

**KENDALL COUNTY FOREST PRESERVE DISTRICT  
FINANCE COMMITTEE MEETING  
AGENDA**

**THURSDAY, JULY 29, 2021  
4:00 P.M.**

**KENDALL COUNTY OFFICE BUILDING – ROOMS 209 AND 210, YORKVILLE IL 60560**

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Public Comments
- V. Motion to Forward Claims to Commission for Approval
- VI. Review of Financial Statements through June 30, 2021
- VII. Fox River Bluffs Carbon Credits Project – Final Credits and National RFP for Voluntary Purchase
- VIII. KCFPD Operating Fund (Fund 1900) Fund Balance Policy, Budget Projections and Final Recommendations
- IX. FY22 Budget Guidelines and Development Timeframe
- X. Millbrook North Proposed Property Exchange – Appraisal Proposals
- XI. Millbrook Bridge Abutment Clearing Project – Fox Township Support and Tree Removal Proposal
- XII. D. Construction – Hoover Forest Preserve Improvement Project Options Updates
- XIII. Budget Analysis and Schedule for Vehicle Replacements – FY21 Budget Amendment Discussion
- XIV. American Rescue Plan Act – Potential Funding for Projects
- XV. Other Items of Business
  - a. ICRMT Recovered Deductible Reimbursement (Canoe Launch Entrance Damage – Claim #200928W010)
  - b. Waste Management Refund Status
- XVI. Public Comments
- XVII. Executive Session
- XVIII. Adjournment

# Claims Listing

7/28/2021 10:02:26 AM

Department	Vendor #	Vendor Name	Invoice #	Invoice Description	GL Account	Description	Invoice Amount
Ellis Barn	21	ADS, INC	147996 7/21	Alarm system	19001161 68580	Grounds and Maintenance	\$174.58
						<b>Sub-Total</b>	<b>\$174.58</b>
					<b>Ellis Barn</b>	<b>Total</b>	<b>\$174.58</b>
Ellis Grounds	51	SYNCB/AMAZON	1YCDF76GKGD	Amazon Ellis Grounds	19001162 68580	Grounds and Maintenance	\$34.99
						<b>Sub-Total</b>	<b>\$34.99</b>
					<b>Ellis Grounds</b>	<b>Total</b>	<b>\$34.99</b>
Ellis House	2047	COMED	9361548011 7/21	Electricity Ellis House	19001160 62270	Utilities	\$631.28
						<b>Sub-Total</b>	<b>\$631.28</b>
					<b>Ellis House</b>	<b>Total</b>	<b>\$953.63</b>
21	ADS, INC	147996 7/21	Alarm system	19001160 68580	Grounds and Maintenance	\$174.59	
51	SYNCB/AMAZON	1TTLMDGR7RNP	fire extinguisher	19001160 68580	Grounds and Maintenance	\$39.96	
1323	MENARDS	20316	Ellis House supplies	19001160 68580	Grounds and Maintenance	\$107.80	
					<b>Sub-Total</b>	<b>\$322.35</b>	
					<b>Ellis House</b>	<b>Total</b>	<b>\$953.63</b>





Grounds and Natural Resources		Grounds and Natural Resources		Total		\$2,246.03	
3201	LINDSEY BARBIERI	21-00084	Meadowhawk lodge wedding security deposit return	19001171	63040	Security Deposit Refund	\$950.00
3202	JAVAN CROSS	21-00111	Meadowhawk lodge security deposit refund	19001171	63040	Security Deposit Refund	\$135.00
3203	KRISTY LAGGER	21-00085	Meadowhawk lodge security deposit	19001171	63040	Security Deposit Refund	\$240.00
						<b>Sub-Total</b>	<b>\$1,325.00</b>
1452	NICOR	22827083027 7/21	Gas Hoover Shop	19001171	63090	Natural Gas	\$55.27
1452	NICOR	23336698297 7/21	Gas Hoover Rookery	19001171	63090	Natural Gas	\$50.18
1452	NICOR	24614203628 7/21	Nicor Gas Blazing Star	19001171	63090	Natural Gas	\$41.60
1452	NICOR	28235299733 7/21	Gas Hoover Moonseed bldg.	19001171	63090	Natural Gas	\$45.66
1452	NICOR	30-83-10-34894 7/21	Gas Blazing Star	19001171	63090	Natural Gas	\$45.66
1452	NICOR	50980197128 7/21	Gas Hoover	19001171	63090	Natural Gas	\$50.31
1452	NICOR	72389374124 7/21	Gas Hoover house	19001171	63090	Natural Gas	\$30.18
1452	NICOR	88551401149 7/21	Gas Hoover Maint. bldg.	19001171	63090	Natural Gas	\$44.10
						<b>Sub-Total</b>	<b>\$362.96</b>
1323	MENARDS	19993	Menards Hoover Shop Building Grounds	19001171	63110	Shop Supplies	\$59.87
						<b>Sub-Total</b>	<b>\$59.87</b>

<b>Hoover</b>									
1323	MENARDS	19993	Menards Hoover Shop Building Grounds	19001171	63120	Building Maintenance		\$66.06	
1605	RIEMENSCHNEIDER ELECTRIC	12753	Troubleshoot Meadowhawk door	19001171	63120	Building Maintenance		\$367.50	
1961	YORKVILLE GLASS & MIRROR	7-13-21	hoover building glass repair	19001171	63120	Building Maintenance		\$75.00	
						<b>Sub-Total</b>		<b>\$508.56</b>	
236	CENTRAL LIMESTONE CO INC	41897	Sand/gravel for Hoover	19001171	68580	Grounds and Maintenance		\$769.99	
1323	MENARDS	19993	Menards Hoover Shop Building Grounds	19001171	68580	Grounds and Maintenance		\$51.44	
						<b>Sub-Total</b>		<b>\$821.43</b>	
					<b>Hoover</b>	<b>Total</b>		<b>\$3,077.82</b>	
						<b>Grand Total</b>		<b>\$7,397.33</b>	



VENDOR REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE
HELD INVOICES							
21 00000 ADS, INC	147996 7/21		073121F	349.17	.00	.00	
CASH 000008 2021/08	INV 07/22/2021	SEP-CHK: Y	DISC: .00				
ACCT 1Y210 DEPT 11	DUE 07/27/2021	DESC:Alarm system			19001160 68580	174.59	1099:
CONDITIONS THAT PREVENT POSTING INVOICE	21/19786				19001161 68580	174.58	1099:
* Invoice must be approved or voided to post.							
51 00001 AMAZON.COM	1YCDF76GKGDT		073121F	34.99	.00	.00	
CASH 000008 2021/08	INV 07/22/2021	SEP-CHK: Y	DISC: .00				
ACCT 1Y210 DEPT 11	DUE 08/13/2021	DESC:Amazon Ellis Grounds			19001162 68580	34.99	1099:
CONDITIONS THAT PREVENT POSTING INVOICE	51/19558						
* Invoice must be approved or voided to post.							
51 00001 AMAZON.COM	1TTLMDGR7RNP		073121F	39.96	.00	.00	
CASH 000008 2021/08	INV 07/22/2021	SEP-CHK: Y	DISC: .00				
ACCT 1Y210 DEPT 11	DUE 08/11/2021	DESC:fire extinguisher			19001160 68580	39.96	1099:
CONDITIONS THAT PREVENT POSTING INVOICE	51/19774						
* Invoice must be approved or voided to post.							
51 00001 AMAZON.COM	1KCVTX7W31TO		073121F	49.88	.00	.00	
CASH 000008 2021/08	INV 07/22/2021	SEP-CHK: Y	DISC: .00				
ACCT 1Y210 DEPT 11	DUE 08/18/2021	DESC:camp supplies			19001177 63030	49.88	1099:
CONDITIONS THAT PREVENT POSTING INVOICE	51/19775						
* Invoice must be approved or voided to post.							
67 00001 AMEREN IP	2786444006 7/21		073121F	27.22	.00	.00	
CASH 000008 2021/08	INV 07/22/2021	SEP-CHK: Y	DISC: .00				
ACCT 1Y210 DEPT 11	DUE 09/13/2021	DESC:Ameren			190011 63510	27.22	1099:
CONDITIONS THAT PREVENT POSTING INVOICE	67/19780						
* Invoice must be approved or voided to post.							



07/27/2021 11:02  
swiencke

Kendall County  
INVOICE ENTRY PROOF LIST

CLERK: swiencke BATCH: 1708

NEW INVOICES

VENDOR REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE
107 00000 AUTOMOTIVE SPECI 24735	073121F			782.68	.00	.00	
CASH 000008 2021/08 INV 07/22/2021 SEP-CHK: Y DISC: .00					19001183 62160	782.68	1099:
ACCT 1Y210 DEPT 11 DUE 07/27/2021 DESC:dump truck repair							
CONDITIONS THAT PREVENT POSTING INVOICE 107/19766							
* Invoice must be approved or voided to post.							
236 00000 CENTRAL LIMESTON 41897	073121F			769.99	.00	.00	
CASH 000008 2021/08 INV 07/22/2021 SEP-CHK: Y DISC: .00					19001171 68580	769.99	1099:
ACCT 1Y210 DEPT 11 DUE 07/27/2021 DESC:Sand/gravel for Hoover							
CONDITIONS THAT PREVENT POSTING INVOICE 236/19776							
* Invoice must be approved or voided to post.							
413 00000 DEKANE EQUIPMENT IA78826	073121F			281.14	.00	.00	
CASH 000008 2021/08 INV 07/22/2021 SEP-CHK: Y DISC: .00					19001183 62160	281.14	1099:
ACCT 1Y210 DEPT 11 DUE 07/27/2021 DESC:Hoover RTV Service							
CONDITIONS THAT PREVENT POSTING INVOICE 413/19781							
* Invoice must be approved or voided to post.							
1020 00000 ILLINOIS STATE P July 2021	073121F			10.00	.00	.00	
CASH 000008 2021/08 INV 07/22/2021 SEP-CHK: Y DISC: .00					190011 62000	10.00	1099:
ACCT 1Y210 DEPT 11 DUE 08/15/2021 DESC:Background checks							
CONDITIONS THAT PREVENT POSTING INVOICE 1020/19782							
* Invoice must be approved or voided to post.							
1030 00000 J & D DOOR SALES 110235	073121F			425.50	.00	.00	
CASH 000008 2021/08 INV 07/22/2021 SEP-CHK: Y DISC: .00					190711 66500	425.50	1099:7
ACCT 1Y210 DEPT 11 DUE 07/27/2021 DESC:Garage door repair							
CONDITIONS THAT PREVENT POSTING INVOICE 1030/19772							
* Invoice must be approved or voided to post.							
1323 00000 MENARDS 19993	073121F			177.37	.00	.00	
CASH 000008 2021/08 INV 07/22/2021 SEP-CHK: Y DISC: .00					19001171 63110	59.87	1099:
ACCT 1Y210 DEPT 11 DUE 07/27/2021 DESC:Menards Hoover Shop Building Grounds					19001171 63120	66.06	1099:





CLERK: swiencke BATCH: 1708

VENDOR REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE
NEW INVOICES							
CONDITIONS THAT PREVENT POSTING INVOICE 1323/19559							
* Invoice must be approved or voided to post.							
1323 00000 MENARDS	20515		073121F	138.08	19001171 68580	51.44	1099:
CASH 000008	INV 07/22/2021	SEP-CHK: Y	DISC: .00				
ACCT 1Y210	DEPT 11	DUE 07/27/2021	DESC:Hoover Harris Shop supplies				
CONDITIONS THAT PREVENT POSTING INVOICE 1323/19764							
* Invoice must be approved or voided to post.							
1323 00000 MENARDS	20316		073121F	107.80	19001183 62160	4.56	1099:
CASH 000008	INV 07/22/2021	SEP-CHK: Y	DISC: .00				
ACCT 1Y210	DEPT 11	DUE 07/27/2021	DESC:Ellis House supplies				
CONDITIONS THAT PREVENT POSTING INVOICE 1323/19785							
* Invoice must be approved or voided to post.							
1452 00000 NICOR	85662610121 721		073121F	132.66	19001183 63090	132.66	1099:
CASH 000008	INV 07/22/2021	SEP-CHK: Y	DISC: .00				
ACCT 1Y210	DEPT 11	DUE 08/24/2021	DESC:Nicor Gas Millbrook				
CONDITIONS THAT PREVENT POSTING INVOICE 1452/19556							
* Invoice must be approved or voided to post.							
1452 00000 NICOR	24614203628 721		073121F	41.60	19001171 63090	41.60	1099:
CASH 000008	INV 07/22/2021	SEP-CHK: Y	DISC: .00				
ACCT 1Y210	DEPT 11	DUE 08/27/2021	DESC:Nicor Gas Blazing Star				
CONDITIONS THAT PREVENT POSTING INVOICE 1452/19557							
* Invoice must be approved or voided to post.							
1452 00000 NICOR	50980197128 7/21		073121F	50.31	19001171 63090	50.31	1099:
CASH 000008	INV 07/22/2021	SEP-CHK: Y	DISC: .00				
ACCT 1Y210	DEPT 11	DUE 08/30/2021	DESC:Gas Hoover				
CONDITIONS THAT PREVENT POSTING INVOICE 1452/19777							
* Invoice must be approved or voided to post.							



VENDOR REMIT NAME	CLERK: swiencke	BATCH: 1708	INVOICE	PO	NEW INVOICES	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE
1452 00000 NICOR			30-83-10-34894 7/21		073121F		45.66	.00	.00	
CASH 000008	2021/08	INV 07/22/2021	SEP-CHK: Y	DISC: .00				19001171 63090		45.66 1099:
ACCT 1Y210	DEPT 11	DUE 08/30/2021	DESC:Gas Blazing Star							
CONDITIONS THAT PREVENT POSTING INVOICE 1452/19778										
* Invoice must be approved or voided to post.										
1452 00000 NICOR			23336698297 7/21		073121F		50.18	.00	.00	
CASH 000008	2021/08	INV 07/22/2021	SEP-CHK: Y	DISC: .00				19001171 63090		50.18 1099:
ACCT 1Y210	DEPT 11	DUE 08/30/2021	DESC:Gas Hoover Rookery							
CONDITIONS THAT PREVENT POSTING INVOICE 1452/19779										
* Invoice must be approved or voided to post.										
1452 00000 NICOR			28235299733 7/21		073121F		45.66	.00	.00	
CASH 000008	2021/08	INV 07/22/2021	SEP-CHK: Y	DISC: .00				19001171 63090		45.66 1099:
ACCT 1Y210	DEPT 11	DUE 08/30/2021	DESC:Gas Hoover Moonseed bldg.							
CONDITIONS THAT PREVENT POSTING INVOICE 1452/19789										
* Invoice must be approved or voided to post.										
1452 00000 NICOR			72389374124 7/21		073121F		30.18	.00	.00	
CASH 000008	2021/08	INV 07/22/2021	SEP-CHK: Y	DISC: .00				19001171 63090		30.18 1099:
ACCT 1Y210	DEPT 11	DUE 08/04/2021	DESC:Gas Hoover house							
CONDITIONS THAT PREVENT POSTING INVOICE 1452/19790										
* Invoice must be approved or voided to post.										
1452 00000 NICOR			87946110001 7/21		073121F		56.85	.00	.00	
CASH 000008	2021/08	INV 07/22/2021	SEP-CHK: Y	DISC: .00				19001183 63090		56.85 1099:
ACCT 1Y210	DEPT 11	DUE 08/30/2021	DESC:Gas Harris							
CONDITIONS THAT PREVENT POSTING INVOICE 1452/19791										
* Invoice must be approved or voided to post.										
1452 00000 NICOR			88551401149 7/21		073121F		44.10	.00	.00	
CASH 000008	2021/08	INV 07/22/2021	SEP-CHK: Y	DISC: .00				19001171 63090		44.10 1099:
ACCT 1Y210	DEPT 11	DUE 08/30/2021	DESC:Gas Hoover Maint. bldg.							



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Kendall County  
INVOICE ENTRY PROOF LIST

P 5  
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CLERK: swiencke BATCH: 1708

NEW INVOICES

VENDOR REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE
CONDITIONS THAT PREVENT POSTING INVOICE 1452/19792							
* Invoice must be approved or voided to post.							
1452 00000 NICOR	22827083027 7/21		073121F	55.27	.00	.00	
CASH 000008 2021/08 INV 07/22/2021 SEP-CHK: Y DISC: .00							
ACCT 1Y210 DEPT 11 DUE 08/31/2021 DESC:Gas Hoover Shop					19001171 63090		55.27 1099:
CONDITIONS THAT PREVENT POSTING INVOICE 1452/19793							
* Invoice must be approved or voided to post.							
1605 00000 RIEMENSCHNEIDER 12753			073121F	367.50	.00	.00	
CASH 000008 2021/08 INV 07/22/2021 SEP-CHK: Y DISC: .00							
ACCT 1Y210 DEPT 11 DUE 07/27/2021 DESC:Troubleshoot Meadowhawk door					19001171 63120		367.50 1099:7
CONDITIONS THAT PREVENT POSTING INVOICE 1605/19765							
* Invoice must be approved or voided to post.							
1655 00000 SERVICE SANITATI 50493234 7/21			073121F	292.00	.00	.00	
CASH 000008 2021/08 INV 07/22/2021 SEP-CHK: Y DISC: .00							
ACCT 1Y210 DEPT 11 DUE 07/27/2021 DESC:refuse pick up					19001183 63070		292.00 1099:
CONDITIONS THAT PREVENT POSTING INVOICE 1655/19783							
* Invoice must be approved or voided to post.							
1849 00001 VERIZON 9884419195			073121F	691.17	.00	.00	
CASH 000008 2021/08 INV 07/22/2021 SEP-CHK: Y DISC: .00							
ACCT 1Y210 DEPT 11 DUE 08/11/2021 DESC:phones FP					19001183 63540		691.17 1099:
CONDITIONS THAT PREVENT POSTING INVOICE 1849/19770							
* Invoice must be approved or voided to post.							
1961 00000 YORKVILLE GLASS 7-13-21			073121F	75.00	.00	.00	
CASH 000008 2021/08 INV 07/22/2021 SEP-CHK: Y DISC: .00							
ACCT 1Y210 DEPT 11 DUE 07/27/2021 DESC:hoover building glass repair					19001171 63120		75.00 1099:
CONDITIONS THAT PREVENT POSTING INVOICE 1961/19771							
* Invoice must be approved or voided to post.							



VENDOR REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE
2047 00000 COMED	1123166102 7/21		073121F	24.38	.00	.00	
CASH 000008 2021/08	INV 07/22/2021	SEP-CHK: Y	DISC: .00				
ACCT 1Y210 DEPT 11	DUE 09/21/2021	DESC:Electricity Jay Woods			190011 63510	24.38	1099:
CONDITIONS THAT PREVENT POSTING INVOICE 2047/19763							
* Invoice must be approved or voided to post.							
2047 00000 COMED	9361578000 7/21		073121F	19.67	.00	.00	
CASH 000008 2021/08	INV 07/22/2021	SEP-CHK: Y	DISC: .00				
ACCT 1Y210 DEPT 11	DUE 07/27/2021	DESC:Electricity Bakers Woods			190011 63510	19.67	1099:
CONDITIONS THAT PREVENT POSTING INVOICE 2047/19787							
* Invoice must be approved or voided to post.							
2047 00000 COMED	9361548011 7/21		073121F	631.28	.00	.00	
CASH 000008 2021/08	INV 07/22/2021	SEP-CHK: Y	DISC: .00				
ACCT 1Y210 DEPT 11	DUE 08/30/2021	DESC:Electricity Ellis House			19001160 62270	631.28	1099:
CONDITIONS THAT PREVENT POSTING INVOICE 2047/19788							
* Invoice must be approved or voided to post.							
3201 00000 LINDSEY BARBIERI	21-00084		073121F	950.00	.00	.00	
CASH 000008 2021/08	INV 07/22/2021	SEP-CHK: Y	DISC: .00				
ACCT 1Y210 DEPT 11	DUE 07/27/2021	DESC:Meadowhawk Lodge wedding security deposit return			19001171 63040	950.00	1099:
CONDITIONS THAT PREVENT POSTING INVOICE 3201/19767							
* Invoice must be approved or voided to post.							
3202 00000 JAVAN CROSS	21-00111		073121F	135.00	.00	.00	
CASH 000008 2021/08	INV 07/22/2021	SEP-CHK: Y	DISC: .00				
ACCT 1Y210 DEPT 11	DUE 07/27/2021	DESC:Meadowhawk Lodge security deposit refund			19001171 63040	135.00	1099:
CONDITIONS THAT PREVENT POSTING INVOICE 3202/19768							
* Invoice must be approved or voided to post.							
3203 00000 KRISTY LAGGER	21-00085		073121F	240.00	.00	.00	
CASH 000008 2021/08	INV 07/22/2021	SEP-CHK: Y	DISC: .00				
ACCT 1Y210 DEPT 11	DUE 07/27/2021	DESC:Meadowhawk Lodge security deposit			19001171 63040	240.00	1099:



3204 00000 ROBERT LOFTUS 7/26/2021 073121F 60.00 .00 190011 68500 60.00 1099:

CONDITIONS THAT PREVENT POSTING INVOICE 3203/19769

\* Invoice must be approved or voided to post.

CASH 000008 2021/08 INV 07/22/2021 SEP-CHK: Y DISC: .00

ACCT 1Y210 DEPT 11 DUE 07/27/2021 DESC:posts

CONDITIONS THAT PREVENT POSTING INVOICE 3204/19784

\* Invoice must be approved or voided to post.

34 HELD INVOICES TOTAL 7,232.25

0 INVOICE(S) REPORT POST TOTAL .00

REPORT TOTALS .00



FOR 2021 07

ACCOUNTS FOR:  
1900 Forest Preserve

	ORIGINAL APPROP	TRANFRS/ADJUSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
19001160 62270 Utilities	6,100	20	6,120	4,093.98	.00	2,026.02	66.9%
19001160 63050 Employer Contr.	1,756	0	1,756	993.42	.00	762.58	56.6%
19001160 68580 Grounds and Main	3,800	0	3,800	2,592.03	.00	1,207.97	68.2%
TOTAL Ellis House	23,077	520	23,597	13,950.98	.00	9,646.02	59.1%
19001161 Ellis Barn							
19001161 51160 Salaries - Part	1,100	0	1,100	972.27	.00	127.73	88.4%
19001161 51390 Salaries - Full	10,071	0	10,071	5,037.18	.00	5,033.82	50.0%
19001161 62270 Utilities	6,100	20	6,120	3,987.45	.00	2,132.55	65.2%
19001161 63050 Employer Contr.	1,756	0	1,756	1,039.90	.00	716.10	59.2%
19001161 68580 Grounds and Main	2,000	0	2,000	1,663.14	.00	336.86	83.2%
TOTAL Ellis Barn	21,027	20	21,047	12,699.94	.00	8,347.06	60.3%
19001162 Ellis Grounds							
19001162 42250 Revenue	-22,087	0	-22,087	-765.05	.00	-21,321.95	3.5%*
19001162 51160 Salaries - Part	2,200	0	2,200	1,375.50	.00	824.50	62.5%
19001162 51390 Salaries - Full	20,142	0	20,142	10,074.22	.00	10,067.78	50.0%
19001162 63050 Employer Contr.	3,512	0	3,512	1,964.58	.00	1,547.42	55.9%
19001162 68580 Grounds and Main	4,000	0	4,000	2,710.69	.00	1,289.31	67.8%
TOTAL Ellis Grounds	7,767	0	7,767	15,359.94	.00	-7,592.94	197.8%
19001163 Ellis Camps							
19001163 42250 Revenue	-2,605	-3,645	-6,250	-6,240.00	.00	-10.00	99.8%*
19001163 51160 Salaries - Part	1,650	1,460	3,110	310.40	.00	2,799.60	10.0%
19001163 63030 Program Supplies	100	350	450	145.82	.00	304.18	32.4%
19001163 63040 Security Deposit	0	500	500	.00	.00	500.00	.0%
19001163 63050 Employer Contr.	219	298	517	26.91	.00	490.09	5.2%
TOTAL Ellis Camps	-636	-1,037	-1,673	-5,756.87	.00	4,083.87	344.1%
19001164 Ellis Riding Lessons							
19001164 42250 Revenue	-56,817	-1,000	-57,817	-42,305.00	.00	-15,512.00	73.2%*



Kendall County  
YEAR-TO-DATE BUDGET REPORT

07/06/2021 16:26  
dguritz

FOR 2021 07

ACCOUNTS FOR: 1900 Forest Preserve	ORIGINAL APPROP	TRANSFERS/ ADJUSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
19001164 42860 Donations	-200	0	-200	.00	.00	-200.00	.0%*
19001164 51160 Salaries - Part	37,638	0	37,638	25,814.65	.00	11,823.35	68.6%
19001164 63000 Animal Care & Su	8,100	1,100	9,200	5,777.48	.00	3,422.52	62.8%
19001164 63010 Horse Acquisitio	0	0	0	1,500.00	.00	-1,500.00	100.0%*
19001164 63020 Vet & Farrrier	8,500	500	9,000	2,390.00	.00	6,610.00	26.6%
19001164 63040 Security Deposit	0	1,000	1,000	105.00	.00	895.00	10.5%
19001164 63050 Employer Contr.	4,936	0	4,936	2,430.07	.00	2,505.93	49.2%
TOTAL Ellis Riding Lessons	2,157	1,600	3,757	-4,287.80	.00	8,044.80	-114.1%
19001165 Ellis Birthday Parties							
19001165 42250 Revenue	-4,226	0	-4,226	-2,761.00	.00	-1,465.00	65.3%*
19001165 51160 Salaries - Part	4,676	0	4,676	5,224.30	.00	-548.30	111.7%*
19001165 63030 Program Supplies	200	100	300	77.31	.00	222.69	25.8%
19001165 63050 Employer Contr.	622	0	622	659.70	.00	-37.70	106.1%*
TOTAL Ellis Birthday Parties	1,272	100	1,372	3,200.31	.00	-1,828.31	233.3%
19001166 Ellis Public Programs							
19001166 42250 Revenue	-1,742	0	-1,742	-1,345.00	.00	-397.00	77.2%*
19001166 51160 Salaries - Part	2,015	0	2,015	.00	.00	2,015.00	.0%
19001166 63020 Vet & Farrrier	500	0	500	.00	.00	500.00	.0%
19001166 63050 Employer Contr.	304	0	304	.00	.00	304.00	.0%
19001166 68570 Volunteer Expens	0	150	150	.00	.00	150.00	.0%
TOTAL Ellis Public Programs	1,077	150	1,227	-1,345.00	.00	2,572.00	-109.6%
19001167 Ellis Sunrise Center							
19001167 42250 Revenue	-21,385	-1,975	-23,360	-15,390.00	.00	-7,970.00	65.9%*
19001167 51160 Salaries - Part	17,000	0	17,000	9,245.96	.00	7,754.04	54.4%
19001167 63000 Animal Care & Su	1,200	0	1,200	.00	.00	1,200.00	.0%
19001167 63050 Employer Contr.	2,260	0	2,260	959.92	.00	1,300.08	42.5%
TOTAL Ellis Sunrise Center	-925	-1,975	-2,900	-5,184.12	.00	2,284.12	178.8%
19001168 Ellis Weddings							
19001168 42250 Revenue	-7,625	-4,565	-12,190	-7,150.00	.00	-5,040.00	58.7%*



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ACCOUNTS FOR:	ORIGINAL APPROP	TRANSFRS/ADJSTMNTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
1900 Forest Preserve							
19001168 43450 Security Deposit	-7,300	0	-7,300	-6,375.00	.00	-925.00	87.3%*
19001168 51160 Salaries - Part	1,452	0	1,452	566.70	.00	885.30	39.0%
19001168 63040 Security Deposit	4,200	3,200	7,400	2,075.00	.00	5,325.00	28.0%
19001168 63050 Employer Contr.	111	0	111	52.85	.00	58.15	47.6%
19001168 63070 Refuse Pickup	1,600	100	1,700	1,013.74	.00	686.26	59.6%
TOTAL Ellis Weddings	-7,562	-1,265	-8,827	-9,816.71	.00	989.71	111.2%
19001169 Ellis Other Rentals							
19001169 42250 Revenue	-2,100	0	-2,100	-1,245.00	.00	-855.00	59.3%*
19001169 43450 Security Deposit	-2,300	0	-2,300	-825.00	.00	-1,475.00	35.9%*
19001169 51160 Salaries - Part	1,452	0	1,452	.00	.00	1,452.00	.0%
19001169 63040 Security Deposit	300	0	300	.00	.00	300.00	.0%
19001169 63050 Employer Contr.	111	0	111	.00	.00	111.00	.0%
TOTAL Ellis Other Rentals	-2,537	0	-2,537	-2,070.00	.00	-467.00	81.6%
19001170 Ellis 5K							
19001170 42250 Revenue	-250	0	-250	-250.00	.00	.00	100.0%
TOTAL Ellis 5K	-250	0	-250	-250.00	.00	.00	100.0%
19001171 Hoover							
19001171 42250 Revenue	-5,052	0	-5,052	-4,250.00	.00	-802.00	84.1%*
19001171 51160 Salaries - Part	23,697	-8,113	15,584	8,030.34	.00	7,553.66	51.5%
19001171 51390 Salaries - Full	43,949	0	43,949	24,107.47	.00	19,841.53	54.9%
19001171 62270 Utilities	4,555	45	4,600	1,170.00	.00	3,430.00	25.4%
19001171 63040 Security Deposit	2,000	4,617	6,617	1,667.25	.00	4,949.75	25.2%
19001171 63050 Employer Contr.	11,075	-1,347	9,728	4,819.97	.00	4,908.03	49.5%
19001171 63060 ER Contr Health/	9,617	0	9,617	6,906.65	.00	2,710.35	71.8%
19001171 63090 Natural Gas	5,700	50	5,750	3,955.57	.00	1,794.43	68.8%
19001171 63100 Electric	13,950	0	13,950	8,741.43	.00	5,208.57	62.7%
19001171 63110 Shop Supplies	3,000	0	3,000	740.35	.00	2,259.65	24.7%
19001171 63120 Building Maint	4,000	1,000	5,000	2,650.78	.00	2,349.22	53.0%
19001171 66500 Miscellaneous Ex	1,000	0	1,000	.00	.00	1,000.00	.0%



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ACCOUNTS FOR:  
1900 Forest Preserve

	ORIGINAL APPROP	TRANSFERS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
19001171 68580 Grounds and Main	4,000	0	4,000	916.91	.00	3,083.09	22.9%
TOTAL Hoover	121,491	-3,748	117,743	59,456.72	.00	58,286.28	50.5%
19001172 Hoover Bunkhouse							
19001172 42250 Revenue	-11,370	0	-11,370	-4,500.00	.00	-6,870.00	39.6%*
19001172 43450 Security Deposit	-2,000	0	-2,000	.00	.00	-2,000.00	.0%*
19001172 51160 Salaries - Part	11,848	-4,056	7,792	4,018.54	.00	3,773.46	51.6%
19001172 51390 Salaries - Full	21,975	0	21,975	12,167.00	.00	9,808.00	55.4%
19001172 63050 Employer Contr.	5,537	-673	4,864	2,410.28	.00	2,453.72	49.6%
19001172 63060 ER Contr Health/	4,808	0	4,808	3,453.30	.00	1,354.70	71.8%
TOTAL Hoover Bunkhouse	30,798	-4,729	26,069	17,549.12	.00	8,519.88	67.3%

19001173 Hoover Campsite

19001173 42250 Revenue	-1,655	0	-1,655	-1,865.00	.00	210.00	112.7%
19001173 51160 Salaries - Part	5,924	-2,028	3,896	2,009.79	.00	1,886.21	51.6%
19001173 51390 Salaries - Full	10,987	0	10,987	6,083.37	.00	4,903.63	55.4%
19001173 63050 Employer Contr.	2,769	-337	2,432	1,205.13	.00	1,226.87	49.6%
19001173 63060 ER Contr Health/	2,405	0	2,405	1,726.67	.00	678.33	71.8%
TOTAL Hoover Campsite	20,430	-2,365	18,065	9,159.96	.00	8,905.04	50.7%

19001174 Hoover Meadowhawk Lodge

19001174 42250 Revenue	-10,337	0	-10,337	-5,275.00	.00	-5,062.00	51.0%*
19001174 43450 Security Deposit	-4,617	0	-4,617	-2,805.00	.00	-1,812.00	60.8%*
19001174 51160 Salaries - Part	5,924	-2,028	3,896	2,006.72	.00	1,889.28	51.5%
19001174 51390 Salaries - Full	10,987	0	10,987	6,083.37	.00	4,903.63	55.4%
19001174 63050 Employer Contr.	2,769	-337	2,432	1,204.89	.00	1,227.11	49.5%
19001174 63060 ER Contr Health/	2,405	0	2,405	1,726.67	.00	678.33	71.8%
TOTAL Hoover Meadowhawk Lodge	7,131	-2,365	4,766	2,941.65	.00	1,824.35	61.7%

19001175 Environmental Education

19001175 42860 Donations	-500	0	-500	.00	.00	-500.00	.0%*
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ACCOUNTS FOR:  
1900 Forest Preserve

	ORIGINAL APPROP	TRANERS/ADJUSTMS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
TOTAL Environmental Education	-500	0	-500	.00	.00	-500.00	.0%
19001176 Environmental Education School							
19001176 42250 Revenue	-5,357	0	-5,357	-150.00	.00	-5,207.00	2.8%**
19001176 51160 Salaries - Part	10,000	0	10,000	369.35	.00	9,630.65	3.7%
19001176 51390 Salaries - Full	17,823	0	17,823	10,231.71	.00	7,591.29	57.4%
19001176 63050 Employer Contr.	3,896	0	3,896	1,807.34	.00	2,088.66	46.4%
TOTAL Environmental Education School	26,362	0	26,362	12,258.40	.00	14,103.60	46.5%
19001177 Environmental Education Camps							
19001177 42250 Revenue	-17,620	-2,400	-20,020	-34,360.00	.00	14,340.00	171.6%
19001177 51160 Salaries - Part	8,100	0	8,100	4,372.42	.00	3,727.58	54.0%
19001177 51390 Salaries - Full	11,098	0	11,098	6,324.30	.00	4,773.70	57.0%
19001177 63030 Program Supplies	200	9	209	148.46	.00	60.54	71.0%
19001177 63040 Security Deposit	0	1,200	1,200	770.00	.00	430.00	64.2%
19001177 63050 Employer Contr.	2,538	0	2,538	1,507.17	.00	1,030.83	59.4%
TOTAL Environmental Education Camps	4,316	-1,191	3,125	-21,237.65	.00	24,362.65	-679.6%
19001178 Environmental Educ. Natrl Beg.							
19001178 42250 Revenue	-97,194	-12,806	-110,000	-50,916.22	.00	-59,083.78	46.3%**
19001178 42860 Donations	-800	0	-800	.00	.00	-800.00	.0%**
19001178 51160 Salaries - Part	52,935	0	52,935	37,780.96	.00	15,154.04	71.4%
19001178 51390 Salaries - Full	29,981	0	29,981	16,163.13	.00	13,817.87	53.9%
19001178 63030 Program Supplies	1,000	1,000	2,000	843.23	.00	1,156.77	42.2%
19001178 63040 Security Deposit	0	3,500	3,500	810.00	.00	2,690.00	23.1%
19001178 63050 Employer Contr.	11,575	0	11,575	7,397.71	.00	4,177.29	63.9%
TOTAL Environmental Educ. Natrl Beg.	-2,503	-8,306	-10,809	12,078.81	.00	-22,887.81	-111.7%
19001179 Environ. Educ. Other Pblc Prg							
19001179 42250 Revenue	-12,589	-4,846	-17,435	-13,632.00	.00	-3,803.00	78.2%**

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ACCOUNTS FOR:	ORIGINAL APPROP	TRANSFRS/ADJSTMNTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
1900 Forest Preserve							
19001179 51160 Salaries - Part	5,794	1,356	7,150	4,573.76	.00	2,576.24	64.0%
19001179 51390 Salaries - Full	3,030	0	3,030	1,587.70	.00	1,442.30	52.4%
19001179 63030 Program Supplies	250	0	250	80.88	.00	169.12	32.4%
19001179 63040 Security Deposit	0	1,000	1,000	720.00	.00	280.00	72.0%
19001179 63050 Employer Contr.	690	0	690	676.79	.00	13.21	98.1%
TOTAL Environ. Educ. Other Pblc Prg	-2,825	-2,490	-5,315	-5,992.87	.00	677.87	112.8%
19001180 Environ. Educ. Laws of Nature							
19001180 51160 Salaries - Part	2,000	0	2,000	73.75	.00	1,926.25	3.7%
19001180 51390 Salaries - Full	1,187	0	1,187	807.95	.00	379.05	68.1%
19001180 63030 Program Supplies	100	0	100	27.06	.00	72.94	27.1%
19001180 63050 Employer Contr.	358	0	358	152.96	.00	205.04	42.7%
TOTAL Environ. Educ. Laws of Nature	3,645	0	3,645	1,061.72	.00	2,583.28	29.1%
19001181 Environmental Educ. Other							
19001181 51160 Salaries - Part	0	0	0	145.75	.00	-145.75	100.0%*
19001181 63050 Employer Contr.	0	0	0	11.15	.00	-11.15	100.0%*
TOTAL Environmental Educ. Other	0	0	0	156.90	.00	-156.90	100.0%
19001183 Grounds and Natural Resources							
19001183 42250 Revenue	-17,347	-7,249	-24,596	-210.00	.00	-24,386.00	.9%*
19001183 42860 Donations	-1,950	0	-1,950	.00	.00	-1,950.00	.0%*
19001183 42900 Picnic Fees and	-2,625	0	-2,625	-2,880.00	.00	255.00	109.7%
19001183 42920 Preserve Improve	-21,000	21,000	0	.00	.00	.00	.0%
19001183 51160 Salaries - Part	24,473	-9,174	15,299	4,843.47	.00	10,455.53	31.7%
19001183 51390 Salaries - Full	84,937	3,696	88,633	47,651.06	.00	40,981.94	53.8%
19001183 62160 Equipment	5,000	10,000	15,000	8,691.46	.00	6,308.54	57.9%
19001183 62180 Gasoline / Fuel	13,050	50	13,100	5,188.50	.00	7,911.50	39.6%
19001183 62400 Uniforms / Cloth	0	0	0	289.12	.00	-289.12	100.0%*
19001183 63040 Security Deposit	0	0	0	50.00	.00	-50.00	100.0%*
19001183 63050 Employer Contr.	17,124	-1,241	15,883	5,071.11	.00	10,811.89	31.9%
19001183 63060 ER Contr Health/	29,899	0	29,899	17,056.32	.00	12,842.68	57.0%



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ACCOUNTS FOR:  
1900 Forest Preserve

ACCOUNTS FOR: 1900	Forest Preserve	ORIGINAL APPROP	TRANFRS/ ADJUSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
19001183	63070 Refuse Pickup	6,500	0	6,500	5,715.82	.00	784.18	87.9%
19001183	63090 Natural Gas	3,500	-25	3,475	1,811.94	.00	1,663.06	52.1%
19001183	63110 Shop Supplies	1,000	3,150	4,150	1,958.06	.00	2,191.94	47.2%
19001183	63540 Telephones	11,750	0	11,750	5,253.30	.00	6,496.70	44.7%
19001183	68530 Preserve Improve	0	250	250	540.86	.00	-290.86	216.3%*
TOTAL Grounds and Natural Resources		154,311	20,457	174,768	101,031.02	.00	73,736.98	57.8%
19001184 Pickerill - Pigott								
19001184	42900 Picnic Fees and	-11,198	-1,386	-12,584	-5,230.00	.00	-7,354.00	41.6%*
19001184	63100 Electric	7,453	-3	7,450	3,711.91	.00	3,738.09	49.8%
TOTAL Pickerill - Pigott		-3,745	-1,389	-5,134	-1,518.09	.00	-3,615.91	29.6%
TOTAL Forest Preserve		0	-215,319	-215,319	-237,960.26	.00	22,641.26	110.5%
TOTAL REVENUES		-1,091,803	-248,080	-1,339,883	-868,195.13	.00	-471,687.87	
TOTAL EXPENSES		1,091,803	32,761	1,124,564	630,234.87	.00	494,329.13	



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ACCOUNTS FOR:  
1901 FP Bond Proceeds 2007

190111 FP Bond Proceeds 2007

	ORIGINAL APPROP	TRANSFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
190111 41350 Interest Income	-200	335	135	-19.46	.00	154.46	-14.4%
190111 61340 Transf. to Forest	0	45	45	46.23	.00	-1.23	102.7%*
190111 61360 Transf. to FP OSIAD	12,942	145,308	158,250	158,250.00	.00	.00	100.0%
190111 61370 Transf. to Fox Rvi	561,798	-561,798	0	.00	.00	.00	.0%
190111 61400 Trans to FP Capita	0	393,698	393,698	393,698.00	.00	.00	100.0%
190111 61410 Trnsf. to FRB Crpl	0	54,313	54,313	54,313.00	.00	.00	100.0%
190111 68640 Fiscal Agent Fee	3,500	-3,500	0	.00	.00	.00	.0%
TOTAL FP Bond Proceeds 2007	578,040	28,401	606,441	606,287.77	.00	153.23	100.0%
TOTAL FP Bond Proceeds 2007	578,040	28,401	606,441	606,287.77	.00	153.23	100.0%
TOTAL REVENUES	-200	335	135	-19.46	.00	154.46	
TOTAL EXPENSES	578,240	28,066	606,306	606,307.23	.00	-1.23	

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ACCOUNTS FOR:  
1902 FP Debt Service 2012

190211 FP Debt Service 2012

	ORIGINAL APPROP	TRANSFERS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
190211 41010 Current Property T	-430,500	0	-430,500	-224,548.64	.00	-205,951.36	52.2%*
190211 41350 Interest Income	-1,300	0	-1,300	-162.87	.00	-1,137.13	12.5%*
190211 68640 Fiscal Agent Fee	0	0	0	450.00	.00	-450.00	100.0%*
190211 68650 Debt Service Inter	30,825	0	30,825	30,825.00	.00	.00	100.0%
190211 68700 Debt Service Princ	385,000	0	385,000	385,000.00	.00	.00	100.0%
TOTAL FP Debt Service 2012	-15,975	0	-15,975	191,563.49	.00	-207,538.49	-1199.1%
TOTAL FP Debt Service 2012	-15,975	0	-15,975	191,563.49	.00	-207,538.49	-1199.1%
TOTAL REVENUES	-431,800	0	-431,800	-224,711.51	.00	-207,088.49	
TOTAL EXPENSES	415,825	0	415,825	416,275.00	.00	-450.00	



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ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ ADJUSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
1903 FP Debt Service 2015/2016/2017							
190311 FP Debt Service 2015/2016/2017							
190311 41010 Current Property T	-4,605,188	0	-4,605,188	-2,404,826.62	.00	-2,200,361.38	52.28%
190311 41350 Interest Income	-1,200	0	-1,200	-357.81	.00	-842.19	29.81%
190311 66500 Miscellaneous Exps	0	475	475	475.00	.00	.00	100.00%
190311 68640 Fiscal Agent Fee	0	950	950	950.00	.00	.00	100.00%
190311 68710 Dbt Srv 2015 Inter	355,018	0	355,018	355,017.50	.00	.50	100.00%
190311 68720 Dbt Srv 2015 Princ	45,000	0	45,000	45,000.00	.00	.00	100.00%
190311 68730 Dbt Srv 2016 Inter	294,188	0	294,188	294,187.50	.00	.50	100.00%
190311 68740 Dbt Srv 2016 Princ	100,000	0	100,000	100,000.00	.00	.00	100.00%
190311 68750 Dbt Srv 2017 Inter	627,625	0	627,625	627,625.00	.00	.00	100.00%
190311 68760 Dbt Srv 2017 Princ	2,765,000	0	2,765,000	2,765,000.00	.00	.00	100.00%
TOTAL FP Debt Service 2015/2016/2017	-419,557	1,425	-418,132	1,783,070.57	.00	-2,201,202.57	-426.48
TOTAL FP Debt Service 2015/2016/2017	-419,557	1,425	-418,132	1,783,070.57	.00	-2,201,202.57	-426.48
TOTAL REVENUES	-4,606,388	0	-4,606,388	-2,405,184.43	.00	-2,201,203.57	
TOTAL EXPENSES	4,186,831	1,425	4,188,256	4,188,255.00	.00	1.00	



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ACCOUNTS FOR:  
1904 FP Restricted Subat Fund

	ORIGINAL APPROP	TRANSFERS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
190411 FP Restricted Subat Fund							
190411 41350 Interest Income	-8,570	1,855	-6,715	-287.67	.00	-6,427.33	4.3%*
190411 62150 Contractual Servic	40,000	0	40,000	.00	.00	40,000.00	.0%
TOTAL FP Restricted Subat Fund	31,430	1,855	33,285	-287.67	.00	33,572.67	-.9%
TOTAL FP Restricted Subat Fund	31,430	1,855	33,285	-287.67	.00	33,572.67	-.9%
TOTAL REVENUES	-8,570	1,855	-6,715	-287.67	.00	-6,427.33	
TOTAL EXPENSES	40,000	0	40,000	.00	.00	40,000.00	

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ACCOUNTS FOR:	ORIGINAL APPROP	TRANSFRS/ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
1905 OSLAD Grant							
190511 OSLAD Outdoor Rec. Acq.							
190511 40300 Transf. from FP Bn	-12,942	-145,308	-158,250	-158,250.00	.00	.00	100.0%
190511 42970 Grant Award	-158,250	0	-158,250	.00	.00	-158,250.00	.0%*
190511 61420 Trnsf to FP Capit	0	158,250	158,250	.00	.00	158,250.00	.0%
190511 70040 Supplies	0	5,238	5,238	984.24	.00	4,253.76	18.8%
190511 70050 Contractual Servic	0	19,840	19,840	24,093.44	.00	-4,253.44	121.4%*
190511 70060 Consultants	5,125	-5,125	0	.00	.00	.00	.0%
190511 70330 Construction	38,923	-38,923	0	.00	.00	.00	.0%
TOTAL OSLAD Outdoor Rec. Acq.	-127,144	-6,028	-133,172	-133,172.32	.00	.32	100.0%
TOTAL OSLAD Grant	-127,144	-6,028	-133,172	-133,172.32	.00	.32	100.0%
TOTAL REVENUES	-171,192	-145,308	-316,500	-158,250.00	.00	-158,250.00	
TOTAL EXPENSES	44,048	139,280	183,328	25,077.68	.00	158,250.32	

FOR 2021 07

ACCOUNTS FOR:	ORIGINAL APPROP	TRANSFERS/ADJUSTMENTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
1906 Forest Preserve Improvement							
190611 Forest Preserve Improvement							
190611 41350 Interest Income	-3,750	3,721	-29	-71.24	.00	42.24	245.7%
190611 61300 Transf. to FP Bnd	386,620	-386,620	0	.00	.00	.00	.0%
190611 61340 Transf. to Forest	0	215,029	215,029	215,085.83	.00	-56.83	100.0%*
190611 61400 Trans to FP Capita	0	164,116	164,116	164,116.00	.00	.00	100.0%
TOTAL Forest Preserve Improvement	382,870	-3,754	379,116	379,130.59	.00	-14.59	100.0%
TOTAL Forest Preserve Improvement	382,870	-3,754	379,116	379,130.59	.00	-14.59	100.0%
TOTAL REVENUES	-3,750	3,721	-29	-71.24	.00	42.24	
TOTAL EXPENSES	386,620	-7,475	379,145	379,201.83	.00	-56.83	



FOR 2021 07

ACCOUNTS FOR:	ORIGINAL APPROP	TRANSFERS/ADJUSTMENTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
1907 Forest Preserve Capital Exp.							
190711 Forest Preserve Capital Exp.							
190711 40300 Transf. from FP Bn	0	-393,698	-393,698	-393,698.00	.00	.00	100.0%
190711 40340 Transf fr Fox Rvr	0	-30,000	-30,000	.00	.00	-30,000.00	0%
190711 40350 Transf. from Proj.	-624,255	460,139	-164,116	-164,116.00	.00	.00	100.0%
190711 40370 Transf. from OSLAD	0	-158,250	-158,250	.00	.00	-158,250.00	0%
190711 41350 Interest Income	-200	0	-200	-34.08	.00	-165.92	17.0%
190711 42490 Other Revenue	-5,000	0	-5,000	-14,450.57	.00	9,450.57	289.0%
190711 43430 Morton Arboretum U	-50,000	25,000	-25,000	.00	.00	-25,000.00	0%
190711 43440 Trail Improvement	-23,177	23,177	0	.00	.00	.00	0%
190711 43740 Land Acq. Grant IC	-170,800	170,800	0	.00	.00	.00	0%
190711 43750 Preserve Improve	-10,000	10,000	0	.00	.00	.00	0%
190711 43760 Proj. Fund Deposit	-828,200	828,200	0	.00	.00	.00	0%
190711 43770 ICECF K-12 Pollina	0	-11,000	-11,000	.00	.00	-11,000.00	0%
190711 43780 ICECF Pilot Pollin	0	-10,000	-10,000	.00	.00	-10,000.00	0%
190711 61430 Transfer to Land C	46,447	-12,685	33,762	2,420.00	.00	52,700.00	7.2%
190711 62160 Equipment	210,214	33,762	33,762	19,750.66	.00	14,011.34	58.5%
190711 65500 Miscellaneous Expe	0	-210,214	-210,214	.00	.00	.00	0%
190711 67410 Land / Right of Wa	0	380,590	380,590	8,994.05	.00	371,595.95	2.4%
190711 68500 Project Fund Expen	0	12,000	12,000	9,055.99	.00	2,944.01	75.5%
190711 68510 ICECF K-12 Pollina	0	20,000	20,000	.00	.00	20,000.00	0%
190711 68520 ICECF Pilot Pollin	0	-60,000	-60,000	.00	.00	.00	0%
190711 68530 Preserve Improve	1,488,485	-1,488,485	0	.00	.00	.00	0%
190711 68590 Building Improve	60,000	25,000	25,000	12,285.84	.00	.00	0%
190711 68610 Morton Arboretum I	0	0	0	.00	.00	.00	0%
TOTAL Forest Preserve Capital Exp.	93,514	-332,964	-239,450	-519,792.11	.00	280,342.11	217.1%
19071171 Forest Preserve Capital Exp.							
19071171 62160 Equipment	9,000	-9,000	0	.00	.00	.00	0%
19071171 68530 Preserve Improve	10,000	-10,000	0	.00	.00	.00	0%
TOTAL Forest Preserve Capital Exp.	19,000	-19,000	0	.00	.00	.00	0%
19071182 Forest Preserve Capital Exp.							
19071182 68300 Natural Areas Ma	92,000	-92,000	0	.00	.00	.00	0%



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ACCOUNTS FOR:	ORIGINAL APPROP	TRANSFERS/ ADJUSTMS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
1907 Forest Preserve Capital Exp.							
TOTAL Forest Preserve Capital Exp.	92,000	-92,000	0	.00	.00	.00	.0%
TOTAL Forest Preserve Capital Exp.	204,514	-443,964	-239,450	-519,792.11	.00	280,342.11	217.1%
TOTAL REVENUES	-1,711,632	914,368	-797,264	-572,298.65	.00	-224,965.35	
TOTAL EXPENSES	1,916,146	-1,358,332	557,814	52,506.54	.00	505,307.46	



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ACCOUNTS FOR:	ORIGINAL APPROP	TRANSFERS/ADJUSTMENTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
1908 Fox River Bluffs Access RTP Gr							
190811 Fox River Bluffs Access RTP Gr							
190811 40300 Transf. from FP Bn	-44,375	44,375	0	.00	.00	.00	.0%
190811 42970 Grant Award	-177,100	177,100	0	.00	.00	.00	.0%
TOTAL Fox River Bluffs Access RTP Gr	-221,475	221,475	0	.00	.00	.00	.0%
TOTAL Fox River Bluffs Access RTP Gr	-221,475	221,475	0	.00	.00	.00	.0%
TOTAL REVENUES	-221,475	221,475	0	.00	.00	.00	.0%



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ACCOUNTS FOR:  
1909 FP Fox River Bluffs Crop Conv.

	ORIGINAL APPROP	TRANSFERS/ ADJUSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
190911 FP Fox River Bluffs Crop Conv.							
190911 40300 Transf. from FP Bn	0	-54,313	-54,313	-54,313.00	.00	.00	100.0%
190911 42970 Grant Award	-30,000	0	-30,000	.00	.00	-30,000.00	.0%*
190911 61300 Transf. to FP Bnd	15,000	15,000	30,000	.00	.00	30,000.00	.0%
190911 66500 Miscellaneous Expe	15,000	0	15,000	15,000.00	.00	.00	100.0%
TOTAL FP Fox River Bluffs Crop Conv.	0	-39,313	-39,313	-39,313.00	.00	.00	100.0%
TOTAL FP Fox River Bluffs Crop Conv.	0	-39,313	-39,313	-39,313.00	.00	.00	100.0%
TOTAL REVENUES	-30,000	-54,313	-84,313	-54,313.00	.00	-30,000.00	
TOTAL EXPENSES	30,000	15,000	45,000	15,000.00	.00	30,000.00	



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ACCOUNTS FOR:  
1910 FP Land Cash

	ORIGINAL APPROP	TRANSFRS/ ADJUSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
191011 FP Land Cash							
191011 40380 Trnsfr. fr Capital	0	-52,700	-52,700	.00	.00	-52,700.00	.0%*
191011 42490 Other Revenue	-32,000	32,000	0	.00	.00	.00	.0%
191011 42910 Land Cash	0	-157,514	-157,514	-157,514.00	.00	.00	100.0%*
191011 42970 Grant Award	0	-136,640	-136,640	.00	.00	-136,640.00	.0%*
191011 61300 Transf. to FP Bnd	189,514	-189,514	0	.00	.00	.00	.0%
191011 67410 Land Acquisition	0	210,214	210,214	2,000.00	.00	208,214.00	1.0%
TOTAL FP Land Cash	157,514	-294,154	-136,640	-155,514.00	.00	18,874.00	113.8%
TOTAL FP Land Cash	157,514	-294,154	-136,640	-155,514.00	.00	18,874.00	113.8%
TOTAL REVENUES	-32,000	-314,854	-346,854	-157,514.00	.00	-189,340.00	
TOTAL EXPENSES	189,514	20,700	210,214	2,000.00	.00	208,214.00	



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ACCOUNTS FOR:  
1911 FP Liability Insurance Fund

191111 FP Liability Insurance Fund

	ORIGINAL APPROP	TRANSERS/ ADJUSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
191111 68990 Claims	25,000	0	25,000	.00	.00	25,000.00	.0%
TOTAL FP Liability Insurance Fund	25,000	0	25,000	.00	.00	25,000.00	.0%
TOTAL FP Liability Insurance Fund	25,000	0	25,000	.00	.00	25,000.00	.0%
TOTAL EXPENSES	25,000	0	25,000	.00	.00	25,000.00	



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	ORIGINAL APPROP	TRANSFRS/ ADJUSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
GRAND TOTAL	595,217	-749,376	-154,159	1,874,063.06	.00	-2,028,222.06	1215.7%

\*\* END OF REPORT - Generated by David Guritz \*\*

**Example Single Tree Planting Project**  
Summary of Revenue and Expenses

	Launch	After Planting	After Year 3	After Year 5	At Year 25	Total
<b>Revenue</b>						
After Planting (10% of Credits)		\$ 15,230.40				\$ 15,230.40
After Year 3 (40% of Credits)			\$ 60,921.60			\$ 60,921.60
After Year 5 (30% of Credits)				\$ 45,691.20		\$ 45,691.20
Remaining Credits at Year 25					\$ 30,460.80	\$ 30,460.80
<b>Project Gross Revenue</b>	\$ -	\$ 15,230.40	\$ 60,921.60	\$ 45,691.20	\$ 30,460.80	\$ 152,304.00
<b>Expenses</b>						
CFC Application Fee	\$ 1,000.00					\$ 1,000.00
CFC Credit Sales Fee (\$2/credit)		\$ 1,015.36	\$ 4,061.44	\$ 3,046.08	\$ 2,030.72	\$ 10,153.60
Third-Party Verification Fee		\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 1,000.00
CFC Registry Account Fee		\$ 500.00				\$ 500.00
<b>Total Expenses</b>	\$ 1,000.00	\$ 1,765.36	\$ 4,311.44	\$ 3,296.08	\$ 2,280.72	\$ 12,653.60
<b>Net Income (or loss)</b>	\$ (1,000.00)	\$ 13,465.04	\$ 56,610.16	\$ 42,395.12	\$ 28,180.08	\$ 139,650.40

**Total Credits Issued to the Project, tCO2e:** **5,076.80**  
**Note:** (GTR B-10 live tree biomass 46.5 tCO2e + 16.9 tCO2e non-soil) x 40 acres - 5% Buffer Pool

Credit Schedule	
After Planting (10% of Credits)	507.68
After Year 3 (40% of Credits)	2,030.72
After Year 5 (30% of Credits)	1,523.04
Remaining Credits at Year 25	1,015.36
<b>Credit Sub-total</b>	<b>5,076.80</b>

**Price Per Credit:** \$ 30.00

133.60 tCO2e/ac (46.5 live tree above & below ground + 16.9 tCO2e non-soil)  
 5,344.00 Total Estimated Credits (133.6 tCO2e/ac X 40 acres)  
 267.20 Less 5% of Total  
**5,076.80 Total Credits to be Issued to the Project**

FINAL FIGURES CONFIRMED 07-08-2021 per CFC Mark McPherson

# Fox River Bluffs Planting Project

**Credits available: 567**

Project Operator: Kendall  
County Forest Preserve  
District

Location: Yorkville, IL

Project type: Planting

## **Quantified impacts:**

## P R O J E C T   D E S C R I P T I O N

Kendall County Forest Preserve District (the “District”) planted trees on 60 acres of the Fox River Bluffs Forest Preserve as part of a project to restore agricultural land to native Illinois prairie. The District and community volunteers planted 28,700 trees including six Oak species, Shagbark hickory and Black walnut native trees and 2,300 shrubs. The District also cleared invasive species along the woodland edges, and broadcast additional woodland edge seed mix to further improve habitat quality and plant community diversity. A floristic quality study with long-term management recommendations was also completed in 2020.

Fox River Bluffs is considered public open space for passive recreational use by hikers, birdwatchers, and volunteers participating within scheduled natural area management work days. Significant public access improvements will be completed in 2022 which will include a public parking area and initial trail system.

Key benefits of the project include:

- Conversion of 60 acres of agricultural lands to tree and shrub cover.
- Restoration of natural area and establishment of native Illinois prairie.
- Removal of invasive shrub and tree species, and enhanced woodland edge plant community diversity.
- Establishes habitat (forage and cover) for the federally endangered Rusty Patched Bumble Bee (*Bombus affinis*)
- Provides forage and cover for a host of local pollinating and other wildlife species.
- Expands habitat and wildlife corridor connections between Hoover Forest Preserve to the State of Illinois – Illinois Department of Natural Resources’ Silver Springs State Park.
- Provides atmospheric carbon sequestration to address global climate action strategies.
- Provides public access to local recreation and expanded nature-based education opportunities and experiences.

## **City Forest Carbon Project National Sale Request for Proposals**

### **1. The Offer**

Sixteen urban forest planting and preservation projects, all by U.S. non-profits, cities, or governmental entities from Richmond to Austin to Seattle, that generate over 45,000 metric tons of third-party verified Carbon+ Credits are offering the Credits for sale through this Request for Proposals. The Credits represent substantially all of the currently existing and to-be-issued city forest carbon credits available in the United States in 2021. These locally sourced credits represent trees planted and preserved that deliver a range of highly charismatic, quantified ecosystem co-benefits as well as equity and health impacts that improve the quality of life in their communities.

This RFP represents the first and largest aggregation of urban forest carbon projects in the world, and brings significant benefits to a carbon buyer or CSR/sustainability funder, including:

- An immediate portfolio of 16 urban forest planting and preservation projects across the United States
- Approximately 45,000 carbon offsets in a premium and unique sector of the carbon market, representing nearly all of the current and 2021 urban forest credits for the entire U.S.
- A signature, groundbreaking purchase, with media value and visibility in both national and local markets
- The opportunity for direct, high profile engagement in communities where the buyer's employees, customers, or other stakeholders may reside
- A differentiated, direct investment in communities with an aggregate population of more than 21,000,000
- Quantified ecosystem values in the form of stormwater reduction, improved air quality, and energy savings from cooling and heating impacts, and
- Qualitative benefits, including local climate action, social equity, community development, human health, and bird and pollinator habitat.

A successful transaction will immediately establish the buyer or CSR funder, whether an experienced player in carbon markets or a new entrant, as a visionary leader in community climate action including environmental justice and human health, and serve as a call to action to catalyze future investment in trees and people in cities.

Interested buyers should submit proposals including the information described below in the section titled, "Proposals" on or before \_\_\_\_\_, 2021.

## 2. Catalyzing Conservation Finance in Urban Forestry

### *The Need*

City forests are an emerging and highly valuable sector of the carbon market. These metropolitan U.S. forests comprise 141 million acres of land and provide \$18.3 billion in benefits per year directly to the 80% of our population that lives, works, breathes, and recreates there.<sup>1</sup> Yet our city forests are essentially being de-forested and face three challenges that are literally a matter of life and death, as urban heat deaths in the summer of 2021 attest.

First, urban and community tree cover declined by 175,000 acres, or 36 million trees, per year between 2009 and 2014.<sup>2</sup> If we assume that same annual loss through 2019, this equals the de-forestation of land area the combined size of Boston, New York, Miami, Atlanta, St. Louis, Seattle, Portland, and San Francisco. This tree loss also represents a loss of over \$100 million of benefits from the rain interception, heating, cooling, air quality, and carbon sequestration those trees provided. Heat kills more people than storms or other weather events, and urban tree cover saves lives, as documented in two recent articles in the New York Times.<sup>3</sup>

Second, our city forests are not equitably distributed or maintained, creating environmental injustices that disproportionately and adversely affect minority communities. The New York Times has documented the legacy of red-lining and highway construction in U.S. cities, among many other institutional issues.<sup>4</sup> These destructive legacies result in reduced tree cover and temperatures as much as 10 degrees higher in under-resourced city neighborhoods.

Last, our city forests are funded almost entirely by cities, with almost no state or federal funding. Cities “book” trees as expenses, not as assets on their balance sheets. As expenses only, without the countervailing asset value, trees fall in budgeting priority below many other competing demands, such as human services, utilities, transit, housing and unhoused populations, and public safety. Hence the de-forestation and environmental inequities continue in our city forests.

### *The Value*

Without robust private-sector conservation financing of our metropolitan forests, these challenges cannot be reversed. Our cities will lose the fight to be green, healthy, and

<sup>1</sup> Nowak, D.J. and E.J. Greenfield, U.S. urban forest statistics, values, and projections. *Journal of Forestry*, 2018. 116(2): 164-177. Merrill, D. and L. Leatherby, Here's How America Uses Its Land, *Bloomberg Magazine*, 2018 ([www.bloomberg.com/graphics/2018-us-land-use/](http://www.bloomberg.com/graphics/2018-us-land-use/)).

<sup>2</sup> Nowak, D.J. and E.J. Greenfield, Declining urban and community tree cover in the United States. *Urban Forestry & Urban Greening*, 2018. 32: 32-55

<sup>3</sup> Leahy, I and Serkez, Y., Since When Have Trees Existed Only for Rich Americans, *New York Times*, June 30, 2021 (<https://www.nytimes.com/interactive/2021/06/30/opinion/environmental-inequity-trees-critical-infrastructure.html>). Einhorn, C., What Technology Could Reduce Heat Deaths? Trees, *New York Times*, July 2, 2021 (<https://www.nytimes.com/2021/07/02/climate/trees-cities-heat-waves.html>).

<sup>4</sup> Leahy, I and Serkez, Y., and Johnson, K., A Counter to Confederate Monuments, Black Cemeteries Tell a Fuller Story of the South, *New York Times*, Sept. 30, 2020 (<https://www.nytimes.com/2020/09/30/us/black-cemeteries-restoration.html>).

equitable in the face of relentless global warming. This RFP represents the first attempt to solve these challenges on a national scale. Because urban forests directly affect the health and well-being of tens of millions of Americans daily, the city forest carbon credits, while small in number now compared to large-scale planting or preservation in remote locations, are of extraordinarily high value.

With additional funding, the scale of these high value credits could increase and provide dramatic benefits. If 250 trees were planted in 50 cities within 20 neighborhoods, after 25 years those 250,000 trees would store 494,514 tons of CO<sub>2</sub> with a CO<sub>2</sub> value of \$19,780,560 at \$40/ton. The co-benefits of these 250,000 trees represent cost savings of over \$17.7 million per year.

U.S. cities and towns are projected to add almost one million acres of new urban land by 2060. If 1% of this new urban land were preserved as forest, the co-benefits alone represent avoided costs of over \$2.8 billion per year.

### *The Opportunity*

The projects seek a floor price to them of \$30 per credit. At 45,000 credits, this totals \$1.35 million net of any transaction fees. For this relatively modest amount, a private-sector carbon or CSR funder can provide a critical lifeline to our urban forests, catalyze this emerging sector of carbon, incentivize more projects, and demonstrate their commitment to climate action, environmental justice and community impacts that improve the lives of city residents where they live, work, and recreate daily.

Specific details on the projects, the non-profit carbon registry issuing the credits (City Forest Credits), the credits, and the process follow in sections 3 through 10. A detailed description of the work of City Forest Credits in pioneering urban forest carbon is in Exhibit 3.

## 3. Description of Projects, Credits and Benefits

### *Project Operators*

The Project Operators are a combination of nonprofit organizations, land trusts, conservation districts, and municipal entities engaged in tree planting and/or tree preservation activities in their respective communities. A table listing all of the current and anticipated Projects and Credits participating in the RFP is attached as Exhibit 1. For the reasons described below, the number of Projects and Credits is subject to change. Additional information about each Project is attached as Exhibit 2.<sup>5</sup>

### *Geographic Distribution*

The Projects are geographically diverse and are located in communities large and small. They are distributed across the United States in Metropolitan Statistical Areas that are home to approximately 21,000,000 Americans, including the following MSAs: Seattle-Tacoma-Bellevue, WA, Austin/Round Rock, TX, Houston, TX, Richmond, VA,

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<sup>5</sup> Individual project descriptions are not available for Projects that have not yet formally applied to CFC or received independent third-party verification; additional descriptions will be provided as available.

Cleveland, OH, Pittsburgh, PA, Cedar Rapids, IA, Des Moines, IA, Chattanooga, TN, and Boise/Nampa, ID.

### *The Credits*

The Projects have registered, or are in the process of registering, their projects with City Forest Credits, a national nonprofit carbon registry (“CFC”) that, among other things, administers technical carbon protocols, including methodologies for the quantification of CO<sub>2</sub> stored in project trees. According to CFC’s protocols, the Projects currently participating in the RFP represent up to approximately 45,147 Credits available for sale by year-end.

Detailed information about CFC, its protocols, and its credits is attached as Exhibit 3.

### *Benefits of urban and community forests in the U.S.*

Urban forests deliver significant quantitative and qualitative value. Quantitatively, urban trees in the U.S. store carbon valued at \$14.3 billion.<sup>6</sup> They improve air quality by removing ozone, nitrogen dioxide, sulfur dioxide, and particulate matter from the air through surface deposition or leaf uptake, and are capable of removing more air pollution, over 700,000 tons annually, because they are in environments with heavier pollution.<sup>7</sup> They provide significant energy savings by reducing annual expenditures on air conditioning and heating and buffering against cold winds and extreme temperatures- a particular problem in paved urban environments and more broadly as we experience unprecedented temperatures and other effects of climate change. City trees reduce erosion and stormwater and flooding risk by offering two reservoirs of rainwater storage: tree canopies intercept and hold rainfall, and soil and root systems retain stormwater.

In addition to the quantitative benefits, urban trees deliver many qualitative benefits. Urban forests have been linked to improved health and avoided healthcare costs, higher birth weights, reduced crime, higher lifetime incomes for high school graduates and reduced levels of ADHD.<sup>8</sup> Tree cover is inequitably distributed in most areas, with more trees in affluent, majority neighborhoods. Therefore, increasing tree cover across a region can increase social equity and bring the attendant benefits to a wider population.

### *Specific Project Benefits*

The Projects and Credits provide all of these benefits. One distinctive feature of these offsets is that the CFC scientists have included with the metric ton of CO<sub>2</sub> quantified ecosystem co-benefits of rainfall interception, air quality improvements, and heating and cooling benefits. These are quantified in both Resource Units (cubic meters of rainfall interceptions, for example) and in avoided costs (dollars saved from heating and

<sup>6</sup> Nowak, D.J. and D.E. Crane, Carbon storage and sequestration by urban trees in the USA. *Environmental Pollution*, 2002. 116(3): 381-389.

<sup>7</sup> Nowak, D.J., D.E. Crane, and J.C. Stevens, Air pollution removal by urban trees and shrubs in the United States. *Urban Forestry and Urban Greening*, 2006. 4: 115-123.

<sup>8</sup> Wolf, K.L., *Nature’s Riches: The Health and Financial Benefits of Nearby Nature*. 2016, University of Washington: Seattle, WA.



cooling costs). In addition to constituting up to 45,147 metric tons of carbon offset, the Projects comprise quantified beneficial impacts,<sup>9</sup> including, in aggregate:

[impacts to be updated]

Rain interception (a component of stormwater, which is a significant environmental issue and cost in metro areas): \_\_\_\_

Air quality: \_\_\_\_

Heating: \_\_\_\_

Cooling: \_\_\_\_

The Projects also deliver meaningful qualitative benefits. Preservation and planting projects are the result of the coordinated efforts of professionals, community members and volunteers united by a passion to improve their urban environments and bring the benefits of urban forests to their fellow residents. They have created social networks, enlisted local businesses and community leaders, and motivated friends, neighbors and colleagues to action.

The benefits to these communities take many forms. Some specific examples include the following:

- The Evergreen and East End cemeteries in Richmond, VA have been recognized by UNESCO as a site of memory associated with the Slave Route Project- one of the first such sites to receive the designation. Enrichmond Foundation will use proceeds from the sale of the Credits to fund volunteer activities which help maintain the properties while strengthening the community's understanding of this important part of its past.
- Mountains to Sound Greenway Trust is restoring land adjacent to low-income housing and creating a program to bring local students to the site to learn about the ecosystem. The restoration work will also improve water quality and wildlife habitat.
- Trees Forever in Des Moines is leading planting efforts in formerly redlined communities most in need of trees, providing green jobs and job training to local teenagers and young adults.
- Allegheny Land Trust is protecting 124 acres from residential development, thereby protecting wildlife habitat and preserving recreational space for residents.
- Lookout Mountain Conservancy is preserving a 58 acre oak-pine forest situated next to a national military park and partnering with a local high school to provide employment and scholarship opportunities for at-risk teens.

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<sup>9</sup> According to CFC protocols (<https://www.cityforestercredits.org/carbon-credits/carbon-protocols/>)

For additional information about the benefits the Projects deliver in their communities, see the individual Project descriptions attached as Exhibit 2.

If the RFP results in a successful sale, the revenue generated from the sale will fund more work by these Project Operators and will incentivize future projects by other project operators who are motivated by the opportunity to partner with visionary carbon buyers and CSR funders to support their work.

#### 4. Projects and Credits Subject to Change

The total number of Credits available through the RFP will not be known until December 2021 for several reasons. Some Projects will be completing the CFC verification and issuance process in the fourth quarter. Subject to input from the buyer, the Project Operators anticipate that signing of a definitive agreement for the purchase of the Credits will occur around October of 2021, with the final closing occurring in December 2021 or January 2022 when the total number of available credits can be determined.

The total number of credits available may also be affected by additions to or withdrawals from the RFP process. Projects may withdraw from the RFP process at any time until the signing of a definitive purchase agreement for any reason. Some Project Operators are in discussions with prospective buyers of their credits. Project Operators may withdraw from the RFP process if they identify another buyer through other means or if they do not find the price or other terms offered by a buyer through the RFP process attractive. The sooner a purchase agreement is completed, the sooner we can determine which Projects are included and calculate the precise number of Credits.

#### 5. Anticipated Floor Price

The Project Operators anticipate that the net price to them, after payment of any fees and expenses to agents or representatives of the buyer and the National Sale Director who is acting on behalf of the Project Operators, will be a minimum of \$30 per Credit.

This floor price was set based on a number of factors, including the desire to set the floor at a low price to attract a wide range of potential buyers. The Project Operators also considered the fact that the asset offered is exclusive and bespoke. It represents substantially all of the urban forest credits available to any carbon or CSR buyer in 2021 in the United States. Once the Credits are purchased, additional U.S. urban forest carbon credits will not be available until new projects are planned, funded, initiated and verified, which could take a significant amount of time.

The Project Operators also considered recent prices for carbon credits on the open market. The early projects under the CFC protocols have sold credits in much smaller volumes individually which makes such sales inexact comparisons to this national sale opportunity. Prices have ranged from \$22 to \$35, with recent individual small-scale sales at \$30 and \$35. The EU Emissions Trading System price for carbon futures was

[\$65.00] on [June 24], 2021 and the UK futures price was \$63.77 on [June 24], 2021.<sup>10</sup> These EU and UK prices are not closely comparable to the value of the Credits because they reflect general carbon credits and not substantially the entire 2021 inventory of highly charismatic, specialized credits with demonstrated impacts across multiple dimensions, including climate action, social equity, human health, quantified ecosystem values, and bird and pollinator habitat.

The final price will be based on buyers' evaluation of the Projects and Credits, the number of buyers submitting proposals and buyers' internal considerations.

## 6. Documentation

Subject to input from the buyer, the Project Operators anticipate that the transaction will be documented in a single purchase agreement, to which the buyer and all Project Operators are parties. The purchase agreement will contain customary provisions for an agreement of its type, including representations from the buyer that it is purchasing the Credits for its own account without intent to resell or transfer and without expectation of profit.<sup>11</sup> It will provide for a signing and deferred close to provide time for Projects to complete all required steps for verification and issuance before year-end so the maximum number of Credits may be sold. We anticipate signing of a purchase agreement early in Q4 2021 and closing of the transaction, based on the final calculation of Credits, in December 2021 or January 2022.

As noted above, Projects may withdraw from the RFP process at any time prior to execution of a purchase agreement for any or no reason, so the final number of Credits will be subject to determination at two points in time: first, a contingent number of Credits determined on the date the purchase agreement is signed, and second, a final number of Credits determined close to or at year-end based on final verification and availability. More information on the proposed signing and closing process is available from the National Sale Director.

## 7. Proposals

Buyers interested in submitting a proposal should provide the following to the National Sale Director by email at the contact location described in the section titled "Communications" below on or before \_\_\_\_\_, 2021:

- the gross price buyer is prepared to pay for the Credits before any deductions, in aggregate and on a per Credit basis,
- the net price per Credit payable to Project Operators after deduction of the National Sale Director fee described below in the section titled "Fees and Expenses" and other third-party costs or fees of which buyer is aware or obligated to pay,

<sup>10</sup> <https://ember-climate.org/data/carbon-price-viewer/>

<sup>11</sup> The purchase agreement will also include appropriate representations from the Project Operators. Nothing contained herein shall be considered a representation or warranty of any kind.

- a form of purchase agreement proposed to be signed by buyer and the Project Operators,
- any conditions or contingencies to the buyer's offer, including internal or third-party approvals, or any minimum or maximum number of Credits buyer is prepared to purchase,
- any additional information or due diligence buyer requires to complete the transaction, and
- any views on local and national media and communications regarding the completed transaction.

#### 8. Criteria for Evaluating Proposals

The Project Operators will evaluate proposals based on the following criteria:

- price,
- the terms contained in buyer's form purchase agreement,
- the prospective buyer's views, resources and alignment around media announcing the purchase,
- potential future opportunities with the buyer,
- the buyer's identity, business and operations, and
- other subjective factors as they may relate to the Projects, urban forestry or an individual Project's objectives and considerations.

Some Project Operators may have legal restrictions concerning types of buyers. The Project Operators reserve the right to accept or reject proposals at their sole discretion, for any or no reason.

#### 9. Communications

To ensure an efficient process and minimize duplication, distraction and inconsistent communications, all communications from prospective buyers and their agents or representatives related to the RFP should be directed to the National Sale Director, acting on behalf of the Project Operators:

Douglas McPherson  
[douglasmcp@gmail.com](mailto:douglasmcp@gmail.com)  
 626 893 7161

#### 10. Fees and Expenses

The National Sale Director's fee for assisting in the preparation, execution and completion of the RFP process is 6% of the gross transaction value and will be payable by the buyer at the closing. "Gross transaction value" means (a) the total consideration paid or to be paid in a transaction or transactions with the buyer before any deductions, plus (b) payments made in installments, if any. In addition to any fees that may be payable, the buyer will promptly reimburse the National Sale Director at the closing for all reasonable expenses incurred in performing his services. The National Sale Director

shall provide an account of accrued expenses and reasonable supporting documentation upon request.

CFC fees are subject to individual agreements with the Project Operators and will be paid by the Project Operators to CFC from their net proceeds immediately after the closing.

Other than as described above, each party is responsible for its own legal and administrative costs.

**Exhibit 1****Projects and Available Credits<sup>12</sup>****[TO BE UPDATED]**

<b>Project Operator</b>	<b>Project Name</b>	<b>Location</b>	<b>2020 and 2021 Credits</b>
King County	King County Urban Forest Preservation Program – 2019	King County, WA	265
Mountains to Sound Greenway Trust	Ballinger Open Space Restoration	Shoreline, WA	192
Treasure Valley Canopy Network	Treasure Valley Municipal Parks Project	Boise and Nampa, ID	90
Enrichmond Foundation	Evergreen and East End Preservation	Richmond, VA	1,500
TreeFolks	Travis County Floodplain Reforestation Program	Travis County, TX	100
City of Houston	T.C. Jester Riparian Restoration Project	Houston, TX	502
Allegheny Land Trust	Buena Vista Heights Conservation Area	Elizabeth Township (Pittsburgh), PA	10,520
Allegheny Land Trust	Girty's Woods Conservation Area	Pittsburgh, PA	5,000
Western Reserve Land Conservancy	Western Reserve Land Conservancy -	Bainbridge Township (Cleveland), OH	4,139

<sup>12</sup> The total number of Credits available for purchase will not be known until December 2021 because some Projects will be completing the CFC verification and issuance process in the fourth quarter. The total number of credits available may also be affected by additions to or withdrawals from the RFP process. Projects may withdraw from the RFP process at any time until the signing of a definitive purchase agreement for any reason, including if they identify another buyer through other means or they do not find the price or other terms offered by a buyer through the RFP process attractive.

	Bainbridge Forest Preservation		
Western Reserve Land Conservancy	Western Reserve Land Conservancy – Preservation 2021	Cleveland, OH	5,000
Lookout Mountain Conservancy	St. Elmo Preservation	Chattanooga, TN	8,715
City of Issaquah	Bergsma Preservation Project	Issaquah, WA	8,165
Trees Forever	Reforestation Des Moines - 2021	Des Moines, IA	296
Trees Forever	Reforestation Cedar Rapids – 2021	Cedar Rapids, IA	200
Pierce Conservation District	Pierce Conservation District Reforestation Program – 2021 Planting	Pierce County, WA	463
		<b>TOTAL</b>	<b>45,147</b>

**Exhibit 2**  
**Individual Project Descriptions<sup>13</sup>**

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<sup>13</sup> Individual project descriptions have been provided by the Project Operators. Each Project Operator is responsible solely for the content contained in its respective project description.



## Exhibit 3

### City Forest Credits Background and Protocols

City Forest Credits develops first-ever carbon financing tools to connect local tree planting and preservation projects with private-sector funding for our declining, poorly funded, and inequitably distributed metropolitan forests. Detailed descriptions of each of the following categories can be provided upon request.

#### *City Forest Credits*

City Forest Credits (CFC) is a 501(c)(3) non-profit corporation established in 2015 and licensed under the laws of the state of Washington in the United States. It has been recognized for creating a voluntary carbon market for urban trees in publications ranging from The New York Times to Bloomberg.<sup>14</sup>

#### *CFC Protocols*

CFC serves as a standard for only one sector of carbon - the carbon stored in forests and trees in metropolitan areas. CFC has developed two methodologies or protocols through the work of a national Protocol Drafting Group. One protocol is a Preservation Protocol, modeled after the avoided conversion or avoided emissions protocol in forestry. The other protocol is a Planting Protocol governing newly planted trees. The Preservation Protocol is posted on the CFC website (<https://www.cityforestcredits.org/wp-content/uploads/2021/03/City-Forest-Preservation-Protocol-40-Years-V10.40.pdf>). The Planting Protocol is also posted on the website (<https://www.cityforestcredits.org/wp-content/uploads/2021/03/City-Forest-Credits-Planting-Protocol-V9.pdf>). The Planting Protocol includes Appendices A through D.

CFC developed the urban forest carbon protocols after discussions with urban forest experts about the challenges in the sector as well as experiences in California over the past decade.

#### *Background on Previous Urban Forest Carbon Protocol Efforts*

In 2011, the State of California's Air Resources Board (ARB) adopted an urban forest carbon protocol. Despite the efforts of that drafting group, the protocol was acknowledged to contain some flaws and also to be too costly and burdensome to be implemented on the ground. In the 10 years since adoption, it has not had any applicants.

In 2013, the State of California awarded a grant to the Climate Action Reserve (CAR) to develop a more streamlined and feasible urban forest protocol. CAR adopted a planting

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<sup>14</sup> Leahy, I. and Serkez, Y., Since When Have Trees Existed Only for Rich Americans, New York Times, June 30, 2021 (<https://www.nytimes.com/interactive/2021/06/30/opinion/environmental-inequity-trees-critical-infrastructure.html>). Maria Dolan, Carbon Offsets for Urban Trees are on the Horizon, Bloomberg, August 18, 2018 (<https://www.bloomberg.com/news/articles/2018-08-28/why-cities-are-piloting-carbon-credits-for-urban-trees>)

protocol and a canopy-related management protocol in 2014. But these protocols were unwieldy, have not had any applicants since adoption in 2014, and have resulted in protocols that are not being used. Recognizing this, the State of California ARB did not even begin a review process for adoption of the CAR protocols.

These two early drafting efforts in 2011 at ARB and in 2013 at CAR brought together new resources and provided many learning experiences. But it was the practical failure of these protocols that led to the formation of CFC and the development of its protocols. Informal discussions with the American Carbon Registry and Verra also made it clear that those registries were not interested in urban forest carbon. The lenses of these three large registries have been focused primarily on carbon storage. While it is true that the amount of creditable CO<sub>2</sub> in the urban forest cannot match that of rural and wildland forests, city forests provide several public climate action benefits beyond CO<sub>2</sub> storage.

### *Urban Forest Carbon Significance*

Urban forest scientists and professionals have documented the many climate and other benefits of city forests.<sup>15</sup> These impacts include equity, human health, stormwater reductions, energy savings, and air quality improvements - all delivered directly to concentrated populations of humans. Almost 80% of the population worldwide lives in metropolitan areas or in cities and towns, and urbanization is a significant demographic trend of the 21<sup>st</sup> century.<sup>16</sup> The climate, ecosystem, and social benefits of urban forests flow directly to the people and communities who live and work in cities and towns. The city forest carbon offsets would be analogous to rare earth minerals – lower in volume but extremely valuable.

The only path to bringing the public resource of urban forests to the carbon markets lay in a specialized standard, methodologies, and a registry developed by people with experience in both carbon and urban forestry. Hence City Forest Credits and its diverse stakeholders donating their time to develop the City Forest Credits standard and Protocols.

### *CFC Protocol Drafting Group*

The CFC Protocol Drafting Group consisted of 14 members drawn from many subject fields of urban forestry and climate as well as most regions of the United States. A list of the members is posted at (<https://www.cityforestcredits.org/carbon-credits/carbon-protocols/>).

One of the co-lead scientists on the CFC Protocol Drafting Group, Dr. E. Greg McPherson, has extensive experience with urban forest protocols. He led the science team on the 2011 California ARB urban forest carbon protocol. And he also led the

<sup>15</sup> Conniff, R, U.S> Cities Lose Tree Cover Just When They Need it Most, Scientific American, May 7, 2018 (<https://www.scientificamerican.com/article/u-s-cities-lose-tree-cover-just-when-they-need-it-most/>)

<sup>16</sup> Nowak, D.J. and E.J. Greenfield. 2018. U.S. urban forest statistics, values, and projections. J. For. 116, 164-177.

science team on the CAR urban forest protocols in 2013-2014. His professional experience is further described on the CFC website.<sup>17</sup>

Four members of the City Forest Credits Protocol Drafting Group also served on the protocol work group for the CAR protocols in 2013-2014, gaining significant insight into protocol development, eligibility, the principles of rigorous protocols, and the role played by CAR in protocol development.

The co-lead scientist on the City Forest Credits Protocol Drafting Group, Dr. Gordon Smith, has over 25 years' experience in forest GHG accounting, protocol development, and verification. He was the Director of Forest Programs at the Environmental Resource Trust before it became the American Carbon Registry, has worked as a verifier on multiple major offset systems, and has accredited verifiers. This experience with actual projects and protocols was used to inform the design of City Forest Credits protocols to strengthen the CFC credits and ensure that quantification of credits is reliable, while at the same time streamlining where possible to reflect the public nature of urban forests and the policy arguments in favor of urban forest carbon crediting.

All members of the Protocol Drafting Group served voluntarily and without compensation, devoting hundreds of hours to the development of the two protocols. Members ranged from the Climate Program Manager for the City of Austin, Texas to representatives from American Forests, utilities, land trusts, non-profit tree and conservation organizations, and watershed protection organizations.

CFC has updated the protocols nine times since 2016 to reflect lessons learned as the protocols are being implemented through the first urban forest carbon projects in the world. Staff from Natural Capital Partners, South Pole Group, and Bluesource have provided detailed review and comment at various stages of protocol development.

The Executive Committee of the International Carbon Reduction and Offset Alliance (ICROA) in Geneva voted to review the CFC protocols for endorsement as meeting ICROA's Code of Best Practices. ICROA endorsement confers global credibility. ICROA is currently reviewing the CFC protocols for endorsement.

### *Protocol and Credit Description*

#### Preservation Protocol

The Preservation Protocol is an avoided emission or avoided conversion protocol. CFC has a 40-year Preservation Protocol and a 100-year Preservation Protocol. The Protocol contains a detailed description of the requirements, including quantification, but credits are issued only when:

- a forested parcel of land is zoned for some non-forest use
- the trees on the parcel are not protected
- the trees face one of three risks of removal

<sup>17</sup> <https://www.cityforestcredits.org/about-city-forest-credits/>

- the parcel is surrounded on its perimeter by more than 30% improved or developed uses; or
- the land was sold or assessed within three years at greater than \$10,000 per acre; or
- an appraisal shows that the parcel when developed to its highest and best use would be greater than its value in forest
- the trees are protected by a recorded encumbrance for at least 40 years or 100 years (there is a 40-year protocol and a 100-year protocol)
- CO<sub>2</sub> is quantified per a five step process that contains deductions for land not converted when developed and leakage (displaced development)
- The project is validated by CFC and receives third-party verification

CFC deducts 10% of potentially issuable credits from all Preservation Projects before issuance and retains those in a program-wide Registry Reversal (Buffer) Account for involuntary reversals. Credits are issued over time, between 1 and 5 years at the equivalent of 50 acres of crediting per year. This staged issuance reflects the likely staging of development over time if the project area were to have been developed. Additional growth must be quantified and verified before any credits can be issued for that additional growth.

Please note:

- All Preservation credits are ex post and issued only after the biomass is protected.
- All credits in the national RFP are 100-year credits.
- Approximately 91% of the credits in the national RFP are ex post Preservation credits.

### Planting Protocol

The Planting Protocol is an afforestation/reforestation protocol, adapted to the unique circumstances of urban forestry. Development of the Planting Protocol recognized that urban forestry and its potential carbon projects are different than virtually all other types of carbon projects:

- Urban forests are essentially public goods, producing benefits far beyond the specific piece of land upon which individual trees are planted
- New tree planting in urban areas is almost universally done by non-profit entities, cities or towns, quasi-governmental bodies like utilities, and private property owners
- Except for a small number of wood utilization projects, urban trees are not merchantable, are not harvested, and generate no revenue or profit
- With the exception of recent plantings in California using funds from its Greenhouse Gas Reduction Fund, no one currently plants urban trees with carbon as a decisive reason for doing the planting
- Because urban tree planting and maintenance are expensive relative to carbon revenues, urban forestry has not attracted established for-profit carbon developers

- Because urban forest projects will take place in urban areas, they will be highly visible to the public and easily visited by carbon buyers. This contrasts with most carbon projects that are designed to generate tradeable credits purchased in volume by distant and “blind” buyers

The Planting Protocol and its Appendices contain much more detail, but here is a very brief summary of key elements in the Planting Protocol:

- All credits represent trees planted
- Project Duration is 25 years
- Permanence is protected by the 25-year project duration requirement and by reversal mechanisms that require projects to compensate for voluntary reversals and a program-wide reversal pool of retained credits to cover involuntary reversals
- Additionality is protected by:
  - A legal requirements test (trees required by a law or ordinance cannot be credited)
  - A performance standard baseline, program-wide, developed with data from peer-reviewed urban forest scientists and per the methodology set out in the foundational carbon protocol document the World Resources Institute/World Business Council for Sustainable Development *Greenhouse Gas Protocol for Project Accounting* (2008), which describes greenhouse gas (“GHG”) project accounting principles
  - The 25-year project duration commitment. This imposes an additional maintenance obligation for crediting that is far beyond business-as-usual urban forest maintenance, which is often not at all or for the first several years of a tree’s life

Ex ante credits converting to ex post at Year 26

Urban forest projects have very little funding and cannot wait for 25 years to receive carbon revenue. Accordingly, the Protocol Drafting Group developed mechanisms to issue credits at four different times with mortality checks and third-party verification at each stage. Three of these are ex ante issuances, and the ex ante credits convert, if reflected in stored carbon at Year 26, into ex post credits after final quantification at Year 26.

Year 1: after planting and deduction of 5% of projected credits for a Registry Reversal account, and third-party verification, CFC will issue 10% of projected credits. CO<sub>2</sub> storage over 25 years is projected by a methodology developed by Dr. E. Greg McPherson, who led the science team for the ARB protocol in 2011 and the CAR protocol in 2013. His methodology is described in detail in Appendix B to the Planting Protocol.

Year 4: after three full years of growth, projects must check mortality of trees via sampling or imaging. Then, after deductions for mortality and 5% of credits for the reversal account, and another third-party verification, CFC will issue credits for 40% of projected CO<sub>2</sub> storage over 25 years.

Year 6: after five full years of growth, projects must check mortality of trees via sampling or imaging. Then, after deductions for mortality and 5% of credits for the reversal account, and another third-party verification, CFC will issue credits for 30% of projected CO<sub>2</sub> storage over 25 years.

Year 26: after 25 years of growth, projects must conduct a full quantification of CO<sub>2</sub>, via sampling, DBH, or imaging (if a canopy generation project). After another third-party verification, CFC issues final project credits that “true-up” or reconcile forward or ex ante credits issued with the final quantification. All credits earned and verified are then marked as ex post credits.

Thus 20% of projected credits are held back until Year 26, incentivizing projects to maintain project trees. For all projects using the Single Tree quantification method, the projected credits are calculated with an up-front 20% mortality deduction taken before any credits are issued. A second quantification method used for larger-scale riparian plantings, where high mortality is expected, and the goal is generation of canopy and a forest ecosystem, no mortality deduction is used. These projects are assessed by canopy coverage, not individual trees.

Note that approximately 9% of the credits in the national RFP are first-year ex ante planting credits. These will convert to ex post credits at Year 26, assuming they are supported by quantification of CO<sub>2</sub> at that time.

### Carbon+ Quantification

CFC scientists developed quantification methods that can demonstrate the unique value of credits in cities. Projects quantify not only CO<sub>2</sub> but also these ecosystem co-benefits in Resource Units and avoided costs in dollars:

- Rainfall interception (a component of stormwater) in cubic meters
- Energy savings in kWh/yr and kBTUs/yr
- Avoided CO<sub>2</sub> in t/yr in metric tons
- Air quality improvement in tons/yr of O<sub>3</sub>, NO<sub>x</sub>, PM<sub>10</sub>, and net VOCs.

The City Forest Carbon+ Credits are among the few credits in the world that include quantified ecosystem services with a metric ton of CO<sub>2</sub>.

### Validation and Third-Party Verification

All projects are validated by CFC and verified by a third-party verifier (see more information below). When the Verification Report is completed, CFC can issue credits under the schedule contained in the Verification Report. All credits are issued with a unique serial number and tracked from creation to retirement in a secure web-based ledger.

City Forest Credits conducts a pre-validation screening with each project prior to submittal of an application. This informal pre-validation confirms eligibility under the

relevant protocol requirements and the Project Operator's understanding of the commitments it must make if it proceeds with the project. These commitments include submitting project documents, quantifying carbon dioxide and ecosystem co-benefits according to the appropriate methodology, conducting monitoring and reporting for the Project Duration, and signing a project implementation agreement with City Forest Credits. Preservation Protocol, Section 11.3; Planting Protocol, App. C at Section 2.

When a Project Operator submits a Project Design Document ("PDD") and requests credits, City Forest Credits conducts a second validation by reviewing the PDD and its supporting documents to ensure that it is complete and comports with the protocol's PDD and protocol eligibility requirements. *See* Preservation Protocol, Section 11.3; Planting Protocol, App. C at Section 2.

City Forest Credits then transmits the PDD and supporting documents to the accredited, independent third-party verifier. City Forest Credits retains the third-party verifier to guard against conflicts of interest when the verifier is paid by the Project Operator. The cost of third-party verification is passed to the Project Operator as part of its fees to City Forest Credits, but the contractual obligations of the verifier remain with City Forest Credits.

When the third-party verifier produces its Verification Report, City Forest Credits then reviews that Report to ensure that it accurately reflects the documentation contained in the PDD and supporting documents. Only then will the Verification Report be accepted by City Forest Credits and posted. Credits may then be issued under the schedule contained in the Verification Report. Preservation Protocol, Section 11.3; Planting Protocol, App. C at Section 2.

CFC currently has two approved independent third-party verifiers and are recruiting more as we accept more projects for crediting.

Third party verifiers must have a background in forestry or urban forestry practices and science, as well as experience in forestry or urban forestry. They must also be trained by us and demonstrate familiarity with protocol requirements and quantification methodologies that we use.

Our two third-party verifiers both have PhDs in forestry, have extensive experience in quantification of carbon and co-benefits, and have published peer-reviewed articles in their fields. Brief bios are posted on the CFC website with CVs available upon request.

### *Recent Articles Criticizing Forest Offsets*

Several recent articles have criticized some forest offset projects. The methodologies criticized in those pieces are not used by CFC. For example, Bloomberg published a piece highly critical of offsets developed The Nature Conservancy on forest land in the U.S. *JPMorgan, Disney, Blackrock Buy Nature Conservancy Useless Credits* <https://www.bloomberg.com/features/2020-nature-conservancy-carbon-offsets-trees/> Those projects used an Improved Forest Management (IFM) protocol, which allows

crediting on existing forested land that could be harvested. The Bloomberg article focused on forested land in Pennsylvania that received IFM credits on forested land that was highly unlikely ever to be harvested.

CFC does not use an IFM protocol. Nor does CFC select or allow projects to select a physical area that serves as a reference area for rates of deforestation and crediting. These selected reference areas have been criticized for not being representative of deforestation rates in the project areas.



To: Kendall County Forest Preserve District Finance Committee  
 From: David Guritz, Executive Director  
 RE: 3-Year Budget Projections and Analysis  
 Date: July 29, 2021

	ACTUAL 2016	ACTUAL 2017	ACTUAL 2018	ACTUAL 2019	ACTUAL 2020	FY21 06/01 AMD	FY 22 Projected	FY 23 Projected	FY 24 Projected
<b>Beginning Balance</b>	249,695	317,672	309,838	344,356	341,881	179,115	374,429	371,831	338,784
<b>Total Revenue</b>	1,072,905	1,043,443	1,125,586	1,147,684	1,062,126	1,338,916	1,153,236	1,183,092	1,213,145
<i>Taxes</i>							660,436	680,436	700,436
<i>Program Revenue</i>							492,800	502,656	512,709
<b>Total Personnel</b>	506,723	605,573	630,846	638,297	683,620	673,175	662,998	694,955	729,107
<i>Full Time + PT (\$ &gt; Min. Wage)</i>							476,328	490,618	505,337
<i>PT (\$ &lt; Min. Wage)</i>							176,670	194,337	213,771
<b>Total Employee Benefits</b>	191,059	201,617	208,442	242,888	225,230	236,242	246,938	262,751	280,495
<i>Insurance</i>						81,231	89,354	98,289	110,084
<i>IMRF</i>						45,555	45,585	46,953	48,360
<i>FICA</i>						47,664	50,719	53,164	55,777
<i>ICRMT Liability/WC</i>						54,281	61,280	64,344	66,274
<b>Total Contractual</b>	41,844	57,595	56,409	62,981	51,798	53,541	54,612	55,704	56,818
<b>Total Commodities</b>	114,642	126,405	127,607	132,664	141,338	114,221	118,219	122,357	126,639
<b>Total Other</b>	61,949	60,096	66,881	73,327	105,201	66,424	73,066	80,373	88,409
<b>Total Expenditure</b>	916,217	1,051,286	1,090,185	1,150,157	1,207,186	1,143,602	1,155,834	1,216,139	1,281,469
<b>Surplus / (Deficit)</b>	156,688	(7,843)	35,400	(2,474)	(145,061)	195,314	(2,598)	(33,047)	(68,324)
<b>Ending Balance</b>	406,383	309,829	345,238	341,883	196,820	374,429	371,831	338,784	270,460
<b>Required Fund Balance (30% of Total Expenditures)</b>									
							346,750	364,842	384,441
<b>Fund Balance Surplus Over/Under Required Minimum</b>									
							25,081	(26,058)	(113,981)
<b>Maximum Budget Per Policy</b>									
							1,238,196	1,128,150	900,632

KENDALL COUNTY FOREST PRESERVE DISTRICT

RESOLUTION 08-21-001 AMENDING

RESOLUTION 02-21-001

**RESOLUTION ESTABLISHING A GENERAL FUND BALANCE RESERVE POLICY**

WHEREAS, the Kendall County Forest Preserve District's Board of Commissioners desires to retain a level of financial reserves to fund current and future operations and capital needs as well as cash flow requirements; and

WHEREAS, the Kendall County Forest Preserve District established an unrestricted Fund Balance Reserve for the General Fund and Fund Balance Policy for maintaining a calculated Fund Balance Reserve by Approval of Resolution #15-010 on December 17, 2015; and

WHEREAS, the Kendall County Forest Preserve District revised the District's unrestricted Fund Balance Reserve for the General Fund and Fund Balance Policy by approval of Resolution 02-21-001 on February 2, 2021; and

WHEREAS, the Kendall County Forest Preserve District Policy outlines requirements for the Kendall County Forest Preserve District's Board of Commissioners to follow in order to maintain the approved level of unrestricted Fund Balance Reserve.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE KENDALL COUNTY FOREST PRESERVE DISTRICT, AS FOLLOWS:**

The Kendall County Forest Preserve District's Board of Commissioners hereby adopts the amended *General Fund- Fund Balance Reserve Policy*, attached hereto as "Exhibit A"

Approved and adopted by the Board of Commissioners of the Kendall County Forest Preserve District of Kendall County, Illinois, this \_\_\_ day of August, 2021.

Attest:

\_\_\_\_\_  
Judy Gilmour, President  
Kendall County Forest Preserve District

\_\_\_\_\_  
Elizabeth Flowers, Secretary  
Kendall County Forest Preserve District

## EXHIBIT A

### KENDALL COUNTY FOREST PRESERVE DISTRICT FINANCIAL POLICY General Fund - Fund Balance Reserve Policy

#### Purpose

The Kendall County Forest Preserve District's Board of Commissioners desires to maintain a sufficient level of financial resources to fund current and future operations and capital needs as well as annual cash flow requirements. This includes a requirement that no District fund shall post a negative balance at any time. This policy establishes an unrestricted Fund Balance Reserve for the General Fund and the method to calculate the Fund Balance Reserve. This policy is also intended to document the procedure the Kendall County Forest Preserve District's Board of Commissioners will follow in order to sustain a sufficient unrestricted Fund Balance Reserve.

#### Appropriate Level of Unrestricted Fund Balance Reserve for General Fund

The Kendall County Forest Preserve District has established that the appropriate level of unrestricted Fund Balance Reserve for the General Fund shall be sufficient to cover approximately three and one half (3.5) months of each subsequent fiscal year's appropriated expenditures for operations and continued growth of reserve funds until such time as the sufficient fund balance is achieved. The FY21 fund balance reserve was increased following amendment of the FY21 budget and subsequent transfer of \$215,000 from the District's Project Reserve Fund (Fund 1906) to the Operating Fund (Fund 1900).

#### Procedure to Achieve a Sufficient Level of Unrestricted Fund Balance Reserve for General Fund

During each annual budget development and appropriation process between June and November, the projected ending unrestricted Fund Balance Reserve for the General Fund for the current fiscal year, and the expenditure projections for each subsequent fiscal year will be calculated. If the projected unrestricted Fund Balance Reserve is below \$360,000 within the General Fund, the Kendall County Forest Preserve District's Board of Commissioners will reduce expenditures and appropriations to support continued growth of the unrestricted Fund Balance Reserve of the General Fund to achieve a balance of approximately three and one half (3.5) months, or 30% of appropriated expenditures.

Annually in November, a year-end report projection will be presented for the unrestricted Fund Balance Reserve for the General Fund. At or before the last Commission meeting in November of each fiscal year, the Board of Commissioners will approve a budget that anticipates growth of the Fund Balance Reserve until such time as a three and one half months operating reserve balance representing 30% of appropriated expenditures for each subsequent fiscal year is achieved.

Approval Date: November 17, 2015

Revision Date: February 2, 2021

Revision Date: August XX, 2021

To: Kendall County Forest Preserve District Finance Committee  
From: David Guritz, Executive Director  
RE: FY21 Operating Fund and Capital Fund Draft Budget Guidelines  
Date: July 29, 2021

## FY22 Operating Fund 1900

### Budget Development Recommendations for Review and Discussion

1. Amend the Fund Balance Policy to reduce the retained fund balance percentage to 30% of total appropriations for the subsequent fiscal year.
2. Budget to include a CPI tax increase for the District's Operating Fund (1.4% CPI - \$19,790 in additional tax proceeds).
3. Insure that a minimum 2% overall increase is projected for District program revenues.
4. Increase District part time hourly salaries currently under \$12.00 per hour to meet State of Illinois minimum wage.
5. Combined personnel budgets for all collective employee salary increases, including minimum wage adjustments, shall not exceed 2.5% of the FY21 total budgeted salaries.
6. Budget for a 10% increase in costs for District health insurance benefits. Adjust to actual projections as the FY21 budget is finalized.
7. Budget for IMRF according to the 2021 employer rate (TBD).

## FY22 Capital Projects Funds

### Budget in accordance with the 3-Year Capital Plan

1. FY22 Capital Funds 1907;
2. Endowment Fund Fund 1904;
3. Fox River Bluffs Public Access - RTP Fund 1908;
4. Land Acquisition Fund 1910;
5. Series 2021 Bond Proceeds Fund 1912 and
6. Pickerill-Pigott Estate House Conversion – PARC Fund 1913;

### Development Timeframe:

August 26	FY22 Budget Drafted for Initial Review
September 30	FY22 Budget Draft Finalized for October Committee of the Whole Review
October 28	FY22 Final Budget and FY22 Salary Schedule Presented for Discussion
November 9	Final Committee of the Whole Review
November 16	Final Budget Approval

**Busted Knuckles Landscaping**

JOSH LESKO  
2994 n 4201st rd  
sheridan, il 60551

**Proposal**

**Proposal Date:** 7/15/2021

**Proposal #:** 290

**Project:**

**Bill To:**

Kendall County Forest Preserve  
110 W Maddison st  
Yorkville, IL 60560

Description	Est. Hours/Qty.	U/M	Rate	Total
clear path to be able to get equipment to willow trees for removal including the roadway, and access lanes on either side of old bridge entrance in order to remove the debris, also including guardrail with pillars driven through asphalt. wire protectors required for utility wires laying on top of pavement through access point			4,000.00	4,000.00
remove fallen willow tree that destroyed fence and is hung up in neighboring tree overhanging river, using equipment to drag up bank for removal. wire protectors required for utility wires laying on top of pavement through access point			3,000.00	3,000.00
remove standing willow tree with horizontal cracks in base of trunk making unsafe to climb requiring truck access. due to the compromised structure rigging procedures during removal may cause structure to fail, which leads to possibility of tree falling in river access and equipment also required to pull debris up bank for removal. wire protectors required for utility wires laying on top of pavement through access point			5,000.00	5,000.00
			<b>Total</b>	<b>\$12,000.00</b>

To: Kendall County Forest Preserve District Finance Committee  
 From: David Guritz, Director  
 RE: Vehicle Replacements  
 Date: 26-Jul-21

SORT CODE	ASSET CODE	ASSET DESCRIPTION	Location	SERIAL # / MODEL # / PRODUCT # / V.I.N. #	ORIGINAL COST	Replacement Cost Est.
A	Dump Truck	2008 White Ford F350 Super Duty Truck (1-ton dump)	Ellis / Hoover	#1FDWF37Y7RED75075	\$32,136.00	\$70,000.00
A	Truck	2009 White Ford F250 Super Duty Truck	Hoover	#1FTSX21R09EA70158	\$38,235.00	\$45,000.00
A	Truck	2014 White Ford F150 Super Duty Truck	Harris	#1FTFX1EF4EKEA1103	\$26,211.00	\$35,000.00
A	Tractor	2005 Kubota Utility Tractor	Ellis	Model# L5030 / Serial# 35125	\$19,500.00	
A	Truck	2008 White Ford F250 Super Duty Truck	Harris	#1FTSW21S78EA08415	\$21,936.00	
A	Truck	2009 White Ford Ecoline Van	Education	#1FBNE31L99DA66106	\$20,526.00	
A	Bobcat	2009 Bobcat Skid Steer Loader	Hoover	Serial# 5GP35450	\$24,047.00	
A	Truck	2011 White Ford F350 Super Duty Truck	Ellis	#1FTRX3B63BEB95924	\$19,000.00	
A	Tractor	2011 John Deere Utility Tractor	Hoover	Model# 5093E / Product# 1LV5093ETBY340910	\$36,542.00	
A	Dump Truck	2018 GMC 3500 Dump Truck (Plow Assembly-Monroe Spreader)	Harris	#1GD32VCY3JF12326	\$69,398.02	
<b>Total</b>						<b>\$150,000.00</b>

SUMMARY: District Grounds Maintenance staff report that the vehicles highlighted below are in need of replacement. Repair costs for these vehicles has increased significantly, with mechanical assessments indicating significant costs would need to be incurred in order to retain these vehicles within active service. The Series 2021 bonds included \$42,979.00 in proceeds exceeding the anticipated \$1.2M. Approximately \$31,000 remains in the FY21 Fund 1907 equipment budget. Beyond these sources, within the Fund 1907 3--Year Plan, there is approximately \$162,000 available earmarked for equipment replacements. In order to move forward with replacing these vehicles within FY21, the FY21 budget will require amendment.

Fund Source	Fund Name	Amount
1907 Capital		\$31,000.00
1912 Bond Proceeds		\$42,979.00
1907 Capital		\$162,000.00
<b>Total Available Funding</b>		<b>\$235,979.00</b>
<b>Veh. Replacements Estimate</b>		<b>(\$150,000.00)</b>
<b>Remaining Capital Contingency</b>		<b>\$85,979.00</b>

To: Kendall County Forest Preserve District Finance Committee  
 From: David Guritz, Executive Director  
 RE: KCFPD Capital Funds - Cash Flow Analysis FY21-FY23  
 Date: 26-May-21

(1) Fund 1901 Transfer fm 2007 Bond Proceeds	(2) Fund 1905 OSLAD	(3) Fund 1906 Improvement Fund	(4) Fund 1907 Capital Fund	(5) Fund 1908 FRB RTP Grant	(6) Fund 1909 FRB Cropland Conv.	(7) Fund 1910 Land Cash	(8) Fund 1912 2021 Bond Proceeds	(9) Fund 1913 Pickerrill IDNR PARC	Total Capital End. Bal.
<b>606,288</b>	<b>(133,172)</b>	<b>379,145</b>	-	-	<b>(39,313)</b>	-	-	-	

**Beginning Balance FY21**

REVENUES	(1) Fund 1901 Transfer fm 2007 Bond Proceeds	(2) Fund 1905 OSLAD	(3) Fund 1906 Improvement Fund	(4) Fund 1907 Capital Fund	(5) Fund 1908 FRB RTP Grant	(6) Fund 1909 FRB Cropland Conv.	(7) Fund 1910 Land Cash	(8) Fund 1912 2021 Bond Proceeds	(9) Fund 1913 Pickerrill IDNR PARC	Total Capital End. Bal.
41350 Interest Income	45		29							
42490 IPMG Reimbursement		158,250								
42970 Grant Award - OSLAD										
42970 Grant Award - IDNR Habitat					30,000		136,640			
42970 Grant Award - ICECF										
43430 Grant Award - Morton Arboretum										
43770 Grant Award - ICECF K-12 Pollinator										
43780 Grant Award - ICECF Pilot Pollinator										
4xxxx Bond Proceeds								1,200,000		
40300 Transfer from Bond Proceeds 1901		158,250			30,300	54,313				
40370 Transfer from OSLAD Fund 1905										
40350 Transfer from Project Improv. 1906										
40380 Transfer from FP Capital 1907							52,700			
40340 Transfer from FRB Cropland Conv. 1909										
42910 Transfer from Land Cash - Treasurer							157,514			
4xxxx Transfer from 2021 Bond Proceeds 1912									1,111,895	
	<b>45</b>	<b>316,500</b>	<b>29</b>	<b>811,714</b>	<b>30,300</b>	<b>84,313</b>	<b>346,854</b>	<b>1,200,000</b>	<b>1,111,895</b>	
EXPENDITURES										
66500 Other Expenditures						15,000				
62160 Equipment Contingency										
66500 Project Fund Expense										
68500 Millbrook Bridge Removal										
68500 Pickerrill Estate House Roof										
68510 ICECF K-12 Pollinator										
68520 ICECF Pilot Pollinator										
68530 Land Acquisition							210,214			
68610 Morton Arboretum Landscape										
70040 Supplies		5,238								
70050 Contractual Services		19,840								
70060 Professional Services										75,800
61340 Transfer to Operating 1900										
61340 Transfer to OSLAD 1905	72		215,029							
61360/430 Transfer to Capital 1907	158,250									
6xxxx Transfer to FRB RTP Project 1908	393,698	158,250	164,116							
61410 Transfer to Cropland Conv. 1909								30,300		
61430 Transfer to Land Cash 1910	54,313									
6xxxx Transfer to Pickerrill IDNR-PARC 1913									1,111,895	
	<b>606,333</b>	<b>183,328</b>	<b>379,145</b>	<b>602,814</b>	<b>30,300</b>	<b>45,000</b>	<b>210,214</b>	<b>1,142,195</b>	<b>75,800</b>	
	<b>-</b>	<b>-</b>	<b>29</b>	<b>208,900</b>	<b>-</b>	<b>-</b>	<b>136,640</b>	<b>57,805</b>	<b>1,036,095</b>	<b>1,439,469</b>

**Ending Balance FY21**

To: Kendall County Forest Preserve District Finance Committee  
 From: David Guritz, Executive Director  
 RE: KCFPD Capital Funds - Cash Flow Analysis FY21-FY23  
 Date: 26-May-21

	(1) Fund 1901 Transfer fm 2007 Bond Proceeds	(2) Fund 1905 OSLAD	(3) Fund 1906 Improvement Fund	(4) Fund 1907 Capital Fund	(5) Fund 1908 FRB RTP Grant	(6) Fund 1909 FRB Cropland Conv.	(7) Fund 1910 Land Cash	(8) Fund 1912 2021 Bond Proceeds	(9) Fund 1913 Pickerill IDNR PARC	Total Capital End. Bal.
--	--	------------------------	--------------------------------------	-------------------------------	--------------------------------	--	----------------------------	--	---	----------------------------

**Beginning Balance FY22**

REVENUES			25,000				136,640	57,805	1,036,095	
	43430 Grant Award - Morton Arboretum									
	4xxxx Grant Award - IDNR PARC									
Transfers In					57,805					828,200
	From Bond Proceeds 1912									
	From Pickerill IDNR 1913									
EXPENDITURES			25,000							828,200
	62160 Equipment Contingency									
	7xxxx 2018 RTP - FRB									
	7xxxx Morton - LRS Restoration									
	7xxxx Pickerill Estate House									
	7xxxx Trails FRB - Hoover									
Transfers Out								57,805		463,670
	61340 Transfer to Operating 1900									
	Transfer to FRB RTP 1908									
<b>Ending Balance FY22</b>			29	208,900			136,640			<b>628,934</b>

**Beginning Balance FY23**

REVENUES							136,640			
	4xxxx Grant Award - IDNR 2018 RTP									
	4xxxx Grant Award - Underwood Trail									
	4xxxx Grant Award - KC TAP									
Transfers In					46,570					463,670
	From Capital 1907									
	From FRB RTP 1908									
EXPENDITURES										463,670
	70040 Equipment Contingency									
	7xxxx Trails - RT 71									
Transfers Out										
	To FRB RTP 1908									
	To Pickerill IDNR 1913									
<b>Ending Balance FY23</b>			29				136,640			<b>964,869</b>



## INVOICE

**MEMBER:**

Kendall County Forest Preserve District  
110 W Madison Street  
Yorkville, IL 60560

**MEMBER NUMBER:**

001000669

**BALANCE DUE ON:**

7/1/2021

INVOICE	DESCRIPTION	AMOUNT DUE
DED5565129	200928W010	(\$3,399.07)

---

**TOTAL DUE:** (\$3,399.07) *OK*

Please make checks payable to Illinois Counties Risk Management Trust at 8590 Solution Center Chicago, IL 60677-6005

For questions please call IPMG at 630-377-5845

Printed on: 7/6/2021

IL Counties Risk Mgmt Trust  
001000669 Kendall County Forest Preserve District

Payment Number  
116103

Check Date  
Jul 15, 2021

Check Number  
025479

Voucher Number	Invoice Number	Invoice Date	Outstanding Amt	Net Paid Amt	Discount Taken	GL Account	Net Check Amt
122936	RFND001907	07/15/2021	\$3,399.07	\$3,399.07	\$0.00	6300-000	\$3,399.07

TOTALS: \$3,399.07 \$3,399.07 \$0.00 \$3,399.07

DOCUMENT IS PRINTED ON CHEMICALLY REACTIVE PAPER - THE BACK OF THIS DOCUMENT INCLUDES A TAMPER EVIDENT CHEMICAL WASH WARNING BOX

**ILLINOIS COUNTIES RISK MANAGEMENT TRUST**  
 225 Smith Road  
 St. Charles, IL 60174  
 (630) 377-5845

**Huntington Bank**  
 Akron, Ohio 44307-2359

**025479**  
 56-55/412

Pay Three Thousand Three Hundred Ninety Nine Dollars and 07 Cents **DATE** Jul 15, 2021 **AMOUNT** \$3,399.07

TWO SIGNATURES REQUIRED ON AMOUNTS OVER \$10,000.00

to the Order of:

Kendall County Forest Preserve District  
 110 W Madison Street  
 Yorkville, IL 60560

*[Signature]*



⑈025479⑈ ⑆044000024⑆ ⑈01068337918⑈

ORIGINAL DOCUMENT HAS RED KEYHOLE ICON THAT DISAPPEARS WITH HEAT

To: Melissa Gallindo and Eduardo Arroyo

From: David Guritz, Executive Director  
Rebecca Antrim, HR - Accounting and Reservations Manager

RE: Waste Management Contract Closeout and Refund of Overpayments  
Contract and Account Closure Effective 04/30/2021

Date: 1-Apr-21

The Kendall County Forest Preserve District accepted the account credit amounts extended on 03/18/2021 by Waste Management for overpayments on the District's accounts. Additional credit card payments were processed by WM on March 18, 2021 on each of the three accounts for services extended for March 2021. In accordance with the contract's stated billing amounts, allowable costs per contract for March and April 2021 are subtracted from credits and March 2021 payments to arrive at the final settlement amount (refund) to the District of \$1,686.40. Arrangements should be made to pickup all trash and recycling containers from each of the three locations by April 28, 2021.

WM Account #	[18-39948-13003] Ellis13986 Mckanna Rd, Minooka, IL 60447 US	[18-39930-53004] Harris10460 Route 71, Yorkville, IL 60560 US	[18-40256-73004] Hoover11285 Fox Rd, Yorkville, IL 60560 US
Location	Ellis House and Equest. Center	Harris Forest Preserve	Hoover Forest Preserve
Balance as of 03/18/2021 Per WM	\$ 913.02	\$ 666.66	\$ -
WM Charges and District Payments on 03/18/2021	\$ 141.47	\$ 205.70	\$ 108.24
	\$ 1,054.49	\$ 872.36	\$ 108.24
Allowable Charges for March 2021 Per Contract	Trash (37.78)	(56.68)	(63.00)
	Recycling (18.89)	(18.89)	(18.89)
Allowable Charges for April 2021 Per Contract	Trash (69.27)	(94.46)	(125.95)
	Recycling (31.49)	(44.08)	(31.49)
<b>Final Account Balances as of 04/30/2021</b>	\$ 897.06	\$ 658.25	\$ (131.09)
<b>Total District Refund Owed Per Contract</b>	\$ 1,686.40		
LAST WM RECYCLING PICKUP DATE	4/22/2021	4/23/2021	4/23/2021
LAST WM TRASH PICKUP DATE	4/27/2021	4/26/2021	4/26/2021
WASTE/RECYCLING BIN REMOVAL DEADLINE	4/28/2021	4/28/2021	4/28/2021

Auto Paid by Credit Card \*\*3583

**\*\*IMMEDIATE CLOSURE OF ALL DISTRICT ONLINE ACCOUNTS REQUESTED TO AVOID AUTOPAYMENTS IN APRIL ON ALL ACCOUNTS**  
**ANY/ALL FURTHER CHARGES POSTED TO \*\*3583 WILL BE DISPUTED AS INVALID**  
 WM April Online Billing Amounts Showing as Owed by \$ 147.97 \$ 185.15 \$ 114.74  
 04/30/2021

**\*\*ONLINE PAYMENTS SHOULD NOT BE PROCESSED FOR APRIL 2021**  
**\*\*DISTRICT ONLINE ACCOUNTS SHOULD BE CLOSED IMMEDIATELY, WITH AUTOPAYMENT INFORMATION DELETED**



WASTE MANAGEMENT  
 PO BOX 3027  
 866-570-4702  
 HOUSTON, TX 77253-3027

Check No. 0015202256  
 Check Date 05/20/2021  
 Check Amount \$765.05



US-003206 0001 0001 003206

KENDALL COUNTY FOREST PRES - E  
 110 W MADISON ST  
 YORKVILLE IL 60560-1465

INVOICE AND PAYMENT STATUS CAN  
 BE REVIEWED ONLINE AT  
[HTTP://WM.INVOICEINFO.COM](http://WM.INVOICEINFO.COM)



Date	Invoice No/Description	Amount	Discount	Total Due
05/18/2021	02007183994813003 13986 MCKANNA RD	\$765.05		\$765.05
<b>TOTAL</b>				<b>\$765.05</b>

↓ PLEASE FOLD ON PERFORATION AND DETACH HERE

VERIFY THE AUTHENTICITY OF THIS MULTI-TONE SECURITY DOCUMENT.

CHECK BACKGROUND AREA CHANGES COLOR GRADUALLY FROM TOP TO BOTTOM.



Amount \*\*Seven Hundred Sixty-Five dollars and 05 cents\*\*

\*\*\$765.05\*\*

Pay to the order of  
 KENDALL COUNTY FOREST PRES - E  
 110 W MADISON ST  
 YORKVILLE IL 60560-1465

Bank of America N.A.  
 Commercial Disbursement Account  
 Northbrook, IL 60067

*David L. Reed*

AUTHORIZED SIGNATURE

⑈0015202256⑈ ⑆071923284⑆ 87654⑈03178⑈



WASTE MANAGEMENT  
 PO BOX 3027  
 866-570-4702  
 HOUSTON, TX 77253-3027

Check No. 0015287343  
 Check Date 07/22/2021  
 Check Amount \$77.75



US-004471 0001 0001 004471

KENDALL COUNTY FOREST PRES - H  
 110 W MADISON ST  
 YORKVILLE IL 60560-1465

INVOICE AND PAYMENT STATUS CAN  
 BE REVIEWED ONLINE AT  
[HTTP://WM.INVOICEINFO.COM](http://wm.invoiceinfo.com)



Date	Invoice No/Description	Amount	Discount	Total Due
07/19/2021	02011183993053004 10460 ROUTE 71	\$77.75		\$77.75
<b>TOTAL</b>				\$77.75

↓ PLEASE FOLD ON PERFORATION AND DETACH HERE ↓

VERIFY THE AUTHENTICITY OF THIS MULTI-TONE SECURITY DOCUMENT.

CHECK BACKGROUND AREA CHANGES COLOR GRADUALLY FROM TOP TO BOTTOM.



WASTE MANAGEMENT  
 PO BOX 3027  
 866-570-4702  
 HOUSTON, TX 77253-3027

0015287343

July 22, 2021

70-2328/719

VOID AFTER 90 DAYS

Amount \*\*Seventy-Seven dollars and 75 cents\*\*

\*\*\$77.75\*\*

Pay to the order of KENDALL COUNTY FOREST PRES - H  
 110 W MADISON ST  
 YORKVILLE IL 60560-1465

*David L. Reed*

AUTHORIZED SIGNATURE

Bank of America N.A.  
 Commercial Disbursement Account  
 Northbrook, IL 60067

⑈0015287343⑈ ⑆071923284⑆ 87654⑈03178⑈

**MIDWEST REALTY CONSULTANTS, INC.**

AARON J. HEAP  
(c) 815.514.4327  
aaronheap9@gmail.com

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REAL ESTATE APPRAISERS & CONSULTANTS  
310 W. JEFFERSON STREET  
MORRIS, ILLINOIS 60450

JAY M. HEAP  
(c) 815.405.3325  
jmheap1@yahoo.com

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July 28, 2021

Mr. David Guritz  
Executive Director  
Kendall County Forest Preserve District  
110 W. Madison Street  
Yorkville, Illinois 60560

Re: Appraisal Fee Proposal  
A. Tillable Land Values  
B. Timber Land Values  
C. Cell Tower Site

Dear Mr. Guritz:

Pursuant to your request, I have arrived at a fee proposal for preparing three (3) market value appraisals for of the potential land swap between the Kendall County Forest Preserve District and the Wormley Family. The effective date of value will be the date of inspection, unless otherwise specified. The reports will provide a unit value for A & B expressed as dollars per acre. The report for C will be expressed as a value of the leasehold interest in a total dollar amount. Any additional meetings or work with regard to negotiations is not included as a part of the fee quoted.

The total cost for this project is (\$6,000) Six Thousand Dollars. The total fee will be paid directly to Midwest Realty Consultants with the reimbursement by the Wormley Family for half of the total fee paid by Wormley to the Kendall County Forest Preserve District. Based upon the data received, we would be happy to discuss our proposal in greater detail, if necessary. The appraisals will be prepared in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Foundation and in conformance with the Standards of Professional Practice and the Code of Ethics of the Appraisal Institute.

Thank you for the opportunity to submit this proposal to you. If you accept the terms of this proposal, please indicate so by signing below and supplying the necessary paperwork to begin this assignment

Sincerely,  
MIDWEST REALTY CONSULTANTS, INC.



Jay M. Heap  
Il. State Certified/General  
No.: IL 553.000212  
Expires: 09-30-2021

Terms Accepted by: \_\_\_\_\_

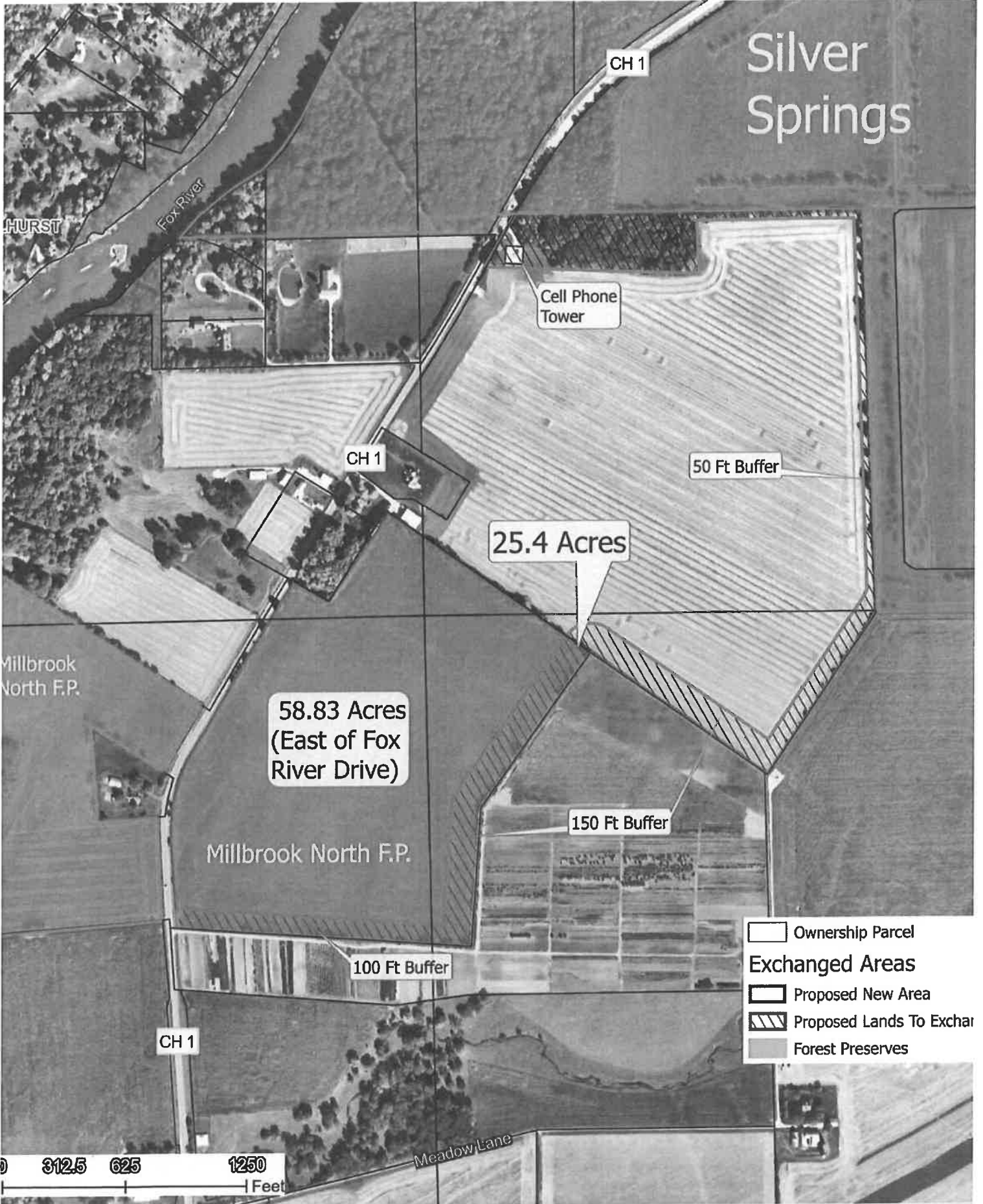
Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

Att.: Plats  
Qualifications  
License

# Silver Springs

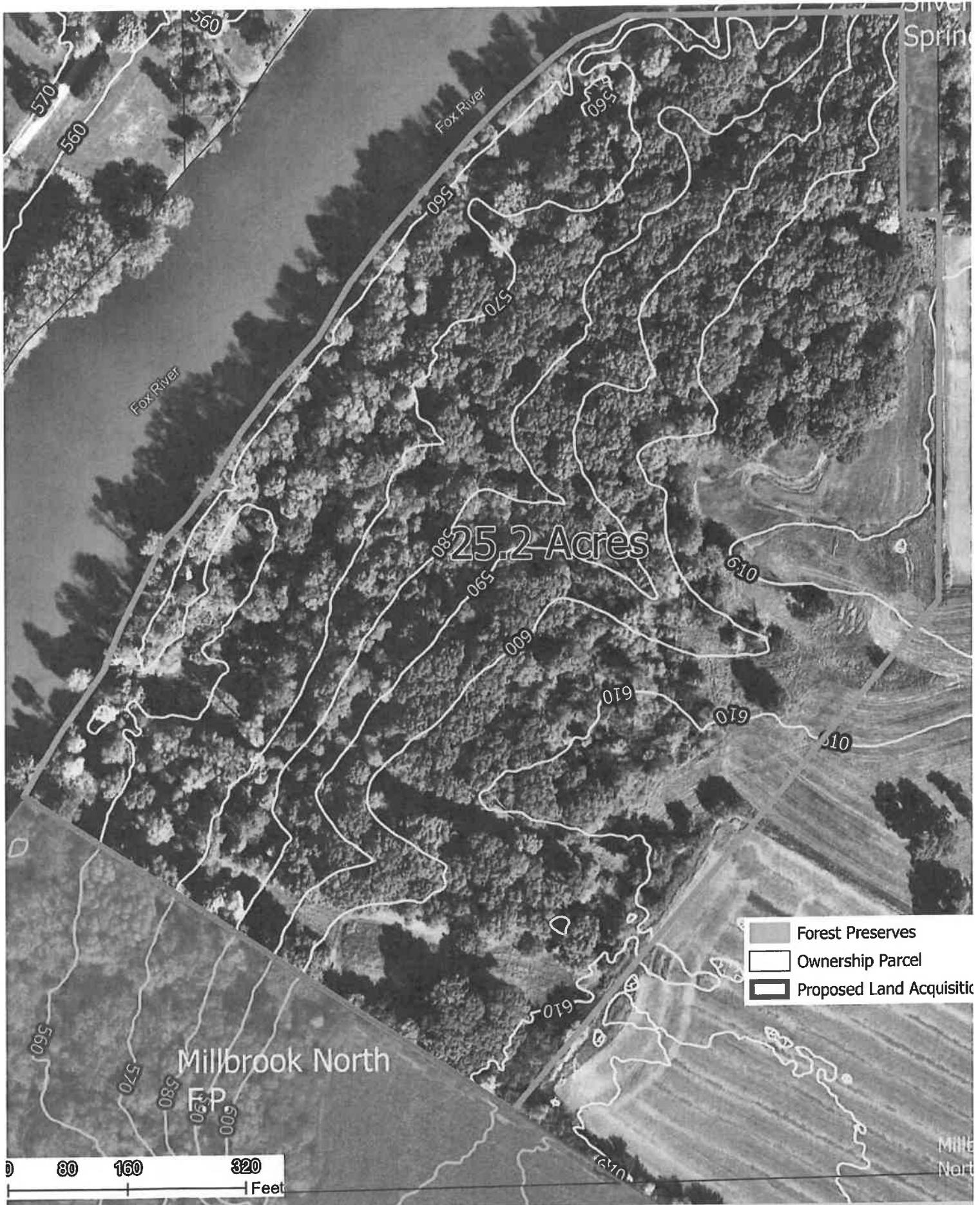


Proposed Land to be acquired by KCFPD

Kendall County GIS

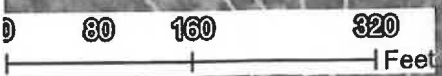
[maps.co.kendall.il.us/portal](http://maps.co.kendall.il.us/portal)  
Map Created: 2/28/2014





25.2 Acres

- Forest Preserves
- Ownership Parcel
- Proposed Land Acquisition



# Fox River Frontage

## QUALIFICATIONS OF JAY M. HEAP

MIDWEST REALTY CONSULTANTS, INC.  
310 W. Jefferson Street  
MORRIS, ILLINOIS 60450

- Employment:** Morris Federal Savings & Loan Assn. 1973-1978 as VP mortgage loans and appraiser. Founded Jay M. Heap & Associates, LTD, January 1, 1979 as an independent appraisal and consulting service specializing in Residential, Commercial, Industrial, and Agriculture Properties that is now owned and operated by Ryann M. Heap. On January 1, 2020, Jay M. Heap reorganized a real estate appraisal and consulting practice as an S Corp, for accounting reasons, now known as Midwest Realty Consultants, Inc.
- Licenses:** State Certified General Real Estate Appraiser - Illinois License #553.000212 (1992)  
State Certified General Real Estate Appraiser - Missouri License #2019007803 (2019)
- Professional Designations:** CIAO (Certified Illinois Assessing Officer) - 1986 - Illinois Property Assessment Institute  
R/W – AC (ROW – Appraisal Certified) International Right-of-Way Association
- Memberships:** International Right-of-Way Association      Illinois Coalition of Appraisal Professionals
- Experience:** Assignments for both valuation and consultation services include fee simple, partial interest property rights, property easements throughout Illinois. During the course of the last 12 years extensive appraisal work and market studies have been completed for utility easement valuation. These include the value of the whole property (larger parcel), part acquired, permanent easements, temporary easements and analysis of damages (if any) to the remainder. Additionally, expert witness testimony has been provided as well as litigation support for real estate tax matters, zoning cases and eminent domain cases. Property types include single family, multi-family residential; agriculture; commercial such as office, retail, service, mixed unit; industrial such as manufacturing, research and development and warehouses; special purpose properties such as convenience stores, gasoline stations, churches, funeral homes, car washes, and marinas. Provided highest and best use studies and planning and zoning consulting. Illinois Department of Transportation approved appraiser, reviewer, and negotiator. Illinois Department of Aviation approved appraiser, reviewer, and negotiator.
- Activities:** Morris Township Assessor (1982 through 2016)  
Director of Building, Planning and Zoning for the City of Morris (1988 - 1996)  
Illinois Appraisal Board/Office of Banks and Real Estate (Board Member 2002)
- Education:** Graduate of Morris Community High School (1970) and attended two years of college. Intensive appraisal courses provided by The Society of Real Estate Appraisers, University of Illinois, Illinois Department of Revenue, Illinois Property Assessment Institute, Illinois Coalition of Appraisers and the Appraisal Institute.
- Court Experience:** Qualified and testified as expert witness in courts of Grundy, LaSalle, Kendall, Kankakee, Iroquois, Woodford, McLean, Livingston and Will Counties, all situated in the State of Illinois.

## Qualifications of Jay M. Heap- Continued

### Client List: Lenders

Grundy Bank, Morris Building & Loan, First Midwest Bank of Illinois, Mazon State Bank, Standard Bank and Trust Co., Valley Bank, Hinsdale Bank, Morris Community Credit Union, First National Bank of Dwight, First National Bank of Wilmington, Twin Oaks Savings Bank, Founders Bank of Minooka, Hinsdale Hospital Credit Union, Harris Bank Joliet N. A., Bank of Lockport, Millbrook-Newark Bank, New Lenox State Bank, First Chicago Bank, Bank of Pontiac, Peotone Bank & Trust, Norwest Financial, Union Bank of Streator, Benchmark Bank, Bank of America – St. Louis, Centru Bank, National City Bank of Michigan/Illinois, Archer Bank – Chicago, First National Bank of Ottawa, Ottawa Savings Bank, Busey Bank and Yorkville National Bank

### Governmental & Corporations

Property Tax Appeal Boards of Grundy, Kendall and LaSalle Counties, The Cities or Villages of Morris, Coal City, Dwight, Minooka, Mazon, Gardner, South Wilmington, Seneca, Oswego, Yorkville, Normal, Streator and Channahon, Counties of Grundy, Kendall, LaSalle, McLean, Livingston, Kankakee and Will all situated in the State of Illinois, Illinois Department of Natural Resources, Illinois Department of Transportation, Illinois Division of Mines & Reclamation, Illinois Division of Aeronautics, Central Illinois (Bloomington) Regional Airport, Illinois Valley (Peru) Regional Airport, South Suburban Airport Authority, Morris Airport Authority, Pontiac Airport Authority, Enbridge Pipeline, Northern Border Pipeline, Alliance Pipeline, Quantum/Equistar Pipeline, Vector Pipeline, Guardian Pipeline, Dupont, Alumax, Caterpillar, ComEd, Northern Illinois Gas, Aqua of Illinois, Inc., Illinois American Water Company, Morris Hospital, Morris Fire Protection District, Winfield Fire Protection District, Braidwood Fire Protection District and Gardner Fire Protection District, Fox Metro Water Reclamation District, Grundy County Highway Department, McLean County Highway Department, Livingston County Highway Department, LaSalle County Highway Department, Bourbonnais Highway Department, Will County Forest Preserve, Kendall County Forest Preserve, Oswego Park District, Oswego Library District and the Dakota Park District.

### Other Clients

Attorneys, Real Estate Investors, Real Estate Brokers, Home Transfer Companies, Land Trusts, Estates and Individuals

### Continuing Education:

The State of Illinois requires continuing education for all Licensed and Certified Appraisers. Based upon the current requirements, Jay M. Heap has completed continuing education for the State of Illinois through September 30, 2021. The State of Missouri requires continuing education for all Licensed and Certified Appraisers. Based upon the current requirements, Jay M. Heap has completed continuing education for the State of Missouri through June 30, 2022.

The International Right of Way Association requires continuing education for all designated appraisers. Based upon the current requirements, Jay M. Heap has completed continuing education for the International Right of Way Association through December 31, 2021.

# State of Illinois

Department of Financial and Professional Regulation  
Division of Real Estate

LICENSE NO.  
553.000212

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below:

EXPIRES:  
09/30/2021

CERTIFIED GENERAL REAL ESTATE APPRAISER



JAY M HEAP  
310 W JEFFERSON ST  
MORRIS, IL 60450



DEBORAH HAGAN  
SECRETARY

MARIO TRETTO, JR.  
ACTING DIRECTOR

The official status of this license can be verified at [www.idfpr.com](http://www.idfpr.com)

13045906



July 28, 2021

Mr. David Guritz  
KENDALL COUNTY FOREST PRESERVE DISTRICT  
110 W. Madison Street  
Yorkville, IL 60560

Phone: 640-553-4131  
Email: dguritz@co.kendall.il.us

Re: Appraisal of the property described as:  
Cell Tower Site, Wormley Property and District Property on Fox River Drive, Kendall  
County  
3 Appraisals ("**Property**")

Dear Mr. Guritz:

Newmark Knight Frank Valuation & Advisory, LLC ("**Firm**") agrees to provide Kendall County Forest Preserve District ("**Client**") an appraisal of the above Property in accordance with, and subject to, the terms and conditions set forth below and in the attached Schedules (collectively, "**Agreement**").

APPRAISAL FEE:	\$6,500 (\$3,000, \$1,750, and \$1,750) (inclusive of expenses).
ADDITIONAL HOURLY FEES:	Should court time and preparation be required, it will be billed at \$400.00/hr plus expenses.
RETAINER:	None
REPORT DELIVERABLES:	The appraisal, draft and/or final, shall be delivered in electronic format (typically, pdf). One original hard copy of the final appraisal will be provided to Client upon request.
COMMENCEMENT AND DELIVERY DATE:	Delivery is as follows:  3 weeks after inspection  The appraisal process will commence upon receipt by the Firm of (i) this Agreement, signed by Client, (ii) the retainer, and (iii) information and materials identified in Schedule "B." The appraisal process will conclude upon delivery of the final appraisal report, unless terminated sooner by the Firm or Client or as provided herein.
REPORT TYPE:	Appraisal Report

VALUATION PREMISE: Market Value

INTEREST IN THE PROPERTY APPRAISED: Fee Simple Estate

DATE(S) OF VALUE: Current as of: the Date of Inspection

INTENDED USER(S): Intended users of the appraisal include only Client and the following parties: Kendall County Forest Preserve District, and no other party is permitted to use or rely on the appraisal. (“**Intended Users**”), and no other party is permitted to use or rely on the appraisal. The identification of Intended User(s) of the appraisal is to determine the type and extent of research, analysis and reporting appropriate for the assignment. Designation of a party other than Client as an Intended User is not intended to confer upon such party any rights under this Agreement.

INTENDED USE: The intended use of the appraisal is solely for internal business decisions (“**Intended Use**”) and no other use.

RELIANCE LANGUAGE: None

GUIDELINES: The analyses, opinions and conclusions are to be developed based on, and the appraisal will be prepared in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP) as published by the Appraisal Foundation.

SCOPE OF WORK: The appraiser will use and properly apply all applicable and appropriate approaches to value sufficient to produce credible assignment results. The scope of the analysis will be appropriate for the appraisal problem.

ASSUMPTIONS/ LIMITING CONDITIONS: The appraisal will be subject to Firm’s standard Assumptions and Limiting Conditions, which will be incorporated into the appraisal report. In addition, the appraisal may be subject to, and the appraisal report may contain, Extraordinary Assumptions and Hypothetical Conditions.

ACCEPTANCE: This shall constitute a binding agreement only if countersigned by the Client, or by an officer, director or other representative of Client who, by signing and accepting this Agreement, represents and warrants that he/she is authorized by Client to do so.

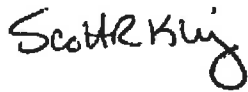
<b>PAYMENT:</b>	<p>Client will be invoiced the appraisal fee (and any expenses) which will be earned in full upon initial delivery of the appraisal report (draft or final), with such appraisal fee (and expenses) payable within 30 days of invoicing.</p> <p>Payment of the fee is not contingent upon any predetermined value or on an action or event resulting from the analysis, opinions, conclusions or use of the appraisal.</p>
<b>CHANGES TO THE AGREEMENT:</b>	<p>Any significant changes to the assignment as outlined in this Agreement, such as the identity of the Client, Intended User, or Intended Use, will require the preparation and execution of a new Agreement.</p>
<b>CANCELLATION OF ASSIGNMENT:</b>	<p>Client may cancel this Agreement at any time prior to the Firm's delivery of the appraisal upon written notification to the Firm. Client shall pay Firm for all work completed on the assignment prior to Firm's receipt of such written cancellation notice, unless otherwise agreed upon by Firm and Client in writing. The Firm may withdraw without penalty or liability from the assignment(s) contemplated by the Agreement before completion or reporting if the Firm determines, in the Firm's sole discretion, that incomplete information was provided to the Firm prior to the engagement, that Client or other parties have not or cannot provide documentation or information necessary to the Firm's analysis or reporting, that conditions of the Property render the original scope of work inappropriate, that a conflict of interest has arisen, or that Client has not complied with its payment obligations under this Agreement. The Firm shall notify Client of such withdrawal in writing.</p>
<b>NO THIRD-PARTY BENEFICIARIES:</b>	<p>Nothing in the Agreement shall create a contractual relationship or any legal duty between Firm or Client and any third party, nor any cause of action, right, or claim in favor of any third party and against Firm or Client. In addition, this Agreement is not intended to, and shall not be construed to, render any person or entity a third-party beneficiary of this Agreement. Client acknowledges and agrees that the appraisal report shall reflect the foregoing. In addition, the appraisal report shall state that no party other than an Intended User identified in the Agreement is entitled to rely upon the appraisal.</p>

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This Agreement may be rescinded by the Firm unless signed and returned to the undersigned within 10 days from the date hereof.

If this Agreement correctly sets forth the Client's understanding of the services to be rendered, and if the terms are satisfactory, please execute and return the Agreement together with any required retainer.

Respectfully,



---

Scott R. Kling  
Vice President  
scott.kling@nmrk.com

630 272-1820 Cell

Agreed:  
KENDALL COUNTY FOREST PRESERVE DISTRICT

SIGNATURE:

PRINT NAME:

TITLE:

DATE:



Schedule "A"

## TERMS AND CONDITIONS

ATTACHED TO AND A PART OF THE AGREEMENT DATED JULY 28, 2021 TO PROVIDE APPRAISAL SERVICES FOR KENDALL COUNTY FOREST PRESERVE DISTRICT

1. These Terms and Conditions are attached to and incorporated into the above referenced Agreement as though fully set forth in full therein. Capitalized terms if not defined herein shall have the same meaning as defined in the Agreement.
2. With respect to any appraisal report, use of or reliance on the appraisal by any party, regardless of whether the use or reliance is authorized or known by the Firm, constitutes acceptance of these Terms and Conditions as well as acceptance of all other appraisal statements, limiting conditions and assumptions stated in the Agreement and appraisal report.
3. It is assumed that there are no matters affecting the Property that would require the expertise of other professionals, such as engineers or an environmental consultant, for Firm to provide the appraisal. If such additional expertise is required, it shall be provided by other parties retained by Client at Client's sole cost and expense.
4. Client acknowledges that the Firm is being retained as an independent contractor to provide the services described herein and nothing in this Agreement shall be deemed to create any other relationship between Firm and Client, including but not limited to an agency relationship. The parties neither intend nor have any expectation that any such relationship will arise as a matter of law or as a result of this Agreement. This assignment shall be deemed concluded and the services hereunder completed upon delivery of the appraisal described herein to Client.
5. All statements of fact contained in the appraisal report as a basis of the appraiser's analyses, opinions, and conclusions will be true and correct to the best of the appraiser's actual knowledge and belief. The appraiser is entitled to, and shall rely upon the accuracy of information and material furnished to the Firm by Client. Appraiser is also entitled to, and shall, rely on information provided by sources upon which members of the appraisal profession typically rely and that are deemed to be reliable by members of that profession without independent verification.
6. The Firm and the appraiser shall have no responsibility for legal matters, or questions or issues involving survey or title, soil or subsoil conditions, engineering, zoning, buildability, environmental contamination, structural matters, construction defects, material or methodology, or other similar technical matters with regarding the Property. Furthermore, the appraisal will not constitute a survey of the Property.
7. The appraisal and the data and information gathered in its preparation (other than the confidential data and information provided by Client) is and will remain, the property of the Firm. The Firm shall not violate the confidential nature of the appraiser-client relationship by improperly disclosing any confidential information furnished by Client to the Firm. Notwithstanding the foregoing, the Firm and the appraiser are authorized by Client to disclose all or any portion of the appraisal and appraisal report and the related data and information, including confidential data and information provided by Client, to appropriate representatives of the Appraisal Institute if such disclosure is required to comply with the

Standards, Bylaws and Regulations of the Appraisal Institute, as well as, such disclosure as required by law and regulations, including compliance with a subpoena and licensing authority regulatory inquiries. The Firm is also authorized to include both confidential and non-confidential data assembled in the course of preparing the appraisal and which may be incorporated into the appraisal report in a database controlled by the Firm for the aggregation of such data and information to produce analytics and other metrics or products.

8. Unless specifically noted in the appraisal report, the appraisal will not take into consideration the possibility or probability of the existence of asbestos, PCB transformers, other toxic, hazardous, or contaminated substances and/or underground storage tanks (hazardous material) at on or in the Property, or the cost of encapsulation, removal or remediation thereof.
9. Client shall indemnify, defend (by counsel to be selected by Firm), protect, and hold Firm and Firm's appraisers, agents, employees, affiliates, representatives, successors and assigns (each, a "**Firm Party**"), free and harmless from any and all claims, liabilities, losses, penalties, fines, forfeitures, amounts paid in settlement, judgments, and all reasonable attorneys' fees and related litigation costs, fees and expenses incurred by the any of such indemnitees, which result from (i) any failure by Client or Client's agents or representatives to provide Firm with complete and accurate information regarding the Property; (ii) any material breach by Client of the provisions of the Agreement; (iii) if delivery of the appraisal to a third party is permitted by the Firm, Client providing an incomplete copy of the appraisal to such third party; or (iv) arising from Client or Client's agents or representatives providing a copy of the appraisal to a party not authorized by the Firm to receive such copy.
10. In preparing the appraisal, it is possible that the appraiser will discover conflicting information. In that event, appraiser will utilize information and data considered to be the most authoritative and for critical information will document the source. Information and data referred to may include, but is not limited to, legal descriptions; physical street addresses; assessor parcel numbers; property history; dimensions and areas of the site/land; dimensions and areas of the building improvements; physical unit counts; rent rolls; leases; lease abstracts; income and expense data; and any other related data. Any material discrepancy and/or error in any of the above data could have a substantial impact on the conclusions reported, and the Firm therefore reserves the right to amend conclusions reported if the Firm is made aware of any such discrepancy and/or error.
11. The appraisal may not be used, included or referenced, in whole or in part, in any offering or other materials without the prior written consent of the Firm, which consent may be conditioned upon the receipt by the Firm of an indemnity agreement, in form and content, satisfactory to Firm and provided by an indemnitor satisfactory to Firm. Client agrees to pay the fees of the Firm's legal counsel for review of any materials which is the subject of the requested consent. Except as agreed by the Firm expressly in writing, the Firm disclaims liability to any party other than Client.
12. The Firm shall not provide a copy of the appraisal to, or disclose the results of the appraisal to, any party other than Client, unless Client authorizes same, except as provided in the Confidentiality Section of the ETHICS RULE of the Uniform Standards of Professional Appraisal Practice (USPAP) or as otherwise required by law or regulations.
13. Client and any other identified Intended User should consider the appraisal as only one factor together with its own independent considerations and underwriting guidelines in making any decision or

investment or taking any action regarding the Property. Client agrees that Firm shall not be responsible in any way for any decision of Client or any Intended User related to the Property or for the advice or services provided by any other advisors or contractors.

14. Unless otherwise stated in this Agreement, Client agrees that the services pursuant to this Agreement shall not include participation in or preparation for, or attendance at, any legal, judicial, administrative, or arbitration proceeding relating to this assignment. In the event the Firm or any Firm Party is required, whether through the service of a subpoena or otherwise, to produce documents or participate in or prepare for any discovery, testimony or attendance, relating to the appraisal or this assignment, where the Firm or Firm Party is not a party to the action or proceedings involved, Client agrees to reimburse expenses incurred by the Firm or Firm Party, including attorney's fees, in responding to such subpoena or other legal process and compensate the Firm therefor based upon the appraiser's prevailing hourly or daily rate for providing services as an expert consultant or witness.
15. Except as expressly provided herein, Firm makes no representations or warranties to Client or to any other person or entity with respect to the appraisal and the services to be provided by Firm under this Agreement. To the maximum extent permitted under applicable law, in no event will the Firm or any Firm Party be liable to Client or any third party (regardless of whether such party's claimed use or reliance on the appraisal was authorized by the Firm or a Firm Party) for any indirect, special, exemplary, incidental, or consequential damages (including loss of profits) arising from or relating to this Agreement or the appraisal, even if such party knew or should have known of the possibility of, or could reasonably have prevented, such damages. In no event shall the total liability of the Firm or any Firm Party to Client or any third party (regardless of whether such party's claimed use or reliance on the appraisal was authorized by the Firm or a Firm Party) arising from or relating to this Agreement or the appraisal, whether based on tort, contract, or any other legal theory, exceed the amount of fees paid to the Firm for the appraisal and the services described herein. Legal claims or causes of action relating to the appraisal are not assignable, except: (i) as the result of a merger, consolidation, sale or purchase of a legal entity, (ii) with regard to the collection of a bona fide existing debt for services but then only to the extent of the total compensation for the appraisal plus reasonable interest, or (iii) in the case of an appraisal performed in connection with the origination of a mortgage loan, as part of the transfer or sale of the mortgage before an event of default on the mortgage or note or its legal equivalent.
16. Federal banking regulations require banks and other lending institutions to engage appraisers where FIRREA compliant appraisals must be used in connection with mortgage loans or other transactions involving federally regulated lending institutions. In view of that requirement, the appraisal may not be accepted by a federally regulated financial institution.
17. In the event Client fails to make payments of any fees or sums when due and payable under this Agreement; then from the date due and payable until paid, the amount due and payable shall bear interest at the maximum rate permitted under the laws of the state in which the Property is located. If the Firm is required to undertake collection efforts including institution of legal action against Client relating to the Agreement, the Firm shall be entitled to recover attorney's fees, litigation expenses, and costs from Client.
18. To the extent permitted under applicable law, any legal action or lawsuit or other proceeding by Client or any Intended User of the appraisal against Firm or a Firm Party whether based in contract, tort,

warranty, indemnity or otherwise, relating to the appraisal shall be commenced within two (2) years from the date of delivery of the appraisal to the claimant in such action or proceeding, unless the applicable law provides for a shorter period, and any such claimant waives the right to a jury in any such legal action or lawsuit or other proceeding. Notwithstanding the state of domicile or residency of either party to this Agreement, this Agreement shall be governed and construed under the laws of the state in which the Property is located, and venue for any action or proceeding arising out of this Agreement shall be deemed proper only in the court of competent jurisdiction located in the state in which the Property is located.

19. Throughout the performance of services under this Agreement, the Firm shall maintain at its sole cost and expense the following insurance:
- (a) Workers' Compensation, so as to provide statutory benefits as required by the laws of each state within the United States in which the Firm's services are being provided, and Employer's Liability insurance with limits of liability of \$1,000,000 each accident, \$1,000,000 disease each employee and \$1,000,000 disease policy limit covering all employees of the Firm engaged in the performance of such services.
  - (b) Fidelity insurance or bond with a limit of \$1,000,000 to insure the Firm against loss of its or Client's assets caused from the dishonest acts of the Firm's employees.
  - (c) Professional Liability insurance with a limit of liability of \$1,000,000 each claim and \$1,000,000 aggregate, which limits may be provided by a combination of primary and excess policies.
  - (d) Commercial General Liability insurance providing coverage against damages due to bodily injury (including death), property damage and personal and advertising injury arising in connection with the Firm's services provided under this Agreement, which insurance coverage shall: (i) be occurrence-based; (ii) provide limits of liability in an amount of \$1,000,000 each occurrence and \$1,000,000 aggregate (including excess and/or umbrella limits), (iii) include at least those coverages generally included in the most current ISO Commercial General Liability insurance policy form (or its equivalent); and (iv) include Client, and such other persons or entities as Client has identified in writing, as additional insureds solely with regard to claims arising out of this Agreement.
  - (e) Commercial automobile liability for owned, hired and non-owned motor vehicles, with a \$1,000,000 combined single limit.

Schedule "B"

## PROPERTY INFORMATION LIST

ATTACHED TO AND A PART OF THE AGREEMENT DATED JULY 28, 2021 TO PROVIDE APPRAISAL SERVICES FOR KENDALL COUNTY FOREST PRESERVE DISTRICT

The following information is requested to be delivered to the Firm so we can provide the proposed services and prepare the Appraisal within the agreed upon time frame. Please forward the physical data such as the site plan, previous engineering reports and/or property reports describing the physical attributes of the Property and all financial information such as rent roll and income and expense statements first as these items are the most time sensitive and should be received immediately to meet the time requirements of this assignment. If, at this time, you are certain you will not be providing any specific items noted below, please cross out the item and mark "NA" next to the item so that we will be notified that the information is not available and will not be forthcoming.

1. Please indicate whether Newmark Knight Frank is sales broker, leasing broker or property manager for the subject property.
2. Site plan, if available. (Preferably, an AS BUILT PLAN showing an outline of building/s drawn to scale. Please do not send reductions so original scale may be used for measurement purposes.
3. Building plans, if available.
4. Prior engineering report or physical descriptions from prior appraisals or asset management report, if available.
5. Leasing brochures and/or other marketing materials, if available.
6. If the Property has been offered for sale within the last two years, a copy of the offering memorandum or investment book.
7. Past feasibility or market studies and economic impact studies as well as any relevant information collected from third party sources.
8. Agreements of Sale/Options to Buy (current or during last three years), if any.
9. Income and expense statements for the past three years plus year-to-date income and expense statements.
10. Operating budget for current and next year, if available.
11. Management contracts.
12. Copy of most recent real estate tax bill. Please advise if there has been a notice or inquiry by either the County Assessment Board or the School Board regarding the property assessment. Is there any pending litigation or negotiations with these parties that could result in an assessment increase or decrease?

13. Title report, Legal Description, or copy of deed. Provide a written statement of five-year history of legal property owner. Please advise, if there any deed restrictions or encumbrances, easements or cross easements.
14. Personal property inventory, if available.
15. Occupancy rates for the last three years, if not revealed in the financial statements.
16. Ground leases, if any.
17. Approximate actual construction costs, if built during the past three years.
18. Environmental audits and studies disclosing any wetlands, hazardous wastes or other environmental conditions such as asbestos or radon.
19. List of any known major repairs and improvements needed.
20. Three-year history of capital improvements.
21. Name of contact person for the on-site physical inspection.

***For Apartment Property***

22. Unit mix showing rentable area and asking rent by unit type
23. Scaled apartment unit plans showing layouts and measurements so that rentable area can be confirmed, if available.
24. Rent roll showing tenant name, apartment number, dates of leases and the type of apartment, asking/market rents for each apartment, and contractual rent for each apartment unit. (It would be greatly appreciated if you can provide the rent roll in Excel.)
25. Terms of leases and/rent roll for leased commercial space or roof top rentals. Copies of commercial leases are desirable. If any commercial leases provide for pass through of operating expenses over a base year stop, please provide the dollar amount of the base year stop.

***For Industrial, Office, Retail Property***

26. Rent Roll (please sign and date) and copies of leases, including addenda and all amendments. Please indicate which leases may have early termination provisions, expansion and/or purchase options. Please identify any tenants who have initiated discussions to renew, terminate or renegotiate/modify their lease(s), or who have given notice to terminate. Proposed terms for such re-negotiations should be revealed.
27. Provide letters of intent to lease or other any outstanding lease proposals that have a reasonable likelihood of being finalized into executed leases.
28. Prior Argus files, if any.
29. List of outstanding leasing commissions brokers and terms of future payments.

30. Financial information such as Annual Statements or credit report/ratings on any major tenant in the building.
31. CAM and real estate tax reimbursement worksheets or listing of base year operating expenses, if applicable.
32. Three-year history of tenant retail sales, if available.

***For Lodging Property***

33. Terms of leases if any and/rent roll for leased commercial space or roof top rentals.
34. ADR and Occupancy rates for the last three years, if not revealed in the financial statements.
35. Business Plan and Marketing Strategy, if any for the upcoming fiscal year.
36. Terms of franchise agreement and management agreement, if any.

***For Residential Subdivision Property***

37. Building plans for the proposed single family, townhouse, age-restricted, and condominium residences. Please do not send reductions so original scale may be used for measurement purposes.
38. Market Surveys and Feasibility Analyses, if any, for the proposed development program.
39. Marketing materials for the proposed single family, townhouse, age-restricted, and condominium residences.