memorandum.



Kimley»Horn

EXHIBIT 1
TRIP GENERATION STUDY INTERSECTIONS

Trip Generation Summary

In order to understand the number of trips generated by the intermodal and industrial facilities, the number of vehicles entering and exiting the facilities was recorded continuously and tabulated in 15-minute intervals. With consideration for the respective access locations for the intermodal and industrial facilities, vehicular movements that are presumed to correspond to inbound and outbound traffic for each facility were identified. For example, inbound trips for the intermodal facility can be attributed to the westbound left turn, westbound through, southbound through, and southbound right turn at the intersection of EIP Road/Walter Strawn Drive. A map of the movements used to determine inbound and outbound trips generated by the industrial and intermodal facilities is shown in **Exhibit 2**. This exhibit shows three different categories considered in this trip generation analysis:

1. Trips generated by the intermodal facility
2. Trips generated by the industrial facility
3. Trips shared between the intermodal and industrial facilities (heavy trucks only)

It should be noted that shared trips between the two facilities overlap the independent tabulation of intermodal and industrial trips. As such, the shared truck trips comprise a portion of the total industrial trip generation and will be quantified accordingly later in this memorandum.

The anticipated movement of intermodal traffic through the industrial area is also illustrated on Exhibit 2. Based on a review of traffic count data, it appears that a significant quantity of intermodal-related passenger vehicles use Mississippi Road to travel to and from the east. An effort was made to quantify these intermodal through trips on Deer Run. Given the assumption that intermodal through trips on Deer Run are traveling via the west leg at Walter Strawn Drive/Deer Run and the east leg at Mississippi Avenue/Deer Run, north- and southbound through traffic on Deer Run at the Industrial Access Driveway was reduced based on the proportional turning movements at these intersections. The arrow representing these through trips on Exhibit 2 mirror this routing pattern to further illustrate the presumed methodology. To avoid double-counting these through trips in the industrial trip generation analysis, the volumes derived from the Deer Run counts were subtracted from the inbound and outbound industrial trip generation totals.

In addition to these site-specific movements, consideration was given to the potential for traffic that is passing through the study area today. The Village of Elwood is located east of the study area, and one of the most direct connections between the Village and I-55 would be to travel along Mississippi Road and through EIP Road/Arsenal Road intersection. In order to provide a conservative analysis regarding site-generated traffic volumes, however, no reduction was incorporated to account for this through traffic to/from the Village of Elwood and other locations to the east.

Using the methodology outlined herein, inbound and outbound trip generation characteristics were identified on a daily and peak hour basis for each of the three categories listed above. Based on the operational characteristics of the intermodal and industrial facilities, heavy trucks were tabulated separately from the remaining vehicle types. The resulting trip generation estimates were averaged across the three days of data collection and are presented in **Table 1** for each facility.

INTERMODAL FACILITY



INDUSTRIAL



INDUSTRIAL SHARED WITH INTERMODAL



Table 1. Average Weekday Trip Generation by Facility

Land Use	Daily			AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total	In	Out	Total
<i>Intermodal Trips</i>									
Cars	2,044	2,180	4,224	125	119	244	93	157	250
Trucks	3,171	3,070	6,241	96	121	217	202	200	402
Total	5,215	5,250	10,465	221	240	461	295	357	652
<i>Industrial Trips</i>									
Cars	2,906	2,910	5,816	277	111	388	189	428	617
Trucks	857	842	1,699	39	33	72	44	56	100
Total	3,763	3,752	7,515	316	144	460	233	484	717
<i>Shared Industrial & Intermodal Truck Trips</i>									
Trucks	154	141	295	9	7	16	8	13	21

¹Video data collection at the intersection of EIP Road and Mississippi Road ceased at 9:00PM on Thursday, June 8. To avoid skewed daily trip generation data based on these omitted hours, daily trip generation numbers are based on Tuesday and Wednesday data collection only.

The above data reveals good correlation between inbound and outbound daily trips, with the total intermodal trip generation estimates showing less than one percent difference between inbound and outbound volumes. Inbound and outbound industrial trips are within three percent of each other, and the shared truck counts show a difference of less than 10 percent between inbound and outbound trips.

3. Trip Generation Rates

Based on the trip estimates detailed in Table 1, trip generation rates were calculated per 1,000 square feet of industrial space and per 1,000 lifts at the intermodal facility. Using on aerial measurements, the industrial park contains approximately 8,300,000 square feet in total size. The total number of lifts currently operating at the intermodal facility is approximately 1,000,000, based on information provided by NorthPoint Development. Using these variables, trip generation rates were calculated for the two facility types, as presented in Table 2.

Table 2. Trip Generation Rates by Land Use

Land Use	Unit	Weekday		
		Daily	AM Peak	PM Peak
<i>Intermodal</i>				
Cars	Per 1,000 lifts	4.224 50% in/50% out	0.244 51% in/49% out	0.250 37% in/63% out
Trucks	Per 1,000 lifts	6.241 50% in/50% out	0.217 44% in/56% out	0.402 50% in/50% out
Total	Per 1,000 lifts	10.465 50% in/50% out	0.461 48% in/52% out	0.652 45% in/55% out
<i>Industrial</i>				
Cars	Per 1,000 sq. ft.	0.701 50% in/50% out	0.047 71% in/29% out	0.074 31% in/69% out
Trucks	Per 1,000 sq. ft.	0.205 50% in/50% out	0.009 54% in/46% out	0.012 44% in/56% out
Total	Per 1,000 sq. ft.	0.905 50% in/50% out	0.055 69% in/31% out	0.086 32% in/68% out
<i>Shared Industrial & Intermodal Truck Trips¹</i>				
Trucks	Per 1,000 sq. ft.	0.036 50% in/50% out	0.0019 56% in/44% out	0.0025 38% in/62% out
% of Total Industrial Truck Trip Generation		17%	22%	21%

¹Shared truck trips overlap the total trip generation rates developed for the intermodal and industrial components. Because the rates shown above are rounded to a selected number of decimal places, some rounding error exists in the calculation of percent shared truck trips for the industrial park.

For context, the industrial trip generation rates were compared to data in the Institute of Transportation Engineers (ITE) manual Trip Generation, Ninth Edition, for High Cube Warehouse/Distribution Center (Land Use Code 152). The ITE rates are presented in **Table 3** for total site traffic and for trucks. Note that trip generation data for intermodal facilities is not provided in Trip Generation.

Table 3. ITE Trip Generation Rates – Land Use Code 152

Vehicle Type	Unit	Weekday		
		Daily	AM Peak	PM Peak
Total	Per 1,000 sq. ft.	1.68 50% in/50% out	0.11 69% in/31% out	0.12 31% in/69% out
Trucks	Per 1,000 sq. ft.	0.64	0.03	0.04

As shown above, the trip generation rates resulting from the empirical analysis detailed herein yield lower trip generation rates per 1,000 square feet of industrial space than is presented in Trip Generation. Given this decrease, it is recommended that a future traffic impact study for the proposed Compass Business Park be based on these average trip generation rates developed from local data.

Please do not hesitate to contact this office with further questions on this matter.

Marian Gibson

From: Marian Gibson
Sent: Monday, July 10, 2017 1:48 PM
To: 'David Silverman'
Subject: FW: Update Trip Gen Memo updated draft
Attachments: Untitled attachment 00038.htm; EIP Trip Generation Study - PreFinal - 6.23.17.pdf

Marian T. Gibson, ICMA-CM
Village Administrator
Village of Elwood
401 East Mississippi Ave.
Elwood, IL 60421
marian.gibson@villageofelwood.com
815 424-1094 (Direct)
815 509-2282 (Cell)
815 423-6861 (Fax)

From: Patrick Robinson [mailto:probinson@northpointkc.com]
Sent: Friday, June 23, 2017 6:47 PM
To: Marian Gibson <marian.gibson@villageofelwood.com>
Subject: Fwd: Update Trip Gen Memo updated draft

FYI -traffic counts were reduced based on some double counting.

Sent from my iPhone

Begin forwarded message:

From: Tom George <tgeorge@northpointkc.com>
To: Patrick Robinson <probinson@northpointkc.com>, Ian McDonald <imcdonald@northpointkc.com>
Subject: FW: Update Trip Gen Memo

Patrick, Ian,

Tim's explanation of the revisions is below. Truck and car counts are now even lower.

Tom George



d: 816.895.8104 c: 630.258.5299 e: tgeorge@northpointkc.com

4825 NW 41st Street, Suite 500

Riverside, MO 64150

www.beyondthecontract.com

From: Sjogren, Tim [mailto:Tim.Sjogren@kimley-horn.com]

Sent: Friday, June 23, 2017 4:13 PM

To: Tom George <tgeorge@northpointkc.com>

Cc: Fancier, Rory <Rory.Fancier@kimley-horn.com>

Subject: Update Trip Gen Memo

Tom-

Attached is the revised trip generation memo. I'll call you to discuss the changes, but it largely is driven by how we designated trucks without trailers. Previously they were grouped with the cars and medium trucks and we've now put them under trucks as they would presumably have to stay on the new bridge as well. We also discovered an area where some vehicles were being double counted. The result of both is even lower trip generation for the industrial park.

Will call shortly.

Thanks!

Tim

Tim Sjogren, P.E., PTOE

Kimley-Horn | 1001 Warrenville Road, Suite 350, Lisle, IL 60532

Direct: 331 481 7332 | Mobile: 630 370 0086

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#)

Celebrating ten years as one of FORTUNE's 100 Best Companies to Work For

MEMORANDUM

To: Tom George
NorthPoint Development

From: Tim Sjogren, P.E., PTOE
Emma Albers, P.E.
Kimley-Horn and Associates, Inc.

Date: June 23, 2017

Subject: Elwood International Port Trip Generation Study

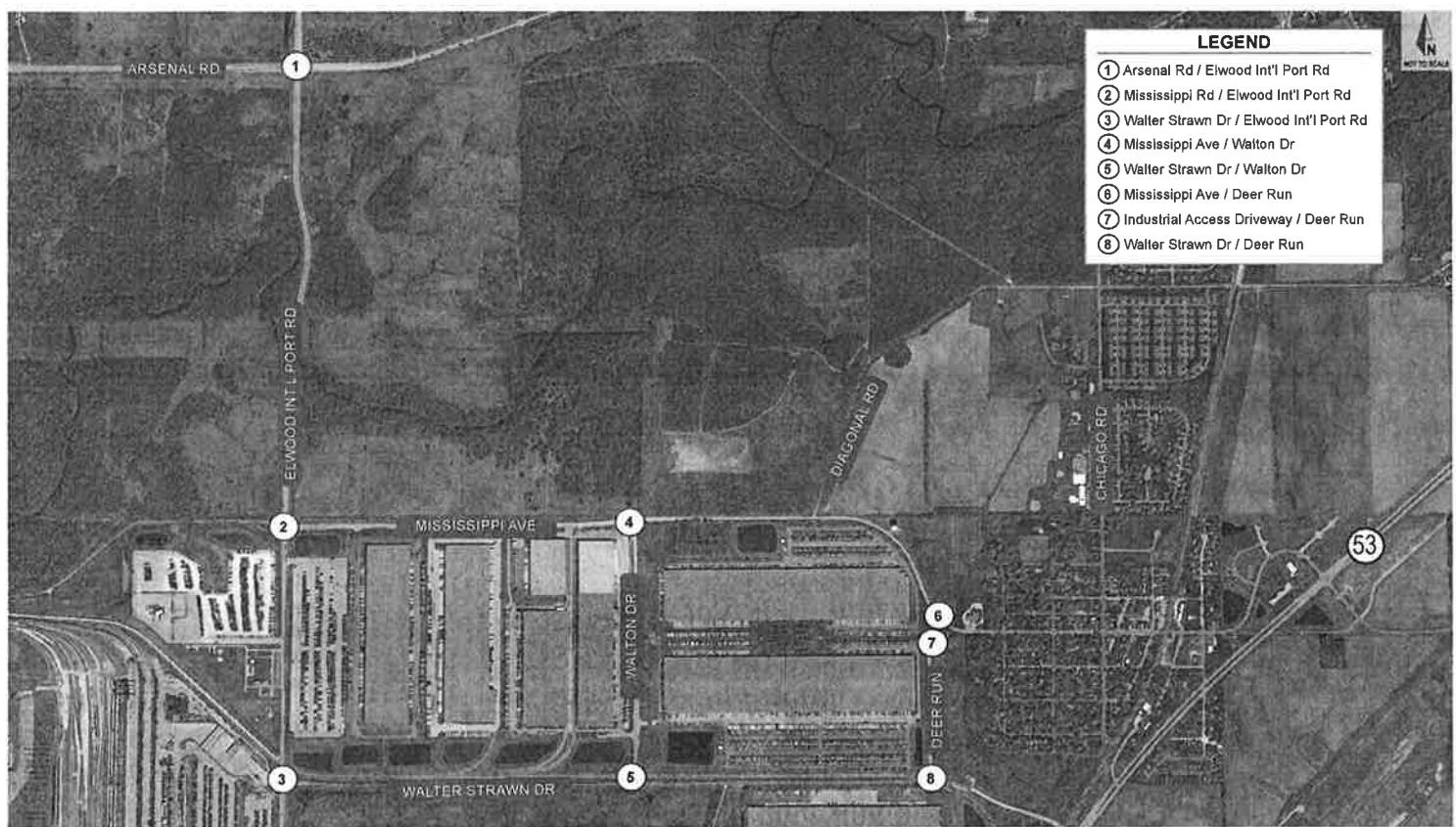
At the request of NorthPoint Development, Kimley-Horn has performed a trip generation analysis in the vicinity of the Elwood International Port in Elwood, Illinois. The purpose of this evaluation is to determine site-generated traffic characteristics for the intermodal facility and nearby industrial buildings in order to derive trip generation rates for use in a future traffic impact analysis for the proposed Compass Business Park.

Traffic Data Collection

To provide a basis for the trip generation study, turning movement count data was collected at the following intersections:

1. Arsenal Road at Elwood International Port (EIP) Road
2. Mississippi Road at Elwood International Port Road
3. Walter Strawn Drive at Elwood International Port Road
4. Mississippi Avenue at Walton Drive
5. Walter Strawn Drive at Walton Drive
6. Mississippi Avenue at Deer Run
7. Industrial Access Driveway at Deer Run
8. Walter Strawn Drive at Deer Run

A map of the study intersections is shown in **Exhibit 1**. The traffic counts were performed for a 72-hour period beginning at 12:00AM on Tuesday, June 6, 2017, and ending at 12:00AM on Friday, June 9, 2017. Vehicle classification was included in all counts to separate car, small/medium truck, and heavy truck volumes. A complete summary of the resulting count data is contained on a CD submitted along with this memorandum.



Trip Generation Summary

In order to understand the number of trips generated by the intermodal and industrial facilities, the number of vehicles entering and exiting the facilities was recorded continuously and tabulated in 15-minute intervals. With consideration for the respective access locations for the intermodal and industrial facilities, vehicular movements that are presumed to correspond to inbound and outbound traffic for each facility were identified. For example, inbound trips for the intermodal facility can be attributed to the westbound left turn, westbound through, southbound through, and southbound right turn at the intersection of EIP Road/Walter Strawn Drive. A map of the movements used to determine inbound and outbound trips generated by the industrial and intermodal facilities is shown in **Exhibit 2**. This exhibit shows three different categories considered in this trip generation analysis:

1. Trips generated by the intermodal facility
2. Trips generated by the industrial facility
3. Trips shared between the intermodal and industrial facilities (heavy trucks only)

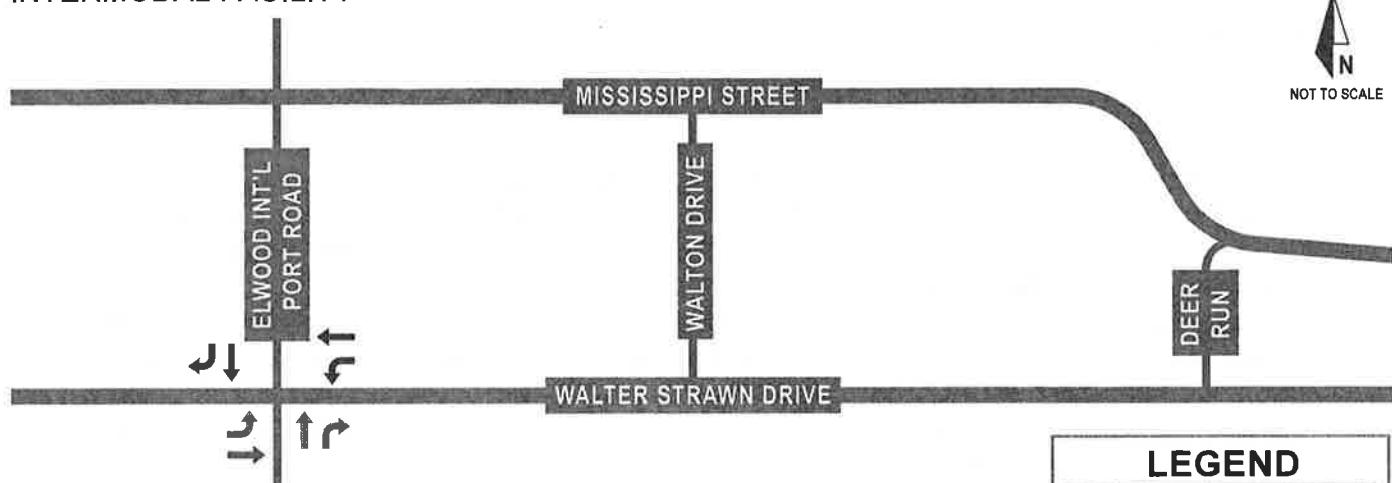
It should be noted that the total number of industrial trips correspond to the sum of the "Industrial" and "Industrial Shared with Intermodal" categories on Exhibit 2. Furthermore, an existing transload building on the east side of EIP Road south of Walter Strawn Road was included in intermodal trip generation for the purposes of this evaluation due to its location within the intermodal area.

The anticipated movement of intermodal traffic through the industrial area is also illustrated on Exhibit 2. Based on a review of traffic count data, it appears that a significant quantity of intermodal-related passenger vehicles use Mississippi Road to travel to and from the east. An effort was made to quantify these intermodal through trips on Deer Run. Given the assumption that intermodal through trips on Deer Run are traveling via the west leg at Walter Strawn Drive/Deer Run and the east leg at Mississippi Avenue/Deer Run, north- and southbound through traffic on Deer Run at the Industrial Access Driveway was reduced based on the proportional turning movements at these intersections. The arrow representing these through trips on Exhibit 2 mirror this routing pattern to further illustrate the presumed methodology. To avoid double-counting these through trips in the industrial trip generation analysis, the volumes derived from the Deer Run counts were subtracted from the inbound and outbound industrial trip generation totals.

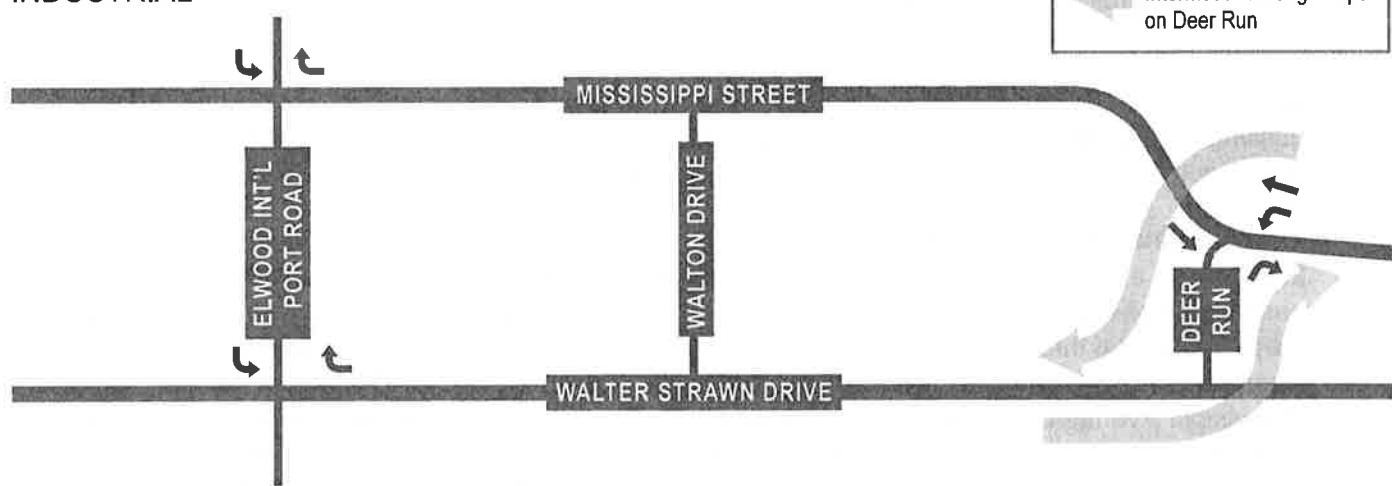
In addition to these site-specific movements, consideration was given to the potential for traffic that is passing through the study area today. The Village of Elwood is located east of the study area, and one of the most direct connections between the Village and I-55 would be to travel along Mississippi Road and through EIP Road/Arsenal Road intersection. In order to provide a conservative analysis regarding site-generated traffic volumes, however, no reduction was incorporated to account for this through traffic to/from the Village of Elwood and other locations to the east.

Using the methodology outlined herein, inbound and outbound trip generation characteristics were identified on a daily and peak hour basis for each of the three categories listed above. Based on the operational characteristics of the developments, passenger car trips were tabulated separately from the remaining vehicle types (medium and heavy trucks) for the purposes of distinguishing trip generation rates for each type. The resulting trip generation estimates were averaged across the three days of data collection and are presented in **Table 1** for each facility. Note that medium trucks,

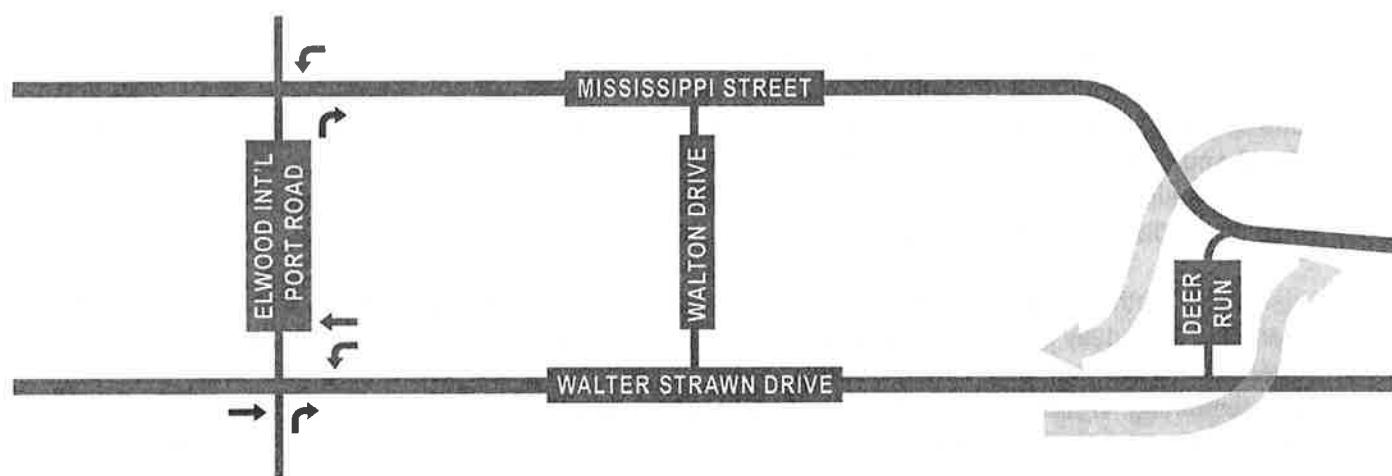
INTERMODAL FACILITY



INDUSTRIAL



INDUSTRIAL SHARED WITH INTERMODAL



a classification which includes both box trucks (UPS, garbage, etc) and semi cabs without an attached trailer, have been combined with heavy trucks into a single category (Trucks) in this table.

Table 1. Average Weekday Trip Generation by Facility

Land Use	Daily			AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total	In	Out	Total
<i>Intermodal Trips</i>									
Cars	977	981	1,958	57	87	144	36	66	102
Trucks ¹	4,178	4,197	8,375	164	154	318	259	292	551
Total	5,155	5,178	10,333	221	241	462	295	358	653
<i>Industrial Trips</i>									
Cars	2,214	2,208	4,422	270	105	375	200	413	613
Trucks ²	829	846	1,675	36	32	68	47	56	103
Total	3,043	3,054	6,097	306	137	443	247	469	716
<i>Shared Industrial & Intermodal Truck Trips</i>									
Trucks	219	212	431	10	12	22	13	15	28

¹Medium trucks comprise roughly 27% of daily trips, 32% of AM peak hour trips, and 27% of PM peak hour trips at the intermodal facility.

²Medium trucks comprise roughly 16% of daily trips, 18% of AM peak hour trips, and 24% of PM peak hour trips from the industrial buildings.

The above data reveals good correlation between inbound and outbound daily trips, with the total intermodal and industrial trip generation estimates showing less than one percent difference between inbound and outbound volumes. Shared truck counts show a difference of less than four percent between inbound and outbound trips.

3. Trip Generation Rates

Based on the trip estimates detailed in Table 1, trip generation rates were calculated per 1,000 square feet of industrial space and per 1,000 lifts at the intermodal facility. Using on aerial measurements, the industrial park contains approximately 8,300,000 square feet in total size. The total number of lifts currently operating at the intermodal facility is approximately 1,000,000, based on information provided by NorthPoint Development. Using these variables, trip generation rates were calculated for the two facility types, as presented in Table 2.

Table 2. Trip Generation Rates by Land Use

Land Use	Unit	Weekday		
		Daily	AM Peak	PM Peak
<i>Intermodal</i>				
Cars	Per 1,000 lifts	1.958 50% in/50% out	0.144 40% in/60% out	0.102 35% in/65% out
Trucks	Per 1,000 lifts	8.375 50% in/50% out	0.318 52% in/48% out	0.551 47% in/53% out
Total	Per 1,000 lifts	10.333 50% in/50% out	0.462 48% in/52% out	0.653 45% in/55% out
<i>Industrial</i>				
Cars	Per 1,000 sq. ft.	0.533 50% in/50% out	0.045 72% in/28% out	0.074 33% in/67% out
Trucks	Per 1,000 sq. ft.	0.202 50% in/50% out	0.008 53% in/47% out	0.012 46% in/54% out
Total	Per 1,000 sq. ft.	0.735 50% in/50% out	0.053 69% in/31% out	0.086 34% in/66% out
<i>Shared Industrial & Intermodal Truck Trips</i>				
Trucks	Per 1,000 sq. ft.	0.052 50% in/50% out	0.0027 45% in/55% out	0.0034 46% in/54% out

For context, the industrial trip generation rates were compared to data in the Institute of Transportation Engineers (ITE) manual Trip Generation, Ninth Edition, for High Cube Warehouse/Distribution Center (Land Use Code 152). The ITE rates are presented in Table 3 for total site traffic and for trucks. Note that trip generation data for intermodal facilities is not provided in Trip Generation.

Table 3. ITE Trip Generation Rates – Land Use Code 152

Vehicle Type	Unit	Weekday		
		Daily	AM Peak	PM Peak
Total	Per 1,000 sq. ft.	1.68 50% in/50% out	0.11 69% in/31% out	0.12 31% in/69% out
Trucks	Per 1,000 sq. ft.	0.64	0.03	0.04

As shown above, the trip generation rates resulting from the empirical analysis detailed herein yield lower trip generation rates per 1,000 square feet of industrial space than is presented in Trip Generation. Given this decrease, it is recommended that a future traffic impact study for the proposed Compass Business Park be based on these average trip generation rates developed from local data.

Please do not hesitate to contact this office with further questions on this matter.

Marian Gibson

From: Mayor Matichak
Sent: Monday, July 10, 2017 5:04 PM
To: Marian Gibson
Subject: Fwd: Preliminary Draft Projections
Attachments: Draft Executive Summary 04.19.17.pdf; Untitled attachment 00169.htm

Sent from my iPhone

Begin forwarded message:

From: probinson@northpointkc.com
Date: July 7, 2017 at 5:35:01 PM CDT
To: mayor.matichak@villageofelwood.com
Subject: Fwd: Preliminary Draft Projections

Mayor Matichak

The attached report shows the preliminary economic projections for the Compass Business Park.

Table 2 on page A-6, indicates a baseline of \$498 million of incremental revenue. There is also a conservative and optimistic scenario.

It seems that there should be adequate revenue to fund things like a community center.

I know one of the big questions is focused on benefits to the Village.

Please give me a call to discuss.

Thanks,

Patrick

Sent from my iPad

DRAFT EXECUTIVE SUMMARY – REVENUE FORECAST – DATED 4/18/17

VILLAGE OF ELWOOD, ILLINOIS NORTH POINT DEVELOPMENT

April ___, 2017

Introduction

NorthPoint Development (the “Developer”) has proposed to develop certain property located in the Village and it is proposed that the site would be included in a TIF District (as such term is hereinafter defined)(the “Development Site”) which development would principally consist of the construction of approximately 27,596,000 square feet of industrial/warehouse space on the Development Site (the “Industrial Development”).

The Village of Elwood, Illinois (the “Village”) would need to determine the Industrial Development Site would qualify (the “TIF Property”) as part of a “redevelopment project area” (the “TIF District”) as defined in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, as amended (the “TIF Act”) in 2017 pursuant to a redevelopment plan and project (the “TIF Plan”). The term of the TIF District would be 23 years after the date of such designation. In order to designate the Development Site, the Village will first have to determine if the site qualifies under the TIF Act and certain properties must be annexed.

Such designation will allow the Village to use the property tax increment generated thereby to pay for certain eligible redevelopment costs (the “Incremental Property Taxes”). Due to the one year lag in collections of property taxes, the Village will receive the final payment of Incremental Property Taxes in the 24th year from the date of the designation of the TIF District.

The following preliminary analyses provide a projection of the Incremental Property Taxes that would be generated by the Industrial Development based on three Incremental Property Tax collection scenarios.

This development includes different types of industrial products that vary by square footage, occupancy dates and valuation.

The following is a description of the three Incremental Property Taxes scenarios analyzed herein that assume the properties within the Industrial Development would have a varying market values for assessment purposes:

- 1) Scenario #1 - Baseline (Exhibit A) - Analysis of Incremental Property Taxes assuming that the market value for manufacturing facilities are \$32/square foot and warehouse facilities are \$30/square foot. The total project square footage is 27,596,000; and
- 2) Scenario #2 - Conservative – (Exhibit B) - Analysis of Incremental Property Taxes assuming that the market value for manufacturing facilities are \$28/square foot and warehouse facilities are \$26/square foot. The total project square footage is 24,796,000; and
- 3) Scenario #3 - Aggressive – (Exhibit C) - Analysis of Incremental Property Taxes assuming that the market value for manufacturing facilities are \$35/square foot and warehouse facilities are \$33/square foot. The total project square footage is 27,596,000.

Kane, McKenna and Associates, Inc. (“Kane, McKenna”) has reviewed the materials in relation to available file material, industry reports and research of comparable properties. Certain of the general assumptions described in Exhibit A have been provided by the Developer including, but not limited to, the projected market value used to determine Incremental Property Taxes. Kane, McKenna has not been provided with any type of marketing studies related to the Industrial Development. The purpose of the analysis contained herein is to determine the incremental property tax benefits derived from the Industrial Development. The analysis herein may be supplemented by additional cost data, engineering reports, or market information as well as other data in order to review/test the assumptions.

Analysis of Projected Incremental Property Taxes

The equalized assessed value of the Development Site used to determine the initial equalized assessed value for the TIF District is \$2,514,372 (the “Base EAV”). The following Table 1 is a list of the parcels and their respective assessed values of the parcels within the Development Site:

	<u>PIN</u>	<u>Tax Code</u>	<u>2015 EAV</u>
1	10-11-23-300-001-0000	1007	\$ 56,601
2	10-11-26-100-004-0000	1007	\$ 93,033
3	10-11-26-100-003-0000	1007	\$ 14,369
4	10-11-26-100-002-0000	1007	\$ 17,783
5	10-11-27-100-008-0000		\$ 9,915
6	10-11-27-100-005-0000	1007	\$ 27,346
7	10-11-27-100-007-0000		\$ 20,660
8	10-11-23-400-004-0000	1002	\$ 83,342
9	10-11-23-400-005-0000	1002	\$ 16,105
10	10-11-23-400-002-0000	1002	\$ 8,949
11	10-11-24-300-004-0000	1002	\$ 62,869
12	10-11-24-300-005-0000	1002	\$ 99,824
13	10-11-24-100-009-0000	1002	\$ 4,745
14	10-11-24-100-002-0000	1002	\$ 3,895
15	10-11-24-200-002-0000	1002	\$ 40,470
16	10-11-24-100-009-0000	1002	\$ 4,745
17	10-11-24-100-010-0000	1002	\$ 17,487
18	10-11-13-300-019-0000	1002	\$ 25,506
19	10-11-13-300-021-0000	1002	\$ 14,225
20	10-11-23-200-003-0000	1002	\$ 6,395
21	10-11-23-200-002-0000	1002	\$ 10,747
22	10-11-23-200-001-0000	1004	\$ 52,280
23	10-11-14-400-002-0000	1004	\$ 17,269
24	10-11-14-400-001-0001		\$ 17,577
25	10-11-24-400-028-0000	1002	\$ 25,809
26	10-11-25-100-009-0000	1002	\$ 17,545
27	10-11-29-207-003-0000	1007	\$ 950,625
28	10-11-29-401-001-0000	1007	\$ 451,750
29	10-11-29-207-002-0000	1007	\$ 186,115
30	10-11-29-207-004-0000	1007	\$ 1
31	10-11-29-302-001-0000	1007	\$ 1
32	10-11-29-300-014-0000	1007	\$ 1
33	10-11-29-207-001-0000	1007	\$ 112,990
34	10-11-29-200-011-0000	1010	\$ 3,915
35	10-11-28-100-002-0000	1007	\$ 13,711
36	10-11-22-400-010-0000	1007	\$ 16,899
37	10-11-22-400-007-0000	1007	\$ 2,170
38	10-11-22-400-008-0000	1007	\$ 6,703
		Total	\$ 2,514,372

Furthermore, the analyses herein also assume that the 2015 state equalization factor (1). As most of the Development Site is currently unincorporated, any such portions of the Development Site are expected to be annexed into the Village. The 2015 tax rate of 8.538% used in the analyses herein to determine the Incremental Property Taxes includes the 2015 tax year tax rate for the Development Site (8.094%) and the tax rate for the Village (0.444%) which reflects the projected tax rate that would assume the annexation.

The market value assumptions used by KMA are based on information available obtained by KMA from the Will County Assessor and its files, for comparable uses. **The property absorption assumptions are preliminary and based on the Developers analysis. It is expected that these assumptions would be supplemented by market studies.**

The KMA assumption for market value growth assumes a conservative 1.0% annual growth rate across all scenarios. The more conservative growth rate used by KMA reflects both the more recent historic growth rates for comparable property in Will County.

Summary

Analysis of Projected Incremental Property Taxes

The TIF Act provides that the Village may reimburse itself for administrative costs relating to a redevelopment project area. None of the analyses provide for the reimbursement of any administrative costs but the Village can allow for the payment of such costs as well as other TIF eligible costs identified by the Village. Furthermore, the TIF Act does not allow the Village to enter into obligations payable from Incremental Property Taxes with a term that exceeds 20 years.

Scenario #1 – Baseline (\$32/Sq.Ft. and \$30/Sq.Ft. Market Value)

The main findings in the analysis of Scenario #1 Incremental Property Taxes related to Scenario #1 are:

- Pursuant to Scenario #1, the Industrial Development is projected to generate \$489,174,332 of Scenario #1 Incremental Property Taxes (see Exhibit A) which would be available for the payment of eligible redevelopment costs as determined pursuant to the TIF Act.
- The analysis for Scenario #1 provides that the Village could retire obligations that would provide for eligible redevelopment costs of \$184,119,848 (assuming an interest rate of 6% and a term of 20 years commencing with the year 2019) (Exhibit A).

Scenario #2 – Conservative (28/Sq.Ft. and \$26/Sq.Ft. Market Value)

The main findings in the analysis of Scenario #2 Incremental Property Taxes related to Scenario #2 are:

- Pursuant to Scenario #2, the Industrial Development is projected to generate \$297,058,403 of Scenario #2 Incremental Property Taxes (see Exhibit B) which would be available for the payment of eligible redevelopment costs as determined pursuant to the TIF Act.
- The analysis for Scenario #2 provides that the Village could retire obligations that would provide for eligible redevelopment costs of \$96,649,188 (assuming an interest rate of 6% and a term of 20 years commencing with the year 2019) (see Exhibit B).

Scenario #3 – Aggressive (\$35/Sq.Ft. and \$30/Sq.Ft. Market Value)

The main findings in the analysis of Scenario #3 Incremental Property Taxes related to Scenario #3 are:

- Pursuant to Scenario #3, the Industrial Development is projected to generate \$519,052,429 of Scenario #3 Incremental Property Taxes (see Exhibit C) which would be available for the payment of eligible redevelopment costs as determined pursuant to the TIF Act.
- The analysis for Scenario #3 provides that the Village could retire obligations that would provide for eligible redevelopment costs of \$202,977,189 assuming an interest rate of 6% and a term of 20 years commencing with the year 2019) (see Exhibit C).

Projected increment for each scenarios are summarized in the table below.

Provided by Will County Clerk and Will County Treasurer

- (a) 2016 Tax Rate (Tax Code 16043)= 8.0937% and Village Tax Rate = 0.444%
- (b) Total 2015 Assessed Value for the Development Site = \$2,514,372

Property Tax Assumptions

- (a) Annual growth rate for property assessments = 1.0%.
- (b) Tax collection – one year in arrears, e.g., 2017 taxes collected in 2018.
- (c) Will County assessment rate of 33% was used to determine the assessed value of the properties
- (d) TIF expires in 2041 (final property tax collection year of 2042).

Table 2

<u>Collection Year</u>	<u>Projected Annual Incremental Property Taxes</u>		
	Baseline	Conservative	Aggressive
2018	-	-	-
2019	-	-	-
2020	259,133	-	259,133
2021	1,893,732	200,065	2,242,956
2022	4,526,328	1,215,803	6,110,036
2023	7,603,679	2,492,035	10,640,549
2024	10,769,559	3,803,758	15,103,792
2025	13,924,569	5,067,616	19,399,049
2026	17,295,657	6,276,901	23,425,294
2027	20,886,522	7,524,573	25,588,426
2028	24,246,800	8,956,461	25,846,457
2029	25,928,550	10,550,315	26,107,068
2030	26,189,982	12,194,431	26,370,285
2031	26,454,029	13,783,325	26,636,135
2032	26,720,716	15,216,335	26,904,643
2033	26,990,070	16,617,005	27,175,836
2034	27,262,117	18,102,161	27,449,742
2035	27,536,885	19,689,949	27,726,386
2036	27,814,401	21,121,017	28,005,797
2037	28,094,692	21,816,270	28,288,001
2038	28,377,786	22,036,579	28,573,028
2039	28,663,710	22,259,092	28,860,905
2040	28,952,494	22,483,829	29,151,661
2041	29,244,166	22,710,814	29,445,324
2042	29,538,754	22,940,069	29,741,924
Total	\$ 489,174,332	\$ 297,058,403	\$ 519,052,429

EXHIBIT #A - BASELINE

PRELIMINARY - FOR DISCUSSION PURPOSES ONLY

**Preliminary Draft (Baseline)
Proposed Project
Preliminary User Assumptions**

Component Name	Project Description	Class Code	Occupancy Date	Building Sq. Ft / # Units	Avg. Initial Market Value Sq. Ft./Unit
1	Manufacturing (1)	2	Jan-24	1,458,000	32
2	Manufacturing (2)	2	Jan-27	435,000	32
3	Large Warehouse (1)	2	Jan-21	12,089,000	30
4	Large Warehouse (2)	2	Jan-22	5,526,000	30
5	Medium Warehouse (1)	2	Jan-22	6,240,000	30
6	Medium Warehouse (2)	2	Jan-23	1,848,000	30
Totals				27,596,000	

Notes:

Preliminary Draft (Baseline)

Proposed Project

Projected Incremental Taxes

Component Name	Project Description	Class Code	Occupancy Date	Sq. Ft. / # Units	Market Value Sq. Ft./Unit	TIF Year								
						2018	2019	2020	2021	2022	2023	2024	2025	2026
1	Manufacturing (1)	2	Jan-24	1,458,000	32.00	0	0	0	1,348,488	4,085,918	6,877,963	9,725,439	12,629,178	
2	Manufacturing (2)	2	Jan-27	435,000	32.00	0	0	0	0	0	0	0	829,035	2,511,976
3	Large Warehouse (1)	2	Jan-21	12,089,000	30.00	0	5,549,395	16,814,667	33,965,627	51,457,925	63,521,950	75,822,109	88,361,919	107,094,646
4	Large Warehouse (2)	2	Jan-22	5,526,000	30.00	0	0	4,697,091	9,539,633	14,426,532	24,197,086	34,214,680	44,430,206	49,914,702
5	Medium Warehouse (1)	2	Jan-22	6,240,000	30.00	0	0	3,182,394	9,642,653	19,478,159	29,509,411	36,427,728	46,826,189	57,428,976
6	Medium Warehouse (2)	2	Jan-23	1,848,000	30.00	0	0	0	2,379,757	4,859,135	7,335,317	12,259,332	14,911,911	17,562,179
0		0	Jan-00	0	0.00	0	0	0	0	0	0	0	0	0
Total EAV All Components						0	5,549,395	24,694,151	55,527,671	91,570,239	128,649,682	165,601,812	205,084,700	247,141,658
I. Incremental Property Taxes:														
(a) Base EAV						2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	2,514,372
(b) Incremental EAV						0	3,035,023	22,179,779	53,013,299	89,055,867	126,135,310	163,087,440	202,570,328	244,627,286
(c) Tax Rate : 8.5381%						8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	8.5381%
(d) Total Est. Incremental Property Taxes						0	0	259,133	1,893,732	4,526,328	7,603,679	10,769,559	13,924,569	17,295,657
(e) Incremental Property Taxes														
(f) Est. Incremental Property Taxes Available						0	0	259,133	1,893,732	4,526,328	7,603,679	10,769,559	13,924,569	17,295,657
(g) Administrative Costs		Not applicable				0	0	0	0	0	0	0	0	0
(h) Carryforward of Administrative Costs		Not applicable				0	0	0	0	0	0	0	0	0
(i) Incremental Property Taxes						0	0	259,133	1,893,732	4,526,328	7,603,679	10,769,559	13,924,569	17,295,657
(j) Cumulative Incremental Property Taxes						0	0	259,133	2,152,865	6,679,193	14,282,872	25,052,431	38,977,000	56,272,657
(k) NPV of Incremental Property Taxes @ 6.0%							0	230,628	1,820,641	5,405,917	11,087,829	18,878,943	27,940,576	38,792,086

Preliminary Draft (Baseline)
Proposed Project
Projected Incremental Taxes

Component Name	Project Description	Class Code	Occupancy Date	Sq. Ft./ # Units	Market Value Sq. Ft./Unit	TIF Year		2027	2028	2029	2030	2031	2032	2033	2034	2035	
						8	9	10	11	12	13	14	15	16			
1 Manufacturing (1)	2	2	Jan-24	1,458,000	32.00	15,590,018	17,177,365	17,349,139	17,522,630	17,697,857	17,874,835	18,053,584	18,234,119	18,416,461			
2 Manufacturing (2)	2	2	Jan-27	435,000	32.00	4,228,493	5,124,934	5,176,183	5,227,945	5,280,225	5,333,027	5,386,357	5,440,221	5,494,623			
3 Large Warehouse (1)	2	2	Jan-21	12,089,000	30.00	126,193,191	133,524,415	134,859,659	136,208,256	137,570,338	138,946,042	140,335,502	141,738,857	143,156,246			
4 Large Warehouse (2)	2	2	Jan-22	5,526,000	30.00	55,449,766	61,035,315	61,845,666	62,262,124	62,884,746	63,513,593	64,148,729	64,790,216	65,438,118			
5 Medium Warehouse (1)	2	2	Jan-22	6,240,000	30.00	64,827,180	68,921,528	69,610,743	70,306,850	71,009,919	71,720,018	72,437,218	73,161,591	73,893,206			
6 Medium Warehouse (2)	2	2	Jan-23	1,848,000	30.00	20,209,283	20,411,376	20,615,489	20,821,644	21,029,861	21,240,159	21,452,561	21,667,086	21,883,757			
0	0	0	Jan-00	0	0.00	0	0	0	0	0	0	0	0	0	0	0	
Total EAV All Components						286,497,932	305,194,932	309,256,882	312,349,450	315,472,945	318,627,674	321,813,951	325,032,091	328,282,412			
I. Incremental Property Taxes:																	
(a) Base EAV						2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	2,514,372		
(b) Incremental EAV						283,983,560	303,680,560	306,742,510	309,835,078	312,958,573	316,113,302	319,299,579	322,517,719	325,768,040			
(c) Tax Rate : 8.5381%						8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	8.5381%		
(d) Total Est. Incremental Property Taxes						20,886,522	24,246,800	25,928,550	26,189,982	26,454,029	26,720,716	26,990,070	27,262,117	27,536,885			
(e) Incremental Property Taxes																	
(f) Est. Incremental Property Taxes Available						20,886,522	24,246,800	25,928,550	26,189,982	26,454,029	26,720,716	26,990,070	27,262,117	27,536,885			
(g) Administrative Costs						Not applicable	0	0	0	0	0	0	0	0	0	0	
(h) Carryforward of Administrative Costs						Not applicable	0	0	0	0	0	0	0	0	0	0	
(i) Incremental Property Taxes						20,886,522	24,246,800	25,928,550	26,189,982	26,454,029	26,720,716	26,990,070	27,262,117	27,536,885			
(j) Cumulative Incremental Property Taxes						77,159,180	101,405,980	127,334,530	153,524,512	179,978,541	206,699,257	233,689,327	260,951,444	288,488,329			
(k) NPV of Incremental Property Taxes @ 6.0%						51,154,786	64,694,073	78,352,909	91,368,528	103,771,209	115,589,808	126,851,821	137,583,452	147,809,671			

Preliminary Draft (Baseline)

Proposed Project

Projected Incremental Taxes

Component Name	Project Description	Class Code	Occupancy Date	Sq. Ft. / # Units	Market Value Sq. Ft./Unit	TIF Year						TIF Expiration 2041	Final Collection 2042
						2036 17	2037 18	2038 19	2039 20	2040 21	2041 22		
1 Manufacturing (1)	2	Jan-24	1,458,000	32.00	18,600,625	18,786,632	18,974,498	19,164,243	19,355,885	19,549,444	19,744,939		
2 Manufacturing (2)	2	Jan-27	435,000	32.00	5,549,569	5,605,065	5,661,116	5,717,727	5,774,904	5,832,653	5,890,980		
3 Large Warehouse (1)	2	Jan-21	12,089,000	30.00	144,587,808	146,033,686	147,494,023	148,968,963	150,458,653	151,963,239	153,482,872		
4 Large Warehouse (2)	2	Jan-22	5,526,000	30.00	66,092,500	66,753,425	67,420,959	68,095,168	68,776,120	69,463,881	70,158,520		
5 Medium Warehouse (1)	2	Jan-22	6,240,000	30.00	74,632,139	75,378,460	76,132,245	76,893,567	77,662,503	78,439,128	79,223,519		
6 Medium Warehouse (2)	2	Jan-23	1,848,000	30.00	22,102,595	22,323,621	22,546,857	22,772,326	23,000,049	23,230,049	23,462,350		
0	0	Jan-00	0	0.00	0	0	0	0	0	0	0		
Total EAV All Components					331,565,236	334,880,888	338,229,697	341,611,994	345,028,114	348,478,395	351,963,179		
I. Incremental Property Taxes:													
(a) Base EAV					2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	2,514,372		
(b) Incremental EAV					329,050,864	332,366,516	335,715,325	339,097,622	342,513,742	345,964,023	349,448,807		
(c) Tax Rate : 8.5381%					8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	8.5381%		
(d) Total Est. Incremental Property Taxes					27,814,401	28,094,692	28,377,786	28,663,710	28,952,494	29,244,166	29,538,754		
(e) Incremental Property Taxes													
(f) Est. Incremental Property Taxes Available					27,814,401	28,094,692	28,377,786	28,663,710	28,952,494	29,244,166	29,538,754		
(g) Administrative Costs		Not applicable			0	0	0	0	0	0	0		
(h) Carryforward of Administrative Costs		Not applicable			0	0	0	0	0	0	0		
(i) Incremental Property Taxes					27,814,401	28,094,692	28,377,786	28,663,710	28,952,494	29,244,166	29,538,754		
(j) Cumulative Incremental Property Taxes					316,302,730	344,397,422	372,775,208	401,438,918	430,391,412	459,635,578	489,174,332		
(k) NPV of Incremental Property Taxes @ 6.0%					157,554,274	166,839,935	175,688,263	184,119,848	192,154,313	199,810,355	207,105,794		

EXHIBIT B - CONSERVATIVE

PRELIMINARY - FOR DISCUSSION PURPOSES ONLY

**Preliminary Draft (Conservative)
Proposed Project
Preliminary User Assumptions**

Component Name	Project Description	Class Code	Occupancy Date	Building Sq. Ft./# Units	Avg. Initial Market Value Sq. Ft./Unit
1	Manufacturing (1)	2	Jan-27	972,000	28
2	Manufacturing (2)	2	Jan-30	290,000	28
3	Large Warehouse (1)	2	Jan-22	12,089,000	26
4	Large Warehouse (2)	2	Jan-23	4,605,000	26
5	Medium Warehouse (1)	2	Jan-23	4,992,000	26
6	Medium Warehouse (2)	2	Jan-25	1,848,000	26
Totals				24,796,000	

Notes:

Preliminary Draft (Conservative)
 Proposed Project
 Projected Incremental Taxes

Component Name	Project Description	Class Code	Occupancy Date	Sq. Ft. / # Units	Market Value Sq. Ft./Unit	TIF Year								
						2018	2019	2020	2021	2022	2023	2024	2025	2026
1	Manufacturing (1)	2	Jan-27	972,000	28.00	0	0	0	0	0	0	0	1,215,680	2,506,202
2	Manufacturing (2)	2	Jan-30	290,000	28.00	0	0	0	0	0	0	0	0	0
3	Large Warehouse (1)	2	Jan-22	12,089,000	26.00	0	0	4,857,570	9,856,934	14,910,711	25,023,798	30,374,838	35,783,942	46,407,680
4	Large Warehouse (2)	2	Jan-23	4,605,000	26.00	0	0	0	4,111,520	8,350,359	8,524,941	12,800,299	17,160,312	17,425,753
5	Medium Warehouse (1)	2	Jan-23	4,992,000	26.00	0	0	0	2,785,655	8,440,536	11,412,127	14,396,312	17,439,039	17,707,268
6	Medium Warehouse (2)	2	Jan-25	1,848,000	26.00	0	0	0	0	0	2,103,912	4,295,896	4,431,764	6,596,825
0		0	Jan-00	0	0.00	0	0	0	0	0	0	0	0	0
Total EAV All Components						0	0	4,857,570	16,754,110	31,701,606	47,064,778	61,887,345	76,030,737	90,643,728
I. Incremental Property Taxes:														
(a) Base EAV						2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	2,514,372
(b) Incremental EAV						0	0	2,343,198	14,239,736	29,187,234	44,550,406	59,352,973	73,516,365	88,129,356
(c) Tax Rate : 8.5381%						8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	8.5381%
(d) Total Est. Incremental Property Taxes						0	0	0	200,065	1,215,803	2,492,035	3,803,758	5,067,616	6,276,901
(e) Incremental Property Taxes														
(f) Est. Incremental Property Taxes Available						0	0	0	200,065	1,215,803	2,492,035	3,803,758	5,067,616	6,276,901
(g) Administrative Costs						0	0	0	0	0	0	0	0	0
(h) Carryforward of Administrative Costs						0	0	0	0	0	0	0	0	0
(i) Incremental Property Taxes						0	0	0	200,065	1,215,803	2,492,035	3,803,758	5,067,616	6,276,901
(j) Cumulative Incremental Property Taxes						0	0	0	200,065	1,415,868	3,907,903	7,711,661	12,779,277	19,056,178
(k) NPV of Incremental Property Taxes @ 6.0%						0	0	167,978	1,131,008	2,993,202	5,674,701	9,044,955	12,983,161	

Preliminary Draft (Conservative)
Proposed Project

Projected Incremental Taxes

Component Name	Project Description	Class Code	Occupancy Date	Sq. Ft. / # Units	Market Value Sq. Ft./Unit	TIF Year		2027	2028	2029	2030	2031	2032	2033	2034	2035	
						8	9	10	11	12	13	14	15	16			
1 Manufacturing (1)	2	Jan-27	972,000	28.00	3,771,379	5,061,609	6,377,266	7,718,731	9,086,387	10,426,887	10,531,257	10,636,570	10,742,935				
2 Manufacturing (2)	2	Jan-30	290,000	28.00	0	747,386	1,561,779	2,339,806	3,080,131	3,110,932	3,142,042	3,173,462	3,205,197				
3 Large Warehouse (1)	2	Jan-22	12,089,000	26.00	52,127,118	57,908,442	69,064,492	75,169,741	81,390,188	93,101,549	99,560,932	108,191,000	118,480,572				
4 Large Warehouse (2)	2	Jan-23	4,605,000	26.00	21,917,084	26,496,498	26,858,145	31,574,611	36,382,721	36,846,159	41,797,281	46,792,934	47,260,863				
5 Medium Warehouse (1)	2	Jan-23	4,992,000	26.00	20,793,981	26,879,396	30,212,998	33,561,756	36,974,470	37,443,826	40,906,907	47,555,034	51,232,623				
6 Medium Warehouse (2)	2	Jan-25	1,848,000	26.00	8,804,744	8,988,516	11,263,405	13,582,893	13,817,347	16,206,732	18,592,219	18,778,142	19,965,923				
0	0	Jan-00	0	0.00	0	0	0	0	0	0	0	0	0	0	0	0	
Total EAV All Components					107,414,306	126,081,847	145,338,084	163,947,538	180,731,244	197,136,186	214,530,639	233,127,142	249,886,114				
I. Incremental Property Taxes:																	
(a) Base EAV					2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	
(b) Incremental EAV					104,899,934	123,567,475	142,823,712	161,433,168	178,216,872	194,621,814	212,016,267	230,612,770	247,373,742				
(c) Tax Rate : 8.5381%					8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	
(d) Total Est. Incremental Property Taxes						7,524,573	8,956,461	10,550,315	12,194,431	13,783,325	15,216,335	16,617,005	18,102,161	19,689,949			
(e) Incremental Property Taxes																	
(f) Est. Incremental Property Taxes Available						7,524,573	8,956,461	10,550,315	12,194,431	13,783,325	15,216,335	16,617,005	18,102,161	19,689,949			
(g) Administrative Costs		Not applicable				0	0	0	0	0	0	0	0	0	0	0	
(h) Carryforward of Administrative Costs		Not applicable				0	0	0	0	0	0	0	0	0	0	0	
(i) Incremental Property Taxes						7,524,573	8,956,461	10,550,315	12,194,431	13,783,325	15,216,335	16,617,005	18,102,161	19,689,949			
(j) Cumulative Incremental Property Taxes						26,580,751	35,537,212	46,087,526	58,281,958	72,065,283	87,281,618	103,898,623	122,000,784	141,690,733			
(k) NPV of Incremental Property Taxes @ 6.0%						17,436,943	22,438,185	27,995,959	34,056,218	40,518,378	47,248,578	54,182,273	61,308,122	68,620,268			

Preliminary Draft (Conservative)
Proposed Project
Projected Incremental Taxes

Component Name	Project Description	Class Code	Occupancy Date	Sq. Ft./# Units	Market Value Sq. Ft./Unit	TIF Year	2036	2037	2038	2039	2040	TIF Expiration 2041	Final Collection 2042
							17	18	19	20	21		
1 Manufacturing (1)	2	2	Jan-27	972,000	28.00	10,850,365	10,958,868	11,068,457	11,179,142	11,290,933	11,403,842	11,517,881	
2 Manufacturing (2)	2	2	Jan-30	290,000	28.00	3,237,249	3,269,621	3,302,317	3,335,341	3,368,694	3,402,381	3,436,405	
3 Large Warehouse (1)	2	2	Jan-22	12,089,000	26.00	125,309,434	126,562,528	127,828,153	129,106,435	130,397,499	131,701,474	133,018,489	
4 Large Warehouse (2)	2	2	Jan-23	4,605,000	26.00	47,733,472	48,210,807	48,692,915	49,179,844	49,671,642	50,168,359	50,670,042	
5 Medium Warehouse (1)	2	2	Jan-23	4,992,000	26.00	51,744,949	52,262,399	52,785,023	53,312,873	53,846,002	54,384,462	54,928,306	
6 Medium Warehouse (2)	2	2	Jan-25	1,848,000	26.00	19,155,582	19,347,138	19,540,609	19,736,016	19,933,376	20,132,709	20,334,037	
0	0	0	Jan-00	0	0.00	0	0	0	0	0	0	0	
Total EAV All Components						258,031,051	260,611,361	263,217,475	265,849,650	268,508,146	271,193,228	273,905,160	
I. Incremental Property Taxes:													
(a) Base EAV						2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	
(b) Incremental EAV						255,516,679	258,096,989	260,703,103	263,335,278	265,993,774	268,678,856	271,390,788	
(c) Tax Rate : 8.5381%						8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	
(d) Total Est. Incremental Property Taxes						21,121,017	21,816,270	22,036,579	22,259,092	22,483,829	22,710,814	22,940,069	
(e) Incremental Property Taxes													
(f) Est. Incremental Property Taxes Available						21,121,017	21,816,270	22,036,579	22,259,092	22,483,829	22,710,814	22,940,069	
(g) Administrative Costs					Not applicable	0	0	0	0	0	0	0	
(h) Carryforward of Administrative Costs					Not applicable	0	0	0	0	0	0	0	
(i) Incremental Property Taxes						21,121,017	21,816,270	22,036,579	22,259,092	22,483,829	22,710,814	22,940,069	
(j) Cumulative Incremental Property Taxes						162,811,750	184,628,020	206,664,599	228,923,690	251,407,520	274,118,334	297,058,403	
(k) NPV of Incremental Property Taxes @ 6.0%						76,019,885	83,230,446	90,101,556	96,649,188	102,888,565	108,834,194	114,499,899	

EXHIBIT C - AGGRESSIVE

PRELIMINARY - FOR DISCUSSION PURPOSES ONLY

Preliminary Draft (Aggressive)
Proposed Project
Preliminary User Assumptions

Component Name	Project Description	Class Code	Occupancy Date	Building Sq. Ft / # Units	Avg. Initial Market Value Sq. Ft /Unit
1	Manufacturing (1)	2	Jan-24	1,458,000	35
2	Manufacturing (2)	2	Jan-27	435,000	35
3	Large Warehouse (1)	2	Jan-21	12,089,000	30
4	Large Warehouse (2)	2	Jan-23	5,526,000	30
5	Medium Warehouse (1)	2	Jan-22	6,240,000	30
6	Medium Warehouse (2)	2	Jan-24	1,848,000	30
Totals				27,596,000	

Notes:

Preliminary Draft (Aggressive)
Proposed Project

Projected Incremental Taxes

Component Name	Project Description	Class Code	Occupancy Date	Sq. Ft./ # Units	Market Value Sq. Ft/Unit	TIF Year								
						2018	2019	2020	2021	2022	2023	2024	2025	2026
1	Manufacturing (1)	2	Jan-24	1,458,000	35.00	0	0	0	2,949,817	7,448,289	9,089,242	13,738,934	18,417,551	
2	Manufacturing (2)	2	Jan-27	435,000	35.00	0	0	0	0	0	0	0	2,720,271	5,494,948
3	Large Warehouse (1)	2	Jan-21	12,089,000	30.00	0	5,549,395	22,419,556	45,287,503	62,893,019	80,846,118	99,151,989	117,815,892	130,893,456
4	Large Warehouse (2)	2	Jan-23	5,526,000	30.00	0	0	0	4,744,062	19,166,009	33,875,921	48,878,115	59,240,275	59,832,678
5	Medium Warehouse (1)	2	Jan-22	6,240,000	30.00	0	0	6,364,787	19,285,306	32,463,598	42,624,705	52,985,787	63,549,828	67,563,501
6	Medium Warehouse (2)	2	Jan-24	1,848,000	30.00	0	0	0	4,759,515	9,665,245	14,618,088	19,614,931	19,811,080	20,009,191
0		0	Jan-00	0	0.00	0	0	0	0	0	0	0	0	0
Total EAV All Components						0	5,549,395	28,784,343	74,076,385	127,138,689	179,413,120	229,720,063	276,876,281	302,211,325
I. Incremental Property Taxes:														
(a) Base EAV						2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	2,514,372
(b) Incremental EAV						0	3,035,023	26,269,971	71,562,013	124,624,317	176,898,748	227,205,691	274,361,909	299,696,953
(c) Tax Rate : 8.5381%						8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	8.5381%
(d) Total Est. Incremental Property Taxes						0	0	259,133	2,242,956	6,110,036	10,640,549	15,103,792	19,399,049	23,425,294
(e) Incremental Property Taxes														
(f) Est. Incremental Property Taxes Available						0	0	259,133	2,242,956	6,110,036	10,640,549	15,103,792	19,399,049	23,425,294
(g) Administrative Costs					Not applicable	0	0	0	0	0	0	0	0	0
(h) Carryforward of Administrative Costs					Not applicable	0	0	0	0	0	0	0	0	0
(i) Incremental Property Taxes						0	0	259,133	2,242,956	6,110,036	10,640,549	15,103,792	19,399,049	23,425,294
(j) Cumulative Incremental Property Taxes						0	0	259,133	2,502,090	8,612,126	19,252,675	34,356,467	53,755,516	77,180,810
(k) NPV of Incremental Property Taxes @ 6.0%							0	230,628	2,113,857	6,953,578	14,904,815	25,552,393	38,453,868	53,151,188

Preliminary Draft (Aggressive)
Proposed Project

Projected Incremental Taxes

Component Name	Project Description	Class Code	Occupancy Date	Sq. Ft./# Units	TIF Year		2027	2028	2029	2030	2031	2032	2033	2034	2035
					8	9	10	11	12	13	14	15	16		
1 Manufacturing (1)	2	Jan-24	1,458,000	35.00	18,601,726	18,787,743	18,975,621	19,165,377	19,357,031	19,550,601	19,746,107	19,943,568	20,143,004		
2 Manufacturing (2)	2	Jan-27	435,000	35.00	5,549,898	5,605,397	5,661,451	5,718,065	5,775,246	5,832,998	5,891,328	5,950,242	6,009,744		
3 Large Warehouse (1)	2	Jan-21	12,089,000	30.00	132,202,391	133,524,415	134,859,659	136,208,256	137,570,338	138,946,042	140,335,502	141,738,857	143,156,246		
4 Large Warehouse (2)	2	Jan-23	5,526,000	30.00	60,431,004	61,035,316	61,645,668	62,262,124	62,884,746	63,513,593	64,148,729	64,790,216	65,438,118		
5 Medium Warehouse (1)	2	Jan-22	6,240,000	30.00	68,239,136	68,921,528	69,610,743	70,306,850	71,009,919	71,720,018	72,437,218	73,161,591	73,893,206		
6 Medium Warehouse (2)	2	Jan-24	1,848,000	30.00	20,209,283	20,411,376	20,615,489	20,821,644	21,029,861	21,240,159	21,452,561	21,667,086	21,883,757		
0	0	Jan-00	0	0.00	0	0	0	0	0	0	0	0	0	0	0
Total EAV All Components					305,233,438	308,285,773	311,368,631	314,482,317	317,627,140	320,803,411	324,011,446	327,251,560	330,524,078		
I. Incremental Property Taxes:															
(a) Base EAV					2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	2,514,372
(b) Incremental EAV					302,719,086	305,771,401	308,854,259	311,967,945	315,112,768	318,289,039	321,497,074	324,737,188	328,009,704		
(c) Tax Rate : 8.5381%					8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	8.5381%
(d) Total Est. Incremental Property Taxes					25,588,426	25,846,457	26,107,068	26,370,285	26,636,135	26,904,643	27,175,838	27,449,742	27,726,386		
(e) Incremental Property Taxes					0	0	0	0	0	0	0	0	0	0	0
(f) Est. Incremental Property Taxes Available					25,588,426	25,846,457	26,107,068	26,370,285	26,636,135	26,904,643	27,175,838	27,449,742	27,726,386		
(g) Administrative Costs					0	0	0	0	0	0	0	0	0	0	0
(h) Carryforward of Administrative Costs					0	0	0	0	0	0	0	0	0	0	0
(i) Incremental Property Taxes					25,588,426	25,846,457	26,107,068	26,370,285	26,636,135	26,904,643	27,175,838	27,449,742	27,726,386		
(j) Cumulative Incremental Property Taxes					102,769,236	128,615,692	154,722,780	181,093,046	207,729,181	234,633,824	261,809,660	289,259,402	316,985,788		
(k) NPV of Incremental Property Taxes @ 6.0%					68,296,937	82,729,464	96,482,341	109,587,585	122,075,625	133,975,575	145,315,102	156,120,590	166,417,184		

Preliminary Draft (Aggressive)

Proposed Project

Projected Incremental Taxes

Component Name	Project Description	Class Code	Occupancy Date	Sq. Ft / # Units	Market Value Sq. Ft /Unit	TIF Year					TIF Expiration	Final Collection
						2036 17	2037 18	2038 19	2039 20	2040 21	2041 22	2042 23
1 Manufacturing (1)	2	Jan-24	1,458,000	35.00	20,344,434	20,547,878	20,753,357	20,960,891	21,170,500	21,382,205	21,596,027	
2 Manufacturing (2)	2	Jan-27	435,000	35.00	6,069,841	6,130,540	6,191,845	6,253,764	6,316,301	6,379,464	6,443,259	
3 Large Warehouse (1)	2	Jan-21	12,089,000	30.00	144,587,808	146,033,686	147,494,023	148,968,963	150,458,653	151,963,239	153,482,872	
4 Large Warehouse (2)	2	Jan-23	5,526,000	30.00	66,092,500	66,753,425	67,420,959	68,095,168	68,776,120	69,463,881	70,158,520	
5 Medium Warehouse (1)	2	Jan-22	6,240,000	30.00	74,632,139	75,378,460	76,132,245	76,893,567	77,662,503	78,439,128	79,223,519	
6 Medium Warehouse (2)	2	Jan-24	1,848,000	30.00	22,102,595	22,323,621	22,546,857	22,772,326	23,000,049	23,230,049	23,462,350	
0	0	Jan-00	0	0.00	0	0	0	0	0	0	0	
Total EAV All Components					333,829,316	337,167,610	340,539,286	343,944,679	347,384,125	350,857,967	354,366,546	
I. Incremental Property Taxes:												
(a) Base EAV					2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	2,514,372	
(b) Incremental EAV					331,314,944	334,653,238	338,024,914	341,430,307	344,869,753	348,343,595	351,852,174	
(c) Tax Rate : 8.5381%					8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	8.5381%	
(d) Total Est. Incremental Property Taxes					28,005,797	28,288,001	28,573,028	28,860,905	29,151,661	29,445,324	29,741,924	
(e) Incremental Property Taxes					0	0	0	0	0	0	0	
(f) Est. Incremental Property Taxes Available					28,005,797	28,288,001	28,573,028	28,860,905	29,151,661	29,445,324	29,741,924	
(g) Administrative Costs		Not applicable			0	0	0	0	0	0	0	
(h) Carryforward of Administrative Costs		Not applicable			0	0	0	0	0	0	0	
(i) Incremental Property Taxes					28,005,797	28,288,001	28,573,028	28,860,905	29,151,661	29,445,324	29,741,924	
(j) Cumulative Incremental Property Taxes					344,991,584	373,279,586	401,852,614	430,713,519	459,865,180	489,310,504	519,052,429	
(k) NPV of Incremental Property Taxes @ 6.0%					176,228,841	185,578,393	194,487,598	202,977,189	211,066,924	218,775,629	226,121,246	

1.2

Marian Gibson

From: Ian McDonald
Sent: Tuesday, May 30, 2017 4:01 PM
To: Marian Gibson; Mayor
Cc: Mayor Matichak; Ian McDonald
Subject: RE: Compass Business Park

Mayor Kernc,

I'll echo Marian's comment. Thank you so much for your time and consideration today, as well as your interest in the Compass Business Park project. Marian and Dave had some great things to say about you, so I'll add that it was an absolute pleasure to finally meet you in person and share our company and the Compass project with you. We are extremely excited about the prospect of the Enterprise Zone expansion.

Please don't hesitate to reach out if you have any follow up questions. Dave will be following up with the items you requested today. I'll also follow up with some additional thoughts on senior housing and NorthPoint's approach to that market. Thanks again!

Sincerely,

Ian McDonald | General Counsel/Project Manager



NorthPoint Development
d: 816.384.2292 | m: 785.218.6583
4825 NW 41st Street, Suite 500
Riverside, MO 64150
www.beyondthecontract.com

Please note that our address has changed!

From: Marian Gibson [mailto:marian.gibson@villageofelwood.com]
Sent: Tuesday, May 30, 2017 3:31 PM
To: Mayor <mayor@villageofdiamond.org>
Cc: Mayor Matichak <mayor.matichak@villageofelwood.com>; Ian McDonald <ian@northpointkc.com>
Subject: Re: Compass Business Park

Mayor Kernc,

Thank you so much. It was great to discuss this exciting project with you today. We look forward to working with the Village of Diamond to benefit the region with investment and jobs.

Marian T. Gibson, ICMA-CM
Village Administrator
Village of Elwood
401 E. Mississippi
Elwood, IL 60421
(815) 424-1095 Direct
(815) 509-2282 Cell

Email marian.gibson@villageofelwood.com

On May 30, 2017, at 3:20 PM, Mayor <mayor@villageofdiamond.org> wrote:

Teresa Kernc

Mayor

Village of Diamond
1750 E. Division Street
Diamond, Illinois 60416
*815/634-8149 ext. *113*
815/671-0617
mayor@villageofdiamond.org
www.villageofdiamond.org

From: Mayor

Sent: Tuesday, May 30, 2017 3:17 PM

To: Ian McDonald (imcdonald@northpointkc.com) <imcdonald@northpointkc.com>; Marion Gibson (mariongibson@villageofelwood.com) <mariongibson@villageofelwood.com>; 'Dave Streicker (DStreicker@Polsinelli.com)' <DStreicker@Polsinelli.com>

Cc: 'John Gallo (jgallo@tracylawfirm.com)' <jgallo@tracylawfirm.com>

Subject: Compass Business Park

Importance: High

Sensitivity: Confidential

Dear Ian, Marion and Dave,

It was a pleasure meeting with you all this morning and learning more about NorthPoint Development and specifically about Compass Business Park. I am very impressed by all of the work that you have done to date on the project. As I mentioned, our desire has always been to help our neighbors with beneficial regional projects, create jobs, and cause no harm. It appears that your project checks all of those boxes.

Diamond has a five member board. One of my board members is currently in Italy on family vacation. I reached out to my remaining three board members and received consensus to move forward on this effort.

We wish you the best.

Terry

Teresa Kernc

Mayor

Village of Diamond
1750 E. Division Street

Diamond, Illinois 60416

*815/634-8149 ext. *113*

815/671-0617

mayor@villageofdiamond.org

www.villageofdiamond.org

Marian Gibson

From: Scott Burnham
Sent: Wednesday, June 14, 2017 8:50 AM
To: Marian Gibson; Ian McDonald; Patrick Robinson
Cc: engineering
Subject: RE: Fwd: elwood

Yes. I think it would be good to have both.

From: Marian Gibson [mailto:marian.gibson@villageofelwood.com]
Sent: Wednesday, June 14, 2017 8:43 AM
To: Scott Burnham <scott@serafin.com>; Ian McDonald <ian@northpointkc.com>; Patrick Robinson <probinson@northpointkc.com>
Cc: engineering <engineering@villageofelwood.com>
Subject: RE: Fwd: elwood

Would we have another map showing the truck routes? I think this helps the public see the trucks are not allowed on local roads.

Marian T. Gibson, ICMA-CM
Village Administrator
Village of Elwood
401 East Mississippi Ave.
Elwood, IL 60421
marian.gibson@villageofelwood.com
815 424-1094 (Direct)
815 509-2282 (Cell)
815 423-6861 (Fax)

From: Scott Burnham [mailto:scott@serafin.com]
Sent: Wednesday, June 14, 2017 8:13 AM
To: Marian Gibson <marian.gibson@villageofelwood.com>; Ian McDonald <ian@northpointkc.com>; Patrick Robinson <probinson@northpointkc.com>
Subject: RE: Fwd: elwood

We would request a version where only areas to color are the 3 towns, so the key should only have:



Village of Elwood



City of Joliet



Village of Manhattan

Remove truck routes and traffic counts

Label proposed Houbolt Rd Road Bridge
remove all yellow roads/routes, keep white road names.

Change map title to something like EXISTING INCORPORATED AREAS, remove elwood, Illinois

From: Marian Gibson [<mailto:marian.gibson@villageofelwood.com>]
Sent: Tuesday, June 13, 2017 5:10 PM
To: Ian McDonald <ian@northpointkc.com>; Patrick Robinson <probinson@northpointkc.com>; Scott Burnham <scott@serafin.com>
Subject: PDF: Fwd: elwood

Any revisions?

Marian T. Gibson, ICMA-CM
Village Administrator
Village of Elwood
401 E. Mississippi
Elwood, IL 60421
(815) 424-1095 Direct
(815) 509-2282 Cell
Email marian.gibson@villageofelwood.com

Begin forwarded message:

From: "James E. Sparber" <jsparber@baxterwoodman.com>
Date: June 13, 2017 at 11:50:00 AM CDT
To: Marian Gibson <marian.gibson@villageofelwood.com>
Subject: FW: elwood

Marian:

Attached is an updated map from Connie for your review. What do you want this to be titled? "Regional Planning Map" maybe?

Thank you
Jim S.

Jim Sparber

Marian Gibson

From: Marian Gibson
Sent: Monday, July 10, 2017 1:50 PM
To: 'David Silverman'
Subject: FW: Existing Volumes
Attachments: Untitled attachment 00027.htm; Existing Conditions_Elmwood IL v3.pdf

Marian T. Gibson, ICMA-CM
Village Administrator
Village of Elwood
401 East Mississippi Ave.
Elwood, IL 60421
marian.gibson@villageofelwood.com
815 424-1094 (Direct)
815 509-2282 (Cell)
815 423-6861 (Fax)

From: Patrick Robinson [mailto:probinson@northpointkc.com]
Sent: Saturday, June 03, 2017 8:50 AM
To: Marian Gibson <marian.gibson@villageofelwood.com>
Subject: Fwd: Existing Volumes

Marian

I am forwarding an exhibit that reports AM and PM peak hourly traffic for the study intersections.

Manhattan was busier than I expected. Most of the streets we Hooke to use have very low volumes.

Sent from my iPhone

Begin forwarded message:

From: Tom George <tgeorge@northpointkc.com>
Date: June 3, 2017 at 6:57:54 AM CDT
To: Patrick Robinson <probinson@northpointkc.com>, Ian McDonald <imcdonald@northpointkc.com>
Subject: Fwd: Existing Volumes

Initial traffic data.

Tom George
NorthPoint Development
C - (630) 258-5299
tgeorge@northpointkc.com

Begin forwarded message:

From: <Tim.Sjogren@kimley-horn.com>
Date: June 1, 2017 at 11:40:06 PM CDT
To: <tgeorge@northpointkc.com>
Cc: <Rory.Fandler@kimley-horn.com>
Subject: Existing Volumes

Tom-

Attached are the existing (and raw) peak hour counts collected at the study area intersections. We are in the process of balancing and refining these volumes a bit as the counts were conducted on three separate days. The final version will be used for our traffic impact study and will be shared with you as soon as we have it available.

If you have any questions, please let us know.

Thanks!
Tim

Tim Sjogren, P.E., PTOE
Kimley-Horn | 1001 Warrenville Road, Suite 350, Lisle, IL 60532
Direct: 331 481 7332 | Mobile: 630 370 0086
Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#)

Celebrating ten years as one of FORTUNE's 100 Best Companies to Work For



Lisa Kladis <lisa.kladis@villageofelwood.com>

FW: Compass Business Park

1 message

Marian Gibson <marian.gibson@villageofelwood.com>
To: lisa.kladis@villageofelwood.com, Julie Friebele <julie.friebele@villageofelwood.com>

Wed, Jul 19, 2017 at 4:27 PM

From: Bill Bohne [mailto:BBohne@jacobandhefner.com]
Sent: Tuesday, May 30, 2017 10:05 AM
To: engineering <engineering@villageofelwood.com>
Cc: Tom George <tgeorge@northpointkc.com>; Marian Gibson <marian.gibson@villageofelwood.com>
Subject: RE: Compass Business Park

Jim,

We have been authorized by our client to begin the survey field work on the project. We intend to reference our vertical elevations to NAVD 1988 vertical datum. Can you confirm that tying our vertical datum to NAVD 1988 is acceptable to the Village? I believe the Village Ordinance references this datum.

Also, does the Village have any benchmarks in or near the subject area we can tie in to?

Thanks!

William L. Bohne, P.E.

President

JACOB & HEFNER ASSOCIATES, INC.

1333 Butterfield Road, Suite 300

Downers Grove, Illinois 60515

Phone (630) 652-4621

Fax (630) 652-4601

Cell (630) 297-5690

From: engineering [mailto:engineering@villageofelwood.com]
Sent: Thursday, May 25, 2017 2:50 PM

To: Bill Bohne <BBohne@jacobandhefner.com>
Cc: Tom George <tgeorge@northpointkc.com>; Marian Gibson <marian.gibson@villageofelwood.com>
Subject: RE: Compass Business Park

Bill:

Please see responses below in red.

Marian, jump in if I have misspoken regarding any of the issues.

Thanks
Jim S.

From: Bill Bohne [mailto:BBohne@jacobandhefner.com]
Sent: Saturday, May 20, 2017 7:46 AM
To: engineering@villageofelwood.com
Cc: Tom George <tgeorge@northpointkc.com>
Subject: Compass Business Park

Jim,

It was great meeting you Thursday. As discussed yesterday below is a list of initial questions and requests for information. Understandably you may not have some of this information. Also some of my questions may be premature however I thought I would get them out there anyways so we can start the discussion. Let me know if you have any questions on the below list or if it makes sense to meet to discuss any or all of it.

I appreciate your time and also any information you can provide as we start to dig into this project

Stormwater

1. In my review of the various Village ordinances that are published on line, reference is made in many locations to the "Village Stormwater Drainage & Detention Ordinance 767". I could not find this ordinance on line. Is it still applicable? If so, what would be the best way for me to obtain a copy. Also, are there other applicable Village Ordinances that are not readily available on line? **Ordinance 767 was sent to you in a separate email. I don't know of any additional ordinances that you would need, but if you come across something, let me know and I will get it over to you.**
2. Does the Village know of and possess any studies of either Grant Creek, Manhattan Creek or any of the Zone A floodplain pockets throughout the area of the proposed Business Park? **No, we do not know of any additional studies.**
3. Are there any significant known drainage issues within the subject area or downstream of the Business Park? **I am not aware of anything within a reasonable distance from the proposed development.**

Water

1. I assume the Village of Elwood will service the entire proposed Business Park. Please confirm. **It is our intention to serve the entire park.**
2. Information on the existing water system:
 - a. What are the sizes of the existing mains along the North side of Ira Morgan and east side of the Bissell Building up to Mississippi? **Shown on the Bissell plans which were sent in a separate email.**
 - b. Can we obtain a copy of the Village Atlas Maps if available? **Provided in a separate email.**
 - c. Where are the existing Village well & tower Locations? **Wells are along Elwood International Port, south of Mississippi. Tower is on the north side of Mississippi, just west of the downtown area (only 1 tower). These locations are shown on the atlases.**
 - d. Can we obtain any Plans and/or As-Builts for CenterPoint Intermodal Center East? **Provided in a separate email.**
3. Does the current Village system have available capacity to service this Business Park? **We will need demand projections from Northpoint to determine if sufficient capacity exists. It is anticipated that system improvements will be required.**
4. Does the Village have any existing water modeling or planning studies for the subject area? **A model and master plan were completed for the Village in 2005. The planning area does not extend to the easternmost area of the proposed business park and many of the assumptions regarding residential growth are no longer valid. The model and study will need to be updated.**
5. Will a cross-connection with Manhattan's water system be required, do we need to serve any portions of the Village of Manhattan? **I don't believe we can answer this question at this time.**

Wastewater

1. I assume the Village of Elwood will service the entire proposed Business Park. Please confirm. **It is our intention to serve the entire park.**
2. Information on the existing wastewater system:
 - a. What are the sizes of the existing mains along the North side of CenterPoint Intermodal Center East along Mississippi? **See plans sent in separate email.**
 - b. Can we obtain a copy of the Village Atlas Maps if available? **Sent in separate email.**
 - c. Where is the existing Village WWTP Located? **Along Elwood International Port, south of Mississippi. See atlases.**
 - d. Where are existing lift station locations? **Lift stations are shown on the atlases sent in a separate email.**
3. Does the current Village system have available capacity to service this Business Park? **We will need demand projections from Northpoint to determine if sufficient treatment capacity exists. It is anticipated that system improvements will be required.**
4. Does the Village have any existing modeling or planning studies for the subject area? **A master plan was completed for the Village in 2005. The planning area does not extend to the easternmost area of the proposed business park and many of the assumptions regarding residential growth are no longer valid. The study will need to be updated.**
5. Will we need to serve any portions of the Village of Manhattan? **I don't believe we can answer this question at this time.**
6. A significant portion of the proposed Business Park lies in a Non-FPA area (see attached FPA Map). It's been a while since we have dealt with FPA issues. I understand that CMAP is no longer in the FPA approval business. What is the process to add the portions of the Business Park that lie outside of the Elwood FPA to the Elwood FPA? **This is a good question as the policies have changed recently. We will need to ask some questions about this issue to get clarity on what is required.**

That's it for now.

Thanks!

William L. Bohne, P.E.

President

JACOB & HEFNER ASSOCIATES, INC.

1333 Butterfield Road, Suite 300

Downers Grove, Illinois 60515

Phone (630) 652-4621

Fax (630) 652-4601

Cell (630) 297-5690



Lisa Kladis <lisa.kladis@villageofelwood.com>

FW: Midewin

1 message

Marian Gibson <marian.gibson@villageofelwood.com>
To: lisa.kladis@villageofelwood.com, Julie Friebele <julie.friebele@villageofelwood.com>

Wed, Jul 19, 2017 at 4:29 PM

Marian T. Gibson, ICMA-CM

Village Administrator

Village of Elwood

401 East Mississippi Ave.

Elwood, IL 60421

marian.gibson@villageofelwood.com

[815 424-1094](tel:8154241094) (Direct)

[815 509-2282](tel:8155092282) (Cell)

[815 423-6861](tel:8154236861) (Fax)

From: Ian McDonald [mailto:imcdonald@northpointkc.com]

Sent: Friday, June 16, 2017 10:39 AM

To: Marian Gibson <marian.gibson@villageofelwood.com>

Subject: Midewin

Here is the list of names/groups:

- Open Lands – Jerry Adelman
- Wetlands Initiative – Paul Botts
- Nature Conservancy – Fran Hardy
- National Forest Foundation – Mary Mitsos
- Environmental Policy and Law Group – no name provided
- Lauren Schaub (sp) – midewin friends organization (name did not catch)
- Jerry heinrich (sp) – midewin friends organization (name did not catch)

Sincerely,

Ian McDonald | General Counsel/Project Manager



NorthPoint Development

d: [816.384.2292](tel:816.384.2292) | m: [785.218.6583](tel:785.218.6583)

4825 NW 41st Street, Suite 500

Riverside, MO 64150

www.beyondthecontract.com

Please note that our address has changed!



Lisa Kladis <lisa.kladis@villageofelwood.com>

FW: Project Compass - Proposed MOU and Variance Exhibit

1 message

Marian Gibson <marian.gibson@villageofelwood.com>

To: lisa.kladis@villageofelwood.com, Julie Friebele <julie.friebele@villageofelwood.com>

Wed, Jul 19, 2017 at 4:34 PM

From: Ian McDonald [mailto:imcdonald@northpointkc.com]
Sent: Thursday, May 25, 2017 9:54 PM
To: marian.gibson@villageofelwood.com
Cc: Patrick Robinson <probinson@northpointkc.com>
Subject: Project Compass - Proposed MOU and Variance Exhibit

Good evening Marian,

I've attached the proposed MOU for Project Compass as well as a draft list of proposed variances from the Elwood code, which we would propose incorporating into the annexation agreement. We wanted to get this to you ahead of your meeting with Dave Silverman and Bob Rychlicki. I know you were keeping close tabs on local happenings, but we hope you were able to enjoy your time in Florida with your son. Look forward to continued progress on Compass over the coming weeks. Have a great evening. Let us know if you have any comments or concerns with the attached. Talk soon.

Sincerely,

Ian McDonald | General Counsel/Project Manager



NorthPoint Development

d: [816.384.2292](tel:816.384.2292) | m: [785.218.6583](tel:785.218.6583)

4825 NW 41st Street, Suite 500

Riverside, MO 64150

www.beyondthecontract.com

Please note that our address has changed!

2 attachments

 **Variance Exhibit - Elwood Development Code.docx**

28K

 **Elwood MOU - 5-22-2017.docx**

23K

Variations from and Clarifications to Village Codes and Ordinances

Note: In all cases if an item listed below appears in another section of the Village's codes or ordinances it shall likewise be varied.

150.02 – Limitation for Construction Activity (A): Limitations on the hours of construction activity set forth in the Village Codes and Ordinances shall not be applicable to the Property, except where construction activity is located within five hundred feet (500') of an occupied residential structure.

150.06 – Cargo Container Storage Facilities [To be discussed]

151.02 – Industrial Impact

(A)(1): The requirement to set-aside 10% of the Property for public use, or, in lieu there-of, make a payment to the Village equal to 10% of the acreage of the Property times \$20,000 per acre will not be applicable to the Property. No donation or set-aside of land for public use, or payment in lieu of, will be due for the Property, other than as provided in the Agreement.

(B)(2): The requirement to donate land, or cash in lieu of, for schools, parks, libraries, or any other use will not be applicable to the Property. No donation of land, or payment in lieu of, will be due for schools, parks, libraries, or any other use, for the Property, other than as provided in the Agreement.

153 – Building Code; and Ordinance 1043 – An Ordinance Establishing a Uniform Building Code

1. The Village agrees, and the Village has confirmed the Elwood Fire District agrees, that for any building equipped with an ESFR fire protection system the Village and Elwood Fire District will approve an increase in the exit travel distance from 250' to 400' without the need for smoke venting, mechanical smoke evacuation, or a smoke study.
2. The Village agrees, and the Village has confirmed the Elwood Fire District agrees, that for any building equipped with an ESFR fire protection system the Village and the Elwood Fire District will approve the location of fireman entry doors only where required to provide internal exiting.
3. The Village agrees, and the Village has confirmed the Elwood Fire District agrees, that for any building equipped with an ESFR system the Village and the Elwood Fire District will not require a fire detection system.
4. The Village agrees, and the Village has confirmed the Elwood Fire District agrees, that permits for any facility on the Property will be issued in phases. The Village will accept and review the plans for each phase of work, and will issue comments, or permits, within fifteen business days of submittal of the necessary information for the permit phase sought. The phases may include, but are not limited to the following:
 - Site stripping and mass grading;
 - Underground utilities;
 - Building foundations;

- Building shell;
- Fire sprinkler;
- Shell electrical, HVAC, and plumbing;
- Interior improvements;
- Occupancy.

5. The Village agrees, and the Village has confirmed the Elwood Fire District agrees, that fire protection systems do not have to be “zoned” by tenant.

154 – Floodplain Protection

A general clarification that East Gate shall be allowed to proceed at its own risk in the filling of floodplain without a Conditional Letter of Map Revision (CLOMR). Also, a CLOMR will not be required prior to approval of a final plat of subdivision.

156 – Stream and Wetland Protection

156.05 and 156.07: The Village agrees there are no streams or watercourses on the Property that are subject to the provisions of these sections, and that East Gate may relocate any streams or watercourses on the Property, including into underground pipes, provided East Gate obtains approval from all applicable agencies.

160 – Municipal Fees

160.04 – Permit Fees: The Village agrees the permit fee for any building developed on the Property will be fixed for ten years from the Effective Date at \$0.35/sf (“Permit Fee). At the beginning of the eleventh year the Permit Fee will escalate 2% per year. If at any time the Village reduces its permit fee below the numbers provided here the lower number shall apply.

160.08 – Plan Review Fees: East Gate shall pay to the Village a plan review fee upon submittal of information and application for the first phase of a permit for a building. The plan review fee will be 1.5 times the Village’s estimate of what a third-party plan review consultant would charge to review all phases of plans for the building in question, and shall be a credit against the Permit Fee.

160.09 – Water and Sewer Tap-On Fees and Frontage Fees: The fee for water tap-on will be \$0.12/sf for a building, regardless of how many water “taps” the building will require. The fee for sanitary tap-on will be \$0.12/sf for a building, regardless of how many sanitary “taps” the building will require. For clarification, “Frontage fees” will not be applicable to buildings constructed on the Property.

160.11 – Miscellaneous Fees: For all engineering review required for the Village to issue permits for construction of buildings there shall be no fee due the Village as the compensation for such review is included in the fees listed above. For all engineering review required for the Village to issue public infrastructure construction permits the Village will be due the greater of i) 1% of the cost of the work, or, ii) the actual cost incurred or expended by the Village. For all

engineering review performed by the Village for public infrastructure construction that another agency issues the permit for, the Village will be due the actual cost incurred or expended.

161 – Subdivision

161.023 and 161.024 – Procedure for Preliminary and Final Plat Approval: A clarification that preliminary and final plats for subdivisions of the Property may proceed contemporaneously.

161.025 – Procedure for Site Plan Approval: Review of the site plan for any building proposed to be constructed on a subdivided parcel, on a parcel which has been submitted to the Village for subdivision, or on a parcel exempt from subdivision requirements will be performed by Village staff for compliance with the Village's codes and ordinances, as modified herein, and this Annexation Agreement, as amended. The site plan for such building will not be required to be submitted to, or reviewed by the Plan Commission or the Village Board. If Village staff finds the site plan for such building complies, staff will, upon submittal and subsequent approval of the appropriate plans, as mentioned above, grant permits for all phases of construction, mentioned above, except that "occupancy" permits will not be issued prior to subdivision of the subject parcel, unless the subject parcel is exempt from subdivision requirements.

161.048(B)(3) and 161.054(B)(3) – Performance and Maintenance Guarantee: The Village agrees that bonds are a form of financial assurance acceptable to the Village, and the Village attorney.

161.065 – Prerequisites for Issuance of Building Permits

(A) This requirement is modified in 161.025 above.

(B) This requirement is waived other than the requirement for suitable access for emergency vehicles. Such access can be provided via a stone construction road properly maintained by East Gate.

161.066 – Issuance of Occupancy Permits

(B)(1): The requirements of this section are modified to provide that occupancy permits can be issued for buildings which may lack completion of non-critical components such as painting, carpeting, roof screening, etc., and/or may lack completion of weather dependent components such as the final lift of asphalt, exterior painting, fine grading, and landscaping. In such case, East Gate would be required to post a letter of credit equal to 1.2 times the agreed upon cost to complete such improvements.

(B)(2): The reference to "30 days" is modified to "90 days" and the word "reasonable" shall be inserted prior to the word "discretion".

161.105 – Preservation of Natural Features: Village and East Gate acknowledge and agree there are no natural features on the Property, inclusive of watercourses and trees, that require preservation.

161.111 – Private Utilities – Existing, overhead utilities on the Property will not be required to be placed or relocated underground. All new utilities at the Property will be located underground. All new utilities shall not be required to be located within eighteen (18) feet from, and parallel to, the property lines of the Property.

161.112 – Site Plan Requirements (includes architectural requirements)

(2)(a): The requirement for 20% architectural fenestration on street elevations of buildings will not be applicable to the Property. The Village further agrees that facilities proposed to be constructed on the Property and designed with street elevations similar to those previously developed by East Gate and included on Exhibit ___ will be approved by Village staff.

(2)(c): The requirement that loading docks not be located in front of a building, or in the area abutting a public street, will not be applicable to the Property. The Village agrees that loading docks and trailer storage will be allowed in front of buildings on the Property, and in the area abutting public and private streets if a green space of 30' in depth is maintained between the back of curb of the public or private street and the back of curb of the trailer storage pavement area, or the truck dock maneuvering pavement area. Fences installed in the aforementioned green space shall be ornamental and shall be located no closer than 21' from the back of curb of the public or private street. All other fences at the Property may be chain link.

(2)(d): A clarification that any equipment placed on a building roof for heating, ventilating, or air conditioning of the warehouse or manufacturing area need not be screened provided it is located at least 60' back from the nearest edge of the building.

(E) Access: The requirement for 75' separation for curb cuts will not be applicable to the Property. The limitation of two curb cuts per site will not be applicable to the Property. The limitation of 40' width for curb cuts will be increased to 48' (as measured at the narrowest point) for the Property, with the ability to increase the width in situations where truck turning requirements dictate.

Appendix B – Car Parking Dimensions: Car stalls on the Property will measure 9' in width and 18' in length to the face of an adjoining curb or the line separating an adjacent car stall. Drive aisles will measure 24'. One landscape island will be provided for every twenty cars in car parking lots on the Property. The landscape islands will have an inside dimension of 9' in width and will be planted with one tree.

162 – Zoning

General

162.071 – I-4 Large Scale Industrial Planned Development District

(D) Site and Structure Requirements (Table included here for convenience):

Building	Pavement	Fence
----------	----------	-------

Street	40' (*)	30' (*)	21' (*)
Side Yard	10'	5'	0'
Rear Yard	10'	5'	0'

(*) Measured from back of street curb

162.087 – Height Exceptions: There will be no maximum building height within the Property. Front Yard and Side Yard (on corner lots) setbacks required by zoning will be increased by one foot for each two feet of building height in excess of 45'. Building height will be measured from finished floor to the mid-height of the sloped roof.

162.151 – Location of Off-Street Parking and Loading

(D)(2) It is expressly acknowledged and agreed by the Village that car parking and truck maneuvering areas may serve adjacent lots as long as the total number of required car parking stalls and loading berths for each building are provided. Shared car parking stalls and/or truck maneuvering pavements may cross shared property lines and, in such cases, no setback or green space requirement shall be applicable.

162.177 – Signs Permitted in Industrial Zoning Districts

(E)(2) Wall Signs: The maximum area of wall signs within the Property will be 200 square feet per sign.

(E)(3) Number of Wall Signs: A business located within the Property will be allowed two wall signs if the signs are located on two different elevations, or on the same elevation but at least 400' apart.

(E)(3) Number of Wall Signs: A business located within the Property will be allowed two wall signs if the signs are located on two different elevations, or on the same elevation but at least 400' apart.

Ordinance 986 – Personal Property Lease Transaction Tax

The Village shall waive the 2% personal property lease tax.

Ordinance 1004 – An Ordinance Establishing Vehicle Weight Limits, Dimension, Truck Routes and Permits [To be discussed]

Village of Elwood Engineering Technical Standards dated April 19, 2006

Section 2.02(A)(2): A clarification that there will be no requirement for East Gate to improve roads adjacent to the Property.

Section 3.02(E)(1): A clarification that dead-end watermains may be over 100' in length.

Section 4.04(F)(1): A clarification that sanitary sewer service connections to the main need not be “wye” connections.

Section 5.03(B)(1): A clarification that side slopes of all detention facilities may be 3:1, and that the maximum allowable bounce may be 10'.

**Village of Elwood and NorthPoint Development
Memorandum of Understanding
Compass Business Park**

The Village of Elwood ("Village") and NorthPoint Development ("NPD") are cooperative parties that desire to enter into agreements that mutually benefit the Village of Elwood and NorthPoint as identified below:

1. **Acquisition and Conceptual Layout.** While negotiations with land owners are nearly complete but still ongoing, NPD (through an affiliate) intends to acquire approximately **2,100 +/- acres of land** immediately adjacent to the Village of Elwood. This location is advantageous for appropriately routing trucks to the bridge (to be constructed) at Ira Morgan/ Walter Strawn and Route 53, without "leaking" any truck traffic to streets that have direct connections to Route 53. In addition, the proposed acquisition and conceptual site layout helps to **preserves 2,300 acres +/- of land** that would likely be annexed into the Village of Elwood at some point in the future. A preliminary conceptual map identifying the land acquisition strategy, building layout, and street network is attached as Exhibit A. This exhibit is consistent with the previously stated goal of **not allowing truck traffic on Route 53**, and is subject to further discussion and comment from the Village.
2. **Future Acquisitions/Annexation.** Both the Village and NPD desire to **work exclusively** with each other. Should NPD acquire additional land east of Route 53 in Will County, IL, **NPD agrees to annex into the Village.**
3. **Recapture Agreements.** To incentivize the public infrastructure necessary for this project by NPD, the **Village will incorporate recapture agreements and any other similar financial levy to fairly account for this project's initial development.** In the event the Village desires to pursue development types other than industrial, manufacturing, warehouse and distribution near the proposed NPD project, the Village and NPD agree to waive any recapture agreement for such uses.
4. **Dedicated Truck Route and Employee Entrances.** To maintain the future separation of trucks from the general traveling public in the Village, the Village will abandon and/or remove the connections of current roads from the street improvements identified in Exhibit A. Unless otherwise set forth herein, any connection to the street improvements identified on Exhibit A shall require the mutual consent of the Village and NPD. To ensure truck traffic is appropriately separated, the parties agree to install certain traffic calming measures at agreed-upon locations. Similarly, the Village agrees to authorize and enable passenger vehicle traffic to-and-from various public rights-of-way, at agreed upon locations, and shall separately agree to allow truck traffic outside of the dedicated truck route only in the event of emergency (e.g., bridge closure).
5. **No General Obligation Bonds or Similar Debt.** Both the Village and NPD agree to a

covenant that restricts the Village from utilizing general obligation debt or any other form of Village-backed debt for development of infrastructure associated with the infrastructure required for the project.

6. **Initial Funding of Public Infrastructure and Dedication to Village.** **NPD agrees to pre-fund public infrastructure** associated with the project, which shall be **eligible for reimbursement** to the extent that funds are available in the TIF or similar fund established pursuant to Section 12. **NPD agrees to donate the right-of-way** through its project that is required for this infrastructure. Again, both parties agree that the Village shall have no obligation to issue general obligation or any similar “full faith and credit obligation” backed by the Village. The process of such construction and dedication shall be set forth in a future agreement.
7. **Bidding of Public Infrastructure.** The Village and NPD agree that **projects intended to convey traffic (road and bridge construction), water, and wastewater shall be privately bid** to appropriate contractors, which shall be determined at NPD’s discretion. In each instance, it is desirable to procure with the **lowest priced, best qualified contractor**. For the bridge at **Walter Strawn and any other similar road or traffic improvement**, it is agreed the **time of delivery** shall be a consideration as well. In addition, the parties shall execute and enter into a mutually agreeable shared services agreement for purposes of funding the initial maintenance of the bridge.
8. **Additional Public Infrastructure and Similar Improvements.** In addition to pre-funding the public infrastructure, NPD agrees to either construct or provide funds to construct the following additional improvements pursuant to a mutually agreeable schedule: (a) a bike path to and from the Village to the Midewin Tall Grass Prairie, (b) a community center, (c) a new public works facility, (d) subject to IDOT consent and approval, a traffic signal located at Highway 53 and Mississippi Road. It is presently contemplated that such improvements shall be constructed during the initial phase of the project and the costs associated with the improvements shall be **eligible for reimbursement** to the extent that funds are available in the TIF or similar fund established pursuant to Section 12.
9. **Bike Path Screening.** The bike path project shall include general landscaping and screening improvements at Archer Park for Village residents residing on South Street north of Walter Strawn Drive.
10. **Learning and Career Center.** The parties agree to work together to identify appropriate educational and career partner(s) (e.g., Joliet Junior College) to operate a program for career enhancement, workforce training, job placement and continuing education at the Learning and Career Center located in the Village. At such time as the appropriate partnership is identified, **NPD agrees to construct a Learning and Career Center at its sole costs and expense.** This facility will be staffed, managed, and operated by the appropriate partner(s) for the purposes of developing a well-qualified workforce with

an emphasis on manufacturing jobs. The Learning and Career Center shall be available to the Village and its residents for use, and the Village shall have a first right of use, provided it is in common with other users.

11. Potential Development Immediately East of Highway 53. The Village and NPD desire to pursue manufacturing and other non-warehousing commercial development opportunities on the sites immediately east of Highway 53. NPD agrees to make these sites available exclusively for pursuing build-to-suit, manufacturing opportunities until its remaining property is fully developed, which is anticipated to occur over approximately 8 years. If users do not locate at the dedicated site during such period, then the dedicated site shall be available for industrial, warehouse, and distribution development and use.
12. Development Incentives. While research is being completed on the final form of the infrastructure/development agreement between the Village and NPD, the parties desire to pursue the expansion of an Enterprise Zone to accommodate the project. In addition, the parties desire to either (a) redirect real property taxes via Tax Increment Financing (TIF) or (b) abate real estate taxes via an Enterprise Zone property tax abatement, which would be coupled with direct payments in lieu of taxes (PILOTs), or some other similar mechanism. The goal would be to share revenues between project constituents by, for example, dedicating a portion of the redirected property taxes or PILOTs to: (i) the Village of Elwood, (ii) the remaining taxing jurisdictions, (iii) NPD for infrastructure reimbursement, and (iv) the beneficial occupants/tenants of the project. As it relates the impact for the Village – and for the sake of example – the current agreements between Edgerton and NPD provide that NPD pays the City \$0.09 per square foot per year for a period of 10 years on each building that is constructed. This is essentially dedicated to the City's economic development fund and allows for broad usage of these funds including construction of off-site municipal facilities like a new city hall or public works building. Should such a structure be utilized at the same \$0.09 per building square foot per year levy, then a 20,000,000 square foot project would equate to \$41,400,000 in direct payments to the Village (assuming a 23 year TIF period and construction of 20,000,000 square feet in year 1 of the TIF).
13. Economic Development Fund. The parties agree that a to-be-agreed-upon portion of TIF or similar funding mechanism proceeds shall be dedicated for purposes of economic development programs (e.g., grants, forgivable loans, low-interest loans) to attract users to NPD's development. For the sake of example, this program could be utilized to offset moving expenses for a manufacturer locating in the project.
14. Grade Separation at Ira Morgan/Walter Strawn. The Village and NPD agree to work cooperatively with the Illinois Department of Transportation (IDOT) to seek approval for a grade separation/ bridge at Ira Morgan/ Walter Strawn and Route 53. To the extent that a determination is made that this is in the sole discretion of the Village, the Village agrees to approve the request for this grade separation. Additionally, it is

agreed that the bridge shall include a bike lane and a connecting path providing access from the Village to the trail system within the Midewin Tallgrass Prairie. Further, both agree to work cooperatively to seek the necessary approvals from Midewin, allowing for this bicycle path connection. Regardless of Midewin's initial stance, NPD agrees to place a bike path on the bridge.

15. Annexation. The Village is determining the current width of Mississippi Road near the project. Should the width of the existing right of way be under 300 feet, it is agreed that **involuntary annexation of a portion of Coldwater Farms** will be pursued, if required, to facilitate the proposed development.
16. Submittal Review and Variations from Elwood Code of Ordinances. The Village agrees to review project submittals in a timely manner for purposes of obtaining building and tenant improvement permits to meet the timing requirements of projects, which would include making site plan (and similar review functions) a staff function to the extent consistent with the terms and provisions of the annexation agreement, it being understood and agreed that any deviations from the annexation agreement would require planning commission, and, as necessary, Village Board approval. The Village further agrees to grant variances from the Village Development Code and Ordinances to maintain consistency with fees, assessments, charges, and requirements imposed by neighboring jurisdictions.

EXHIBIT A
Conceptual Layout



Village of Elwood

Lisa Kladis <lisa.kladis@villageofelwood.com>

FW: Water/Sewer - Elwood

1 message

Marian Gibson <marian.gibson@villageofelwood.com>

Wed, Jul 19, 2017 at 4:35 PM

To: lisa.kladis@villageofelwood.com, Julie Friebele <julie.friebele@villageofelwood.com>

From: Ian McDonald [mailto:imcdonald@northpointkc.com]
Sent: Thursday, May 11, 2017 11:27 AM
To: marian.gibson@villageofelwood.com
Cc: Patrick Robinson <probinson@northpointkc.com>
Subject: Water/Sewer - Elwood

Marian,

Attached is the documentation I had mentioned on water in Manhattan, and I've also included sewage costs, as capacity is likely needed for that area. The figures are from a project dating back to the early 2000s, so I would expect the costs to be higher now. Let me know if you have questions. The file for this prior development is huge, so this is what I had flagged from the file. Although unlikely, there could be more and I'm double-checking now.

Sincerely,

Ian McDonald | General Counsel/Project Manager



NorthPoint Development

d: [816.384.2292](tel:816.384.2292) | m: [785.218.6583](tel:785.218.6583)

4825 NW 41st Street, Suite 500

Riverside, MO 64150

www.beyondthecontract.com

Please note that our address has changed!

2 attachments

[General Costs - Manhattan Water etc.pdf](#)
561K

[Outline of Costs - Manhattan Sewer.pdf](#)
10255K

Howard Hamilton

From: Howard Hamilton
Sent: Thursday, September 23, 2004 10:16 AM
To: 'tpahnke@krausonline.com'
Subject: Update: Lakewood Water System Estimates

Tom-

I received cost information for water towers from CBI this morning (see below in green). I'm a little torn on sizing - although I can easily support the emergency need for a 1.5 M gallon tower, Lakewood is the edge of our system, and I prefer to have big storage more central. Bill and I will discuss this and convince each other of the right decision.

Seismic Zone is another issue. The Sandwich fault is probably within a mile of this site. Although this fault is "stable" - there really is no such thing as a stable fault. We may want to add some seismic design to this tower at about a 5% increase in cost. This detail will be more thoroughly researched during design.

I don't have all of the data I need for a 100% solid estimate for radium removal costs for Lakewood, but I've included a pretty good guess. I expect that the estimate is a little high and I've got some manufacturers trying to fine tune it, but they will still be varying until Bill finishes his water quality tests.

Production Needs

Type	Number	PE/ Dwelling	Gallons needed	
			GPCD	per day
SFU	2,390	3.50	100	836,500
MFU - Senior	1,235	3.00	100	370,500
Commercial	11 ac	492	100	49,200
TOTAL				1,247,050

Storage Needs

Fire Flow Storage

3 hours at Maximum Day plus 3 hours at 3500 gpm
879,410 gallons

Operating Storage

20% of Maximum Day
399,056 gallons

Peak Hour Storage

4 hours at Maximum Day with 50% of the storage
665,093 gallons

>>> Emergency Storage

Meet the Average Day with 80% of the storage
1,558,813 gallons

Tower Scenarios

810 overflow
700 gsl
110 feet

prices from Tim Pawlak, CBI 9/23/04

	<u>110 feet</u>	<u>135 feet</u>
1,000,000 gal	\$1.230 M	\$1.350 M
1,250,000 gal	\$1.500 M	\$1.600 M
1,500,000 gal	\$1.700 M	\$1.860 M

prices are for Seismic Zone 0, add 5% for Zone 1

Well Requirements

Well logs & ISWS reports indicate that only reliable water is Galesville Sanstone at -800 ngvd and a thickness of about 225'

Average GSL for Lakewood is 650, therefore total well depth = 1,675'
Well 7 was 1,770' at 750 gpm

Well 7 cost \$575,629 in 2001.

\$660,548 at 3.5% per year inflation to 2005, say \$650,000
Well House #7 cost \$217,599.04 in 2001.
\$249,700 at 3.5% per year inflation to 2005, say \$250,000

Need two 700 gpm wells and well houses at \$900,000 each.

Radium Removal

Bill is gathering test results to put together a basis of design.
Based upon some broad assumptions, I am receiving equipment costs from two suppliers of equipment, but it looks like \$750,000 per well is a reasonable estimate.

Summary

700 gpm well and well house	2	\$900,000	\$1,800,000
1,250,000 gallon water tower, 110' tall	1	\$1,500,000	\$1,500,000
radium removal	2	\$750,000	\$1,500,000
contingency and engineering		10%	<u>\$480,000</u>
TOTAL			\$5,280,000
Add for 1.5 M tower, 135' tall, Seismic Zone 1			<u>\$303,000</u>
			\$5,583,000

Very truly yours,

Robert E. Hamilton Consulting Engineers, PC

Howard J. Hamilton, PE - CFM

Vice President

VILLAGE OF MANHATTAN
FACILITIES PLAN AMENDMENT

Chapter 1

Definition of Need

1.1 Existing Facilities

The Village of Manhattan is located in Manhattan Township in Will County Illinois. The Village's population as counted in the 2000 census was 3,330. The NIPC projected population as of July 1, 2003 was 3,818, and the NIPC projected population for the year 2030 for the Village is 39,750.

The Village provides sanitary sewage collection and treatment services to this population. The Village has a designated Facility Planning Area, which includes the community in its current form plus a significant amount of undeveloped land. The Village currently has an application to amend its FPA before the NIPC. This application calls for additional area's to be added to the FPA plus addresses the need for additional wastewater treatment. The FPA and the proposed additions are illustrated in Exhibit 1.

The Village owns and operates the wastewater collection and treatment facilities. The treatment facility removes pollutants to acceptable levels prior to discharging the treated water to the Manhattan Creek under NPDES Permit number IL 0020222. The permit includes the following limits for discharges from the plant:

Average daily flow	0.42 million gallons per day (mgd)
Biochemical Oxygen Demand (BOD ₅)	10 milligrams per liter (mg / l)
Total Suspended Solids (TSS)	12 mg / l
Ammonia	1.5 mg / l summer limit 4.0 mg / l winter limit

VILLAGE OF MANHATTAN
FACILITIES PLAN AMENDMENT

The treatment facilities consist of a single stage nitrification activated sludge process with tertiary filters. The design average flow capacity for the existing facilities is 0.42 mgd based on a 24-hour detention time in the aeration basins.

The plant is currently being expanded to a capacity of 1.35 mgd. The expanded plant will meet similar effluent limits for BOD, Suspended Solids and pH and will have slightly more stringent limits for ammonia. In addition to the aforementioned limits, the plant will also have disinfection requirements, and limits on Phosphorous.

The expanded plant will operate under a modified MUCT mode, which will include anaerobic and anoxic treatment in addition to the aerobic activated sludge process.

1.2 Needs for Improvements

The design population for the facility that is currently under construction was based on the NIPC 2020 population projection of 12,318. The current population of the Village plus growth from developments within the existing FPA will generate the design flows within the design period. The proposed development for the area included in this FPA amendment will generate approximately 1.2 mgd of wastewater upon completion. In order for the community to serve its existing population plus the developments located within its existing FPA and the proposed developments, additional treatment facilities are required.

The Village has bonded for costs associated with the plant expansion that is currently under construction. The Village intends to place the financial responsibility for the additional treatment facilities on the developer of the area included in this FPA expansion. The amount of funds that are available for this project are limited, therefore the size of the proposed facilities are to be based upon the funding. The proposed facilities are to have a capacity of 2.2 mgd, or

VILLAGE OF MANHATTAN
FACILITIES PLAN AMENDMENT

22,000 people. When added to the design population for the existing plant, the total treatment capacity will be increased to 34,318. This design population is within the NIPC projection of 39,750 for the year 2030.

The Village will continue to grow past the design capacity of the treatment facilities. At some time in the future, the Village will need to expand facilities to accommodate such growth. The proposed facilities will be designed to be expandable, to accommodate such growth. In addition to the option of expansion of the proposed facility, the Village will continue to work with landowners and will investigate alternative methods of wastewater management such as the use of land application alternatives.

VILLAGE OF MANHATTAN
FACILITIES PLAN AMENDMENT

Chapter 2
Treatment Plant Site Selection

The Village of Manhattan acquired a parcel of land for the purpose of locating wastewater treatment facility. This site was discussed in the Village's FPA amendment of 1997. The site is located adjacent to an unnamed tributary to Prairie Creek. The site has sufficient room for the proposed facilities as well as space for expansion. The topography of the site allows for effluent polishing wetlands prior to discharge to the stream.

The stream drains residential and agricultural lands to the north and east of the proposed site. The seven day ten year low flow for the stream is zero cubic feet per second.

There is no stream within the FPA that provides sufficient dilution to affect the effluent limits that would be included in an NPDES permit. In discussions with Mr. Al Keller of the IEPA, he agreed that the anticipated permit limits would be as follows:

BOD ₅	10 mg / liter
Suspended Solids	12 mg / liter
Ammonia	between 1 mg / l and 4 mg / l depending on the season
pH	between 6 and 9
Phosphorous	1 mg / liter

In addition to the limits listed above, Mr. Keller suggested that disinfection may be required. The Village has agreed to include disinfection to the treatment scheme.

Without the required dilution to reduce permit limits, other sites do not offer advantages for improved treatment cost effectiveness. The use of the site that the Village owns is therefore cost effective due to the fact that it does not require any additional land acquisition costs.

VILLAGE OF MANHATTAN
FACILITIES PLAN AMENDMENT

Chapter 3

Infiltration / Inflow Tributary to Selected Project

3.1 Infiltration / Inflow analysis

The proposed treatment plant will receive flows from new developments. These developments will be constructed in accordance with the Village's codes. There should not be any excessive infiltration or inflow from these developments.

3.2 Overflows and Bypasses

The Village of Manhattan's sanitary sewage collection system does not include any sanitary sewer overflows or bypasses. The existing treatment facility includes a wet weather excess flow storage lagoon. Flows in excess of the treatment plant's capacity are diverted to the lagoon for storage. The stored water is fed back to the plant during periods of low flow.

Sewage that is pumped into the plant is conveyed through each process. The piping precludes bypassing of the treatment process.

VILLAGE OF MANHATTAN
FACILITIES PLAN AMENDMENT

Chapter 4
Alternatives Analysis

4.1 Treatment Plant

The proposed treatment facilities must meet the permit limits presented in the previous chapter. In order to prevent large operating costs for chemical precipitation of phosphorous, treatment alternatives include biological nutrient removal. Variations of the activated sludge process have demonstrated efficient and consistent biological nutrient removal. Fixed film processes have not been able to achieve nutrient removal with similar consistency and therefore are not considered in this report.

The initial operation of the facility will have flows that are significantly lower than the design capacity. One of the requirements that the alternatives must meet is the ability to achieve effluent limits while significantly under loaded.

In addition to the facilities that are required to meet discharge limits, each one of the facilities designed to have a surface discharge will include effluent polishing wetlands. The plant effluent will be tested prior to the wetlands to prevent permit excursions caused by natural cycles that will occur in the wetlands that can increase solids and phosphorous levels.

The loads generated from the design population are calculated as per methods stipulated in *Title 35: Environmental Protection, Subtitle C: Water Pollution, Chapter II: Environmental Protection Agency, Part 370: Illinois Recommended Standards for Sewage Works*. The allowable loadings for each unit process are also taken from this document. The loadings of each process in each phase of each alternative are within these allowable loadings.

VILLAGE OF MANHATTAN
FACILITIES PLAN AMENDMENT

4.1.1 Summary of Alternatives

The alternatives that are presented herein for expanding the existing facilities are as follows:

Alternative A - No Action

Alternative B –Oxidation Ditches

Alternative C – Diffused Air Activated Sludge

Alternative D – Sequenced Batch Reactors

Alternative E - Land Application

4.1.2 Alternative A - No Action

The proposed development of the lands included in this FPA amendment would overload the Village's existing treatment facility. In order for the land to be developed, additional treatment must be provided, therefore the option of taking no action is not considered viable.

4.1.3 Alternative B – Oxidation Ditches

Oxidation ditches are tanks where sewage is mixed with return activated sludge and aerated to remove solids, BOD_5 and ammonia biologically. The process can be adjusted to also remove nutrients. The three most common modes of operation for oxidation ditches designed for nutrient removal are the VT (or VT2), the Bio-Denipho and the MUCT.

The VT process uses an anaerobic reactor prior to the ditch and controlling dissolved Oxygen levels within the ditch to promote the proper balance of microorganisms. The process performance is enhanced with the addition of a second ditch known as the VT2 process. These configurations produce a high quality effluent, but may operate problematically under low flow

VILLAGE OF MANHATTAN
FACILITIES PLAN AMENDMENT

conditions.

Operation of the Bio-Deniphos system requires multiple ditches. The raw sewage and air supply are alternated between ditches to develop proper conditions for organic removal as well as nutrient removal. The process was originally designed for Nitrogen removal and then enhanced for additional Phosphorous removal. Since the nutrient that needs to be removed is Phosphorous, it is recommended that a process specifically designed for that nutrient is used.

The Modified University of Cape Town process uses discrete anaerobic, anoxic and aerobic zones to provide the correct environment for nutrient removal. The process may be fitted to multi channel oxidation ditches with minimal additional facilities to provide recycle flows. Recycle rates control the hydraulic detention times within each zone, therefore the process consistently provides a high quality effluent over a wide range of flows. This process is recommended for use of oxidation ditches for this project. A description of the entire plant process follows. A basis of design is presented in Table Basis B – Oxidation Ditches Basis of Design and a preliminary engineer's opinion of probable construction costs is presented in Table Cost B – Oxidation Ditch Costs.

4.1.3.1 Preliminary Treatment

The sewers from the proposed developments should not be susceptible to allowing problematic quantities of grit into the system. Therefore grit removal facilities are not included in this project.

Typical residential sewage can contain inorganic materials that can decrease the efficiency of the treatment process. These materials should be removed prior to raw sewage pumping, so that the pumps are protected from damage. The proposed facilities include a structure that will allow for the mechanical screening of the sewage upstream of the raw sewage pumps. The screens shall

VILLAGE OF MANHATTAN
FACILITIES PLAN AMENDMENT

be designed to meet flow rates significantly higher than those found in this phase of development to prevent duplication of major structural costs in the future.

Two 4 feet wide screens with a clear opening of no more than $\frac{1}{4}$ inch will be provided in this project. The redundancy of screens prevents the need of confined space entry if one screen suffers mechanical failure. The screens will be located in a building to prevent freezing. Screening washing will be provided to reduce odor problems.

4.1.3.2 Raw Sewage Pumping

The raw sewage pumping facilities will include a wet well, pumping equipment and piping. The wet well will be part of the screening structure and will be large enough to house large pumps that can meet future demands. A minimum of three raw sewage pumps (one of which will be placed on stand by) will be provided.

4.1.3.3 Oxidation Ditches

A multi channel oxidation ditch is required for the providing the different zones that comprise the MUCT process. The first channel operates anaerobically. Raw sewage is introduced into this channel and is mixed with denitrified mixed liquor to provide the proper conditions for the Phosphorous release and subsequent removal in the aerobic zones.

The second channel receives effluent from the first channel; return activated sludge and mixed liquor recycle from the last channel. The nitrification process in the aeration basins converts ammonia to nitrates and nitrites which are nutrients. Denitrification occurs in the second channel where these form of Nitrogen are converted to elemental Nitrogen gas which is released into the atmosphere. The denitrified mixed liquor from this channel is recycled back to the first channel with the excess being conveyed to the third channel.

VILLAGE OF MANHATTAN
FACILITIES PLAN AMENDMENT

The third and fourth channels receive the mixed liquor from the second channel where it is aerated to provide an environment for BOD₅ and ammonia removal. A recycle stream is pumped back to the second channel and the excess flow is conveyed to final clarifiers.

The oxidation ditch structure consists of four concentric channels each 16 feet wide with a depth of 14 feet. Each channel has two 20 feet long straight sections and the inside island has a 10 foot width.

4.1.3.4 Final Clarifiers

Final clarifiers are settling basins that separate the activated sludge from the treated effluent. Sizing of final clarifiers is based on surface overflow rates. In order to provide proper treatment over the wide range of flows that is anticipated for this plant. A total of three 65 feet diameter clarifiers are proposed for this project. The clarifiers will be accompanied by sludge and scum pumping facilities.

4.1.3.5 Disinfection

The plant will include ultraviolet disinfection facilities. The structure shall be capable of housing additional equipment for future expansions.

4.1.3.6 Sludge Digestion

Activated sludge may be digested either aerobically or anaerobically. Anaerobic digestion of sludges generated by biological Phosphorous removal plants is very susceptible to struvite production. Struvite is a chemical compound that coats and can clog piping. Anaerobic digesters also have operational problems when they are significantly under loaded from an

VILLAGE OF MANHATTAN
FACILITIES PLAN AMENDMENT

organic perspective. Aerobic digestion is the method used at the Village's existing plant and is recommended for this installation.

Four 90 feet by 24 feet by 14.5 feet deep digesters are recommended for this project. The digesters will be equipped with aeration equipment, supernatant removal facilities and sludge transfer facilities. The blowers for the digesters will be located inside a new building.

4.1.3.7 Sludge Dewatering

The treatment facility will be required to store at least 150 days of digested sludge. Depending on land costs, the cost effective break point for storing liquid sludge or constructing dewatering facilities is between 0.9 mgd and 1.5 mgd. The design capacity of this facility will be significantly above this range, therefore dewatering will be provided.

4.1.3.8 Digested Sludge Storage

Dewatered sludge will be stored in a covered building specifically designed for sludge storage. The building will have concrete push walls and sufficient ceiling height to allow for large equipment operation.

4.1.4 Alternative C – Diffused Air Activated Sludge

Many different modes of operation have been developed for the removal of nutrients in a diffused air activated sludge facility. The method that provides the greatest stability for Phosphorous removal over a wide range of flows is the MUCT. The process operates as described under the oxidation ditch alternative with the difference being that the type of aeration is through diffused air instead of oxidation ditch aerators.

VILLAGE OF MANHATTAN
FACILITIES PLAN AMENDMENT

The facilities under this alternative include the preliminary treatment facilities, raw sewage pumping facilities, clarifiers, disinfection, and all sludge management facilities that are discussed in the oxidation ditch alternative. The facilities a biological treatment structure that would be approximately 125 feet by 165 feet in plan, having an average depth of 14 feet 6 inches.

The structure would be divided into two flow trains, each of which can operate separately from the other. Each train would include six basins which can operate in anaerobic, anoxic or aerobic modes. The plant operator would have the flexibility to modify the mode of operation for some of the zones, to optimize the plant's efficiency under varying conditions. A basis of design is presented in Table Basis C – Diffused Aeration Basis of Design and a preliminary engineer's opinion of probable construction costs is presented in Table Cost C – Diffused Aeration Costs.

4.1.5 Alternative D – Sequenced Batch Reactors.

Sequenced Batch Reactors combine the duties of all biological reactors and clarifiers in one structure. This type of plant includes a number of tanks that house equipment for the mixing, aeration and decanting of the wastewater and mixed liquor. The process has advantages of reduced tankage and ability to control critical process times.

The process' major disadvantage is the ability to accommodate some influent flow scenarios. The IEPA requires a minimum of three reactors be provided to assure that there is always receiving volume available. The design presented in this document includes a total of six reactor basins to assure that capacity will be available at all times, and that the plant will be able to operate efficiently and effectively during periods of low flows.

The facilities included in this alternative would be the screening, raw sewage pumping, disinfection, sludge digestion, sludge dewatering and dewatered sludge storage facilities described in the oxidation ditch alternative plus six sequenced batch reactors.

VILLAGE OF MANHATTAN
FACILITIES PLAN AMENDMENT

The SBRs will be designed for biological Phosphorous removal. The process will start with an anaerobic mixed fill, during which raw sewage is mixed, (but not aerated) with denitrified activated sludge to promote Phosphorous removal. After a set time, the mixed liquor is then aerated for a sufficient time for BOD₅ and ammonia removal. Once the aeration phase is complete, the air and mixers are turned off, and sludge is allowed to settle. The clear supernatant is removed from the tank following the settling period. The remaining sludge is left unmixed to allow for denitrification, and then the process is ready to be repeated.

The SBR facilities will include six basins, each equipped with mixers, aerators, a blower and all piping and controls necessary for complete operation. The overall footprint of the structure is 127 feet by 160 feet having a maximum liquid depth of 15 feet. A basis of design is presented in Table Basis D – Sequenced Batch Reactors Basis of Design and a preliminary engineer's opinion of probable construction costs is presented in Table Cost D – Sequenced Batch Reactors Costs.

4.1.6 Land Application

The previous alternatives presented methods of reducing pollutant levels within the wastewater to levels, which are deemed acceptable for discharge to the waters of the State. Land application alternatives provide a lesser degree of treatment and disposal onto land. Land application alternatives do not require NPDES permits because pollutant point sources are not generated. A basis of design and preliminary opinion of construction costs for this alternative are presented in Table Alternative E - Land Application.

The application of treated wastewater to land is governed by IEPA regulations. Included in these regulations are maximum precipitation, and minimum air and soil temperatures for all systems and minimum wind speeds for spray systems. An analysis of these variables was made for the six month period from 1998 to 2003 to determine the number of days that wastewater could be

VILLAGE OF MANHATTAN
FACILITIES PLAN AMENDMENT

applied for each year. In order to assure that regulations are complied with, personnel will be required to monitor each variable and decide if land application is allowable. For this reason, weekends are excluded from the analysis. Three categories of application have been investigated as part of this report. These are spray irrigation in agricultural areas, spray irrigation in urban areas and drip irrigation. The difference between the two spray irrigation alternatives depends on the land use of adjacent properties. It is assumed that while the initial land use may be agricultural, ultimately adjacent properties will be developed for other purposes. A summary of the analysis is as follows.

Year	Rural Spray Irrigation	Urban Spray Irrigation	Drip Irrigation
1998	132	62	175
1999	128	46	173
2000	127	45	168
2001	116	38	156
2002	124	44	160
2003	121	38	155

The design of land application systems are based on the values presented in 2001, which is the lowest year. It should be noted that typical water quality investigations use the 95th percentile for determining minimum design parameters. This would result in slightly lower numbers for the design of the facilities, but it is assumed that as the number of years of available data increases, the standard deviations of the data will decrease, thus bringing the acceptable design loads to those used herein.

The predominant native soils in the area are Ashkum and Elliott. Both of these soils are rated Severe for percolation rates by the USDA. In order to meet Section 372.240(b)(3) of the Illinois Design Standards for Slow Rate Land Application of Treated Wastewater, the application rate would be significantly restricted.

The amount of acreage required for the land application of all of the design flow is as follows:

VILLAGE OF MANHATTAN
FACILITIES PLAN AMENDMENT

Drip Irrigation	530 Acres
Rural Spray Irrigation	685 Acres
Urban Spray Irrigation	2,162 Acres

It is doubtful that the amount of land required for land application could be acquired. Therefore, the treatment facilities are designed to allow for discharge of effluent of flows in excess of the amount of land that would be available. A discussion of the option to land apply all of the water is also included herein.

4.1.6.1 Drip Irrigation

Drip irrigation is commonly used in western states due to the processes efficiency at conserving water, while providing sufficient irrigation. Drip irrigation of treated effluent has the advantage of not being subject to maximum allowable wind speeds for its use and therefore offers the greatest number of days per year that the water may be applied.

Under this alternative, treated wastewater is pumped into tubes that release it evenly through vents. The length of the tube is limited to less than 1,300 feet due to headloss constraints. The system is well suited to row crops due to the linear nature of the distribution system.

An efficient area for use of drip irrigation is a square site that is 40 acres in total area. A pumping station and permanent header could be located along one side of the parcel, and the feeder tubes could be rolled onto the site once crops are planted. The capital costs for the facilities required for one 40 acre parcel are \$173,655.00 assuming that the site is adjacent to the treatment facilities.

VILLAGE OF MANHATTAN
FACILITIES PLAN AMENDMENT

A total of 14 sites would be required if all of the plant effluent were to be land applied. The cost for irrigation equipment plus the piping required to convey the treated effluent to each site is projected at \$2,800,000 depending on the location of the sites.

Drip irrigation systems using ground water have been subject to biofouling of the tubes and emitters. It is reasonable to assume that problems will occur with treated effluent that has some residual organics remaining in the water. The recommended method for addressing this problem is periodic chlorination of the feed water. The effect of chlorine on plants is significant even at low levels. Drip irrigation with occasional chlorination may result in reduced crop yields.

The operating costs for this alternative are included in Table Alternative E - Land Application Cost. Assuming that only a portion of the effluent may be land applied, these costs would be above and beyond the treatment costs presented in previous alternatives.

4.1.6.2 Spray Irrigation

Spray irrigation is commonly used throughout the Midwest, especially in areas that have soils that are incapable of retaining water. Typical agricultural spray irrigation systems include a deep well that is capable of producing large amounts of water, and a center pivot spray irrigator. These systems are used to maximize crop output and therefore farm profit. Runoff from these systems is discharged to drainage courses.

The IEPA regulations for land application systems specifically prohibit runoff during spraying. The regulations also limit the amount rate that water can be applied. These constraints significantly alter the cost effective design of irrigation systems. In order to provide a more uniform application of the water and prevent runoff, smaller nozzles are required thus increasing the number of irrigation pedestals. This type of design is used in western states (when spray irrigation is used) due to the high costs of water.

VILLAGE OF MANHATTAN
FACILITIES PLAN AMENDMENT

The design of the spray irrigation facilities is based on nozzles that produce 150 feet of spray. In order to assure similar pressures to each nozzle, the site is limited to a 40 acre parcel with multiple parcels provided to meet demands. Each site would require 25 nozzles, a pumping station and all of the piping to connect the system together. The capital cost for these facilities is presented in Table Alternative E - Land Application Cost. The cost per 40 acre site is \$345,000 per 40 acre site. The cost to provide enough area to land apply all of the treated effluent on rural land is projected at \$6,500,000.00

Although the capital costs for spray irrigation is greater than those for drip irrigation, the operational cost for the drip systems are greater due to the significantly shorter life of the drip equipment. The reduced total costs and the uncertainty associated with biofouling in drip systems cause the recommended alternative for land application systems to be spray irrigation. The IEPA regulations referring to urban spray irrigation do not specify if the center of a large parcel could be irrigated at rural rates, and the outer portion of a parcel would be subject to urban regulations. It is assumed that this issue could be resolved with the Agency if a large parcel (greater than a square mile) could be adjusted accordingly.

4.1.6.3 Summary

The costs presented above are for the facilities that would be placed on the application site, and do not include land costs. The cost of unimproved land in the area has risen to \$35,000 to well over \$50,000 per acre. Assuming that land could be purchased for the lower value the cost for land for the entire system would be \$24,000,000. The total irrigation system including land would then be slightly over \$30,000,000. Treatment costs would need to be added to these costs. The system is not economically feasible due to the high costs of land.

VILLAGE OF MANHATTAN
FACILITIES PLAN AMENDMENT

4.2 Selected Alternative

The cost effective treatment alternative that will produce the high quality effluent required in the anticipated NPDES permit is Alternative D – Sequenced Batch Reactors. The alternative offers the added advantage of being well suited for efficient operation during initial operation when flows may be significantly less than the total design flow. The capital costs associated with this alternative will be paid for by the developer of the area included in this FPA expansion. The operational costs for the facilities are less than the current wastewater rates collected by the Village and therefore rates would not have to increase.

Land application of all of the treated effluent is not cost effective, and may not be feasible due to the large amount of land that would need to be purchased. Land application of a portion of the flows would require capital and operational costs above and beyond those to treat flows to a level where it is allowable to be discharged. Partial land application would result in stream flows that would be high in the winter and rainy seasons when land application is not allowed, and very low to none during hot summer months. In addition to being costly, this may be detrimental to the ecology of the stream. Land application is therefore not included in the recommended improvements.

4.2 Sewage Collection System

4.2.1.1 Existing Facilities

The existing sewage collection system divides the town into north and south sections separated by Manhattan Creek. The south portion of town is further divided into south-southeast, south central region, and southwest.

The south-southeast section is the largest portion of town including two pump stations, Century East and Eastern Avenue with combined loads of approximately 500 PE. These two pump

VILLAGE OF MANHATTAN
FACILITIES PLAN AMENDMENT

stations will be disconnected and will flow by gravity to the proposed South Wastewater Treatment Plant. There is no reserve capacity remaining in the south-southeast region.

The south central region has a single interceptor which connects to an 18" portion of the south-southeast system at Manhattan Creek. This line is 15" at this point, follows West Prairie Street to Railroad Street, at which point is decreased to 12" and follows an easement between Manhattan-Monee Road and East Prairie to the intersection Eastern Avenue and Manhattan-Monee. At this point it becomes a 10" line which terminates at a 9.8 foot deep manhole opposite the intersection of Manhattan-Monee and Lee. Although this line has capacity for an additional 1,400 PE at this point it was not extended to Century East. However, it can be extended as an 8" PVC line, 2,100 LF to a temporary lift station at the northwest corner of the northeast quarter of Section 21 by a future developer of the properties adjacent to that location. However, ultimately this area will be served by the METRA Interceptor as discussed in the previous Northern Area Facility Plan. Estimated cost for this line is as follows:

<u>Item</u>	<u>Quantity</u>	<u>Cost/Unit</u>	<u>Extension</u>
8" PVC	2,100 LF	\$ 40	\$ 84,000
4' Diameter Manhole	6 EA	\$ 3,250	19,590
Miscellaneous & Contingency			20,700
Engineering, Legal, Administration			<u>18,800</u>
 Total			 <u>\$ 143,000</u>

Future use of this line will most likely be limited to properties fronting Manhattan-Monee Road since property south of it is already developed, topography north is not favorable to further extensions, and properties to the east will be tributary to the other interceptors.

VILLAGE OF MANHATTAN
FACILITIES PLAN AMENDMENT

The north portion of town is served by a 15" line which ends at West Prairie Street and Rt. 52 where it flows into the south central line. It follows Rt. 52 from Foxford Drive where it is a 12" line which has a reserve capacity of approximately 900 PE.

4.2.2 Future Interceptor Layout

For proper service of the expanded FPA a new system of interceptor sewers is required as extension of existing lines is not cost-effective for long-term service to Lakewood. Two approaches have been considered in the past, collection to the existing treatment plant and collection to a new plant — but since the recommendation of this report is construction of a new wastewater treatment facility only the latter is presented herein with treatment at the existing plant only as an interim phase.

The proposed Northern FPA expansion area was considered in a previous report. This report supplements that report by providing sewerage system basis of design for this western FPA expansion area, and updating recommendations from the Village's January 1997 Facility Plan.

4.2.2.1 Lakewood Service Area

The Lakewood Service Area is approximately 1,395 acres in Section 13, 14, 23, 24, 25 and 26 of Jackson Township and is currently non-FPA. It will produce an estimated sewage flow of 11,863 P.E. calculated as follows:

VILLAGE OF MANHATTAN
FACILITIES PLAN AMENDMENT

	No. of <u>Units</u>	P.E./ <u>Unit</u>	<u>P.E.</u>
Traditional/Residential:			
Single Family Homes	1,736	3.50	6,076
Duplex	654	3.50	2,289
Townhomes	<u>494</u>	3.25	<u>1,606</u>
TOTAL	1,884		9,971
 Active Adult/Senior:			
Townhomes	294	2.25	662
Single	<u>447</u>	2.50	<u>1,117</u>
TOTAL	741		1,779
Acres of Commercial: 11.3 acres		10	<u>113</u>
 TOTAL			11,863
 P.E.			

The service areas from the January 1997 Facility Plan are largely unaffected by this addition, although sewer sizes are increased. Sewers to serve this FPA expansion area will be funded by Lakewood Homes.

The expanded FPA will be tributary to the Lakewood Collector from the Lakewood development, parallel to Sweedler Road to the intersection of Gougar and Sweedler. Sizing and engineer's opinion of probable construction costs for this line are included in Appendices A and B and described as the Lakewood Collector.

VILLAGE OF MANHATTAN
FACILITIES PLAN AMENDMENT

Phase I of Lakewood will be tributary to the Village's existing wastewater treatment plant via the existing Leighlinbridge Lift Station. When constructed it was contemplated that this lift station would ultimately serve properties north of it. For this reason, the wet well was oversized to accommodate larger pumps, the 8" forcemain was oversized and an additional parallel 10" forcemain was constructed next to it. However, in the ensuing years State/County acquisition of a former railroad right-of-way was completed, County easement requirements were found to be acceptable, and the sewer which was planned in 1997 to be tributary to this lift station has been redesignated as the Wauponsee Interceptor directly tributary to the existing (north) wastewater treatment facility.

This series of events leaves a lift station and forcemain within available capacity to collect a portion of Lakewood. Therefore, 3,000 P.E. will be discharged to the north wastewater treatment plant via the interim Lakewood/Leighlinbridge Interconnect. When constructed, this 21" sewer flowing north will be laid parallel to a plugged 21" sewer flowing south as the first leg of the Northern Relief Sewer. When Lakewood and other properties are approaching a total of the 3,000 P.E. additional load to the Leighlinbridge Lift Station, this relief sewer will be constructed to the South Wastewater Treatment Plant and the lift station will be abandoned.

4.2.2.2 Northern Relief Sewer

As the northern region of Manhattan develops, the Village will be faced with the decision of expanding its North Wastewater Treatment Plant or its South Wastewater Treatment Plant. The existing 8" and 10" Leighlinbridge forcemain can be used at that time to off-load 2.891 MGD of flow from the North Wastewater Treatment Plant to the South Wastewater Treatment Plant with the installation of a new pump station at the North Wastewater Treatment Plant.

VILLAGE OF MANHATTAN
FACILITIES PLAN AMENDMENT

The northern relief sewer will begin at the former Leighlinbridge Lift Station (which will be abandoned) and flow south along Gougar and Gallagher Roads to the new South Wastewater Treatment Plant. Sizing and engineer's estimates of probable construction costs for this line are included in Appendices A and B.

4.2.2.3 Other Sewers

The southerly sewer collection system remains largely unchanged from the January 1997 report. Appendices A and B present updated sizes and estimates for these lines.

VILLAGE OF MANHATTAN
FACILITIES PLAN AMENDMENT

Chapter 5
Environmental Impacts

5.1 Existing Conditions

The Village of Manhattan currently owns the site of the proposed wastewater treatment plant expansions. The area has been previously disturbed with the agricultural operations that have occurred on the site. The site of the proposed facilities is located in areas above the flood plain.

5.2 Sensitive Environmental Areas and/or Endangered Species Habitat

The areas that would be affected by the proposed improvements consist of an existing treatment plant site. There are no known endangered or threatened floras or faunas in this area. The land use after construction will essentially remain the same as the current land uses and therefore habitats cannot be threatened.

5.3 Areas of Historic / Cultural Importance

The areas disturbed by the proposed improvements have not been designated as having any significant historic or cultural importance during the construction of any previous projects on the sites. The proper agencies are reviewing the sites to confirm that the proposed improvements do not interfere with sites of significance.

5.4 Direct Impacts

The direct impacts of the projects proposed in this report are considered to be within the acceptable limits for construction projects. The proposed facilities consist of treatment plant improvements on a previously disturbed wastewater treatment plant site.

VILLAGE OF MANHATTAN
FACILITIES PLAN AMENDMENT

5.4.1 Disturbance to Historical, Archeological, Geological, Cultural or Recreational Areas

The improvements proposed in this report will temporarily affect lands that already have public infrastructures located on them. These previously disturbed areas do not contain any known items of historical, archeological, geological or cultural significance. The construction of the proposed facilities will not have any long-term effect on the recreational opportunities available on the affected sites.

The treatment plant site will not be open to the public as a recreational area.

5.4.2 Construction on Floodplain.

The structures proposed for the expansion of the treatment plant are located above the 100-year floodplain. Portions of the proposed underground utilities may be constructed below the floodplain. Construction and restoration of this work will be completed in accordance with appropriate standards. Permits will be obtained for all work prior to commencing construction.

5.4.3 Stream Crossings

The proposed improvements do not include any stream crossings.

5.4.4 Disturbance of Sensitive Ecosystems, Especially Wetlands

The proposed improvements will be constructed in areas that are currently used for the agricultural purposes. The current land use of these areas precludes them from being considered sensitive ecosystems. The project will include the construction of effluent polishing wetlands which will actually increase the amount of wetlands in the watershed.

VILLAGE OF MANHATTAN
FACILITIES PLAN AMENDMENT

5.4.5 Impacts to Wild and Scenic Rivers

The proposed improvements will not have any direct impacts on wild and scenic rivers.

5.4.6 Conservation of Prime Agricultural Land.

The proposed locations for improvements are not on agricultural lands. The Facilities Plan will be submitted to the DOA for Prime Agricultural Land review.

5.4.7 Air Quality Impacts

The air quality will not be significantly affected by the proposed projects. The treatment process will be designed to minimize emissions of odors.

5.4.8 Impacts to Rare / Endangered Plants and Animals.

The proposed improvements will have no known impact on rare or endangered plants or animals.

5.5 Secondary Impacts

Secondary impacts of the proposed improvements include the effect of the implementation of the plan on lands outside those used for the improvements.

5.5.1 Changes in Rate, Density, Type of Development or use of Open Space, Floodplain, or Prime Agricultural Land

The Village of Manhattan has experienced significant growth in the recent past. NIPC projects

VILLAGE OF MANHATTAN
FACILITIES PLAN AMENDMENT

that the growth will continue throughout the next two decades. Implementing the recommended improvements will allow the continued planned growth of the community.

The development of land within the planning area will be subject to numerous ordinances. The Village will regulate the type of development. The community protects the floodplain and prohibits construction within it.

5.5.2 Impacts to Sensitive Ecosystems due to Induced Growth.

Developments within the Village of Manhattan are subject to the Village's ordinances including those precluding the destruction of sensitive ecosystems. Sensitive ecosystems will continue to be protected in Manhattan.

5.5.3 Mitigation of all Significant Negative Impacts

Planning for the proposed improvements has not identified any significant negative impacts to be mitigated.

5.5.4 Recreation and Open Space Opportunities.

The treatment plant site does not offer recreation opportunities to the public due the nature of the site's use.

5.6 Schedule

An estimated schedule for the implementation of the necessary steps for construction and operation of the proposed project is as follows:

VILLAGE OF MANHATTAN
FACILITIES PLAN AMENDMENT

Activity	Date
Submit Facilities Plan to IEPA, NIPC and other Agencies	December 2004
Receive Approval of Facilities Plan	December 2004
Begin Design of Proposed Facilities	January 2005
Complete Design	December 2005
Submit Plans and Specifications for Permitting	December 2005
Receive Construction Permits	March 2006
Advertise for Bids	April 2006
Accept Bids	June 2006
Award Contract	June 2006
Complete Construction	July 2007

Village of Manhattan
 South West Facility Plan Amendment
 Table Alternative B - Oxidation Ditch Basis

Preliminary Treatment - Raw Sewage Pumping

Assumed Grade	565
Screen Channel Invert	524.5
Wet Well Invert	521.5

Two Mechanically Cleaned Bar Screens each in a 4 foot wide channel
 Screenings washing, compaction and bagging in building at grade.

Space for up to 6 large pumps to handle ultimate flows. Pumping equipment
 to be designed for peak flows of this phase of development.

Oxidation Ditch

Organic Load	3740 lb BOD / day
Maximum Loading Rate	15 lb BOD /day / 1000 cf
Minimum Volume	##### Cubic Feet
Oxidation Ditch Depth	14 Feet
Minimum Ditch Area	##### Square Feet
Number of Channels	4
Channel Width	16 feet
Center Island Width	10 feet
Center Island Straight Length	20 feet
Area of Inner Channel Curves	1,306.90 square feet
Area of Inner Channel Straights	640 square feet
Area of Inner Channel	1,946.90 square feet
Area of Second Channel Curves	3,015.93 square feet
Area of Second Channel Straights	640 square feet
Area of Second Channel	3,655.93 square feet

Table Alternative B - Oxidation Ditch Basis
Page Two

Area of Third Channel Curves	4,724.96 square feet
Area of Third Channel Straights	640 square feet
Area of Third Channel	5,364.96 square feet
Area of Fourth Channel Curves	6,433.98 square feet
Area of Fourth Channel Straights	640 square feet
Area of Fourth Channel	7,073.98 square feet
Total Area	##### Square Feet
Total Volume	##### Cubic Feet ##### gallons

Clarifiers

Design Peak Flow	5.75 mgd
Allowable Loading Rate	600 gpdpsf
Minimum Surface Area	9583.33 sf
Number of Clarifiers	3
Minimum Diameter per Clarifier	63.78 feet
Clarifier Diameter	65 Feet
Area	3,318.31
Loading at Peak Flow Rate	577.60 gpdpsf

Disinfection

UV disinfection designed for peak flow rates and expandable for future phases.

Sludge Digestion

Aerobic digestion of unthickened sludge

Design P.E. 22000

Village of Manhattan
South West Facility Plan Amendment
Table Alternative B - Oxidation Ditch Basis
Page Three

Minimum Volume of unthickened sludge per P.E.	5.625 Cubic Feet / P.E.
Minimum Digester Volume	123750 Cubic Feet
Average Depth of Digester	14.5 feet
Minimum Digester Area	8,534.48 Square Feet
Number of Digesters	4
Minimum Area per Digester	2,133.62
Digester Width	24
Digester Length	90
Total Digester Volume	125280 Cubic Feet
Minimum Aeration Sizing	30 SCFM / 1000 CF
	3758.4 SCFM
Number of Blowers	5
Size of Blower Building	1400 Square Feet
Digested Sludge Management Facilities	
Dewatering facilities will be constructed to meet future needs and the Village's preferences	
Digested Sludge Storage	
Amount of Sludge Generated	0.13 cf/PE/day
Storage Period	150 days
Solids Content	18%
Amount of Storage Required	##### Cubic Feet
Storage Depth	6 feet
Storage Building Area	7,944.44 Square Feet

Village of Manhattan
South West Facility Plan Amendment
Table Alternative C - Diffused Aeration Basis

Preliminary Treatment - Raw Sewage Pumping

Assumed Grade	565
Screen Channel Invert	524.5
Wet Well Invert	521.5

Two Mechanically Cleaned Bar Screens each in a 4 foot wide channel
 Screenings washing, compaction and bagging in building at grade.

Space for up to 6 large pumps to handle ultimate flows. Pumping equipment
 to be designed for peak flows of this phase of development.

Aeration Facilities

Organic Load	3740 lb BOD per day
Maximum Loading	15 lb BOD per 1000 cf
Minimum Total Basins Size	249333.3 cubic feet
Number of Treatment Trains	2
Minimum Volume per train	124666.7 cubic feet
Average Depth	14.5 feet
Minimum Area per train	8597.701 square feet
Channel Width	40 feet
Channel Length	220 feet
Process Description	MUCT
Number of Anaerobic Basins	2
Number of Anoxic Basins	3
Number of Aerobic Basins	1
Outside dimension of Structure	112 by 125

Table Alternative C - Diffused Aeration Basis
Page Two

Clarifiers

Design Peak Flow	5.75 mgd
Allowable Loading Rate	600 gpdpsf
Minimum Surface Area	9583.33 sf
Number of Clarifiers	3
Minimum Diameter per Clarifier	63.78 feet
Clarifier Diameter	65 Feet
Area	3,318.31
Loading at Peak Flow Rate	577.60 gpdpsf

Disinfection

UV disinfection designed for peak flow rates and expandable for future phases.

Sludge Digestion

Aerobic digestion of unthickened sludge	
Design P.E.	22000
Minimum Volume of unthickened sludge per P.E.	5.625 Cubic Feet / P.E.
Minimum Digester Volume	123750 Cubic Feet
Average Depth of Digester	14.5 feet
Minimum Digester Area	8,534.48 Square Feet
Number of Digesters	4
Minimum Area per Digester	2,133.62
Digester Width	24
Digester Length	90
Total Digester Volume	125280 Cubic Feet

Village of Manhattan

South West Facility Plan Amendment

Table Alternative C - Diffused Aeration Basis

Page Three

Minimum Aeration Sizing 30 SCFM / 1000 CF

3758.4 SCFM

Number of Blowers 5

Size of Blower Building 1400 Square Feet

Digested Sludge Management Facilities

Dewatering facilities will be constructed to meet future needs and the Village's preferences

Digested Sludge Storage

Amount of Sludge Generated 0.13 cf/PE/day

Storage Period 150 days

Solids Content 18%

Amount of Storage Required ##### Cubic Feet

Storage Depth 6 feet

Storage Building Area 7,944.44 Square Feet

Village of Manhattan
South West Facility Plan Amendment
Table Alternative D - Sequenced Batch Reactors Basis

Preliminary Treatment - Raw Sewage Pumping

Assumed Grade	565
Screen Channel Invert	524.5
Wet Well Invert	521.5

Two Mechanically Cleaned Bar Screens each in a 4 foot wide channel
Screenings washing, compaction and bagging in building at grade.

Space for up to 6 large pumps to handle ultimate flows. Pumping equipment
to be designed for peak flows of this phase of development.

Sequence Batch Reactors

Organic Load	3740 lb BOD / day
Maximum Loading Rate	15 lb BOD /day / 1000 cf
Minimum Aeration Volume	249333.33 cubic feet
Number of Tanks	6
Minimum Volume per Tank	41555.56 cubic feet
Tank Depth	15 feet
Minimum Area	2770.37 square feet
Tank Width	52 feet
Tank Length	62 feet
Tank Area	3224 square feet
Tank settling capacity	1934400 gallons per day per tan

Disinfection

UV disinfection designed for peak flow rates and expandable for future phases.

Table Alternative D - Sequenced Batch Reactors Basis
 Page Two

Sludge Digestion

Aerobic digestion of unthickened sludge	
Design P.E.	22000
Minimum Volume of unthickened sludge per P.E.	5.625 Cubic Feet / P.E.
Minimum Digester Volume	123750 Cubic Feet
Average Depth of Digester	14.5 feet
Minimum Digester Area	8,534.48 Square Feet
Number of Digesters	4
Minimum Area per Digester	2,133.62
Digester Width	24
Digester Length	90
Total Digester Volume	125280 Cubic Feet
Minimum Aeration Sizing	30 SCFM / 1000 CF
	3758.4 SCFM
Number of Blowers	5
Size of Blower Building	1400 Square Feet

Digested Sludge Management Facilities

Dewatering facilities will be constructed to meet future needs and the Village's preferences

Digested Sludge Storage

Amount of Sludge Generated	0.13	cf/PE/day
Storage Period	150	days
Solids Content	18%	
Amount of Storage Required	#####	Cubic Feet
Storage Depth	6	feet
Storage Building Area	7,944.44	Square Feet

1k

Village of Manhattan
Lakewood Homes Facility Plan
Table E - Land Application Alternatives
Page One

Design Assumptions

Soil Permeability	0.15 inches per hour
Allowable Irrigation Rate	0.015 inches per hour 0.36 inches per day

Minimum Required Areas for total land application alternative

Spray Irrigation in Rural Setting	685 Acres
Spray Irrigation in Urban Setting	2,162 Acres
Drip Irrigation	530 Acres

Assumed Test Area	40 acres
	1742400 square feet

Side Length	1320 feet
-------------	-----------

Application Days per Year	
Spray Irrigation in Rural Setting	120 days per year
Spray Irrigation in Urban Setting	38 days per year
Drip Irrigation	155 days per year

Maximum Loading on Test Area

Spray Irrigation in Rural Setting	46919347 gallons per year 128546 Averaged gallons per day
Spray Irrigation in Urban Setting	14857793 gallons per year 40706 Averaged gallons per day
Drip Irrigation	60604157 gallons per year 166039 Averaged gallons per day

Flow Rates for 8 Hour Day Operation	390995 gallons per day 815 gpm
-------------------------------------	-----------------------------------

Drip Irrigation Design

Drip irrigation has the advantage of not being subject to wind limitations, but has disadvantages of being subject to clogging due to suspended solids and biological growth in the piping. The treatment design should include filters and the ability to occasionally chlorinate the water to control biological growth. The chlorine can impare crop growth and yield, so chlorination should be minimized.

Drip irrigation in clay soils can be spaced as far apart as 4 feet on center. In order to maximize irrigation rates for use in row crops such as those grown in the area, it is recommended to drip between each row.

The total length of drip irrigation lines for the 40 acre site is as follows:

Length per line	1300 feet
Number of lines	660
Total Length	858000 feet
Material cost for drip lines	\$0.098 per foot
#####	
Life of the material	7 years
Annualized cost of material	#####
Installation cost for drip lines	
3 man crew at 8 feet by 1320 per hour	#####
Removal at end of season	#####

Land Application Alternatives
Page Three

Emitters are to be spaced at 42" and have a flow rate of .53 gph per emitter

Total system flow rate	129925.71 gallons per hour 2165.43 gallons per minute
Operation hours per day	3.01 Hours per operating day
Flow rate in each line	3.28 gallons per minute
Line diameter	0.71 inches

Velocity 2.67 feet per second
 Headloss per 100 ft 10.02 feet per 100 feet
 This is the headloss at the inlet end of the line.
 Headloss at the mid section is 2.78 feet per 100 feet
 The operating range for the drip line is from 7 to 60 psi. Inlet pressure should be 35 psi to assure proper operation throughout the line.
 Pump size 88.5 Horse power
 Daily Power Usage 198.68 kWhr/day
 Annual Operating Electrical Cost #####
 Pumping Capital Cost #####
 Life of Pumping Equipment 20 years
 Annualized Cost #####
 Total Annualized Cost without land #####
 Unit Cost \$ 0.81 per thousand gallons disposed
 Land Application Alternatives
 Page Four

Spray Irrigation Design

Irrigation head coverage 300 feet diameter each head
 Number of irrigation heads 25
 Length of headers 7200 feet
 Cost per irrigation head #####
 Cost for heads #####
 Material Cost for headers #####
 Pumping Station Costs #####
 Total Capital Costs #####
 Useful life of capital outlays 20 years

Annualized Cost	#####
Installation Cost	#####
Removal Cost	#####
Electrical Costs	#####
Total annualized costs	#####
Unit cost for rural application	\$ 0.62 per 1,000 gallons applied
Unit cost for urban application	\$ 1.97 per 1,000 gallons applied

Land Application Alternatives
Page Five

Land Application costs without land costs are as follows:

Rural Spray Irrigation	\$0.62 per 1,000 gallons applied
Urban Spray Irrigation	\$1.97 per 1,000 gallons applied
Drip Irrigation	\$0.81 per 1,000 gallons applied

Land costs in the area have rose to over \$35,000 per acre to over \$50,000 per acre in some cases. The development value of the land is at least \$30,000 per acre.

The cost of purchasing 40 acres would be at least. #####

Assuming a useful financed life of 40 years, then purchasing the property could be annualized at

per year

Unit costs per 1000 gallons applied would then increase to the following

Rural Spray Irrigation	\$1.37 per 1,000 gallons applied
Urban Spray Irrigation	\$4.32 per 1,000 gallons applied
Drip Irrigation	\$1.39 per 1,000 gallons applied

Village of Manhattan
South West Facility Plan Amendment
Table Alternative B - Oxidation Ditch Costs

Influent Screening and Pumping	\$ 1,445,000.00
Oxidation Ditch	\$ 2,841,000.00
Clarifiers	\$ 1,510,500.00
Sludge Pumping	\$ 665,000.00
Disinfection	\$ 600,000.00
Sludge Digestion	\$ 1,545,000.00
Sludge Management Facilities	\$ 1,315,000.00
Chemical Feed Systems	\$ 220,000.00
Administration Building	\$ 180,000.00
Piping	\$ 1,500,000.00
Electrical	\$ 1,200,000.00
Wetlands	\$ 350,000.00
Sub Total	\$ 13,371,500.00
Contingencies 15%	\$ 2,005,725.00
Engineering, Legal and Fiscal	\$ 1,900,000.00
TOTAL	\$ 17,277,225.00

Table Alternative D - Sequenced Batch Reactors Costs

Influent Screening and Pumping	\$ 1,445,000.00
SBR Process	\$ 2,890,000.00
Disinfection	\$ 600,000.00
Sludge Digestion	\$ 1,545,000.00
Sludge Management Facilities	\$ 1,315,000.00
Chemical Feed Systems	\$ 220,000.00
Administration Building (1,500 Square Feet)	\$ 180,000.00
Piping	\$ 1,200,000.00
Electrical	\$ 1,100,000.00
Wetlands	\$ 350,000.00
Sub Total	\$ 10,845,000.00
Contingencies 15%	\$ 1,626,750.00
Engineering, Legal and Fiscal	<u>\$ 1,500,000.00</u>
TOTAL	\$ 13,971,750.00

Village of Manhattan
South West Facility Plan Amendment
Table Alternative C - Diffused Aeration Costs

Influent Screening and Pumping	\$ 1,445,000.00
Activated Sludge Facility	\$ 3,070,000.00
Clarifiers	\$ 1,510,500.00
Sludge Pumping	\$ 665,000.00
Disinfection	\$ 600,000.00
Sludge Digestion	\$ 1,545,000.00
Sludge Management Facilities	\$ 1,315,000.00
Chemical Feed Systems	\$ 220,000.00
Administration Building	\$ 180,000.00
Piping	\$ 1,500,000.00
Electrical	\$ 1,300,000.00
Wetlands	\$ 350,000.00
Sub Total	\$ 13,700,500.00
Contingencies 15%	\$ 2,055,075.00
Engineering, Legal and Fiscal	\$ 1,900,000.00
TOTAL	\$ 17,655,575.00



Lisa Kladis <lisa.kladis@villageofelwood.com>

FW: Revised Map

1 message

Marian Gibson <marian.gibson@villageofelwood.com>
 To: lisa.kladis@villageofelwood.com, Julie Friebele <julie.friebele@villageofelwood.com>

Wed, Jul 19, 2017 at 4:37 PM

From: Ian McDonald [mailto:imcdonald@northpointkc.com]
Sent: Wednesday, May 10, 2017 2:54 PM
To: marian.gibson@villageofelwood.com
Cc: Patrick Robinson <probinson@northpointkc.com>
Subject: Fwd: Revised Map

Hi Marian,

I've attached the revised boundary agreement depiction. Let us know if you have any comments or thoughts on additional changes. Thanks!

Ian McDonald
 NorthPoint Development
[785-218-6583](tel:785-218-6583)

Begin forwarded message:

From: Marissa Denton <mplett@northpointkc.com>
Date: May 10, 2017 at 2:39:10 PM CDT
To: Ian McDonald <imcdonald@northpointkc.com>
Cc: Patrick Robinson <probinson@northpointkc.com>
Subject: Re: Revised Map

Here you go!

Thank you,

Marissa Denton | Creative Director / Marketing



d: [816-888-7398](tel:816-888-7398) | c: [443-716-8017](tel:443-716-8017) | f: [816-888-7399](tel:816-888-7399)

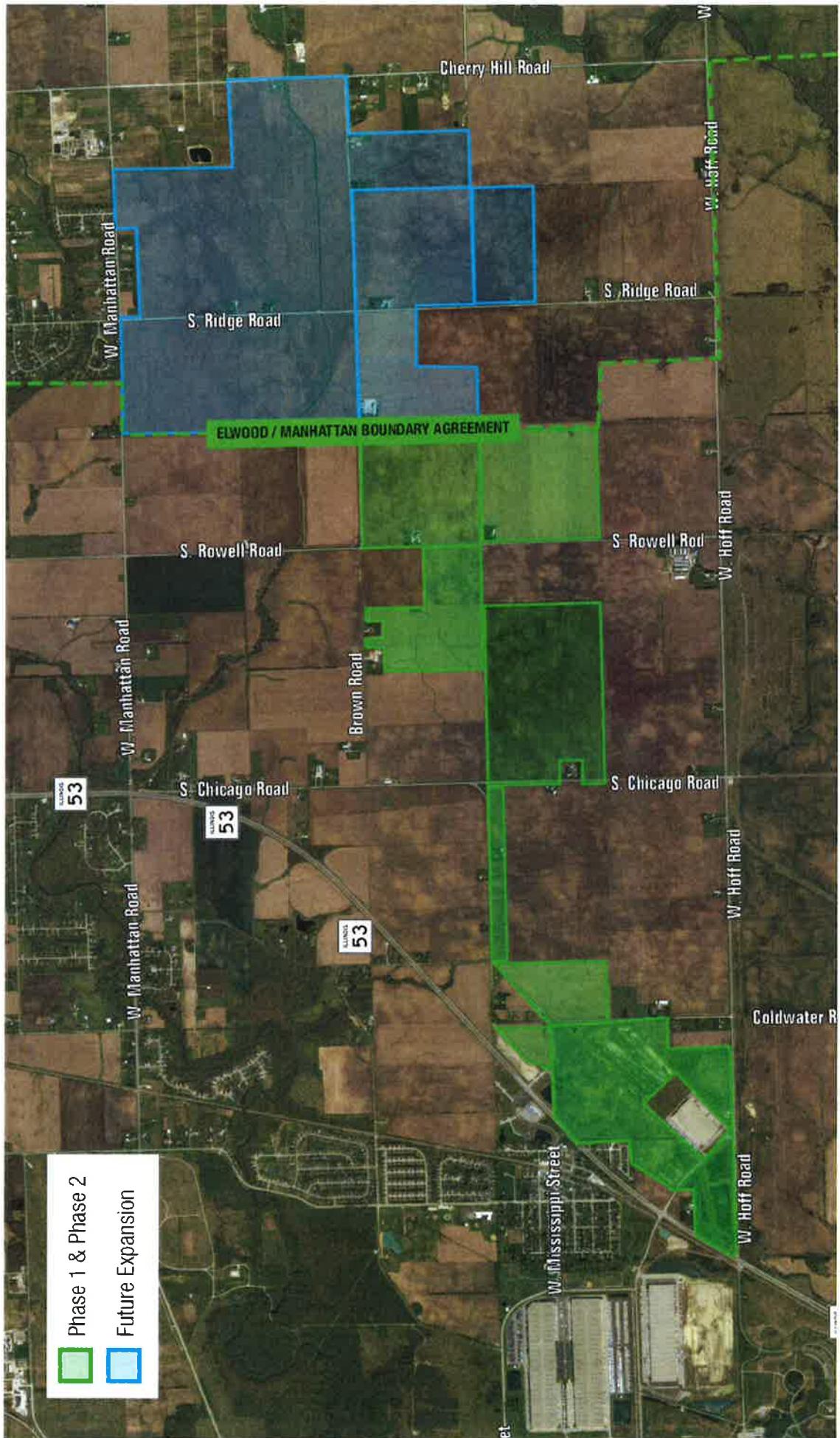
4825 NW 41st Street, Suite 500

Riverside, MO 64150

2 attachments

 **Untitled attachment 02241.htm**
1K

 **Chicago-LandAcquisition-lan-050917-3.pdf**
1449K





Lisa Kladis <lisa.kladis@villageofelwood.com>

FW: Names & Titles of Village People

1 message

Marian Gibson <marian.gibson@villageofelwood.com>
 To: lisa.kladis@villageofelwood.com, Julie Friebele <julie.friebele@villageofelwood.com>

Wed, Jul 19, 2017 at 4:38 PM

From: Joshua Robbins [mailto:Joshua@serafin.com]
Sent: Tuesday, June 20, 2017 3:52 AM
To: Julie Friebele <julie.friebele@villageofelwood.com>
Cc: Marian Gibson <marian.gibson@villageofelwood.com>
Subject: Re: Names & Titles of Village People

Thanks

Joshua E. Robbins

Serafin & Associates, Inc.

joshua@serafin.com

[312-943-1955](tel:312-943-1955) office

[312-229-0542](tel:312-229-0542) direct

[312-543-1690](tel:312-543-1690) mobile

On Jun 19, 2017, at 6:03 PM, Julie Friebele <julie.friebele@villageofelwood.com> wrote:

Todd C. Matichak	-	Village President
Don LaPaglia	-	Trustee
Jasen Melahn	-	Trustee
Doug Jenco	-	Trustee
Mary Matichak	-	Trustee
Dean Lowrance	-	Trustee
Darryl P. Lab	-	Trustee
Marian T. Gibson	-	Village Administrator
Julie Friebele	-	Village Clerk
Jamie Mack	-	Program, Event & Communication Coordinator
Syreeta Slappey	-	Permit Technician

Pat Winters	-	Administrative Clerk
Marie Rodgers	-	Administrative Clerk
Fred Hayes	-	Police Chief
Larry Lohmar	-	Superintendent of Public Works
Jim Sparber	-	Engineer
Dennis Dabros	-	Engineer

Julie Friebele

Executive Administrative Assistant, Village Clerk

Village of Elwood

401 E. Mississippi Avenue

Elwood, IL 60421

815-424-1079 Fax 815-423-6861



Lisa Kladis <lisa.kladis@villageofelwood.com>

FW: A BRIDGE JUST FAR ENOUGH

1 message

Marian Gibson <marian.gibson@villageofelwood.com>

To: lisa.kladis@villageofelwood.com, Julie Friebele <julie.friebele@villageofelwood.com>

Wed, Jul 19, 2017 at 5:20 PM

From: Scott Burnham [mailto:scott@serafin.com]
Sent: Thursday, June 15, 2017 10:44 AM
To: Marian Gibson <marian.gibson@villageofelwood.com>
Subject: A BRIDGE JUST FAR ENOUGH

A BRIDGE JUST FAR ENOUGH

Residents to see plans for 2,200-acre business park

By Nick Reiher

Elwood residents and others who have heard the rumors finally will get some information at an open house scheduled from 2 to 7 p.m. Tuesday, June 27, at Elwood Village Hall.

That's when representatives of NorthPoint Development will unveil their plans for a 2,200-acre business park planned to add some 24 million square feet of warehousing on the directly east of the village and to the east of Illinois 53.

"We look forward to getting to know the community, sharing our initial plans and listening to community feedback," said Scott Burnham, a spokesman for Compass Business Park.

"Our goal is to come up with a responsible solution that will capture the demand for economic growth and in a way that benefits the community and contains truck traffic and keeps it off local roads."

The plan would necessitate reopening Walter Strawn Drive, closed by the Illinois Commerce Commission early in 2015 due to safety concerns with thousands of trucks entering and leaving each day.

State Rep. Larry Walsh Jr., whose family and lived and farmed in Elwood for years, said what makes the plan "palatable" is that NorthPoint will build a bridge across Illinois 53, linking Walter Strawn and Ira Morgan drive on the east side of the highway.

NorthPoint officials say the development would be served by a self-contained loop: Trucks would enter from the Interstate 55/Arsenal Road interchange and head east along Walter Strawn, over the bridge and into the new development, to be called Compass Business Park. The trucks would head back the other way to exit, not having to access Illinois 53 at all.

Walsh said he also was happy to hear NorthPoint planned to pay for the bridge, since the state doesn't have the money.

A couple things concern him, however: Farmers use that section of Rowell to get their crops out of their fields; and Ridge is the planning boundary between Elwood and Manhattan.

He also is concerned he and many others in the area, including his father, Will County Executive Larry Walsh Sr., knew nothing of the plan until mid- to late May. They heard rumors about neighbors selling land, but no one was talking.

Rep. Walsh said he finally saw the plan when NorthPoint officials stopped in Springfield to talk with him on May 23. He said they told him they had been working on the plan with the previous Elwood administration for about 18 months. Todd Matichak defeated Bill Offerman in April for Village President.

Elwood Village Administrator Marian Gibson said she's known about the plan, and has had several meetings with NorthPoint officials, since she was hired last fall to replace Nick Narducci, who was let go that spring.

Gibson said NorthPoint has been buying land in that area of unincorporated Jackson Township for three years. The only property in the village they have bought was some 200 acres from CenterPoint on the west side of 53.

She said the company's proposal for the bridge across Illinois 53 was "critical" to the project. People will find out more at the public hearing, she said.

Rep. Walsh said company officials already told him they would prevent trucks from using Mississippi with a turnaround, and by posting a guard "24/7, 365 days a week" to make sure trucks stay out of the village.

Both Gibson and Rep. Walsh are concerned about warehouses taking over the area. "So we want to make sure we manage it," Gibson said. "And thank God, for that Friendly Freight Study," referring to the countywide study on how increased freight traffic is affecting lifestyles in various towns.

"(Interstate) 80 is a death trap," Rep. Walsh said. "And 55 is getting to be one again. We have Ridgeport in Wilmington and a Channahon will have a development. And there's CSX in Crete. We need to catch up before we add more of these."

Despite the traffic problems, Rep. Walsh said CenterPoint has done a lot of good for Elwood. "Before, we had tar and chip streets, few sidewalks and old storm drains," he said. "Now, every street is paved, sidewalked and has new sewers. ... And we have a nice new Village Hall."

But Rep. Walsh said he wonders if residential developers that would ultimately draw commercial developers will be thrown off by the many warehouses in the area.

Gibson said, they're working on that, too.

"The good news is we have great transportation," she said, "the bad news is we have good transportation."

A rendering provided by NorthPoint shows the bridge across Illinois 53 they are willing to pay for to make sure truck traffic from a new, 2,200-acre industrial park stays off the highway and in the village.

A site plan provided by NorthPoint shows the proposed layout for their new industrial park, that could add some 24 million square feet of warehouse space.



Lisa Kladis <lisa.kladis@villageofelwood.com>

FW: Proposed Compass Plan

1 message

Marian Gibson <marian.gibson@villageofelwood.com>
To: lisa.kladis@villageofelwood.com, Julie Friebele <julie.friebele@villageofelwood.com>

Wed, Jul 19, 2017 at 4:44 PM

From: Scott Burnham [mailto:scott@serafin.com]
Sent: Tuesday, June 13, 2017 3:41 PM
To: Marian Gibson <marian.gibson@villageofelwood.com>; Ian McDonald <ian@northpointkc.com>; probinson@northpointkc.com
Subject: RE: Proposed Compass Plan

I'll reach out.

From: Marian Gibson [mailto:marian.gibson@villageofelwood.com]
Sent: Tuesday, June 13, 2017 2:32 PM
To: Scott Burnham <scott@serafin.com>; Ian McDonald <ian@northpointkc.com>; probinson@northpointkc.com
Subject: Fwd: Proposed Compass Plan

Marian T. Gibson, ICMA-CM

Village Administrator

Village of Elwood

401 E. Mississippi

Elwood, IL 60421

(815) 424-1095 Direct

(815) 509-2282 Cell

Email marian.gibson@villageofelwood.com

Begin forwarded message:

From: Terri Cooke <Terri@willcfb.com>
Date: June 13, 2017 at 2:16:09 PM CDT
To: "marian.gibson@villageofelwood.com" <marian.gibson@villageofelwood.com>
Subject: Proposed Compass Plan

Marian,

As a village resident and a contributor to the paper, I have been asked by the Farmers Weekly Review if I can obtain the proposed master plan for the Compass Business Park.

We have a Thursday noon deadline so if I could get it tomorrow that would be great.

Thank you for your help. I had wanted to introduce myself after the last Village Board meeting but you were otherwise occupied. I look forward to meeting you soon.

Terri Cooke

Committee Administration/ Agriculture Education

Will County Farm Bureau

100 Manhattan Rd

Joliet, IL 60433

815-727-4811

www.willcfb.com



Lisa Kladis <lisa.kladis@villageofelwood.com>

FW: draft LEHD Workforce Mapping

2 messages

Marian Gibson <marian.gibson@villageofelwood.com>

To: lisa.kladis@villageofelwood.com, Julie Friebele <julie.friebele@villageofelwood.com>

Wed, Jul 19, 2017 at 4:45 PM

From: Sjogren, Tim [mailto:Tim.Sjogren@kimley-horn.com]

Sent: Thursday, June 22, 2017 8:59 PM

To: Patrick Robinson <probinson@northpointkc.com>; Tom George <tgeorge@northpointkc.com>

Cc: Bob Gibson <marian.gibson@villageofelwood.com>; Joshua Robbins <joshua@serafin.com>; Scott Burnham <scott@serafin.com>; David Just <davidj@serafin.com>; Fancier, Rory <Rory.Fancier@kimley-horn.com>

Subject: RE: draft LEHD Workforce Mapping

Patrick-

Data collection associated with determining these travel times began this afternoon and will conclude tomorrow. We'll get numbers run over the weekend and will be in a position to discuss the results at our 1PM meeting on Monday.

Tim

Tim Sjogren, P.E., PTOE

Kimley-Horn | 1001 Warrenville Road, Suite 350, Lisle, IL 60532

Direct: 331 481 7332 | Mobile: 630 370 0086 | www.kimley-horn.com

From: Patrick Robinson [mailto:probinson@northpointkc.com]

Sent: Thursday, June 22, 2017 8:55 PM

To: Tom George <tgeorge@northpointkc.com>

Cc: Bob Gibson <marian.gibson@villageofelwood.com>; Sjogren, Tim <Tim.Sjogren@kimley-horn.com>; Joshua Robbins <joshua@serafin.com>; Scott Burnham <scott@serafin.com>; David Just <davidj@serafin.com>

Subject: Re: draft LEHD Workforce Mapping

Tom

I'm not sure, but it is clear that the community seems satisfied with our truck plan and now most discussions are about employee/ car traffic. We'll need the time study and hopefully demonstrate that existing CO traffic is better off using the bridge as opposed to MS Street.

Sent from my iPhone

On Jun 22, 2017, at 6:06 PM, Tom George <tgeorge@northpointkc.com> wrote:

Patrick,

Thanks for forwarding. Do you know if this is for all of CP's park? The number seems quite low. The good news for Julie is that while 85% of these employees need to use Mississippi due to their origins from southwest to north, that will be the reverse for CBP.

Tom George

KANSAS CITY BUSINESS JOURNALS



2016 BEST PLACES TO WORK

d: [816.895.8104](tel:816.895.8104) c: [630.258.5299](tel:630.258.5299) e: tgeorge@northpointkc.com

4825 NW 41st Street, Suite 500

Riverside, MO 64150

www.beyondthecontract.com

From: probinson@northpointkc.com [mailto:probinson@northpointkc.com]

Sent: Thursday, June 22, 2017 5:18 PM

To: Bob Gibson <marian.gibson@villageofelwood.com>; Tim Sjogren <tim.sjogren@kimley-horn.com>; tgeorge@northpointkc.com; Joshua Robbins <joshua@serafin.com>; Scott Burnham <scott@serafin.com>; David Just <davidj@serafin.com>

Subject: Fwd: draft LEHD Workforce Mapping

Second attempt to send the workforce origin map from your technically challenged friend.

Patrick

Sent from my iPad

Begin forwarded message:

From: Michael Dahm <mdahm@ruettigertonelli.com>

Date: June 22, 2017 at 1:25:42 PM CDT

To: Patrick Robinson <probinson@northpointkc.com>

Cc: Rodney Tonelli <rtonelli@ruettigertonelli.com>

Subject: RE: LEHD Workforce Mapping

Patrick,

Attached please find a map of the workers home locations from the I-4 area of Elwood per the 2014 LEHD data. A PDF of the radar chart showing the direction and distance for the workers within this area and table of the data from the 2014 LEHD set is also included. Please let me know if you have any questions or comments.

Sincerely,

Michael Dahm GISP □ AICP | GIS Director

129 Capista Drive
Shorewood, Illinois 60404

(815) 744-6600 phone

www.ruettigertonelli.com

Marian Gibson <marian.gibson@villageofelwood.com>
To: lisa.kladis@villageofelwood.com, Julie Friebele <julie.friebele@villageofelwood.com>

Wed, Jul 19, 2017 at 4:46 PM

From: Tom George [mailto:tgeorge@northpointkc.com]
Sent: Thursday, June 22, 2017 6:06 PM
To: Patrick Robinson <probinson@northpointkc.com>; Bob Gibson <marian.gibson@villageofelwood.com>; Tim Sjogren <tim.sjogren@kimley-horn.com>; Joshua Robbins <joshua@serafin.com>; Scott Burnham <scott@serafin.com>; David Just <davidj@serafin.com>
Subject: RE: draft LEHD Workforce Mapping

Patrick,

Thanks for forwarding. Do you know if this is for all of CP's park? The number seems quite low. The good news for Julie is that while 85% of these employees need to use Mississippi due to their origins from southwest to north, that will be the reverse for CBP.

Tom George



[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]



Lisa Kladis <lisa.kladis@villageofelwood.com>

FW: Mississippi Street Invite

1 message

Marian Gibson <marian.gibson@villageofelwood.com>

To: lisa.kladis@villageofelwood.com, Julie Friebele <julie.friebele@villageofelwood.com>

Wed, Jul 19, 2017 at 4:45 PM

Marian T. Gibson, ICMA-CM

Village Administrator

Village of Elwood

401 East Mississippi Ave.

Elwood, IL 60421

marian.gibson@villageofelwood.com

[815 424-1094](tel:8154241094) (Direct)

[815 509-2282](tel:8155092282) (Cell)

[815 423-6861](tel:8154236861) (Fax)

From: Tom George [mailto:tgeorge@northpointkc.com]

Sent: Thursday, July 13, 2017 7:16 PM

To: marian.gibson@villageofelwood.com

Cc: Patrick Robinson <probinson@northpointkc.com>

Subject: Mississippi Street Invite

Sorry Marian, I meant to attach the invitation. I will bring hard copies for you, the mayor, and the council members tomorrow morning.

Tom George

KANSAS CITY BUSINESS JOURNAL



d: [816.895.8104](tel:8168958104) c: [630.258.5299](tel:6302585299) e: tgeorge@northpointkc.com

4825 NW 41st Street, Suite 500
Riverside, MO 64150
www.beyondthecontract.com

 **Mississippi Street Meeting Invite.DOCX**
275K



July 13, 2017

Dear Mississippi Street Homeowner,

As you know, we are in the initial planning stages of Compass Business Park, which would be located east of Route 53 and west of Cherry Hill Road between Manhattan and Hoff Roads. The project would be built out over a 10-year period, and we are committed to listening and working with our neighbors. Your input and ideas are important in helping us shape the project before formally submitting a plan to the Village.

We'd like to invite you and your Mississippi Street neighbors to join us at a work session to discuss a particular topic that's been raised – current employee traffic on Mississippi Street.

Mississippi Street Neighbor Traffic Work Session

7 – 8:30 p.m. Tuesday, July 18 at the Silver Dollar banquet room

Our team and traffic experts will be on hand to:

- Hear about your current experience on Mississippi Street
- Share detailed traffic information for Mississippi Street
- Get your feedback on some specific improvement concepts for Mississippi Street

This session is designed especially for you to work though specific traffic matters on Mississippi Street. We appreciate the feedback we've received and hope you will be able to attend to continue the conversation.

In the meantime, if you have any questions or would like to provide additional comments or suggestions, please share your feedback at www.CBPark.com or stop by the Village Hall to submit a questionnaire. You can also reach us at 815-314-4872.

On behalf of the Compass Business Park team from NorthPoint Development, thank you for your time. We look forward to the continued conversation.

Sincerely,

Patrick Robinson
Tom George
Ian McDonald



Lisa Kladis <lisa.kladis@villageofelwood.com>

FW: Soil Boring Rig

1 message

Marian Gibson <marian.gibson@villageofelwood.com>

To: lisa.kladis@villageofelwood.com, Julie Friebele <julie.friebele@villageofelwood.com>

Wed, Jul 19, 2017 at 5:20 PM

From: Tom George [mailto:tgeorge@northpointkc.com]
Sent: Thursday, May 25, 2017 4:08 PM
To: Marian Gibson <marian.gibson@villageofelwood.com>
Subject: Soil Boring Rig

Marian,

How do you feel about a soil boring rig in the bridge area next week?

Tom George



KANSAS CITY BUSINESS JOURNAL



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d: [816.895.8104](tel:816.895.8104) c: [630.258.5299](tel:630.258.5299) e: tgeorge@northpointkc.com

4825 NW 41st Street, Suite 500

Riverside, MO 64150

www.beyondthecontract.com



Lisa Kladis <lisa.kladis@villageofelwood.com>

FW: Development Standards

1 message

Marian Gibson <marian.gibson@villageofelwood.com>
To: lisa.kladis@villageofelwood.com, Julie Friebele <julie.friebele@villageofelwood.com>

Wed, Jul 19, 2017 at 4:48 PM

From: Tom George [mailto:tgeorge@northpointkc.com]
Sent: Wednesday, March 08, 2017 1:57 PM
To: Marian Gibson <marian.gibson@villageofelwood.com>
Subject: Development Standards

Marian,

I have been through the Village codes but I have not come across anything for subdivision improvement standards such as minimum widths of roads, minimum pavement thicknesses, street lighting standards, etc. I have been through the Subdivision Code but did not see these types of requirements in there. Am I just missing them, or are they in another place?

Thanks for your help,

Tom

Tom George

NorthPoint Development
c: 630.258.5299
e: tgeorge@northpointkc.com
WE MOVED!! PLEASE NOTE OUR NEW ADDRESS.
4825 NW 41st Street, Suite 500
Riverside, MO 64150
www.beyondthecontract.com



PROFESSIONAL FEE AGREEMENT

This Professional Fee Agreement ("Agreement") is made and entered into this 16th day of May, 2017 by and between the Village of Elwood, an Illinois Municipal Corporation ("Village") and BLA-LPC, LLC (Moorland), ("Applicant") for the project known as Project Congress [insert legal description, if applicable].

WITNESSETH:

WHEREAS, the Applicant intends to secure Village approval of its proposed project; and

WHEREAS, it will, therefore, be necessary for the Village to engage its independent professional staff or consultants to review and comment upon the work of the Applicant and its professionals; and

WHEREAS, the fees for said professional staff in completing their review work for the Village shall be paid by the Applicant.

NOW THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth and contained, the receipt and sufficiency of which is hereby acknowledged, IT IS MUTUALLY COVENANTED AND AGREED by, among and between the respective parties hereto as follows:

SECTION 1. PROFESSIONAL FEES

The Applicant shall pay to the Village any and all professional fees and expenses incurred by the Village in conjunction with the Applicant's project from the date of this Agreement through completion of the project as determined by the Village, i.e. Village's acceptance of all public improvements associated with the project, whichever occurs last. Professional fees and expenses shall include, but not be limited to services provided in legal, planning, engineering, traffic, financial and other disciplines necessitated by the project. Fees shall also include, but are not limited to, all time associated with review, analysis, discussions, meetings, inspections, planning and other work or services performed on behalf of the Village in conjunction with the project.

SECTION 2. SECURITY

Concurrent with the execution of this Agreement, the Applicant shall post with the Village as security for payment the sum of Two-Hundred Thousand dollars (\$200,000.00) (the "Deposit").

The Village is expressly authorized to apply this security in payment of such fees, costs and expenses in the event the Applicant fails to make payments as described in Section 3 of this Agreement. The Applicant acknowledges and agrees to continuously maintain this amount of deposit with the Village until completion of the project.

Applicant acknowledges and agrees that some projects, which are not directly related to land development or which are unique by nature in complexity or simplicity, may require the posting of security in such other reasonable amounts as the Village may require in its sole discretion. In the event that any amount of the security posted herein remains on deposit at the completion of the project, the Village shall cause such unnecessary security to be returned to the Applicant within sixty (60) days of completion of the project and payment of all expense to the professional staff or consultants.

SECTION 3. PAYMENT

The Village shall provide the Applicant with timely invoices itemizing the fees and the work performed. The Village shall withdraw the Professional Fees from the Deposit amount as fees are incurred. When the amount in the Deposit reaches One-Hundred Thousand dollars (\$100,000.00) the Applicant shall replenish the account to the previous amount. The amount on Deposit shall not act as a limitation on Applicant's obligation to pay fees. If the Applicant becomes in arrears, interest shall accrue on the unpaid balance at rate of 18 percent (18%) per annum. The Village may also, following written notification to the Applicant, direct that all professional staff and Village Officials cease work on the project until the invoice is paid in full. If the Applicant has progressed to the stage where building or occupancy permits are being issued, such permits may be withheld until all fees are paid to the satisfaction of the Village.

SECTION 4. COOPERATION

The Applicant shall provide reasonable cooperation to the Village, its officials and independent professional staff with respect to the review of its project and Applicant's performance thereunder.

SECTION 5. REPRESENTATION OF VILLAGE ONLY

The Applicant also acknowledges that the independent professional staff or consultants solely represent the Village and its interest and do not represent the Applicant.

SECTION 6. CONFLICT

If the terms and provisions of this Agreement conflict with any ordinance of the Village or agreement between the parties, the terms and provisions of the Professional Fee Agreement shall supersede, set and control any other terms or provisions.

SECTION 7. ATTORNEY FEES

In the event any suit or action is brought to enforce or otherwise affects this Agreement or any of its provisions, the Applicant, shall pay the Village's attorney and expert witness fees, costs and expenses associated with such litigation.

SECTION 8. SEVERABILITY

The invalidity of any paragraph or subparagraph of this Agreement shall not impair the validity of any other paragraph or subparagraph. If any provision of this Agreement is determined to be unenforceable, such provision shall be determined severable and the Agreement may be enforced with such provision severed or as modified by such court.

SECTION 9. ENTIRE AGREEMENT

This Agreement embodies the entire agreement and understanding between the parties and there are no other agreements, representations, warranties or understandings, oral or written between the parties with respect to the subject matter of this Agreement. No alteration, modification, amendment or change of this Agreement shall be valid unless by written instrument.

SECTION 10. COUNTERPARTS

This Agreement may be signed in counterparts by facsimile or otherwise as commercially reasonable to signify the parties' acceptance of the Agreement.

IN WITNESS THEREOF, the Village of Elwood, has caused this Agreement to be duly executed by the Acting Village President, attested to by the Village Clerk and its corporate seal affixed thereto, all in accordance with and pursuant to due authority vested in them by the Board of Trustees of said Village, and Applicant has heard and affixed his/her hand and seal, all as of the day and year first above written.

Applicant

BY:



Patrick Robinson, VD

VILLAGE OF ELWOOD,
An Illinois Municipal Corporation

BY: Todd C. Maticak, Village President

ATTEST:

BY:

ATTEST:



Julie Friebele, Village Clerk



June 13, 2017

Marian Gibson
Village Administrator
Village of Elwood
401 East Mississippi Ave.
Elwood, IL 60421

RE: Scope and Fee for assistance in the Compass Business Park in Elwood, Illinois

Dear Marian:

Thank you for considering Ginkgo to assist the Village of Elwood in the review process for the proposed Compass Business Park. Attached is a revised draft scope and fee schedule for our services for your feedback.

We look forward to the opportunity to work on this exciting project with everyone.

Best regards,

A handwritten signature in black ink, appearing to read "Ferhat Zerin AICP".

Ferhat Zerin AICP
Principal, Ginkgo Planning & Design, Inc.



REVISED DRAFT 6-13-17

SCOPE OF WORK:

“PLANNING ASSISTANCE IN THE REVIEW AND CONSIDERATION OF THE PROPOSED COMPASS BUSINESS PARK IN ELWOOD, IL”

PROJECT DESCRIPTION

We understand that North Point Development is proposing an approximately 2,000 acre new industrial campus called “Compass Business Park” to the east of IL 53 that would offer warehousing, distribution and light manufacturing facilities. A dedicated closed loop of approximately 7 miles of roads is proposed within the park to capture and contain truck traffic, preventing trucks from accessing local roads. A “Gateway Bridge” is proposed over IL 53 to connect with the Intermodal Facility, to the west of IL 53, providing direct truck access to the business park. A multipurpose pedestrian and bike trail system will be provided for residents, visitors and employees, which will also connect to the larger existing and proposed regional trails. The site is in unincorporated Will County today, and is planned to be annexed into the Village of Elwood.

GINKGO TASKS

We understand that the Village of Elwood would like planning and review assistance in the consideration of this large and catalytic project. Per earlier discussions, following are the major tasks that we anticipate, with detailed scope and fee outlined for each:

1. ASSISTANCE IN PREPARATION AND HOSTING THE PUBLIC OPEN HOUSE EVENT
2. ASSISTANCE IN PLAN REVIEW OF THE COMPASS BUSINESS PARK MASTER PLAN
3. ASSISTANCE IN PREPARING PUD REGULATORY FRAMEWORK
4. REVIEW AND DESIGN INPUT ON INDIVIDUAL SITE PLANS AND BUILDINGS

TASK 1: ASSISTANCE IN PREPARATION AND HOSTING THE PUBLIC OPEN HOUSE EVENT

The Public Open House Event is planned for June 27, 2017 at Elwood Village Hall, 3pm to 7pm. Following tasks are anticipated:

- Play an advisory role to the Village and the Developer Team in the design and format of the event and stations for community engagement. Provide input on informational materials and exhibits developed by the North Point team.
- Meet with Village and Developer Team to prepare for Public Open House: June 16, 2017, 10am to 12pm for a dry run of the event.
- Participate and assist in community engagement at the June 27 event as part of the Village team.



Fee : Total fee for Task 1 is \$5,000.00 billed on a monthly basis.

TASK 2: PROVIDE ASSISTANCE IN PLAN REVIEW OF THE COMPASS BUSINESS PARK MASTER PLAN

Ginkgo will assist the Village in the **PLAN REVIEW AND REFINEMENT** of the following proposed Master Plan Elements for the Compass Business Park:

a) Overall Roadway Framework Plan

- Dedicated closed loop of approximately 7 miles of roads proposed within the park to capture and contain truck traffic, preventing trucks from accessing local roads
- “Gateway Bridge” proposed over IL 53 to connect with the Intermodal Facility to the west of IL 53 and provide direct truck access to the business park.
- Wayfinding and signage plan for routing truck traffic
- Roadway lighting and landscaping

b) Overall Trail Framework Plan

- Multipurpose pedestrian and bike trail system planned for residents, visitors and employees
- Connections to the larger existing and proposed regional trails, including the Route 66 Trail along IL 53 and trails in the Midewin National Tallgrass Prairie
- An attractive Trail Head at IL 53
- Wayfinding and signage plan for trail users

c) Potential Pace Service

- Plan for future Pace service to the business park for the future as demand is created, including potential routes and stops

d) Overall Land Use Framework Plan

- Proposed land uses for the approximately 2,000 acre new industrial campus include warehousing, distribution and light manufacturing facilities and potential commercial development near IL 53.

e) Open Space and Stormwater Management Plan

- Creating a series of central gathering spaces / pocket parks / “Nature Pods” to serve employees and visitors to the Business Park that are located within easy walking distance from planned buildings
- Design and landscaping of proposed detention areas
- Landscaping of setbacks and other natural areas

f) Best Practice Design

- Opportunities for incorporating Best Practice Design elements and potential LEED Certification for some facilities, including Green Roofs, Bioswales, Porous Pavements, Native Landscaping, Solar and Wind Power etc.

Meetings for Task 2

- **Up to four (4) meetings with staff and /or developer for Design Review and Master Plan Refinement**



- One (1) Planning & Zoning Commission Meeting
- One (1) Village Board Meeting

Anticipated Schedule: Approximately 4-6 months starting in July 2017. Schedule is contingent on Developer's timeline and schedule of submittal of plans.

Fee: Total fee for Task 2 is \$25,000.00 billed on a monthly basis.

TASK 3: ASSISTANCE IN PREPARING PUD REGULATORY FRAMEWORK

Ginkgo will assist the Village in **PREPARING THE REGULATORY FRAMEWORK** for the Planned Unit Development (PUD) for the Compass Business Park. Ginkgo will develop clear and concise design standards and guidelines for the following elements to allow efficient review and consideration of new facilities as these are proposed in the Business Park:

- Building Design (Elevations, materials, setbacks)
- Landscaping Design

Anticipated Schedule: Approximately 2-3 months, as directed by Village. Schedule is contingent on Developer's timeline and schedule of PUD submittal and Annexation Agreement. Up to 2 working meetings are expected.

Fee: Total fee for Task 3 is \$9,000.00 billed on a monthly basis.

TASK 4: ASSISTANCE IN PLAN REVIEW ON INDIVIDUAL SITE PLANS AND BUILDINGS

Ginkgo will assist the Village in the review of plans for new facilities as these are proposed in the Business Park, including Site Plans, Landscaping Plans and Building Designs.

Anticipated Schedule: Schedule is contingent on Developer's timeline and schedule of submittal of plans.

Fee: Task 4 can be billed on a time and materials basis, or as a lump sum fee per plan review, to be determined at a later date per Village feedback.

Accepted
Mark T. Gibson
6-23-17

June 14, 2017



Ms. Marian Gibson
Village Manager
Village of Elwood
401 E. Mississippi Avenue
Elwood, Illinois 60421

RE: General Consulting/Monitoring Services Agreement – Village of Elwood, Illinois

Dear Ms. Gibson:

We are pleased to submit this Agreement to assist the Village of Elwood (the “Village”) regarding consulting services relating to redevelopment projects identified by the Village and to prepare financial projections or related analysis associated with potential Village incentive or redevelopment projects.

Kane, McKenna and Associates, Inc. (the “Consultant”) is familiar with the review of development proposals and is experienced in the preparation of project financial evaluation and property tax projections.

SCOPE OF SERVICES

PREPARE FINANCIAL ANALYSIS AND RELATED PROJECT ANALYSIS

At the Village’s direction, the Consultant will review potential projects including: updated and projected incremental tax revenues for specific projects as identified by the Village.

1. **Estimate Taxable Value of Redevelopment.** Research comparable projects or Consultant files to estimate equalized assessed values and incremental taxes.
2. **Prepare Tax Model and Projections.** Prepare tax analysis to project the incremental value generated from proposed developments. The models will take into consideration the timing and phasing of the incremental values and cash flows. Also estimate the bond issuance or note obligations that the incremental value generated from the property tax can support, if necessary.

Ms. Marian Gibson
Page Two
June 14, 2017



3. **Estimate Village Share of Incremental Tax Proceeds (Sales taxes, etc.).** The tax potential of the project will be projected using Project information, to the extent that it can be shared, and the taxes likely from the project will be projected and against industry data.
4. **Research tax Parcel Data.** Review parcel lists for each project in order to identify large taxpayers and any information relating to past or potential tax protests or reductions.
5. **Project Analysis.** As specific projects are identified by the Village, the consultant will prepare analysis related to the need for public assistance ("gap analysis"), evaluation of public assistance requests, and such other research are required by the Village.
6. **General Incentive Consulting.** Assist the Village review incentive related issues, project related questions, or staff follow up as needed.

All of the above shall be undertaken under the direction of the Village, and the Consultant is reliant upon cooperation, information and data supplied by the Village to undertake the professional services described above.

COMPENSATION FOR SERVICES

The Village will be billed monthly for hours expended by the Consultant on the Village's behalf, according to the following schedule:

<u>Personnel</u>	<u>Hourly Rates</u>
Chairman/President	\$200.00/Hour
Executive Vice President	\$175.00/Hour
Officers	\$150.00/Hour
Associates	\$100.00/Hour
Research	\$ 60.00/Hour
Administrative	\$ 25.00/Hour

Service estimates will be based upon individual Project parameters and discussed with the Village prior to undertaking assignments, but are estimated to be in the range of \$15,000 to \$17,500.

150 North Wacker Drive T 312.444.1702
Suite 1600 F 312.444.9052
Chicago, Illinois 60606

Ms. Marian Gibson
Page Three
June 14, 2017



Please indicate your acceptance of this Agreement by executing the original and copy, retaining the copy for your files and returning the original to us.

We look forward to working with you.

Sincerely,

A handwritten signature in black ink that appears to read "Robert Rychlicki".

Robert Rychlicki
President

AGREED:

A handwritten signature in black ink that appears to read "Robert Rychlicki".

Kane, McKenna and Associates, Inc.

6/14/17

Date

A handwritten signature in black ink that appears to read "Marian V. Gibson".

Village of Elwood

6/23-17

Date



Westwood Planning Solutions, LLC

July 12, 2017

Ms. Marian Gibson, Village Administrator
Village of Elwood
401 E. Mississippi St.
Elwood, Illinois 60421

Re: Westwood Planning Solutions, LLC Proposal

Dear Ms. Gibson:

Per your request, following are the individuals who would be working on any projects for Elwood and billing rates:

Hourly rate for Robert E. Sullivan, FAICP \$115

Hourly rate for Grace Bazylewski \$95

Travel using 2017 federal mileage rate 53.5 cents per mile

Hopefully this provides the basic information that you require.

Sincerely,



Robert E. Sullivan, AICP

C: Grace Bazylewski

(1c)

CONFIDENTIALITY AGREEMENT

This **CONFIDENTIALITY AGREEMENT** ("Agreement"), dated October 5, 2016, is entered into by the **VILLAGE OF ELWOOD** (the "VILLAGE") and **KANE, MCKENNA, AND ASSOCIATES, INC.** ("KANE").

WHEREAS, the VILLAGE has been requested to provide KANE with access to certain documents, information, and other material in connection with its provision of consultation services; and

WHEREAS, it is acknowledged by the parties to the Agreement that the documents, information, and other material whose production by the VILLAGE is sought includes confidential and sensitive information, the unauthorized dissemination of which would cause serious injury to the VILLAGE.

NOW, THEREFORE, in consideration of the foregoing agreements set forth herein, the parties agree as follows:

1. For purposes of the Agreement, the term "Materials" or "Confidential Information" may mean any of the following: agreements, proposed ordinances and resolutions, email communications, letters, documents, projections, notes, or other materials or information produced or delivered by the VILLAGE or learned by KANE in the course of providing the services detailed in Section 2 of this Agreement.

2. This Confidential Information will be provided to KANE solely for the purpose of providing consultation services.

3. In consideration of its opportunity to review the Confidential Information, KANE shall maintain the Confidential Information in strict confidentiality and hereby agrees for itself and on behalf of its employers, agents, directors, partners, shareholders and representatives as follows:

a. Not to use for any purpose any portion of the Confidential Information except for the purposes stated in Section 2 of this Agreement;

b. Not to disclose to any person or entity any portion of the Confidential Information except to those representatives who need to know such information for the purposes set forth herein and, who, prior to being provided with any Confidential Information are advised of the restrictions of this Agreement and who agree to be bound by the terms of this Agreement;

c. Not to disclose to any person or entity that this Agreement exists or that the Confidential Information has been made available to it; and

d. To reimburse, indemnify, and hold the VILLAGE harmless from and against any damage, claim, loss, or expense incurred as a result of its breach of this Agreement.

4. KANE shall be responsible for any breach of this Agreement by its representatives and shall take reasonable steps to ensure that those representatives

that are given access to Confidential Information will be bound by and conduct their review in accordance with the terms of this Agreement.

5. If KANE or its representatives are requested or required by law or legal process to disclose any Confidential Information, KANE will notify the VILLAGE at a reasonable time prior to disclosure, so that an appropriate protective order and/or other action may be taken to protect the confidentiality of this information. In the event that such a protective order is not obtained or other protective action is not successful, or the VILLAGE waives compliance with the provisions hereof, KANE or its representatives may disclose to any tribunal or any other person only that portion of the Confidential Information that KANE is legally required to disclose and shall exercise its best efforts to obtain assurance that confidential treatment will be accorded such Confidential Information.

6. It is further agreed that any breach of this Agreement may render irreparable harm to the VILLAGE. In the event of a breach, the VILLAGE shall have available to it all remedies provided by law or equity, including but not limited to permanent injunctive relief to restrain KANE from violating this Agreement. It is further agreed by the VILLAGE and KANE that, in the event of a breach of this Agreement, irreparable harm that would be rendered to the VILLAGE. With that understanding, KANE hereby voluntarily agrees to the issuance of a permanent injunction against KANE if ever requested by the VILLAGE in the appropriate court of competent jurisdiction and further would be liable to the VILLAGE for actual damages for violating this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written by their duly authorized representatives.

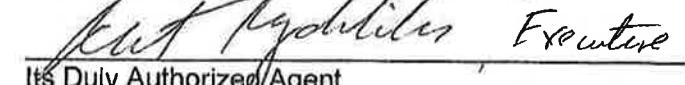
THE VILLAGE OF ELWOOD

By:


Its Duly Authorized Agent

KANE, MCKENNA, AND ASSOCIATES, INC.

BY:


Its Duly Authorized Agent



June 6, 2017

Ag Transfer, LLC
Attn: Revis Stephenson
708 North 1st Street #340
Minneapolis, MN 55401

Building Permit for Transload Renovations – 26500 Baseline Road

Permit Number: 2017-06-05

On June 6, 2017 I processed a permit application, plans and documentation for the above referenced project. Based on the review of the submitted documentation, I have no further engineering concerns.

This letter serves as an approval for the Transload Renovation at 26550 Baseline Road. Upon payment of the permit fee in the amount of \$7,464.98.00, a permit will be issued which is required to be displayed throughout the time of construction. The building permit is issued for a period of 6 months and will expire on 12/06/2017. The following conditions apply to permit approval:

- 1) The following inspections are required:

a. Foundations	d. Rough Electrical
b. Slab (pre-pour)	e. Final Building
c. Rough Building	f. Final Electrical
- 2) The applicant must notify the Village of Elwood when ready for inspection. All inspections require a minimum 48-hour business day notice for scheduling purposes.

If you have any questions or comments regarding this permit or approval conditions, please contact me at (815) 424-1091, or via email at syreeta.slappey@villageofelwood.com.

Sincerely,

Syreeta Slappey
Permit Technician



July 21, 2017

Clearwater Paper
21561 W. Mississippi
Elwood, IL 60421

Building Permit for Outdoor Shelter– 21561 W. Mississippi

Permit Number: 2017-07-06

On July 21, 2017 I processed a permit application, plans and documentation for the above referenced project. Based on the review of the submitted documentation, I have no further engineering concerns on the drawings of the outdoor shelter.

This letter serves as an approval for an outdoor shelter at 21561 W. Mississippi. Upon payment of the permit fee in the amount of \$197.65, the applicant will be issued a permit which is required to be displayed throughout the time of construction. The building permit is issued for a period of 6 months and will expire on January 21, 2018. The following conditions apply to permit approval:

- 1) Required Inspections:
 - a. Pre-pour of Concrete Pad
 - b. Final Shelter
- 2) The applicant will notify the Village of Elwood when the project is completed so an inspection can be scheduled. All inspections require a minimum 48-hour notice for scheduling purposes.

If you have any questions or comments regarding this permit or approval conditions, please contact me at (815) 423-5011, or via email at pat.winters@villageofelwood.com.

Sincerely,

Pat Winters
Permit Technician