To: Kendall County Forest Preserve District Finance Committee
From: Stefanie Wiencke, Environmental Education and Special Projects Manager
RE: Reservation Woods Acquisition Project - Sale of Carbon Credits
Date: 26-Jan-23

The Davey Resource Group completed the collection of data on tree sizes for the two recently purchased 5-acre parcels at Reservation Woods Forest Preserve in fall 2022. Data collected by The Davey Resource Group was submitted to City Forest Credits (CFC) for third-party verification of the total estimated carbon sequested within the two parcels' timber and soils. Total calculated equivalant tons of carbon dioxide sequestered was 2,082 tCO2e.

The District has confirmed continued engagement of Doug McPherson's services under the previously approved Letter of Agreement for the upcoming National Sale. An updated breakdown of the revenues and expenses is provided below for review. The Morton Arboretum - Chicago Region Trees Initiative has covered the costs for both the Davey Resource Group's survey and quantification, and final third party verification estimated at over $6,000.00.

CFC has received the final third party verification report attached to this project summary. The Request for Proposals for the National Sale is also attached to this report.

REVENUES (EST.)		
Carbon credits issued (pending)	2,082.00	**VERIFIED**
Anticipated per credit sale price	$36.00	Est. - Final TBD
Gross proceeds	**$74,952.00**	
EXPENSES (EST.)		
On-Site Quantification Cost (The Davey Group)	$0.00	*$3,395.00 offset by a grant from The Morton Arboretum*
Credit Verification Fee (CFC Third-Party Consultant)	$0.00	*$3K offset (est.) by a grant from The Morton Arboretum*
McPherson Law Fee (6%)	$4,497.12	
CFC Credit Issuance Fee (10% of Gross Proceeds less McPherson Law Fee)	$7,045.49	
Total Expenses	**$11,542.61**	
Net Proceeds to District (EST.)	**$63,409.39**	

Verification Report

Reservation Woods Acquisition Project

City Forest Credits Project Number 034

January 17, 2023

Zachary Boerman

182 Raleigh St

Rochester, NY 14620

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1 INTRODUCTION

City Forest Credits engaged Zachary Boerman (a Validation and Verification Body (VVB) acting as a third-party verifier) to verify the Reservation Woods Land Acquisition (Project), located in Kendall County, Unincorporated Kendall Township, IL, for the reporting period July 19, 2022 through July 18, 2025. The goal of the verification is to ensure that the GHG assertion is materially correct, and that the assertions made by the project are well documented.

1.1 PROJECT BACKGROUND

The Reservation Woods Acquisition Project ("the Project") will preserve 10.1 acres of deciduous forest that was planned to be removed for a designed subdivision in Kendall Township, Illinois. The Project Area consists of remnant woodlands located between the historic "Big Slough" Morgan Creek drainage area and the Waish-Kee-Shaw Indian Reservation lands established under the 1830 Treaty of Prairie du Chien. Kendall County Forest Preserve District's goal is to maintain Reservation Woods in perpetuity as publicly protected open space under a prescriptive ecosystem management program.

The Reservation Woods forest stand has an estimated age of 75 years and is classified as an Oak-Hickory forest. The Project Area is entirely forested, currently in transition from oak-hickory dominated mesic to wet mesic forest to maple-linden dominated mesic to wet mesic woodlands. Floristic quality inventories were completed in 1991 and 2018 (Kobal).

1.2 CONTACT INFORMATION

Project Operator
Kendall County Forest Preserve District
David Guritz, Executive Director
110 W. Madison Street
Yorkville, IL 60560
kcforest@kendallcountyil.gov
630-553-4131 (o)
630-538-6303 (c)

Verification Body
Zachary Boerman
182 Raleigh St
Rochester, NY 14620
zmboerma@gmail.com
+1 (585) 794-7584

1.3 OBJECTIVE

The goal of this GHG emission reduction verification is to ensure that the GHG assertion made by the Project is materially correct, that the assertions and assumptions used in the offset calculations are

appropriate, that the offset calculations conform to the City Forest Credits (CFC) Protocol, and that the Project is in compliance with all CFC requirements relating to eligibility, accounting, and documentation.

2 VERIFICATION CRITERIA

2.1 GENERAL

The Registry will accredit VVBs to act as third-party verifiers who meet the Registry's qualifications and complete training. Those accredited VVBs can then act to verify compliance with this Tree Planting Protocol per International Standards Organization 14064-3. Specifically, the Registry adopts and utilizes the following standards from ISO 14064-3:

- Upon receiving a Project Design Document with data on eligibility, quantification of carbon and co-benefits, and a request for credits, the Registry will conduct a validation. If it validates the project at that stage, the Registry will retain a VVB to act as third-party verifier to verify compliance with this Protocol.
- The Registry requires a reasonable level of assurance in the accuracy the asserted GHG removals to a reasonable level.
- The verification items identified in the Tables 1 and 2 are all material elements, and any asserted GHG removals must be free of errors, misstatements, or omissions regarding those elements.
- The Registry will record, store, and track all quantification and verification data and either display it for public review or make it available for public review upon request.

2.2 PROTOCOL

The verification was conducted to the City Forest Credits Tree Preservation Protocol, version 11.40, February 7, 2022.

2.3 LEVEL OF ASSURANCE

This verification was conducted to a reasonable level of assurance. The Verification Report accurately reflects the documentation contained in the Project Design Document and supporting documents.

3 SCOPE OF VERIFICATION

- The Project encompasses the entirety of tax parcels 05-01-400-004 and 05-01-400-005 in Kendall County, Unincorporated Kendall Township, IL, specifically described in the Project Design Document.

- The Kendall County Forest Preserve District purchased these parcels January 26, 2022 and within the declaration of development restrictions, have agreed not to cut down, destroy, or remove trees located on the property, except as necessary to control or prevent hazard, disease or fire or to improve forest health.

- The Project avoids emission of CO_2 from trees and soil, by avoiding conversion of forest to non-forest land cover and avoiding conversion of forest soil to impervious surface.

- The Project duration is 40 years, beginning July 19, 2022. The Project Operator commits to protecting the trees within the Project Area and monitoring the project carbon stocks for the entire Project duration

- The verification includes a review of supporting documents, data, imagery and other evidence provided by the Project Operator; independent checking of selected data; independent review of ownership records, tax maps, and municipal zoning ordinances; analysis of inventory and plot sampling data and i-Tree Eco-based carbon stock calculations as well as checking of calculations for accuracy and conformance with the Protocol. All forest carbon input values were independently checked and calculations were independently replicated.

4 VERIFICATION PROCESS

4.1 VERIFICATION ACTIVITIES

The verification process consisted of the following activities:

- Verifier checked all requirements in the Protocol (outlined in 4.2), confirmed that documentation satisfies the requirements of the Protocol, and that values extracted from the documents and conclusions drawn from the documents are accurate and appropriate

- Verifier independently checked mapping and calculated values in each stage of calculations

- Verifier reviewed the credit calculations. Verifier reviewed the Project Operator's assertion that the Project results in GHG emissions mitigation of 2,082 tons CO_2e.

4.2 CITY FOREST CREDITS TREE PRESERVATION PROTOCOL REQUIREMENTS

4.2.1 Eligibility

Verifier reviewed the Project against all CFC Tree Preservation Protocol requirements and confirmed the following:

- Project Operator Identity (Section 1.1): Verifier confirmed identity of the Project Operator by visiting kendallforest.com as well as reviewing the Downstate Forest Preserve District Act that established the Kendall County Forest Preserve District. Verifier confirmed the Project Operator is the landowner by reviewing project parcel deeds.

- Project Documentation (Section 3): Verifier reviewed and confirmed Project Documentation including Project Design Document is complete and accurate.

- Project Implementation Agreement (Section 1.2): Verifier reviewed and confirmed fully executed Project Implementation Agreement on file.

- Project Location (Section 1.3): Verifier reviewed mapping and location data. The Project is located in Kendall County, Unincorporated Kendall Township, IL, which falls within the boundary of the Chicago Metropolitan Agency for Planning satisfying the requirements outlined in Protocol section 1.3 D.

- Defining the Project Area (Section 1.4): Verifier confirmed the Project Area location using ArcMap and the .kmz boundary file provided by the Project Operator. Protocol section 1.4 A is met because the project falls within the boundary of the Chicago Metropolitan Agency for Planning. Verifier confirmed that Protocol section 1.4 B is met because the property was previously in a land use designation that allowed for non-forest use. Furthermore, canopy cover totals 88% for the entire project Area, which satisfies protocol section 1.4 C.

- Land Ownership or Right to Receive Credits (Section 1.5): Verifier confirmed that there is a clear title to carbon credits and the Project Operator has legal authority to create and dispose of greenhouse gas offsets generated on the project lands

- Demonstrating Preservation and Threat of Loss (Section 4):
    - Verifier confirmed that trees within the Project Area were not protected from removal prior to the Project. Previously, trees in the Project Area were subject to A-1 zoning that allowed at least one non-forest use, including agriculture.
    - Verifier confirmed that trees within the Project Area are now preserved from removal by a recorded declaration of development restrictions signed July 19, 2022 and filed August 16, 2022.
    - The Project Operator has committed to meeting the permanence requirements.
    - Prior to the Preservation Commitment action by the Project Operator, there was threat of conversion of the project lands to non-forest cover. Verifier confirmed that the criteria for protocol section 4.4 B was met by reviewing the 2022 Special Warranty Deed provided by the project operator indicating that both parcels were assessed at a value of $124,270.21 or $12,304 per acre. This was further confirmed by searching each parcel in Kendall County's Property Tax Inquiry system. This satisfies the requirement that the property must have an assessed value greater than $8,000 per acre.

- No Double Counting and No Net Harm (Section 5): Verifier confirmed that Attestation of No Double Counting and No Net Harm is on file.

- Monitoring and Reporting (section 8): Verifier confirmed that Kendall County Forest Preserve District will submit triennial monitoring reports as specified in the Protocol section 8. The District has agreed to monitor for invasive species, and implement natural area management

prescriptions including invasive species removal and possibly reintroduce prescribed burning to this area.

4.2.2 Additionality

Verifier reviewed and confirmed that Project lands met the additionality requirements of the Protocol:

- Prior to the Project, lands were eligible for development under the provisions of the Plat Act and were not protected from conversion by easement, zoning, or other legal mechanism.
- Kendall County, IL zoning ordinance indicates that A-1 agricultural zoning allows development including removal of existing trees
- The trees in the Project Area face risk of removal or conversion out of forest as evidenced by the assessed value per acre ($12,304) of the Project Area being greater than the $8,000 price per acre of bare land.
- Project Operator signed an Attestation of Additionality on September 20, 2022

4.2.3 Permanence

The Project Operator has committed to CFC that the Project Operator will protect the trees on the Project Area for 40 years. The recorded declaration of development restrictions protecting the Project Trees and lands are permanent.

4.2.4 Accounting

The Project documents an on-site plot sample forest inventory and canopy cover, and uses required factors in carbon stock and offset calculations.

The Project Operator elected to quantify the stored carbon stock as outlined in the CFC Protocol Section 11.1 B. To meet these requirements, the Project Operator contracted Davey Resource Group (DRG) to provide an on-site plot-sample inventory. The sample established 10 sample plots sized at 1/10th-acre. Within every plot, each live tree was inventoried that was at least 5" in diameter at 4.5' above the ground, where the height above the ground is measured on the uphill side of the tree. Species, diameter, and overall tree condition were recorded for each tree. Verifier confirmed this sampling design achieved a standard error of 13%.

The Verifier confirmed that all 10-sample plots fell within the outlined 10.1 acres of the Project Area via the supplied primary and secondary plot location map supplied by the Project Operator. The Verifier noted a discrepancy in the plot locations map, which stated that the sampling area was 9.97 acres. However, the area used by DRG for the carbon stock calculations was 10.0869 acres, consistent with the Project Area stated in the Project Design Document and deeded acreage. Therefore, no changes were requested.

The Verifier confirmed that the tC/ac of biomass calculated by the Project Operator is correct. This number was verified by repeating the calculation (biomass tC/ac = (metric tons of carbon–standard error)/Project Area acre) where metric tons of carbon and standard error were supplied by the Project Operators i-Tree Eco carbon biomass results. tCO2e/ac was then verified by dividing tC/ac by the ratio of the molecular weight of carbon dioxide to that of carbon (44/12). The Verifier confirmed that the measurement of 209.59 tCO2e/ac is correct for the Project Area using this method.

Following the Protocol outlined in 11.2 A, the verifier confirmed that based on its agricultural zoning, 90% of the Accounting Stock on the Project Area can be claimed as avoided biomass emissions.

The Project Operator elected to follow Protocol Section 11.4 A to claim avoidance of emissions from soil carbon caused by conversion of soils to impervious surfaces in the Project Area. The zoning and development rules applicable to the Project Area do not limit impervious area; therefore, the Verifier agrees that 90% of the area (9 acres) can be claimed as avoided impervious surface.

The Verifier confirmed that with 9 acres of avoided impervious surface in the Project Area, and the stipulation in section 11.4 of the Protocol that allows the Project to claim 120 metric tonnes of carbon dioxide equivalent of avoided soil carbon emissions per acre of net avoided impervious surface, the resulting figure for avoided soil carbon emissions is correct.

4.2.5 Leakage

Offset accounting makes deductions for expected displacement of emissions following the requirements of the Protocol.

The verifier confirmed that the Project Operator accurately followed Protocol section 11.5 A to determine that, of the total number of tonnes of avoided biomass emissions from within the Project Area, 18.3% are assumed to be emitted from development displaced from the Project Area. After repeating the calculations to remove the Displaced Biomass Emissions from the total Avoided Biomass Emissions, the Verifier confirmed the total Credits from Avoided Biomass Emissions (1,554 tCO2e) is correct.

The verifier confirmed that the Project Operator accurately followed Protocol Section 11.5 B to determine that, of the total number of tonnes of Avoided Soil Carbon Emissions from within the Project Area, 30.3% are assumed to be emitted from development displaced from the Project Area. After repeating the calculations to remove the Displaced Soil Emissions from the total Avoided Soil Carbon Emissions, the Verifier confirmed the total Credits from Avoided Soil Emissions (759 tCO2e) is correct.

5 VERIFICATION FINDINGS

The project documents and data were reviewed, and the Verifier found that the emission reductions claimed are reasonable and in accordance with the Preservation Protocol. The Verifier makes no further recommendations.

6 VERIFICATION RESULTS AND CONCLUSION

This verification of the Reservation Woods Land Acquisition project for the reporting period July 19, 2022 through July 18, 2025 was completed in a manner consistent with ISO 14064-3 and in conformance with relevant CFC standards and guidelines. The table below is a summary of the emission reduction or removals.

Table 1. Project GHG Removals

Project Name	GHG Reductions and Removals Attributed to the Project ($mtCO_2e$)	Reversal Pool Account (10%) ($mtCO_2e$)	Emission Reductions to be Issued to Project ($mtCO_2e$)
Reservation Woods Land Acquisition	2,314	231	2,082
Cumulative	2,314	231	2,082

The Project Operator calculated ecosystem co-benefits using the CFC tool to determine dollar values of other ecosystem services. The Verifier corroborated the CFC tool inputs and outputs to produce the values below. The verifier does not make an assessment to the plausibility of these values.

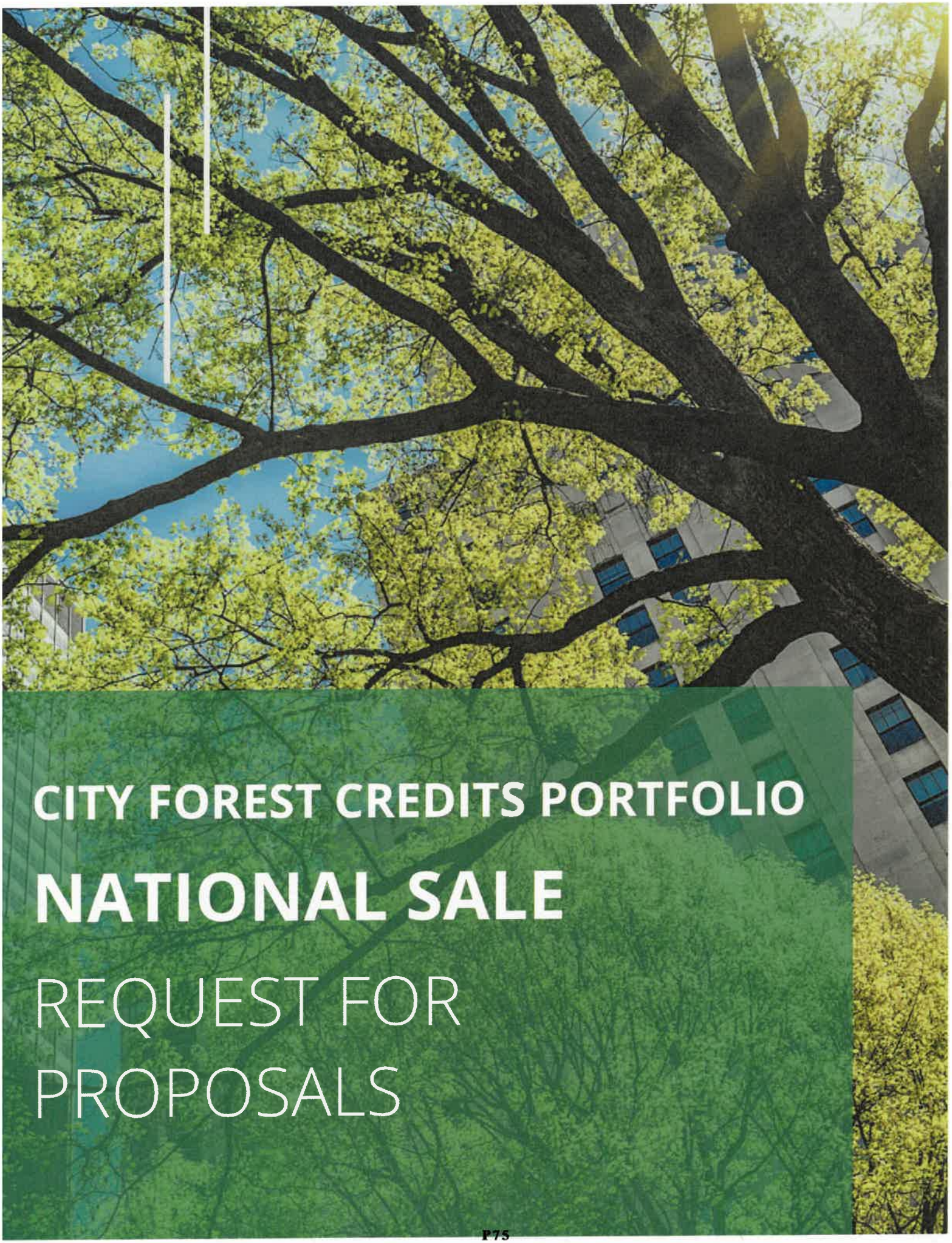
Table 2. Ecosystem Co-Benefits per Year

Ecosystem Services	*Resource Units*	*Value*
Rainfall Interception (m3/yr)	2,407.5	$17,237.56
Air Quality (t/yr)	0.1008	$151.72
Cooling – Electricity (kWh/yr)	18,952	$1,438.45
Heating – Natural Gas (kBtu/yr)	354,369	$3,449.70
Grand Total ($/yr)		**$22,277.43**

Because the Project Area is less than 50 acres, all credits are issued in the first year.

Verifier Signature

Zachary Boerman



CITY FOREST CREDITS PORTFOLIO

NATIONAL SALE

REQUEST FOR PROPOSALS

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Executive Summary

Eighteen urban forest planting and preservation projects (the "Projects"), almost all managed by U.S. non-profits and local government entities (the "Project Operators") generating approximately 67,000 metric tons of third-party verified Carbon+ Credits issued in 2022 and to be issued early in 2023 (the "Credits"), are offering the Credits for sale through this Request for Proposals. The Credits represent all existing and to-be-issued city forest carbon credits available in the United States in 2022.

These locally sourced credits represent trees planted and preserved that deliver a range of highly charismatic community impacts. The buyer obtains not only offsets but a portfolio of projects with demonstrated equity, health, social, environmental, and economic impacts – **powerful proof of the urgent work being done to make our cities green, equitable, healthy, and climate-ready.**

This RFP represents the largest known aggregation of urban forest carbon projects in the world.[1]

[1] Approximately 31,500 credits, representing all of the available 2021 urban forest carbon credits, were purchased in January 2022 by a single buyer.

Benefits to a carbon buyer or corporate social responsibility/sustainability funder include:

- An immediate portfolio of 18 urban forest planting and preservation projects across the United States (listed in Exhibit 1)
- A signature, groundbreaking purchase with media value and visibility in both national and local markets
- Social equity, health, urban heat, bird and pollinator, work force training and other human and community benefits
- Approximately 67,000 carbon offsets in a premium and unique sector of the carbon market, representing nearly all of the available urban forest credits for the entire U.S.
- Quantified ecosystem values in the form of stormwater reduction, improved air quality, and energy savings from cooling and heating impacts
- A long-term investment in climate infrastructure executed by local nonprofits and government entities that are singly focused on tree survival, not harvest potential or profit motives
- The opportunity for direct, high-profile engagement in communities where the buyer's employees, customers, or other stakeholders may reside
- A differentiated, direct, public resource investment in communities with an aggregate population of over 25,000,000.

A successful transaction will immediately establish the buyer or CSR funder as a visionary leader in community climate action including environmental justice and human health. This transaction will also serve as a call to action to catalyze future investment in trees and people in cities.

Proposals are invited that include the information described in the "Proposal Guidelines" section on or before

February 28, 2023.

1. Benefits of Urban and Community Forests in the US

City forests are an emerging and highly valuable sector of the carbon market. Urban forests deliver significant quantitative and qualitative value. **Quantitatively, urban trees in the U.S. store carbon valued at $14.3 billion.**[1] 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 800,000 tons annually, because they are in environments with heavier pollution.

City forests 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 rarely found in rural forest carbon markets. 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.[2]

[1] Nowak, D.J. and D.E. Crane, Carbon storage and sequestration by urban trees in the USA. Environmental Pollution, 2002. 116(3): 381-389.

[2] Wolf, K.L, Nature's Riches: The Health and Financial Benefits of Nearby Nature. 2016, University of Washington: Seattle, WA.

Tree cover is inequitably distributed in most areas, with more trees in affluent, majority neighborhoods. Therefore, increasing tree cover in communities across a region can increase social equity and begin to deliver on long-delayed promises of environmental justice. Urban tree projects also bring together a diverse set of community stakeholders - school children, volunteers, corporate partners, nonprofit and local government departments and programs - to plan and execute these projects, thereby building a sense of ownership among the contributors and strengthening community ties.

Triple Bottom Line Impact of Urban Forest Carbon+ Credits

2. Catalyzing Conservation Funding for Green, Equitable, Healthy Cities

2.1. The Need

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.[1] 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 in the Pacific Northwest and elsewhere attest.

1. Tree Loss

Urban and community tree cover declined by 175,000 acres, or 36 million trees, per year between 2009 and 2014.[2] 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. Surface temperatures in urban areas are increasing at a rate 29% higher than rural areas; greening of urban areas can mitigate the devastating urban heat island effects.[3]

[1] 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 Leatherby, L., Here's How America Uses Its Land, July 31, 2018

[2] Nowak, D.J. and Greenfield, E.J., Declining urban and community tree cover in the United States. Urban Forestry & Urban Greening, 2018. 32: 32-55

[3] Leahy, I and Serkez, Y., Since When Have Trees Existed Only for Rich Americans, June 30, 2021. Einhorn, C., What Technology Could Reduce Heat Deaths? Trees, July 2, 2021

2. Environmental Injustice

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.[1] These destructive legacies result in reduced tree cover and temperatures as much as 12 degrees higher in under-resourced city neighborhoods.

3. Accounting that Ignores the Asset Value of Urban Trees

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.

2.2. The Value

Without robust private-sector conservation funding of our metropolitan forests, these challenges cannot be reversed. Our cities will lose the fight to be green, healthy, and equitable in the face of relentless global warming. Carbon and sustainability leaders such as Microsoft, PayPal, Bank of America, Jonathan Rose Companies, Dominion Energy and Cloverly have been purchasers or funders of urban forest credits generated by early adopter individual projects. This RFP, however, represents the largest single opportunity ever to address urban tree loss at a national level and make our cities more livable and equitable.

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[1] Leahy, I and Serkez, Y.; Plumer, B. and Popovich, N., How Decades of Racist Housing Policy Left Neighborhoods Sweltering, August 24, 2020; and Johnson, K., A Counter to Confederate Monuments, Black Cemeteries Tell a Fuller Story of the South, Sept. 30, 2020

With additional private-sector funding, the scale of these local 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 CO2 with a CO2 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. In addition to the carbon sequestered, this preserved land would improve the physical and mental health of countless people who would have affordable, convenient access to natural environments. And with intentional design to plant and preserve trees in areas with low tree canopy, which often are also historically under-resourced areas, funders of these Projects would be supporting remediation of long-standing environmental injustice.

2.3. The Opportunity

At the anticipated floor price, the cost of the entire portfolio is approximately $2.3 million. 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 its 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 are described in the following sections. Participating Projects are listed in Exhibit 1. Exhibit 2 describes the work of City Forest Credits in pioneering urban forest carbon and provides technical detail about its standards.

3. The Projects, Credits, and Benefits

3.1. Project Operators

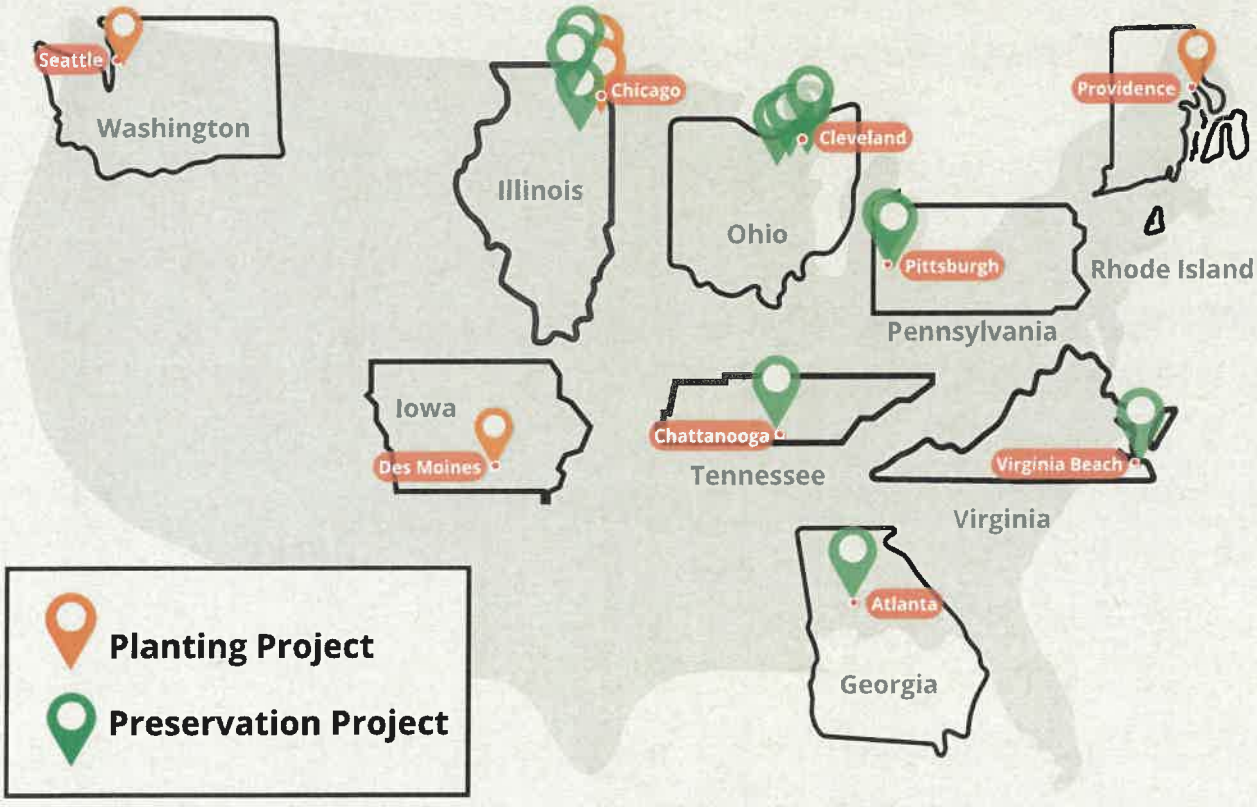
The Project Operators are a combination of nonprofit organizations, land trusts, conservation districts, and municipal entities engaged in tree planting and/or tree preservation activities in their respective communities. One Project Operator is a corporation preserving a forest at its urban corporate campus. Another Project Operator is working with a family committed to preserving an urban forest on privately-owned land. A table listing all the current and anticipated Projects and Credits participating in the RFP is attached as Exhibit 1.

Urban forest credits are qualitatively different from rural forest credits. These largely nonprofit and local government Project Operators do not have any profit incentives. They plant and preserve trees explicitly for long-term survival in order to create and preserve public resources for future generations, to mitigate climate change effects, and to counter historic inequitable distribution and access to green spaces for urban populations. The trees underlying the Credits are easily accessible and monitored and provide direct, immediate benefits to large populations in the form of quantified ecosystem values (stormwater reduction, improved air quality, and energy savings from cooling and heating impacts) and social equity, health, wildlife habitat and work force training.

The interests of the Project Operators are wholly aligned with carbon crediting and with credit buyers: long-term survival of healthy trees that provide direct impacts to people. Purchase of the Credits closes a virtuous loop by funding support and maintenance of existing trees and new projects, which in turn results in future credits that fund the following generation of planting and preservation.

3.2. 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 25,000,000 Americans, including the following major MSAs: Chicago, IL, Atlanta, GA, Seattle-Tacoma-Bellevue, WA, Pittsburgh, PA, Cleveland, OH, and Providence, RI.



3.3. 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 standards, including methodologies for the quantification of CO2 stored in project trees. The Credits represent only the carbon credits currently available. CFC will issue additional credits related to each Project at designated dates in the future according to its standards.

Detailed information about CFC, its standards, and its credits is contained in Exhibit 2. The rigor of the CFC standards was tested and validated in the course of due diligence processes conducted by multiple prospective buyers over the last year, including through the successful sale of the 2021 portfolio. In addition, a third-party rating service, BeZero Carbon, recently rated one CFC-accredited preservation Project included in the portfolio, Buena Vista Heights, AAA-, its highest tier rating, indicating that the Project had a high likelihood of achieving one ton of CO2e avoidance or removal. This rating was based on numerous factors including how the CFC standards address additionality, disclose leakage assumptions and risk buffer allocations. All of the preservation Projects in the portfolio adhere to the same protocol (with minor technical amendments) reviewed and rated by BeZero Carbon.

Approximately 98% of the Credits are *ex post* credits issued under an avoided conversion protocol for preservation of forested stands at risk of removal in metropolitan areas. Preserving these at-risk forests is critical due to rapid loss of urban tree cover, continual development pressure in metropolitan areas, and the fact that newly planted trees will take 25 to 40 years to achieve the same benefits as existing forested stands.

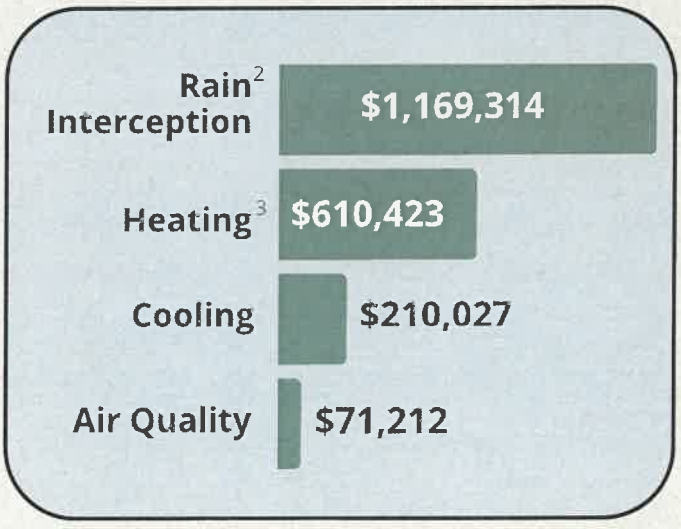
These *ex post* credits issued to preservation projects carry another significant and underappreciated benefit. Development of these forested project sites would result in the loss of all the currently sequestered carbon, and it would also result in additional carbon emissions from the clearing, paving, manufacture of building materials, construction, use,

occupancy and ongoing carbon-intensive activity on the sites for decades to come. Preserving existing trees prevents future emissions that could be many multiples the amount of carbon represented by the Credits.

Approximately 2% of the Credits are for planting trees and removing CO2 from the atmosphere. These are ex ante credits issued at five points in time, with mortality checks and measurement, until they are converted to ex post credits at year 26 after a final quantification, third-party verification, and issuance of final credits. See Exhibit 2 for more information about the Credits and how urban forest project operators' objective of long-term tree survival aligns with the crediting opportunity and the interests of purchasers.

3.4. Specific Project Benefits

The Projects and Credits provide all of the benefits described in "Benefits of urban and community forests in the U.S." above. Unlike other offsets, the Credits include quantified ecosystem co-benefits of urban 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 cooling costs). In addition to constituting approximately 67,000 metric tons of carbon offset, **the Projects comprise quantified ecosystem co-benefits,[1] estimated in aggregate at $2,060,976 in avoided costs per year.[4]**



[1] According to CFC standards.

[2] A component of stormwater, which is a significant environmental issue and cost in metro areas

[3] Natural gas

[4] Quantified co-benefits are not available for some Projects still in the submission and verification phases; total benefits will exceed the values described here.

The Projects also deliver meaningful qualitative benefits, both for residents and for those implementing projects. Residents benefit from lower city temperatures, more ready access to green spaces for recreation, exercise and connection with nature and wildlife, better health and reduced healthcare costs, and more equitably distributed tree canopy. 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, remedy social and environmental inequities and bring all 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 the Projects' communities take many forms. Some specific examples of preservation Projects include the following:

Western Reserve Land Conservancy is protecting the 91-acre Whittlesey Beach Ridge Forest in Mentor, OH. The project area includes rare, old growth forest that appears never to have been logged and includes three trees that are among the five largest of their species in Ohio. The project area was facing increasing development pressure and was zoned for residential development. WRLC purchased the land in order to protect the old growth forest. The area will be preserved in perpetuity through conservation restrictions.

Whittlesey Beach Ridge Forest, Mentor, OH

Credit: Western Reserve Land Conservancy

WRLC will operate the project area as one of its Signature Parks and allow access from the adjoining high-density residential areas to its trails for hiking, birdwatching and nature study. The project area is in a migratory flyway and will provide essential stopover habitat for migratory neotropical birds that rely on large stands of deciduous trees on their migrations.

Allegheny Land Trust is leading the 64-acre Buerkle Woodlands project in Sewickley Hills and Ohio Township, PA. The forested slopes and hilltop plateau are viewed by millions of people traveling along a major freeway and serve as a buffer from the noise and commercial development of the freeway while providing important wildlife habitat.

Preservation will prevent conversion of the forest to residential use. Watershed flooding threatens homes and businesses at the bottom of the watershed near the freeway interchange, and the project will prevent erosion of landslide-prone slopes, absorb rainfall in a flood-prone watershed and improve air quality.

Buerkle Woodlands, Sewickley Hills, PA

Credit: Allegheny Land Trust

This project also includes land that will continue the expansion of the Audubon Greenway that connects multiple parks and protected lands across several communities. Another Allegheny Land Trust project included in the portfolio, Buena Vista Heights, received the top tier rating from BeZero Carbon for the rigor and transparency of the standards and disclosures regarding the Project and Credits.

A representative planting Project is in Providence, Rhode Island.

American Forests partnered with the Providence Neighborhood Planting Program and the City of Providence to use American Forests' Tree Equity Score Analyzer (TESA) to identify priority areas for tree planting. TESA is a state-of-the-art tool that combines demographic, health, urban heat island and tree canopy data and displays it on an interactive map that identifies priority locations for planting and protecting trees. PNPP neighborhoods with lower Tree Equity Scores were prioritized to receive new trees in order to cool neighborhoods and improve air quality that disproportionately impacts Providence's lowest canopy neighborhoods.

Many of these projects are in formerly redlined neighborhoods where there are larger populations of people of color and people in poverty, and where the public health and social burdens correlated with tree inequity and other forms of environmental racism are most present. PNPP has planted 1,020 trees across the city of Providence.

Planting in Providence, RI

Credit: American Forests

They achieved this through a community-driven tree planting model, working with residents and community groups to identify planting sites and working with neighborhood volunteers to plant the trees. PNPP invited neighbors to engage and coordinate with each other in order to submit Neighborhood Street Tree Planting applications and implement a tree planting events with their neighbors and other members of the community. The project promotes social cohesion by bringing neighbors together for a shared endeavor and caring for the trees together over time.

The esteemed Morton Arboretum is leading the **Chicago Region Carbon Program** which may serve as a model nationwide for effective regional coordination of urban forestry initiatives. The program identified urban forestry professionals and staff across the greater Chicago area and offers resources and assistance on project planning and execution. As a result, two planting and four preservation projects in Chicago communities are participating in this national sale with benefits that include watershed protection, expanded recreational space, thermal refuge through increased canopy cover and habitat protection.

Planting in Highland Park, IL

Credit: City of Highland Park

Crowley Oaks Conservation Area

Credit: Land Conservancy

For additional information about the Projects, see Exhibit 1.

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.

4. Proposal Guidelines

4.1. Projects and Credits Subject to Change

The total number of Credits available through the RFP will not be known until Q1 2023 when credit verification and issuance for all the Projects is completed.

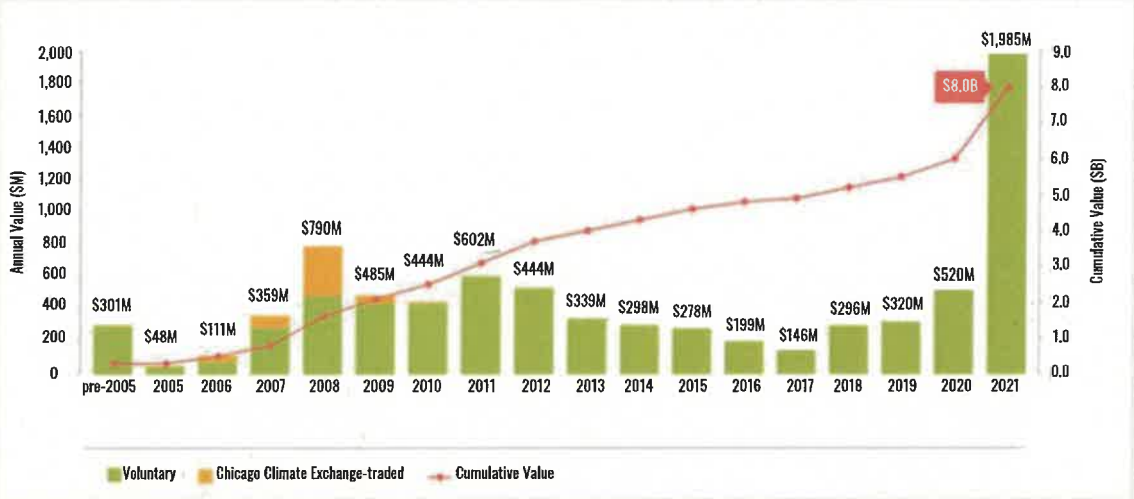
The total number of Credits available may also be affected by additions to or withdrawals from the RFP process. Projects may withdraw from the RFP process at any time until the signing of a definitive purchase agreement. Some Project Operators are in discussions with prospective buyers of their Credits. 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 Project Operators reserve the right to divide the portfolio of Credits into smaller units for sale.

4.2. Anticipated Floor Price

The Project Operators anticipate that the net price to them, after buyer's payment of the National Sale Director fee described below in the "Fees and Expenses" section, will be a minimum of $34 per Credit.

The volume of carbon credit transactions has skyrocketed since 2020.

Voluntary Carbon Market Size by Value of Traded Credits, pre-2005 to 2021



Source: Ecosystem Marketplace, a Forest Trends Initiative

The Credits, however, are few in number, carry compelling co-benefits and offer the buyer control of the entire U.S. supply of this unique category.

In determining the floor price, the Project Operators considered recent prices for carbon credits on the open market. All of the 2021 U.S. urban forest credits were sold to a single buyer for a price between $34 and $45/credit. One of the Project Operators participating in the national sale sold preservation credits to a buyer within the last year for $45/credit. Early projects under the CFC protocols have sold credits in small volumes individually, which makes such sales inexact comparisons to this national sale opportunity. Prices have ranged from $22 to $35, with individual small-scale sales at $30 and $35.

The EU Emissions Trading System price for carbon futures was USD$89.06 on December 19, 2022 and the UK futures price was USD$83.22 on December 19, 2022.[1]

[1] https://ember-climate.org/data/carbon-price-viewer/

These EU and UK prices are not closely comparable to the value of the Credits because they reflect general carbon credit prices and not an entire country's current supply 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. Credits sold with non-carbon benefits embedded, such as these Carbon+ Credits, garner clear price premiums.[1]

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

4.3. 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.[2] It will provide for a signing and deferred close to provide time for Projects to complete all required steps for verification and issuance. We anticipate signing of a purchase agreement in Q1 2023 and closing of the transaction, based on the final calculation of Credits, in late Q1 or early Q2 2023.

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.

[1] Ecosystem Marketplace, "The Art of Integrity: State of the Voluntary Carbon Markets 2022 Q3," August 2022, p. 5.
[2] 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.

First, a contingent number of Credits is determined on the date the purchase agreement is signed. Second, a final number of Credits is determined at the closing following final verification and issuance. More information on the proposed signing and closing process is available from the National Sale Director.

4.4. Proposals

Buyers interested in submitting a proposal should provide the following to the National Sale Director by email at the addresses contained in the section titled "Communications" below on or before February 28, 2023:[1]

- The gross price offered for the Credits and the net price per Credit payable to Project Operators after deduction of the National Sale Director fee described in the "Fees and Expenses" section below,
- If available, a form of purchase agreement proposed to be signed by buyer and the Project Operators,
- Any important conditions or contingencies to the buyer's offer, or any minimum or maximum number of Credits buyer is prepared to purchase,
- Information about buyer's own sustainability and carbon reduction initiatives, including carbon neutral pledges or buyer's efforts to reduce its own emissions,
- Buyer's intended use of the Credits, whether to retire the Credits, resell them, or otherwise,
- 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.

[1] The Project Operators reserve the right, at their sole discretion, to extend the deadline for receipt of proposals or sell the Credits before the deadline.

4.5. Criteria for Evaluating Proposals

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

- price,
- the terms proposed by buyer,
- the buyer's identity, business and operations, including sustainability initiatives, any certifications or pledges regarding its environmental practices,
- buyer's intended use of the Credits,
- the prospective buyer's views, resources and alignment around media announcing the purchase,
- potential future opportunities with the buyer, 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 discretion.

4.6. Communications

To ensure an efficient process, 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
Otium Business Consulting
doug@otiumbc.com
626 893 7161

4.7. 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 or payments of costs, fees, expenses of any kind related to the transaction, 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.

Project Operators will pay fees to City Forest Credits from their net proceeds immediately after the closing as specified in their individual agreements with CFC. Buyers will be required to establish an account with City Forest Credits in order to receive and hold the purchased Credits. Separate fees will be applicable and are available upon request.

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

Conclusion

Urban forest carbon credits occupy a unique position at the intersection of climate action, community and social impacts, and environmental benefits. The Project Operators are pioneering nature-based solutions targeted directly where the majority of our population faces the increased risk of climate change effects. The buyer's support of their work through its purchase of the Credits will add a valuable carbon asset class to its carbon portfolio and fund future projects that will advance greener, healthier, and more equitable cities to the direct benefit of millions of people.

Douglas McPherson

Otium Business Consulting

Phone 626-893-7161

Email doug@otiumbc.com

Exhibit 1: List of Planting and Preservation Projects

Total Credits	67,959 credits
Preservation Credits *ex-post credits*	66,402 credits
Planting Credits *ex-ante credits*	1,557 credits

Note:

- The total number of Credits available for purchase will not be known until Q1 2023 when all project Credits have been verified and issued. The total number of Credits available may also be affected by additions to or withdrawals by project operators. 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.
- Individual project descriptions here and on the CFC website have been provided by the Project Operators. Each Project Operator is responsible solely for the content contained in its respective project description.

Preservation Projects

66,402 credits

Anneewakee Forest Preserve — 8,598 credits

Georgia-Alabama Land Trust

Douglas County, GA

Preserved 190 acres of mature hardwood forest in greater Atlanta, providing increased recreational opportunities for nearby neighborhoods

More information.

Black Fork Forest — 8,825 credits

Western Reserve Land Conservancy

Richland County, OH

Protected a 94-acre forest that serves as an important buffer for wetlands draining to the region's main water source and as breeding, nesting, and foraging habitat for birds

More information.

Buena Vista Heights Conservation Area — 2,646 credits

Allegheny Land Trust

Pittsburgh, PA

Protected a key 124-acre Pittsburgh watershed from development for hiking, birding, mountain biking and selective hunting

More information.

Buerkle Woodlands — 4,908 credits

Allegheny Land Trust

Ohio Township, PA

Preserved a 34-acre forest that connects parks, protects watershed and preserves habitat near a freeway

More information.

Crowley Oaks Conservation Area — 7,911 credits

Land Conservancy of McHenry County

Harvard, IL

Preserved the 45-acre headwaters area of one of the few cold-water creeks remaining in the region which will regulate water temperatures and provide habitat for threatened species

More information.

Davey Corporate Forest Preservation — 4,238 credits

Davey Resource Group
Kent, OH
Preserved 15 acres on the campus of the largest tree care company in North America for education on carbon sequestration and co-benefits
More information.

Fitzgerald Road — 3,707 credits

Natural Land Institute
Rockford, IL
Protected 21 acres of forest threatened by urban expansion to re-charge drinking water aquifers and promote equitable access to greenspace
More information.

Reservation Woods Acquisition — 2,082 credits

Kendall County Forest Preserve District
Kendall Township, IL
Protected 10 forested acres to increase public access to open space, protect watershed and expand wildlife habitat
More information.

Sandy Cross Forest — 6,190 credits

Western Reserve Land Conservancy
Mansfield, OH
Preserved 132-acre forest threatened by agricultural and residential expansion, providing recreational opportunities for nearby underserved communities
More information.

St Elmo Preservation Forest — 1,412 credits

Lookout Mountain Conservancy
Chattanooga, TN
Protected a 58-acre wildlife corridor in partnership with a local high school to provide employment and scholarship opportunities for at risk teens
More information.

Thompson Road Oak Woods — 6,897 credits

Land Conservancy of McHenry County
Bull Valley, IL
Preserved 35 acres of 100+ year old forest to safeguard the water quality of Boone Creek and protect wildlife habitat from development
More information.

Whittlesey Beach Ridge Forest — 4,826 credits

Western Reserve Land Conservancy

Mentor, OH

Protected 91-acre old growth forest threatened with residential development to provide public park space for hiking, birdwatching and nature study

More information.

Wilson Family Forest — 4,162 credits

Mosaic Carbon LLC

Virginia Beach, VA

Preserved 24 acres to conserve forest surrounded by residential development, providing health, recreational, shade and stormwater runoff mitigation benefits

More information.

Advancing Tree Equity in Providence — 78 credits

American Forests

Providence, RI

Planted 1,120 trees using a data-informed approach to prioritize underserved areas with low tree canopy and a community-driven planting model to select planting sites

More information.

Des Moines Urban Tree Planting 2022 — 440 credits

Trees Forever

Des Moines, IA

Planted 1,700 trees along streets and parks in under-resourced neighborhoods, with planting and maintenance led by teens in Growing Futures, a youth workforce program

More information.

Highland Park Urban Forest Rejuvenation — 160 credits

City of Highland Park

Highland Park, IL

Planted 809 trees on public rights-of-way to increase the City's climate resilience, enhance species diversity, and establish next generation mature urban forest canopy

More information.

Mount Prospect Planting Project — 284 credits

Village of Mount Prospect Public Works

Mount Prospect, IL

Planted 1,800 trees on public rights-of-way to promote species diversity, improve air quality and provide thermal refuge

More information.

Pierce Conservation District Reforestation Program - 2022 Project — 595 credits

Pierce Conservation District

Pierce County, WA

Planted 5,842 trees on 12 acres to restore native vegetation to riparian and floodplain habitat, improve salmon habitat and restore floodplain processes

More information.

Exhibit 2: Standards, Protocols, and Credit Issuance and Tracking

City Forest Credits has developed the first-ever carbon crediting and reporting of the equity and health impacts of city forest projects to connect local tree planting and preservation projects with private-sector funding for our declining, poorly funded, and inequitably distributed metropolitan forests.

The following describes the carbon crediting work of City Forest Credits (CFC). We begin with background on CFC and on urban forest carbon and then describe in detail the protocols, credits, and credit issuance. We have inserted hyperlinks to the publicly posted documents that contain this information.

City Forest Credits Background

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, and from All Things Considered on NPR to Axios and Carbon Pulse.[1]

CFC serves as a standard for only one sector of carbon - the carbon stored in forests and trees in cities and towns. CFC's standards, from formation and governance to protocol principles to issuance of credits, are described in its publicly posted CFC Standard document.

[1] 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) Pailthorp, Bellamy. 2 groups plan to focus on carbon credits from urban forests. NPR. October 5, 2022. (https://www.npr.org/2022/10/05/1126885129/2-groups-plan-to-focus-on-carbon-credits-from-urban-forests) Neuhauser, A. Exclusive: Cities net $1 million from carbon credit sales. Axios, April 4, 2022. (https://www.axios.com/pro/climate-deals/2022/04/04/city-forests-sell-carbon-credits-net-1m) Tech Firm pays up to $45/t to scoop up entire US urban forest credit portfolio. Carbon Pulse, April 6, 2022. (https://carbon-pulse.com/155948/)

CFC has developed two methodologies or protocols through the work of a national Protocol Drafting Group consisting of urban forest and climate professionals across the U.S. 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. Both Protocols are posted on the CFC website. The Planting Protocol includes Appendix A – Quantification Methods and Appendix B – Validation and Verification.

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

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 11 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 protocol and a canopy-related management protocol in 2014. But these protocols were unwieldy and have had no applicants since adoption in 2014. Recognizing the impracticability of the 2014 protocols, the State of California ARB did not even begin a review process for adoption of the CAR 2014 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 large volumes of carbon storage. While it is true that the amount of creditable CO2 in the urban forest cannot match that of rural and wildland forests, city forests are public resources that provide many public climate benefits beyond CO2 storage.

Urban forest scientists and professionals have documented these climate, environmental, and social benefits of city forests.[1] The 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 21st century.[2] The climate, ecosystem, and social benefits of urban forests flow directly to the people and communities who live and work in cities and towns.

Moreover, the project developers of urban forest carbon projects are non-profit organizations and local governments, not for-profit carbon developers. The carbon revenues flow right back to more trees planted, preserved, and maintained. The city forest carbon offsets are 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. Thus was born City Forest Credits and its diverse stakeholders donating their time to develop the City Forest Credits Standard and Protocols.

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[1] Conniff, R, U.S. Cities Lose Tree Cover Just When They Need it Most, Scientific American, May 7, 2018

[2] Nowak, D.J. and Greenfield, E.J., U.S. Urban Forest Statistics, Values, and Projections, J. For. 116, 164-177 (2018).

CFC Standard and Protocol Development and Progress as a Registry

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. 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. All members of the Protocol Drafting Group served voluntarily and without compensation, devoting hundreds of hours to the development of the two protocols. A list of the members is posted on the CFC website.

One of the co-lead scientists on the CFC Protocol Drafting Group, Dr. E. Greg McPherson, pioneered the quantification of the ecosystem benefits of urban forests. He has published over 130 peer-reviewed articles and has extensive experience with urban forest protocols. He led the science team on the 2011 California ARB urban forest carbon protocol. He also led the science team on the CAR urban forest protocols in 2013-2014. His professional experience is further described on the CFC website.

Four members of the CFC 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 a registry in protocol development.

The co-lead scientist on CFC 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 CFC 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, the social, equity, and health impacts of city forests, and the policy arguments in favor of urban forest carbon crediting for this public resource.

CFC has updated the protocols nine times since 2017 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 Anew (Bluesource) have provided detailed review and comment at various stages of protocol development.

CFC has been working with municipalities and non-profit organizations for four years to register and credit urban forest projects across the country. As of July 2022, 53,287 carbon credits have been issued and 97,581 total carbon credits will be issued in the future over lifetime of existing projects. CFC expects to issue approximately 70,000 credits to 2022 projects.

CFC, as the registry issuing credits, does not sell the credits, but all the projects receiving credits in 2021 came together to aggregate their credits for sale in one bundle. This aggregated bundle of all 2021 credits sold in one transaction to one buyer for between $34-$45 per ton (per credit). Buyers of credits from individual projects include PayPal, Dominion Energy, Jonathan Rose Companies, City of Austin, and local companies. As local urban forest managers have seen the success of projects, the number of projects and the volumes are increasing.

Many buyers have evaluated the CFC protocols and standards, but only one buyer to date has commissioned a rating of a project. BeZero Carbon reviewed the Buena Vista Heights Preservation project in Pittsburgh and gave it a AAA- rating, its highest tier.

See "Offset ratings firm awards high grade to urban forestry project," Carbon Pulse, Oct. 4, 2022. All CFC preservation projects follow the same protocol and standards (with minor technical amendments) as the Buena Vista Heights project.

Protocol and Credit Description

City Forest Credits Standard Overview

The City Forest Credits (CFC) Standard is a national standard for GHG emission reduction and removal projects involving forests and trees in cities and towns. Although CFC receives a stream of inquiries from global cities, it currently credits only projects in the United States. The CFC Standard document details the rules and requirements governing the CFC Program for governance, project registration, carbon, and co-benefit quantification methodology, monitoring and reporting, no net harm and no double counting, validation and verification requirements, and issuance of carbon credits.

Project Operators wishing to develop a project for registration must follow the CFC Standard and protocol requirements. Adherence to the CFC Standard and associated methodologies and protocols ensures that project-based offsets represent emissions reductions and removals that are real, measurable, permanent, in excess of regulatory requirements and common practice, additional to business-as-usual, net of leakage, verified by an approved independent third party, and used only once.

Preservation Protocol

The Preservation Protocol is an avoided emission or avoided conversion protocol, and the credits issued under it are ex post. CFC has a 40-year Preservation Protocol and a 100-year Preservation Protocol. The Protocol contains a detailed description of the requirements, including quantification. Here is a short summary of the key requirements. The Preservation Protocol Summary has more details.

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
    - 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 (40-year protocol and 100-year protocol)
- CO2 is quantified per a five-step process that contains deductions for land that would not have been converted out of forest had the property been developed and also for leakage (displaced development)
- The project is validated by CFC and receives third-party verification

Issuance of Credits to Project Operator

After validation and verification, the Registry issues credits to the Project Operator based on the Project Area size:

- 50 acres or less: all credits are issued after validation and verification
- Greater than 50 but less than 200 acres: credits are issued in the equivalent of 50 acres per year
- Greater than 200 acres: credits are issued in equal amounts over five years

In conformance with avoided conversion protocols in rural forestry, credits are issued after the biomass is protected via a recorded encumbrance protecting the trees. For these urban forest projects, issuance is phased or staged over 1 to 5 years at the equivalent of 50 aces of crediting per year.

This staged issuance reflects the likely staging of development over time if the project area were to have been developed. Urban land is under intense pressure to be cleared and graded as soon as permitted, so that land developers can "vest" their rights and install water, sewer, and other infrastructure. The 1-to-5-year staging period also reflects that city forest preservation parcels are relatively small by rural forest standards. The largest parcel credited to date is 132 acres. It is worth noting that a city park that is small by rural forest standards, and that would have been rejected as too small by a forest carbon developer before it became a park, becomes extraordinarily valuable to a city over time, as many examples such as Central Park in New York City and parks in global cities attest.

Additional growth over time must be quantified and verified before any credits can be issued for that additional growth. Also, 10% of all credits attributable to the project are retained by CFC for a program-wide Reversal or Buffer Pool for unavoidable reversals. Urban projects are not generally subject to wildfires, and they are geographically dispersed, so the risk of reversal is much less than in rural forest carbon projects. Moreover, each project is relatively small, with unavoidable reversals that can be covered by a program-wide Reversal Pool that holds 10% of all issued preservation project credits.

Please note:

- All Preservation credits are ex post and issued only after the biomass is protected.

Preservation Project Examples

- Harvey Manning Park Expansion Preservation Project – City of Issaquah protected a 15.14-acre property that added land to the forested hillsides in Issaquah, WA.
  - Project Design Document and Attachments
- Sandy Cross Forest Preservation Project – Western Reserve Land Conservancy protected a 132-acre property in Richland County, OH.
  - Project Design Document

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:

- City forests are essentially public resources, producing benefits far beyond the specific piece of land upon which individual trees are planted and giving access to nature to millions of city residents
- 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
- Urban trees are not merchantable. They are not grown for harvest but for their social and environmental benefits, and they generate no revenue or profit
- Because urban forest projects take place in cities and towns, they are highly visible to the public and easily visited by carbon buyers. This contrasts with many rural forest carbon projects that are in more remote areas or in developing countries.

The Planting Protocol, Planting Protocol Summary, Appendix A – Quantification Methods and Appendix B – Validation and Verification 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 26 years
- Permanence is protected by the 26-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 26-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.

The Planting credits, unlike the Preservation Credits, are ex ante. They are based on forecasted carbon stored over 26 years and protected by mortality deductions up-front and staged issuance of credits after sampling. They convert to ex post at Year 26.

Issuance of Ex Ante Carbon Forward Removal Credits that Convert to Ex Post at Year 26

Documented loss of tree cover across U.S. cities testifies to the lack of municipal funding for city forests. Urban forest planting projects cannot wait for 25 years to receive carbon revenue.

The CFC Protocol Drafting Group and City Forest Credits have been aware from the beginning that ex ante credits are disfavored due to a higher risk of intentional reversal and potential unsubstantiated claims to an offset. These risks are very real in most carbon projects, particularly those with for-profit owners or developers.

But ex ante crediting for city forests entails significantly less risk than rural forest carbon projects. The reason is simple but profound: city forests are planted for the sole purpose of providing social and environmental benefits through tree survival.

They are not planted for harvest or profit. No city forest project owner will face the economic temptation partway through a project to cut the trees down to reap a harvest profit. No city forest project will increase a harvest rotation to earn credits.

Rural forest owners constantly weigh harvest revenues against carbon revenues, and there is a structural misalignment between the economic drive for tree removal for harvest and tree survival for carbon crediting. But with city forests, there are no harvests. Carbon is the only way to monetize the city trees. So, city forests are aligned with carbon crediting, and risks of ex ante crediting are reduced – both the projects and the crediting seek long-term survival of the trees and forest.

In addition to the reduced risk described above, the Protocol Drafting Group developed mechanisms to issue credits at five different times with mortality checks and third-party verification at each stage. Four of these are ex ante issuances, and the ex ante credits convert, as quantified and verified at Year 26, into ex post credits after final quantification at Year 26.

The forecasted amount of CO2 stored during the project duration is the value from which CFC issues ex ante Carbon Forward Removal Credits™. To ensure performance of the credits, CFC issues credits at five times during the 26-year Project Duration:

- 10% of projected credits after planting
- 30% of projected credits at Year 4
- 30% of projected credits at Year 6
- 10% of projected credits at Year 14
- Remaining credits issued based on quantification of CO2e at Year 26

Here are the safeguards built into the planting credit issuance:

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. CO2 storage over 26 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. The methodology is described in detail in Appendix B of 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 30% of projected CO2 storage over 26 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 CO2 storage over 26 years.

Year 14: after the thirteenth anniversary of the planting of the Last Project Tree in a project, validation, and third-party verification, CFC will issue 10% of total projected CO2e stored by Year 26, subject to data collection, sampling, measurement of sampled trees or canopy, and quantification projections conducted under CFC's quantification methodology used by that Project.

Year 26: after 25 years of growth, projects must conduct a full quantification of CO2, including via sampling and DBH (for Single Trees planted in a dispersed manner, like street trees), 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 and Cluster quantification methods, 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 tree survival.

Planting Project Examples

- Reforesting Des Moines - Trees Forever planted 1,799 trees throughout the City of Des Moines along city streets and in city parks.
  - Project Design Document
- Lake County Forest Preserve District - Carbon Planting Project – planted 2,660 trees at 16 preserves from 2019 through 2021.
  - Project Design Document

Criticism of Other Protocols and Rural Forest Projects

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 by The Nature Conservancy on forest land in the U.S. 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. These selected reference areas have been criticized for not being representative of deforestation rates in the project areas. Reference areas and that methodology are not relevant for CFC protocols.

Carbon+ Quantification

CFC scientists developed quantification methods that demonstrate the unique value of credits in cities. Projects quantify not only CO2 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 CO2 in t/yr in metric tons
- Air quality improvement in tons/yr of O3, NOx, PM10, and net VOCs.

The City Forest Carbon+ Credits are among the few credits in the world that include quantified ecosystem services.

Social Impacts

CFC has developed an assessment framework, called Impact Certification, that includes a first-ever project-scale tool that identifies 60 different impacts and indicators for social equity and human health. These 60 impacts and indicators are science-based, and they are mapped to the United Nations Sustainable Development Goals (SDGs).

This tool enables projects to report on the science-based social impacts of their projects. City forest credits stand at the intersection of climate action, community and social impacts, and environmental benefits. The social impact reporting can now document an array of social impacts delivered by specific projects.

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 database ledger (not a blockchain or distributed ledger).

CFC 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 CFC. 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.

CFC then transmits the PDD and supporting documents to the accredited, independent third-party verifier. CFC 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 CFC, but the contractual obligations of the verifier remain with CFC.

When the third-party verifier produces its Verification Report, CFC 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.

All projects must receive third-party verification and a Verification Report before CFC will issue credits. CFC currently has approved two independent third-party verifiers and is recruiting more as more projects are submitted 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 CFC and demonstrate familiarity with CFC protocol requirements and quantification methodologies.

The third-party verifiers currently serving have Ph.Ds. in forestry, 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.

Issuing and Tracking Credits in the Registry Database

City Forest Credits issues and tracks credits through transfer, retirement, or cancellation in a Registry Database of credits ("Registry Database"). CFC manages all access and use of the Registry Database and is the system administrator for the Registry Database. Information about all projects and the status of all credits is publicly displayed on the CFC website. Account access to the Registry Database is reserved only to Project Operators and Buyers with current accounts in good standing.

CFC verifies all organizations have a legitimate business purpose to access the Registry Database by requiring a certificate of good standing or some documentation of legal registration. The Registry Database is not open to the public.

CFC screens all prospective projects and Project Operators during pre-application discussions. After project implementation and third-party verification, CFC staff create a Project Operator user account and provide log in credentials to the project lead. CFC allows only Project Operators who have already completed planting or preservation of trees in verified projects to open a new Registry Database account.

Buyers open their accounts only upon invitation by a Project Operator who already has its account. The Project Operator submits a request to CFC to approve their invitation to the buyer to open an account in the Registry Database. CFC staff review the request, confirm the buyer information with the Project Operator, approve the new buyer user account, and an automated invitation is emailed to the buyer.

Authorized CFC staff administer all credit issuances, transfers, retirements, and cancellations internally based on written confirmations and authorized requests only from account holders directly to CFC. As CFC does not outsource management of our Registry Database, there is no third-party vendor involvement other than development and maintenance.

The Registry Database is hosted on a separate domain that is not directly connected to the CFC website to limit any impact on the registry or its records. The Registry Database is hosted on its own secure platform, with continuous back-up independent from the hosting platform. This is to ensure that there is always a current version of the Registry Database and all its records for high availability.

CFC maintains and displays on its website a public list of projects and credit information, including Project Operator, verified project and property details, projects in development, and credits issued, transferred, and retired with serial ID information. The credit information is displayed on the main public CFC website, but the issuance and tracking of the credits is done in the Registry Database of credits.

The Registry Database also contains credits residing in the CFC Reversal Pool Account for Unavoidable Reversals. When credits are issued, retired, or cancelled their status is displayed publicly and updated at least quarterly on the CFC website and Registry Database website.

CFC has a Terms of Use statement of the Registry Database. All account holders are required to accept the website's Terms of Use prior to accessing their account.

Issuance

Project Operators are eligible to receive credits only upon the receipt of a final verification report signed by a CFC-approved verifier. The Project Operator receives a copy of the verification report, and the new project and property is entered into their Registry Database account. The Project Operator's account contains, by property, the total number of credits to be issued, vintage, number of buffer credits, and status of the credits.

The Registry Database system assigns a unique serial ID at the time the credit issuance is approved by CFC.

Transfer

The Registry Database provides a mechanism for the transfer of credits from an owner to a buyer. A buyer requests to purchase credits by initiating it in their account. The owner of the credits approves the buyer's transfer request after the sale terms have been satisfied. CFC staff approve the transfer, and the credits are then transferred into the buyer's account and owned by the buyer.

Retirement

Credits can be retired only through a formal request by the owner of the credit within the Registry Database. CFC, as the system administrator, finalizes all credit retirement requests in the Registry Database. The Registry Database shows the status of the credit as "Owned" or "Retired" with its unique ID, so it is not possible to retire credits that are already retired. Thus, there can be no double counting.

Owners of retired credits receive a Certificate of City Forest Carbon+ Credit Retirement that includes the number of credits, retirement date, project information, and owner name.

For more information, please contact info@cityforestcredits.org.

Kluber
Architects + Engineers

FIELD OBSERVATION REPORT

CLIENT: Kendall County Forest Preserve District
PROJECT: Pickerill Estate Renovations
PROJECT NO. 1250/1371

FIELD REPORT NO.	09	**REPORT DATE:**	January 19, 2023
OBSERVATION DATE:	January 19, 2023	**WEATHER:**	Cloudy, Drizzle
OBSERVATION TIME:	08:00 AM	**TEMPERATURE:**	38 degrees F
EST. % COMPLETE:	60%	**CONFORMANCE WITH SCHEDULE:**	Yes

PRESENT AT SITE:

Architect, Owner, General Contractor, Electrical Contractor, Siding Contractor

OBSERVATIONS:

1. Exterior siding and trim are currently being installed.
2. Electrical conduits for canopy soffit lighting and fire alarm system are currently being installed.
3. Patio chimney framing through canopy roof is complete.
4. Two water heaters in the basement have been placed but is currently being connected.
5. Beam header in toilet area interferes with new lightning fixture. (Photo 7)
6. Roofing metal counterflashing is now complete.

ACTION REQUIRED:

1. Kluber to discuss with local Fire Department to determine whether additional fire alarm strobe devices as noted in the fire alarm shop drawings are required in unoccupied spaces in building.

ATTACHMENTS: Photos 01-11

REPORT BY: Parnell Tesoro

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Kluber
Architects + Engineers

FIELD OBSERVATION REPORT

CLIENT: Kendall County Forest Preserve District
PROJECT: Pickerill Estate Renovations
PROJECT NO. 1250/1371

FIELD OBSERVATION PHOTO

FIELD REPORT NO: 09
PHOTO NUMBER: 01
PHOTO DATE: January 19, 2023
PHOTO AUTHOR: Parnell Tesoro
LOCATION: West Elevation

COMMENTS:
COMMENTS AUTHOR: Parnell Tesoro
Siding and trim on West Elevation of house is installed. Siding is currently being installed on west side of the high roof.

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FIELD OBSERVATION PHOTO

FIELD REPORT NO: 09
PHOTO NUMBER: 02
PHOTO DATE: January 19, 2023
PHOTO AUTHOR: Parnell Tesoro
LOCATION: Patio

COMMENTS:
COMMENTS AUTHOR: Parnell Tesoro
Garden wall lighting and seat cap is complete. Fur-out around steel canopy beams have started. Electrical contractor is currently installing wiring for canopy light fixtures.

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FIELD OBSERVATION PHOTO

FIELD REPORT NO: 09
PHOTO NUMBER: 03
PHOTO DATE: January 19, 2023
PHOTO AUTHOR: Parnell Tesoro
LOCATION: Exterior Patio Chimney

COMMENTS:
COMMENTS AUTHOR: Parnell Tesoro
Chimney framing through canopy roof is installed with electrical conduits and metal flute.

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FIELD OBSERVATION REPORT

CLIENT: Kendall County Forest Preserve District
PROJECT: Pickerill Estate Renovations
PROJECT NO. 1250/1371

FIELD OBSERVATION PHOTO

FIELD REPORT NO: 09
PHOTO NUMBER: 04
PHOTO DATE: January 19, 2023
PHOTO AUTHOR: Parnell Tesoro
LOCATION: Canopy Soffit
COMMENTS:
COMMENTS AUTHOR: Parnell Tesoro

The darker shade, shown above in the mock-up, was chosen as final color for the canopy soffit.

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FIELD OBSERVATION PHOTO

FIELD REPORT NO: 09
PHOTO NUMBER: 05
PHOTO DATE: January 19, 2023
PHOTO AUTHOR: Parnell Tesoro
LOCATION: Toilet Rooms

COMMENTS:
COMMENTS AUTHOR: Parnell Tesoro
Durock cement board is installed in both toilet rooms. Acoustical ceiling grid in Men's is currently being installed.

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FIELD OBSERVATION PHOTO

FIELD REPORT NO: 09
PHOTO NUMBER: 06
PHOTO DATE: January 19, 2023
PHOTO AUTHOR: Parnell Tesoro
LOCATION: Toilet Hallway
COMMENTS:
COMMENTS AUTHOR: Parnell Tesoro
Acoustical ceiling grid in hallway is installed and electrical rough-in continues.

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FIELD OBSERVATION PHOTO

FIELD REPORT NO: 09
PHOTO NUMBER: 07
PHOTO DATE: January 19, 2023
PHOTO AUTHOR: Parnell Tesoro
LOCATION: Toilet Hallway

COMMENTS:
COMMENTS AUTHOR: Parnell Tesoro
Wood header shown above interferes with new lighting fixture placement. The decision made on site was to remove the fixture and move the lighting fixtures above each bathroom entrance in one tile grid towards the alcove and determine final lighting placement after mock-up.

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FIELD OBSERVATION PHOTO

FIELD REPORT NO: 09
PHOTO NUMBER: 08
PHOTO DATE: January 19, 2023
PHOTO AUTHOR: Parnell Tesoro
LOCATION: Basement East Wall

COMMENTS:
COMMENTS AUTHOR: Parnell Tesoro
Two water heaters have been positioned in the basement and is currently being connected. Electrical connections remain to be installed.

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FIELD OBSERVATION PHOTO

FIELD REPORT NO: 09
PHOTO NUMBER: 09
PHOTO DATE: January 19, 2023
PHOTO AUTHOR: Parnell Tesoro
LOCATION: Main Entrance Vestibule

COMMENTS:
COMMENTS AUTHOR: Parnell Tesoro
Landscape Contractor to infill remaining patio concrete paver joints located near doorways in the spring and make final paver adjustments for no trip hazards.

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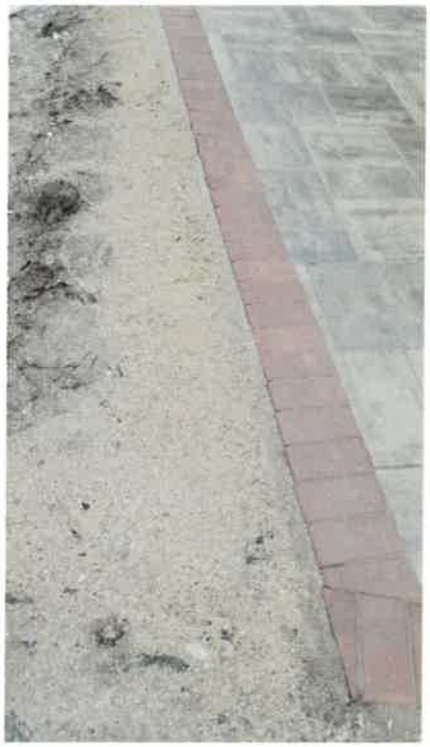

FIELD OBSERVATION PHOTO

FIELD REPORT NO:	09	**PHOTO NUMBER:**	10
PHOTO DATE:	January 19, 2023	**PHOTO AUTHOR:**	Parnell Tesoro
LOCATION:	South Sidewalk to Greenhouse		

COMMENTS: **COMMENTS AUTHOR:** Parnell Tesoro
Concrete edging and polymeric sand has been completed at the sidewalk areas.

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FIELD OBSERVATION REPORT

CLIENT: Kendall County Forest Preserve District
PROJECT: Pickerill Estate Renovations
PROJECT NO. 1250/1371

FIELD OBSERVATION PHOTO

FIELD REPORT NO: 09
PHOTO NUMBER: 11
PHOTO DATE: January 19, 2023
PHOTO AUTHOR: Parnell Tesoro
LOCATION: Family room Chimney

COMMENTS:
COMMENTS AUTHOR: Parnell Tesoro
Metal counterflashing has now been installed. This is looking at the family room chimney location.

REPORT BY: Parnell Tesoro

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FIELD OBSERVATION REPORT

CLIENT: Kendall County Forest Preserve District
PROJECT: Pickerill Estate Renovations
PROJECT NO. 1250/1371

FIELD OBSERVATION PHOTO

FIELD REPORT NO: 09
PHOTO NUMBER: 11
PHOTO DATE: January 19, 2023
PHOTO AUTHOR: Parnell Tesoro
LOCATION: Former Greenhouse

COMMENTS:
COMMENTS AUTHOR: Parnell Tesoro

Metal counterflashing has been installed at the brick to roof ridge line over the former greenhouse. The only remaining metal counterflashing to be installed is for the new gutters and downspouts that will be installed after the siding is fully replaced.

REPORT BY: Parnell Tesoro

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To: Kendall County Forest Preserve District Finance Committee
From: David Guritz and Antoinette White
RE: FY23 Capital Funding Allocations
Date: 26-Jan-23

Fund 1907 - Ken Pickerill Estate House Roofing Replacement Contract

Approved contract contingency:			**$5,000**
CHANGE ORDER #	Amount	Description	
Remaining contract contingency:			**$5,000**

Fund 1913 - Ken Pickerill Estate House Renovation Contract

Approved contract contingency:			**$45,000**
CHANGE ORDER #	Amount	Description	
1	($2,878)	Wall heater replacements X3 (Greenhouse/Garage)	
2	($1,372)	HVAC-RTU single point power kit and component assembly	
3		HVAC-RTU electric service extension ($2-3K Est. - TBD)	
4	($6,729)	Greenhouse interior finishes & two elect. outlets.	
5	($8,016)	Fire alarm system Fire Marshall required modifications.	
	($18,995)	Change Order Total	
Remaining contract contingency:			**$26,005**

Combined remaining contract contingency:	**$31,005**

Unobligated Capital Funds 191311 70330		
FY23 Construction Funds		$ 684,583
FY23 Lite Construction Contract Rem.	$ (653,127)	
Balance of Funding Available		**$ 31,456**
Capital Imp. & Purchases		
Tables and Chairs (Est.)	$ (15,000)	
Refrigerator/Freezer (Est.)	$ (5,000)	
Landscaping/Other Imp.	$ (11,456)	
	$ (31,456)	
Balance of Funding Available		$ -

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Change Order

PROJECT: *(Name and address)*	CONTRACT INFORMATION:	CHANGE ORDER INFORMATION:
1250 - Ken Pickerill House Renovations 6350A Minkler Road Yorkville, Illinois 60560	Contract For: General Construction Date: September 7, 2022	Change Order Number: 002 Date: January 10, 2023
OWNER: *(Name and address)*	**ARCHITECT:** *(Name and address)*	**CONTRACTOR:** *(Name and address)*
Kendall County Forest Preserve District 110 W Madison Street Yorkville, Illinois 60560	Kluber, Inc. 41 W Benton Street Aurora, Illinois 60506	Lite Construction, Inc. 711 S Lake Street Montgomery, Illinois 60538

THE CONTRACT IS CHANGED AS FOLLOWS:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)
Description:
1. Provide material and labor for RTU accessories installation and single point power entry.

Contingency Allowance Remaining:	$42,122.00
Deduct from Remaining Contingency Allowance:	$1,372.00
Remaining Contingency Balance:	$40,750.00

Attachments: Change Order Request No. 03 as submitted by Lite Construction, Inc. dated December 16, 2022.

The original Contract Sum was	$	1,082,700.00
The net change by previously authorized Change Orders	$	0.00
The Contract Sum prior to this Change Order was	$	1,082,700.00
The Contract Sum will be unchanged by this Change Order in the amount of	$	0.00
The new Contract Sum including this Change Order will be	$	1,082,700.00

The Contract Time will be increased by Zero (0) days.
The new date of Substantial Completion will be unchanged.

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Kluber, Inc.	Lite Construction Inc	Kendall County Forest Pres. Dist.
ARCHITECT *(Firm name)*	CONTRACTOR *(Firm name)*	OWNER *(Firm name)*
SIGNATURE	SIGNATURE	SIGNATURE
Chris Hansen, Project Manager	John Campbell/ PM	David Guritz - Exec. Director
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
1-18-2023	1/11/23	01/17/2023
DATE	DATE	DATE

1

AIA® Document G701™ – 2017

Change Order

PROJECT: *(Name and a*	CONTRACT INFORMATION:	CHANGE ORDER INFORMATION:
1250 - Ken Pickerill House Renovations 6350A Minkler Road Yorkville, Illinois 60560	Contract For: General Construction Date: September 7, 2022	Change Order Number: 001 Date: November 30, 2022
OWNER: *(Name and a*	**ARCHITECT:** *(Name and a*	**CONTRACTOR:** *(Name and a*
Kendall County Forest Preserve District 110 W Madison Street Yorkville, Illinois 60560	Kluber, Inc. 41 W Benton Street Aurora, Illinois 60506	Lite Construction, Inc. 711 S Lake Street Montgomery, Illinois 60538

THE CONTRACT IS CHANGED AS FOLLOWS:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)
Description:
1. In response to RFP 001, disconnect and instal three (3) recessed electrical wall heaters.

Starting Contingency Allowance: $45,000.00
Deduct from Contingency Allowance: $2,878.00
Remaining Contingency Balance: $42,122.00

Attachments: Change Order Request No. 02 as submitted by Lite Construction, Inc. dated November 28, 2022.

The original Contract Sum was	$	1,082,700.00
The net change by previously authorized Change Orders	$	0.00
The Contract Sum prior to this Change Order was	$	1,082,700.00
The Contract Sum will be unchanged by this Change Order in the amount of	$	0.00
The new Contract Sum including this Change Order will be	$	1,082,700.00

The Contract Time will be increased by Zero (0) days.
The new date of Substantial Completion will be unchanged.

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

ARCHITECT	CONTRACTOR	OWNER
Kluber, Inc. *(Firm name)*	Lite Construction Inc. *(Firm name)*	Kendall County Forest Preserve Dist. *(Firm name)*
(Signature) SIGNATURE	John Campbell SIGNATURE	SIGNATURE
Chris Hansen, Project Manager PRINTED NAME AND TITLE	John Campbell / Project Manager PRINTED NAME AND TITLE	David Guritz - Exec. Director PRINTED NAME AND TITLE
November 30, 2022 DATE	December 1, 2022 DATE	12/1/2022 DATE

AIA® Document G709™ – 2018

Proposal Request

PROJECT: *(name and address)*
1250 - Ken Pickerill House Renovations
6350A Minkler Road
Yorkville, Illinois 60560

CONTRACT INFORMATION:
Contract For: General Construction
Date: September 7, 2022

Architect's Project Number: 1250
Proposal Request Number: 002
Proposal Request Date: January 10, 2023

OWNER: *(name and address)*
Kendall County Forest Preserve District
110 W. Madison Street
Yorkville, Illinois 60560

ARCHITECT: *(name and address)*
Kluber, Inc.
41 W. Benton Street
Aurora, Illinois 60506

CONTRACTOR: *(name and address)*
Lite Construction, Inc.
711 S. Lake Street
Montgomery, Illinois 60538

The Owner requests an itemized proposal for changes to the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. The Contractor shall submit this proposal within Five (5) days or notify the Architect in writing of the anticipated date of submission.
(Insert a detailed description of the proposed modifications to the Contract Documents and, if applicable, attach or reference specific exhibits.)

Description:
Carpentry & Painting: Please provide a cost proposal to furnish an install 2x2 wall furring, 1.5 inch rigid insulation board, 8 mil polyethylene vapor retarder over wall furring and 2x2 furring and 1x6 pine car siding (horizontal orientation) at the east, west and south walls of Greenhouse Room 117 as indicated on attached sketch A001. Also remove the floating wood beam in the center of the ceiling and patch the existing cedar ceiling planking at former lighting locations as indicated. Prime and two coat paint the new car siding and existing ceiling wood planking. Note: LVT Floor planking, Wood base, trim and casings are already included in the Base Bid scope and shall not be included in this RFP cost.

Electrical: furnish and install two wall outlets in Room 117 as shown on Sketch E001. Outlets shall be installed 48" AFF. North wall outlet can be a surface mount device in wire mold back box. South wall outlet shall be extended from exterior WP outlet as shown.

Attachments:
Drawing Sketch A001, E001 & Menards Car Siding Information

THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE, OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.

REQUESTED BY THE ARCHITECT:

Christopher Hansen

Architect
PRINTED NAME AND TITLE

PROPOSAL

Licensed · Bonded · Insured

BUSINESS LICENSE - *Office Use*

Stonehill Landscaping, Inc.

James NOVAK PAVING, INC.

(630)554-5300
Fax: (630)554-1779
jamesnovakpaving@gmail.com

62 Stonehill Road
Oswego, IL 60543

PROPOSAL SUBMITED TO: David Guritz / Antoinette White

PHONE: 630-553-4131

DATE: 1/26/23

BUSINESS: Kendall County Forest Preserve

Permit #

Office Use — *Inspection* — *J.U.L.I.E*

JOB ADDRESS: 6350 A. Minkler Road. Yorkville, IL 60560

HOMEOWNER IS RESPONSIBLE FOR ANY/ALL PERMITS REQUIRED AT JOB LOCATION.

JOB DESCRIPTION:

- [ ] Removal & Replacement
- [ ] Stone & Pave
- [ ] Grade & Pave
- [ ] Patch
- [ ] Add On
- [x] Other

Forest Preserve Driveway

Approximate Sq. Ft. _____

Antoinette White 630-746-1005

Pickerill Pigott Forest Preserve-

Section 1: Excavate approx. 30'x10'
Install 8-10" stone base and compact
Install 3" asphalt
Total: $6,490.00

Section 2: Resurface approx. 215'x10'
Resurface with 2" asphalt
Total: $7,525.00

Section 3: Excavate approx. 53'x10'
Install 8-10" stone base and compact
Taper out to 15' at garage doors
Saw cut approx. 10' existing asphalt of current driveway
Install 3" asphalt
Total: $11,465.00

PAYMENT UPON COMPLETION

A finance charge of 1.5% per month will be added on accounts over 30 days past due. This is an annual percentage of 18%.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will be an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond control. Owner to carry fire, tornado and other necessary insurances. Our workers are fully covered by Workman's compensation Insurance.

Acceptance of Proposal - The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Authorized Signature Scott Novak

We propose hereby to furnish material and labor - complete in accordance with above specifications for the sum of:

Note: This proposal may be withdrawn if not accepted within 30 days.

JOB TOTAL:

Date of Acceptance: _____

Signature: _____

Signature: _____

www.jamesnovakpaving.com

(b) In any county, city, village, incorporated town or sanitary district where the corporate authorities act as the governing body of a forest preserve district, the person exercising the powers of the president of the board shall have power to appoint a secretary and an assistant secretary and treasurer and an assistant treasurer and such other officers and such employees as may be necessary. The assistant secretary and assistant treasurer shall perform the duties of the secretary and treasurer, respectively in case of death of such officers or when such officers are unable to perform the duties of their respective offices. All contracts for supplies, material or work involving an expenditure in excess of $30,000, or a lower amount if required by board policy, shall be let to the lowest responsible bidder, after advertising at least once in one or more newspapers of general circulation within the district, excepting work requiring personal confidence or necessary supplies under the control of monopolies, where competitive bidding is impossible, or as otherwise provided in the Forest Preserve District and Conservation District Design-Build Authorization Act. Contracts for supplies, material or work involving an expenditure of $30,000, or a lower amount if required by board policy, or less may be let without advertising for bids, but whenever practicable, at least 3 competitive bids shall be obtained before letting such contract. All contracts for supplies, material or work shall be signed by the president of the board of commissioners or by any such other officer as the board in its discretion may designate.

To: Kendall County Forest Preserve District Finance Committee
From: David Guritz, Executive Director
RE: Pickerill Estate House – Building Security and Notifications
Date: January 26, 2023

Option 1:

Building security system (doors and motion detectors) – no cameras – wireless
- Likely free installation
- Full wireless installation
- Doors and motion detection only
- Monitoring service costs + AT&T telephone service line) – Est. $30 / month plus AT&T service

Option 2:

1. Local recording
2. Real-time monitoring with automated notifications

Bring CAT-5 cabling into basement to the AT&T demark

Position – 9' above grade

1. Garage facing down drive (west facing)
2. Garage (north face) facing septic field
3. NE corner X 2 (north facing) and (east facing)
4. Den/Sunroom – ceiling-height mounted – (south facing)
5. Greenhouse X 2 - SE and SW corners – (radial asphalt paving facing)
6. Main entry – SE corner

Est. on CAT-5, cabling, cameras, and recording is $10,000

For real time monitoring - AT&T Internet service (est. $100/mo. + data charges)

To: Kendall County Forest Preserve District Finance Committee
From: David Guritz, Executive Director
RE: KCFPD Capital Funds - Cash Flow Analysis FY23-FY25
Date: 26-Jan-23

	(1) Fund 1904 Endowment Fund	(2) Fund 1905 Grant Fund - Little Rock Creek Dam Removal	(3) Fund 1907 Capital Fund	(4) Fund 1908 FRB RTP Grant	(5) Fund 1909 Fox River Bluffs-Hoover Trail Connection	(6) Fund 1910 Land Cash	(7) Fund 1913 Pickerill IDNR PARC	(8) Fund 1914 ARPA	(9) Fund 1916 20XX Bond Proceeds	Total Capital End. Bal.
Beginning Balance FY23	872,618	-	84,186	71,195	-	140,668	595,890	47,802	173	1,812,532
										-
										-
REVENUES										
4xxxx Grant Award - IDNR 2018 RTP				159,182						159,182
4xxxx Grant Award - IDNR PARC							828,200			828,200
Transfers In										
4xxxx From Fund 1912 Bond Proceeds			145							145
4xxxx From Fund 1913 Rolling Grant Fund	600,000									600,000
4xxxx From KC ARPA Fund							100,000	100,000		200,000
4xxxx From Kendall County Land Cash Fund						79,429				79,429
4xxxx From FRB RTP 1908			230,377							230,377
	600,000	-	230,522	159,182	-	79,429	928,200	100,000	-	2,097,333
EXPENDITURES										
51390/61160/63050/63060 FT Salaries/Benefits								75,544		75,544
7xxxxx Capital Project Contingency			276,214				695,966	65,184		1,037,364
7xxxxx Land Acqusition						207,627				207,627
Transfers Out										
6xxxxx To Endowment Fund 1904							600,000			600,000
6xxxxx To Capital 1907				230,377					173	230,550
6xxxxx To Rolling Grant Fund										-
	-	-	276,214	230,377	-	207,627	1,295,966	140,728	173	2,151,085
Ending Balance FY23	1,472,618	-	38,494	-	-	12,470	228,124	7,074	-	1,758,780
Beginning Balance FY24	1,472,618	-	38,494	-	-	12,470	228,124	7,074	-	1,758,780
										-
REVENUES										
4xxxx Grant Award - IDNR 2022 RTP					200,000					200,000
4xxxx Grant Award - 2021 OSLAD	600,000									600,000
Transfers In										
4xxxxx From Fund 1904 Endowment Fund							600,000			600,000
4xxxxx From Fund 1913 Rolling Grant Fund		600,000			228,000					828,000
4xxxxx From KC ARPA Fund								100,000		100,000
4xxxxx From KC Storm Water Impact Fund		387,000								387,000
4xxxxx From KC TAP Fund					200,000					200,000
	600,000	987,000	-	-	628,000	-	600,000	100,000	-	2,915,000
EXPENDITURES										
51390/61160/63050/63060 FT Salaries/Benefits								78,000		78,000
7xxxxx Capital Project Contingency	1,414,300	987,000	38,494					29,074		2,468,868
7xxxxx RTP Trail Construction					400,000					400,000
Transfers Out										
6xxxxx To Fund 1905 Little Rock Creek							600,000			600,000
6xxxxx To Fund 1909 FRB-Hoover Trail							228,000			228,000
6xxxxx To Fund 1913 Rolling Grant Fund	600,000									600,000
	2,014,300	987,000	38,494	-	400,000	-	828,000	107,074	-	4,374,868
Ending Balance FY24	58,318	-	-	-	228,000	12,470	124	-	-	298,912
Beginning Balance FY25	58,318	-	-	-	228,000	12,470	124	-	-	298,912
REVENUES										
4xxxx Grant Award - 2021 OSLAD		600,000								600,000
Transfers In										
4xxxxx From Fund 1905							600,000			600,000
4xxxxx From Fund 1909							228,000			228,000
	-	600,000	-	-	-	-	828,000	-	-	1,428,000
EXPENDITURES										
Transfers Out										
6xxxxx To Fund 1913 Rolling Grant Fund		600,000			228,000					828,000
	-	600,000	-	-	228,000	-	-	-	-	828,000
Ending Balance FY25	58,318	-	-	-	-	12,470	828,124	-	-	898,912

To: Kendall County Forest Preserve District Finance Committee
From: David Guritz and Antoinette White
RE: FY23 Capital Funding Allocations - Fund 1907
Date: 26-Jan-23

Vehicle Replacement Funds - Fund 1907

Capital Fund 1907 62160	$	165,373	FY23 Vehicle Replacement Funding
F350 1-Ton Dump with Plow Assembly	$	(65,000)	
Less 2008 White Ford F350 (1-ton dump)			TBD
Less Plow Assembly			TBD
Vehicle 1 Total	$	(65,000)	Est.
F250 with Plow Assembly	$	(45,000)	
Less 2011 White Ford F350 Truck			TBD
Less Plow Assembly			TBD
Vehicle 2 Total	$	(45,000)	Est.
Total Estimated Expenditures	$	(110,000)	
Rem. Vehicle Repl Funds 1907 62160	$	55,373	

FY23 Summary - Unobligated Capital Funding

Starting Fund Balance	$	84,186	
FY23 Budgeted Revenues	$	230,377	RTP Fund 1908 Transfer In
FY23 Budgeted Expenditures	$	(276,214)	FY23 Total
	$	**38,349**	**Est. Remaining Unobligated Fund Balance (Fund 1907)**

To: Kendall County Forest Preserve District Finance Committee
From: David Guritz and Antoinette White
RE: FY23 Capital Funding Allocations - Fund 1914
Date: 26-Jan-23

Capital Funds - ARPA Fund 1914

ARPA Fund 191411 68530	$	65,184	FY23 Total Appropriations
John Deere Compact Tractor:			
3032ECompact Utility Tractor	$	(24,769)	
BB2060 Standard Duty Box Blade	$	(1,655)	
Factory Installed Loader with Bucket	$	(6,644)	
Vehicle 1 Total	$	(33,068)	Est.
Kubota RTV:			
RTV520	$	(11,199)	
COMPLETE CAB KIT (77700-11821)	$	(5,561)	
HEATER KIT (77700-V4314)	$	(668)	
WIPER KIT (77700-V4367)	$	(256)	
POLY CARGO BOX MAT (K7311-99200)	$	(143)	
Less Kubota RTV Trade In (TBD)			2015 Kubota RTVX 1100 C Utility Vehicle
Vehicle 2 Total	$	(17,828)	Est.
Total Estimated Expenditures	$	(50,896)	
Remaining ARPA Fund 191411 68530	$	14,288	FY23 Est. Remaining Capital Funds Budget
	$	7,074	FY23 Unobligated Fund Balance
	$	**21,362**	**Est. Remaining Unobligated Capital Fund Balance (Fund 1914)**

DRAFT FOR FINANCE COMMITTEE REVIEW: 01/26/2023

KENDALL COUNTY FOREST PRESERVE DISTRICT

HISTORIC KENDALL COUNTY COURTHOUSE 110 WEST MADISON STREET YORKVILLE, IL 60560

February 1, 2023

SENT VIA EMAIL AND CERTIFIED MAIL

Mark Mathre
16770 Lisbon Center Road
Newark, IL, 60541, and

Tom Mathre
14109 Hughes Road
Newark, IL, 60541

1. 157.31-acres at Millbrook North Forest Preserve @ $220 per tillable acre (2022 base rate) plus a calculated yield payment
2. 118.58-acres at Millbrook South Forest Preserve @ $235 per tillable acre (2022 base rate) plus a calculated yield payment
3. 127.41-acres at Millington Forest Preserve @ $200 per tillable acre (2022 base rate) plus a calculated yield payment

PIN#s: 04-03-300-002; 04-04-400-007; 04-04-400-011; 04-09-100-008, and 04-10-100-001 (Millbrook North)
PIN#s: 04-16-151-007; 04-17-200-008; 04-17-300-003; 04-17-400-003, and 04-20-200-001 (Millbrook South)
PIN#s: 04-28-300-002; 04-29-300-011; 04-29-300-013; 04-32-100-007; 04-32-100-005, and 04-32-100-009 (Millington)

Kyle Connell
7485 Nettle Creek Road
Morris, Illinois, 60450

1. 58.78-acres (hay production in 2020) at Baker Woods Forest Preserve @ $250 per tillable acre (2022 base rate)
2. 47.92-acres (row crop production) at Baker Woods Forest Preserve @ $215 per tillable acre (2022 base rate) plus a calculated yield payment

PIN#s: 09-16-200-013; 09-10-300-002, and 09-09-400-003

Albert Collins, Jr. of 9555 Ament Road, Yorkville, IL 60560
51.5-acres at Henneberry Forest Preserve @ $150 per tillable acre (2022 base rate)
PIN#s: 06-06-400-003; 06-06-496-003; 06-06-497-001, and 06-06-497-002

Nate Fazio, located at 11010 Caton Farm Road, Yorkville, IL 60560
23.6 acres in hay production at Baker Woods Forest Preserve – 50/50 production split; 50/50 cost share for inputs
Field A with 14.7 acres, Field B with 2.7 acres, and Field C with 6.2
PIN#s: 09-09-400-004, 09-16-200-013

Maurice and Chris Ormiston
2028 Post Street, Ottawa, IL 61350
3.75 tillable acres at Henneberry Forest Preserve @ $100 per tillable acre (2022 base rate)
PIN#s: 06-06-400-003

DRAFT FOR FINANCE COMMITTEE REVIEW: 01/26/2023

Please be advised that the District is in process of reviewing the terms and conditions of all farm license agreements in preparation for presentation of the 2023 license year agreements to the Board of Commissioners.

At this time, the District is requesting your most recent soil sampling and soil fertility data and inputs, and yield data for 2022. If you have already submitted 2022 yield data, please disregard this stated requirement.

The District is also requesting your records for your most recently completed application(s) of limestone including year applied, total amount applied, and cost.

If you have not completed soil testing recently, or applied limestone based on soil test results, please be advised that the District will be requiring soil testing and limestone application based on results following harvest in late fall 2023.

Be advised that the District may elect to bid out all farm license agreements in late fall 2024. Should the District elect to bid out your farm license parcel(s), the District will reimburse you fully for your fall 2023 limestone application(s), plus any remaining depreciation amounts for limestone application costs incurred (on a straight-line basis) for applications completed within license years 2020 through 2022 in accordance with the terms of your previous license agreements:

If Licensee applies limestone to the Subject Property, the cost of the limestone will be depreciated at 25% annually. If the Licensee farms the Subject Property for a period less than four (4) years, the Licensor will reimburse the Licensee for the cost of the limestone less the total annual depreciation. Lime shall be applied when less than 6.2.

Relevant record retention terms and soil fertility requirements included within your license agreement are provided for your convenience as an attachment to this certified letter.

Please complete the attached summary form, and return this to the District along with requested soil fertility and treatment records no later than February 10, 2023.

Sincerely appreciated,

Brian DeBolt
President
bdebolt@kendallcountyil.gov

David Guritz
Executive Director
630-553-4131
kcforest@kendallcountyil.gov

Enclosures:

1. Soil Fertility Data – Summary Form
2. KCFPD License Agreement – Requirements for Maintaining Records, Testing and Soil Fertility

DRAFT FOR FINANCE COMMITTEE REVIEW: 01/26/2023

Please complete the form below and return by mail no later than February 10, 2023.

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

Licensee(s) Name(s)	
Address (if changed)	
Phone	
E-mail	

I am requesting 2023 renewal of my farm license with the District:

Yes	No

I am open to negotiating a base rate increase for the 2023 license year:

Yes	No

I am providing soil sampling testing results completed in _____.
(month/year)

I am providing records of purchase and application of limestone completed in _____.
(month/year)

I am providing yield data from 2022, including records of fertilizer applications:

Yes	No
Already submitted	

Thank you for your submission of this summary form with your backup documentation.

DRAFT FOR FINANCE COMMITTEE REVIEW: 01/26/2023

KCFPD License Agreement – Requirements for Maintaining Records, Testing and Soil Fertility

Licensee shall keep and provide to the Licensor the following records:

A. Soil Samples – The Licensee shall conduct annual soil testing (2.5 acre grid), with such costs split evenly with the Licensor. Soil test results shall be due to the Licensor by December 31, 2022.

The Licensee shall apply the minimum amount of fertilizer required to maintain the soil fertility at:

i. For corn, elemental P (phosphorus) shall be maintained at 80 pounds per acre and elemental K (potassium) shall be maintained at 50 pounds per acre.

ii. For soybeans, elemental P (phosphorus) shall be maintained at 50 pounds per acre and elemental K (potassium) shall be maintained at 75 pounds per acre.

B. Global Positioning System data of crops and yields harvested.
C. Fertilizers and rates applied.
D. Pesticide applications, including dates of applications, types and amounts of pesticide used, fields treated, and the identity of the applicator for each application.

Fertilizer replacement of P (phosphorus) and K (potassium) will be calculated using crop removal method as outlined in the Illinois Agronomy Handbook. Replacement of P and K for a crop year calculated on total nutrient removal per tillable acre and applied at the Licensee's expense for product and application. No carry over credit will be allowed from previous year's application.

If Licensee applies limestone to the Subject Property, the cost of the limestone will be depreciated at 25% annually. If the Licensee farms the Subject Property for a period less than four (4) years, the Licensor will reimburse the Licensee for the cost of the limestone less the total annual depreciation. Lime shall be applied when less than 6.2.

The Licensee agrees that this License is purely a personal license to use the Subject Property for farming purposes. The Licensor may terminate this Agreement at any time and for any reason by giving thirty (30) days' notice in writing to that effect to the Licensee.