

**TERM SHEET DEFINING THE ROLES & RESPONSIBILITIES OF A DEVELOPMENT  
AGREEMENT BETWEEN THE CITY OF MONMOUTH and LAND MANAGEMENT  
PARTNERS, LLC, DEVELOPER**

1. The City has established the Main Street Tax Increment Financing (TIF) District to include 721 North Main Street, Monmouth, Illinois (PIN 09-215-034-00), as a project site.
2. The Developer agrees to acquire and rehabilitate the existing building into an attractive and modern professional office to house an insurance business.
3. The City agrees to provide a financial incentive to the Developer to entice said Developer to make the necessary capital investment in this property that would otherwise not occur without said financial incentive. This financial incentive would be in the form of a TIF rebate to the Developer for reimbursement of eligible expenses as defined under the Illinois TIF Law, including demolition of buildings, site preparation, rehabilitation of existing private buildings, public works improvements, and land acquisition.
4. This is a performance-based arrangement with the Developer where there are no upfront out-of-pocket expenses incurred by the City, but rather the City will rebate the Developer 90% of the net incremental increase of annual real estate taxes collected by the County and distributed to the City as TIF revenues from the tax parcel referenced in paragraph 1. above.
5. The Developer commits to an investment of approximately \$439,700 into the rehabilitation of the building at 721 North Main Street from the date of execution of this Term Sheet by both the Developer and the City.
6. The City will provide the Developer with a rebate of future TIF property tax incremental revenues generated from the increased assessed value of this tax parcel as a direct result of this redevelopment project, in an amount of approximately \$329,700 for reimbursement of TIF eligible expenses incurred in the acquisition and rehabilitation of the existing building,
7. The Developer agrees to submit reasonable documentation and evidence of construction costs incurred and paid by the Developer, upon completion of the construction phase, to establish the amount of rebate to be paid to the Developer from future TIF increment revenues for reimbursement of TIF eligible expenditures.

Executed this 25<sup>th</sup> day of February, 2021.

FOR THE CITY

FOR THE DEVELOPER

\_\_\_\_\_  
Rod Davies, Mayor

  
\_\_\_\_\_  
Jared Kunkle, LMP, LLC