

AGENDA
REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF FORSYTH, ILLINOIS
6:30 P.M.
TUESDAY, AUGUST 4, 2026
VILLAGE HALL, 301 SOUTH ROUTE 51, FORSYTH, ILLINOIS

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CONSENT AGENDA: Items listed under the Consent Agenda are considered to be routine in nature and will be acted upon by one motion and one vote. If separate action on any particular item is desired, the item will be removed from the Consent Agenda and will be considered separately.

1. APPROVAL OF MINUTES OF THE REGULAR MEETING OF JULY 21, 2026
2. APPROVAL OF WARRANTS

PUBLIC COMMENT: At this time, the public has the opportunity to express views or make comments to the Mayor and Board of Trustees on agenda items or any other Village issue. Comments must be limited to not more than three (3) minutes.

ADMINISTRATION REPORTS

1. LAW ENFORCEMENT REPORT
2. VILLAGE STAFF REPORTS

OLD BUSINESS

NEW BUSINESS

1. DISCUSSION AND POTENTIAL ACTION REGARDING SYNERGY REQUEST (VILLAGE ADMINISTRATOR JILL APPLEBEE)
2. DISCUSSION AND POTENTIAL ACTION REGARDING 2027 AUDITOR SELECTION (VILLAGE TREASURER RHONDA STEWART)
3. DISCUSSION AND POTENTIAL ACTION REGARDING ANDREW HENDRIAN TIF GRANT REIMBURSEMENT

ADJOURNMENT

Join Zoom Meeting

<https://us06web.zoom.us/j/86901112990>

Meeting chat link

<https://us06web.zoom.us/jc/86901112990>

Meeting ID: 869 0111 2990

One tap mobile

+13092053325,,86901112990# US

+13126266799,,86901112990# US (Chicago)

Join by SIP

• 86901112990@zoomcrc.com

Join instructions

https://us06web.zoom.us/join/86901112990/invitations?signature=CJonvL4c5lcPTtl_oo3VkJE9jMY6NUKkA70ZMRfBc0M

CONSENT AGENDA

ITEM 1



**MINUTES OF A REGULAR MEETING OF THE BOARD OF TRUSTEES
OF THE VILLAGE OF FORSYTH, ILLINOIS,
HELD AT 6:30 P.M. ON TUESDAY, JULY 21, 2026
AT FORSYTH VILLAGE HALL**

CALL TO ORDER

Mayor Peck called the meeting to order at 6:30 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

Upon a call of the roll, the following members were physically present: Mayor Jim Peck, Trustee Jeff London, Trustee Lauren Young, Trustee Chelsie Kidd, Trustee Jeremy Shaw, Trustee Jim Ashby, Trustee Dave Wendt

Staff Present: Village Administrator Jill Applebee, Village Treasurer Rhonda Stewart, Village Clerk Cheryl Marty, Village Attorney Lisa Petrilli, Public Works Director Darin Fowler, Planning and Zoning Director Ryan Raleigh, Village Library Director Melanie Weigel, Village Engineer Jeremy Buening

Others Present: Robbie & Barbara Kinsler, Mark Pieske, Rick & Becky Wayne, Matt & Karen Yepsen, Andrew Hendrian, Julie Voelker, Brandon Reynolds, Susan Kershner, Evan Kershner, Benda Baker, Brett & Pam Logan, Kim & Todd Williamson, Nichole Fox, Tina Mason, Fred Brown, Celeste Huttes, Carmen Helto, Jim Helton, Deb Kapper, Tom Kapper, Carol Carlson, Larry Constant, Brent Kershner, Linda Taylor, Terry Taylor, Alan Kershner, Katie Kershner, Todd & Rita Crews, Todd & Kim Williamson, Jenifer Leevey, Dan Leevey, Don Matthews, Nicole Bateman

CONSENT AGENDA

1. APPROVAL OF MINUTES OF THE REGULAR MEETING OF JUNE 16, 2026
2. APPROVAL OF WARRANTS
3. APPROVAL OF TREASURER'S REPORT FOR THE MONTH OF JUNE 20, 2026

MOTION

Trustee London made a Motion to approve the Consent Agenda as presented and Trustee Wendt seconded the Motion.

Upon a call of the roll, the vote was as follows:

Yeas: 6 – London, Kidd, Ashby, Shaw, Young, Wendt
Nays: 0 – None
Absent: 0 - None

Motion declared carried.

PUBLIC COMMENT: At this time, the public has the opportunity to express views or make comments to the Mayor and Board of Trustees on agenda items or any other Village issue. Comments must be limited to not more than three (3) minutes.

Resident Rick Wayne shared his concerns regarding the dumping of asphalt millings to which the Mayor and Public Works Director Fowler acknowledged and would follow up on that concern.

Nicole Bateman, President of the Economic Development Corporation of Decatur and Macon County spoke regarding the property rezoning request and the need for more local housing. She said the market suffers from lack of supply, not demand, and gave several statistics supporting that. She outlined new businesses are coming to Macon County that will require even more housing throughout. Numerous residents came forth and expressed their concerns regarding the following topics: traffic congestion, pedestrian safety, neighborhood safety, potential increasing crime, increased loose garbage, loss of neighborhood familiarity, and the potential increase of highway noise if natural buffer is reduced. Since the area was recently rezoned as a flood zone there were concerns that additional flooding could occur as well. Several residents agreed that single housing units would be preferable. One resident suggested the Village purchase the land and make a neighborhood park.

ADMINISTRATION REPORTS

1. Law Enforcement Report

A Macon County Sheriff Deputy reported the continuing challenges of retail thefts and traffic enforcements but nothing else new of significance.

2. Village Staff Reports

Mayor Peck addressed the following topics with staff: He gave Library Director Weigel congratulations since the library broke a record of 5,667 visitors in June. He also gave kudos to the Public Works staff for their handling of recent storm issues along with their reliable quick response to residents' needs. Trustee Kidd said she had received similar positive comments from a friend. Trustee Young shared comments from residents who noticed the red warning light is not yet operating on both water towers.

OLD BUSINESS

NEW BUSINESS

1. ORDINANCE NUMBER 2026-28, AN ORDINANCE APPROVING AN

AMENDMENT TO THE VILLAGE'S ZONING MAP TO CHANGE THE ZONING FOR 361 HICKORY POINT ROAD, FORSYTH, ILLINOIS FROM R-1 TO R-2 (PLANNING AND ZONING DIRECTOR RYAN RALEIGH)

Planning and Zoning Director Raleigh explained the request from developer Reed Sullivan to rezone the property located at 361 Hickory Point Road from R-1 single family residential district to R-2 multi-family residential district. He noted that the Planning and Zoning Commission voted unanimously 0-6 to recommend denial of this zoning request. Sullivan then addressed the Board and also thanked the residents for voicing their opinions and concerns. He outlined his responsibilities regarding entryway location and drainage issues. He explained that development expands the Village property tax base which supports Village infrastructure. He went on to address his openness to ideas along with his responsibilities regarding safety and drainage issues. He noted that there would be onsite property management of the development. Trustee Wendt noted that the townhomes on Weaver have worked out nicely and confirmed the belief that entry level starter housing is needed to attract younger demographics. He is in favor of the project.

Trustee London stated that the agenda item is only to change the zoning and not what type of building structure would be built. He then said he is torn on this issue and referred his comments to several bullet points in the Ordinance. Planning and Zoning Raleigh confirmed the bullet points are legally based on the Findings of Facts from the Planning and Zoning Commission. Trustee London then stated he is not in favor of this change.

Trustee Shaw respected everyone's opinions on the topic. He said the property has been undeveloped for decades and that is detrimental to the Village. He believes this will attract new residents who take pride in their property and having onsite property management will aid in this pride. He is in favor of the request.

Trustee Kidd thanked all residents for coming and sharing their thoughts. She hears their concerns. She believes that the biggest Village challenge is the lack of affordable entry level housing. This is the fastest growing type of housing being done today throughout the country according to her research. She feels the Village has to grow its population so she supports the zoning request.

Trustee Young thanked all for attending the meeting. She said it is hard to hear opposition when hearing local businesses asking for more population. She favored Sullivan's proposal and open mindedness. She is in support of the change but cautions to ensure this would not be detrimental in any fashion before moving forward.

Trustee Ashby agreed with Trustee London's concerns. He was concerned how the project would be situated on the property.

Mayor Peck reminded the Board and the audience that this is only a zoning change and nothing more. He felt that this would be a planned unit development (PUD) which provides the Village with control over the project. Village Attorney Petrilli confirmed that would be

the case.

MOTION

Trustee Shaw made a Motion to approve the Ordinance as presented and Trustee Wendt seconded the Motion.

Upon a call of the roll, the vote was as follows:

Yeas: 4 – Young, Kidd, Shaw, Wendt
Nays: 2 – Ashby, London
Absent: 0 – None

Motion declared failed since there were not 5 Yea votes.

2. ORDINANCE NUMBER 2026-29, AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF FORSYTH AND 12 C PROPERTIES, LLC SERIES 1 AND MATTHEW W. CRAWFORD (VILLAGE ADMINISTRATOR JILL APPLEBEE)

Administrator Applebee explained that this is the same agreement and is only a formality to extend it to end of the calendar year. A brief discussion followed.

MOTION

Trustee Shaw made a Motion to approve the Ordinance as presented and Trustee Wendt seconded the Motion.

Upon a call of the roll, the vote was as follows:

Yeas: 6 – London, Young, Kidd, Ashby, Shaw, Wendt
Nays: 0 – None
Absent: 0 – None

Motion declared carried.

3. DISCUSSION AND POTENTIAL ACTION REGARDING LIBRARY LANDSCAPING PROJECT – OUTDOOR MUSICAL INSTRUMENTS (VILLAGE LIBRARY DIRECTOR MELANIE WEIGEL)

Library Director Weigel explained the continuation of the FY 2026 landscaping plan that includes outdoor percussion musical instruments to encourage creativity, sensory

exploration, and joyful group play. She has received a bid from WillyGoat for \$8,250.00 for the purchase of these four installations. This is part of the masterplan and is not additional. Cameras will be installed on backside of library for security purposes. This is also currently under budget. Noise will not be an issue for the surrounding neighborhood. A brief Board discussion ensued.

MOTION

Trustee Wendt made a Motion to approve the \$8,250.00 purchase from WillyGoat as presented and Trustee Ashby seconded the Motion.

Upon a call of the roll, the vote was as follows:

Yeas: 6 – London, Young, Kidd, Ashby, Shaw, Wendt

Nays: 0 – None

Absent: 0 – None

Motion declared carried.

4. DISCUSSION AND POTENTIAL ACTION REGARDING DESTINATION PLAYGROUND CONCEPT - FORSYTH SPORTS AND NATURE PARK (VILLAGE ADMINISTRATOR JILL APPLEBEE)

Village Administrator Applebee explained she is seeking direction from the Village Board regarding a preliminary budget range for a proposed destination playground at the Forsyth Sports and Nature Park. This decision impacts the 2027 budget. The proposed destination playground is envisioned as another signature amenity that supports the long-term vision. She explained that collaborative efforts will make it different and unique yet for all age levels and all abilities. A brief Board discussion ensued. The Village is dealing with only one company because the other company could not meet our needs. This financial range decision needs to be in place for future grants and overall financial planning.

Trustee Wendt thought the total cost was less than expected. He said if the Village does this it becomes a destination that needs security and maintenance so those costs need to be considered as well.

Trustee Shaw thanked her for this information and noted it provides a starting point. A splash pad and/or pool would draw people in, so the playground is second step. Administrator Applebee noted that the professionals recommend doing this first instead of a splash pad due to the land structure and also it is cheaper than a splashpad. He said that new larger projects such as Crawford's has caused our vision to shift.

Trustee Kidd stated she feels the Village is missing a full vision of the park area and a complete plan is needed for guidance. She agreed with Trustee Shaw that the playground

alone would not draw people into the Village. It is not safe to cross County Highway 20 so a full vision would be beneficial. She asked if we have received public input on the topic to which Administrator Applebee confirmed that has been done.

Trustee Wendt said the Village has had numerous visions for the park over the years due to outside input along incoming new board members so the concepts and ideas have shifted.

Public Works Director Fowler shared that the hot topic in 2022 was a community center. But the main topics that continue to arise are the ball diamonds, splash pad and the Sports and Nature Park. The Board and staff keeps talking about the same things over the years. The drawings still show room for ball diamonds on the north side. So, this is the focus.

A lengthy Board discussion ensued, so the Trustees agreed to have Administrator Applebee work with this company to further finesse the elements and \$2 million costs.

No Motion needed.

5. DISCUSSION AND POTENTIAL ACTION REGARDING FORSYTH 2026 BIKE PATH REHABILITATION (VILLAGE ENGINEER JEREMY BUENING)

Village Engineer Buening explained the bid results for the 2026 Bike Path Improvements project. The low bid for the work was submitted by Dunn Company. He provided a financial breakdown report of the budget versus actual costs. He recommends accepting the bid from Dunn Company for \$367,226.60. A Board discussion ensued regarding the samplings and proactive endeavors to keep costs down.

MOTION

Trustee Wendt made a Motion to approve the \$367,226.60 bid from Dunn Company as presented and Trustee Shaw seconded the Motion.

Upon a call of the roll, the vote was as follows:

Yeas: 6 – London, Young, Kidd, Ashby, Shaw, Wendt
Nays: 0 – None
Absent: 0 – None

Motion declared carried.

6. DISCUSSION AND POTENTIAL ACTION REGARDING PROPOSED GOLF CART POKER RUN EVENT (VILLAGE ADMINISTRATOR JILL APPLEBEE)

Village Administrator Applebee introduced Jeff Ludwick as the event organizer and he

shared preliminary event details. This organization has raised over \$500,000 for charity over the last 10 years. October 10, 2026 is the tentative date for a period of five hours. This family friendly event brings attention to Village businesses which drives sales. The event details are not fully confirmed yet. Mayor Peck likes the idea and agrees the Village can promote it in several ways. He has safety concerns while crossing Route 51. Alcohol will be involved so work permits will be needed. Trustee Wendt suggested wrist bands for designated drivers since alcohol is involved. Trustee Kidd suggested using a local Forsyth charity as beneficiaries. All agreed to continue discussing details with Administrator Applebee along with publicity needs.

No Motion needed.

MOTION

Trustee Wendt made a Motion to move to Closed Session and Trustee Young seconded the Motion.

Upon a call of the roll, the vote was as follows:

Yeas: 6 – London, Young, Kidd, Ashby, Shaw, Wendt

Nays: 0 – None

Absent: 0 – None

Motion declared carried.

CLOSED SESSION: Potential topics include, but are not limited to:

5 ILCS 120/2(c)(1): The appointment, employment, compensation, discipline, performance, or dismissal of specific employees, specific individuals who serve as independent contractors in a park, recreational, or educational setting, or specific volunteers of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee, a specific individual who serves as an independent contractor in a park, recreational, or educational setting, or a volunteer of the public body or against legal counsel for the public body to determine its validity.

CONSIDERATION OF MATTERS ARISING FROM CLOSED SESSION

ADJOURNMENT

MOTION

Village of Forsyth
Board Meeting Minutes
July 21, 2026

Trustee Wendt made the Motion to adjourn and Trustee Shaw seconded the Motion. All Board members agreed by voice vote, and the meeting was adjourned at 8:45 p.m.

By: *Cheryl Marty*
Village Clerk

CONSENT AGENDA

ITEM 2

SYS DATE:07/31/26

VILLAGE OF FORSYTH
A / P W A R R A N T L I S T
REGISTER # 100

SYS TIME:09:19

[NW1]

DATE: 08/04/26

Tuesday August 04,2026

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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
01 ALTA CONSTRUCTION	EQUIPMENT IL		2354.60	
SS4/59856	01-41-512	EQUIP SERVICE		2354.60
01 AMAZON CAPITAL SERVICES			1734.60	
073126	01-11-651	OFFICE SUPPLIES		70.85
073126	01-53-651	OFFICE SUPPLIES		270.39
073126	01-53-913	PROGRAMMING		229.98
073126	01-53-671	BOOKS		1163.38
01 AMEREN ILLINOIS			13535.58	
073126	01-11-571	JUNE '26 GAS UTILITIES		75.36
073126	01-41-571	JUNE '26 GAS UTILITIES		153.77
073126	01-53-571	JUNE '26 GAS UTILITIES		83.81
073126	51-00-571	JUNE '26 GAS UTILITIES		239.71
073126-1	01-11-571	JUNE '26 ELETRIC UTILITIES		500.94
073126-1	01-41-571	JUNE '26 ELETRIC UTILITIES		695.56
073126-1	01-41-572	JUNE '26 ELETRIC UTILITIES		333.86
073126-1	01-41-579	JUNE '26 ELETRIC UTILITIES		566.59
073126-1	01-52-571	JUNE '26 ELETRIC UTILITIES		2583.01
073126-1	01-53-671	JUNE '26 ELETRIC UTILITIES		3076.25
073126-1	51-00-571	JUNE '26 ELETRIC UTILITIES		4410.30
073126-1	52-00-571	JUNE '26 ELETRIC UTILITIES		816.42
01 AQUATIC CONTROLS INC.			4500.00	
0276490	01-52-617	BLUEGILL FOR OAKLAND POND		4500.00
01 AT&T MOBILITY			218.88	
84574X07272026	51-00-512	JULY '26 WELL #7 PHONES		218.88
01 BEST ONE OF CENTRAL IL			25.00	
35-411977	01-41-512	EQUIP MAINT-GRASSHOPPER		25.00
01 BLUE CARDINAL CHEMICAL			796.88	
23136	01-41-613	VEHICLE MAINT SUPPLIES		796.88
01 BROWN'S TRUCK ACCESSORIES INC			5.00	
1022217GB	01-41-612	DUST CAP FOR WATER TRAILER		5.00
01 BURDICK PLUMBING & HEATING CO,			3320.00	
17195	51-00-549	INSTALL FIRE HYDRANT CHICK-FIL-A		3320.00
01 CENTRAL ILLINOIS AG			605.47	
P35119	01-41-612	EQUIP MAINT SUPPLIES		461.40
P35250	01-41-612	EQUIP MAINT SUPPLIES		144.07
01 DYNAGRAPHICS, INC			495.21	
268900	01-41-652	DISC GOLF SIGNS		495.21
01 CENGAGE LEARNING INC/GALE			32.80	
999102949886	01-53-671	BOOKS		32.80
01 HOBBY LOBBY STORES, INC.			44.42	
073126	01-53-913	PROGRAMMING		30.44
073126	01-11-929	MISC EXP		13.98
01 ILLINOIS HEARTLAND LIBRARY SYS			11365.76	
2027-0244	01-53-537	FY27 SHARE MEMBERSHIP FEE		11365.76
01 INDUSTRIAL RUBBER, INC			48.24	
3355852456	51-00-612	EQUIP MAINT SUPPLIES		48.24

DATE: 08/04/26

Tuesday August 04,2026

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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
01 LINDE INC. 57832331	51-00-656	CHEMICALS	8615.33	8615.33
01 LOWE'S COMPANIES, INC. 073126	01-52-652	OP SUPPLY	409.57	56.88
073126	01-52-617-1	LANDSCAPING SUPPLIES		283.50
073126	01-52-653	SMALL TOOL SUPPLIES		69.19
01 LUGARI AUTO & TRUCK SERVICE CE 25512	01-41-513	VEHICLE TOW	375.00	375.00
01 MENARDS 073126	01-52-652	OP SUPPLIES	461.80	243.69
073126	01-41-653	SMALL TOOLS		60.43
073126	01-41-612	EQUIP MAINT SUPPLIES		13.67
073126	01-41-613	VEHICLE MAINT SUPPLIES		49.94
073126	01-52-611	BLDG MAINT SUPPLIES		5.39
073126	51-00-652	OP SUPPLIES		47.67
073126	01-41-652	OP SUPPLIES		17.74
073126	01-52-612	EQUIP MAINT SUPPLIES		8.68
073126	01-52-471	UNIFORMS		14.59
01 MIDWEST METER, INC. 0190532-IN	51-00-652	OP SUPPLIES METERS	2866.00	2866.00
01 MISSISSIPPI LIME COMPANY CD221144	51-00-656	CHEMICALS LIME	19336.86	6187.97
CD222525	51-00-656	CHEMICALS LIME		7768.65
CD223923	51-00-656	CHEMICALS LIME		5380.24
01 MORGAN DISTRIBUTING, INC. INV-155709	01-41-655	FUEL	1212.87	1212.87
01 MTI DISTRIBUTING, INC 1530415-00	01-52-612	EQUIP MAINT SUPPLIES	36.40	36.40
01 QUADIENT, INC 63137444	01-11-512	POSTAGE MACH RENTAL 8/13-11/12/26	60.00	60.00
01 ILLINOIS HEARTLAND LIBRARY SYS 34515	01-53-537	OCLC YEARLY FEE	365.01	365.01
01 OVERDRIVE, INC. 2064CP26143805	01-53-540	EBOOKS	98.92	98.92
01 PEST OUTPOST LLC 8846	01-52-652	OP SUPPLY TRIMMER LINE	175.40	175.40
01 PRECISION CONCRETE 050-26	30-00-867	SIDEWALK LIBRARY TO POCKET PARK	17560.00	8895.00
050-26	38-00-863-3	PIER ABUTMENT #1 & #2		8665.00
01 AT & T 073126	52-00-552	782 STVNS CRK JULY '26 PHONE LINE	1282.73	323.82
073126	52-00-552	101 HUNDLEY JULY '26 PHONE LINE		315.45
073126	52-00-552	440 HUNDLEY JULY '26 PHONE LINE		315.45
073126	52-00-552	815 FORSYTH PKW JULY '26 PHONE LINE		328.01
01 MACON COUNTY SHERIFF/ 073126	01-11-535	2ND QTR DEPUTY CONTRACT	159793.60	159793.60

SYS DATE:07/31/26

VILLAGE OF FORSYTH
A / P W A R R A N T L I S T
REGISTER # 100SYS TIME:09:19
[NW1]

DATE: 08/04/26

Tuesday August 04,2026

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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
01 SMITH'S MUNICIPAL MAINTENANCE 1016	51-00-512	EQUIP SERVICE POLYMER PUMP FAIL	1388.45	1388.45
01 SORLING, NORTHRUP, HANNA, CULL 238791	01-11-533	JUNE '26 LEGAL SERVICES	10062.50	10062.50
01 IMPERIAL BAG & PAPER CO LLC 42126143	01-41-654	JANITORIAL SUPPLIES	1458.54	1458.54
01 THIRD MILLENNIUM ASSOCIATES, I 34764	51-00-549-1	W/S BILLING SERVICES FOR 8-1 BILLS	455.05	227.52
34764	52-00-549-1	W/S BILLING SERVICES FOR 8-1 BILLS		227.53
01 UTILITY SUPPLY OF AMERICA, INC INV01103689	51-00-652	OP SUPPLY	172.00	172.00
01 US POSTAL SERVICE (CAPS) 073126	51-00-549-1	POSTAGE FOR W/S 8-1-26 BILLS	814.32	407.16
073126	52-00-549-1	POSTAGE FOR W/S 8-1-26 BILLS		407.16
01 VILL OF FORSYTH 073126	01-11-571	W/S UTILIES 6-20-26 TO 7-20-26	150.00	150.00
01 WATER SOLUTIONS UNLIMITED, INC 7503560	51-00-656	CHEMICALS	1834.48	1834.48
01 WILLIAM RUSSELL STUART 073126	01-11-547	522 PHILLIPS CIRCLE ELECTRIC INSPEC	180.00	60.00
073126	01-11-547	330 S SMITH ELECTRIC INSPECTION		60.00
073126-1	01-11-547	131 SHADOW RIDGE ELECTRIC INSPECTIO		60.00
** TOTAL CHECKS TO BE ISSUED			268247.27	

SYS DATE:07/31/26

VILLAGE OF FORSYTH
A / P W A R R A N T L I S T
REGISTER # 100

SYS TIME:09:19
[NW1]

DATE: 08/04/26

Tuesday August 04,2026

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FUND INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
=====				
GENERAL FUND			204820.83	
CAPITAL PROJECT FUND			8895.00	
FORSYTH FAMILY SPORTS/NATURE PAR			8665.00	
WATER OPERATIONS			43132.60	
SEWER OPERATIONS			2733.84	
*** GRAND TOTAL ***			268247.27	
TOTAL FOR REGULAR CHECKS:			248,910.41	
TOTAL FOR DIRECT PAY VENDORS:			19,336.86	

SYS DATE:07/23/26

VILLAGE OF FORSYTH
A / P W A R R A N T L I S T
REGISTER # 99
Friday July 24,2026

SYS TIME:14:41
[NW1]

DATE: 07/24/26

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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
=====				
01 JESSIE OWENS, JR. 072426	01-10-914	SECURITY AT FORSYTH FEST	400.00	400.00
** TOTAL CHECKS TO BE ISSUED			400.00	

SYS DATE:07/23/26

VILLAGE OF FORSYTH
A / P W A R R A N T L I S T
REGISTER # 99
Friday July 24,2026

SYS TIME:14:41
[NW1]

DATE: 07/24/26

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FUND INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
GENERAL FUND			400.00	
*** GRAND TOTAL ***			400.00	
TOTAL FOR REGULAR CHECKS:			400.00	

ADMINISTRATION REPORTS

ENGINEER'S REPORT

Forsyth: August 4, 2026 Board Meeting

Submitted by Jeremy Buening, P.E., S.E.

CHASTAIN
CONSULTING ENGINEERS

Project 6928 – Maroa-Forsyth Grade School Bike Path

This project consists of the construction of a new bike path from the end of the existing bike path at the intersection of Cox St at Smith St to the east entrance to the Maroa-Forsyth Grade School.

All construction is complete and the final walk-through was completed on October 14th, 2025. IDOT has indicated that final review is concluding and project close out forthcoming.

Project 8595 – Barnett Ave Improvements

This project consists of the rehabilitation and/or reconstructing Barnett Ave from the mall entrance to Koester Drive. The construction of this project is being funded by DUATS federal funds so federal procedures must be followed.

Review appraisals are complete leading to next efforts – Negotiations. ADA ramps are under final design for formal review by IDOT District 7.

Project 8700 – Water Towers, Ground Storage Tank, & Aerator Maintenance

This project consists of painting and general repairs on the two water towers, the ground storage tank at the water treatment plant, and the aerator standpipe at the water treatment plant.

The work on the Ground Storage Tank at the Water Treatment Plant is finished and the Tank is back in service. The work on the North Elevated Storage Tank is finished and the Tank is back in service. The Standpipe work is complete, and the Standpipe is back in service. The work on the South Elevated Storage tank is complete and the Tank is back in service. The remaining work is going over the project punch list.

The entire project should be finished several months ahead of schedule.

Project 9177.02 – Prairie Winds Access Road and Utility Construction

Chastain has pay application #5 which covers the work for the signage and pavement striping install. The final pay app has been submitted, but a final walk through resulted in a few remaining items for the contractor to complete including re-seeding, removal of erosion control items, and removal of some debris. As soon as those items are addressed by the contractor, the final pay app will be processed for Village approval and payment.

Project 9294 – Moon Street Improvements

This project completes the Phase II design for the Moon Street sidewalk improvements. The proposed improvements include replacing existing sidewalks and install new sidewalks. Sidewalks interconnect with each other as well as neighboring schools and library. Improvements also include driveway replacement, drainage structure adjustment and installation, curb and gutter replacement, grading, storm sewer installation, and parkway restoration.

Final plans are currently being reviewed by IDOT.

Project 9751 – 2026 Bike Path Improvements

This project includes design, construction, plans and bidding services for the rehabilitation of the remaining asphalt paved trails, including the loop in Forsyth Park near the tennis courts, the path through the disc golf course, and the path around Menards on Market Drive.

A Notice to Proceed is being processed. We will notify Village Staff and the Board as soon as Dunn Company notifies us of the construction schedule.

Project 9752 – 2026 Road Maintenance and Alternate Parallel Parking

ENGINEER'S REPORT

Forsyth: August 4, 2026 Board Meeting

Submitted by Jeremy Buening, P.E., S.E.

CHASTAIN
CONSULTING ENGINEERS

The 2026 road maintenance project generally includes pavement replacement at the intersection of Oakland Ave and W Weaver Rd, ADA-compliant sidewalk ramp replacement, and full depth patching along Oakland Ave. A design to construct parallel parking spaces along the west side of Oakland Ave at the Park is also included.

Design engineering is underway. Due to the parking addition, the letting can be anticipated in August or September – which aligns with the Village's typical concrete rehab schedule.

Project 7982.02 – Forsyth Family Sports and Nature Park – Phase II

This project includes the design for utilities (water, sanitary sewer, and storm sewer), a nature themed playground, two phases of parking lots, and future pavilion and nature themed splash pad.

A conceptual site layout option was selected by the Village. Topographic survey of the improvement area(s) is complete. Chastain met with Village Staff and the playground consultants to discuss and finalize playground items on June 25th. The playground consultants are now working on a final concept for the layout of the playground and spray pad. Chastain will incorporate the final layout design once received.

Per the Village Board's request, the design on the project has been paused as layout and cost estimates for the entire park are being prepared for review and discussion by the Board.

NEW BUSINESS

ITEM 1

MEMORANDUM

To: The Honorable President and Board of Trustees
From: Jill Applebee, Village Administrator
Date: August 4, 2026
Subject: Consideration of Proposal – Synergy Sports

Background

Representatives from Synergy Sports will present an overview of their firm and the services they provide related to the planning and development of sports and recreation facilities.

Over the past several months, the Board has discussed a number of potential recreation investments, including a destination playground, splash pad, ballfield improvements, and other community amenities. As these discussions have progressed, staff believes the next logical step is to obtain professional guidance to evaluate the feasibility of these concepts before significant capital investments are considered.

Synergy Sports specializes in assisting municipalities with recreation planning, feasibility studies, financial analysis, funding strategies, and long-term implementation planning. Their experience includes working with communities to determine the appropriate scope, estimated costs, operational impacts, funding opportunities, and potential economic benefits associated with recreation projects.

Proposal

Synergy Sports has submitted a proposal to provide professional consulting services for a total cost of \$15,000.

The proposed scope of work includes:

- Evaluation of the Village's recreation goals and priorities
- Assessment of potential recreation amenities
- Preliminary market and feasibility analysis
- Review of funding opportunities and implementation strategies
- Recommendations to assist the Board in prioritizing future capital investments

The completed study will provide the Board with objective information to support future decision-making and capital planning.

Financial Impact

The total cost of the proposal is \$15,000. Funding is available within the Village's Capital Fund (30-00898-1: \$20,000 budgeted \$20,000 available)

Staff Recommendation

Staff recommends approval of the proposal from Synergy Sports in the amount of \$15,000. Engaging a qualified consultant at this stage will provide the Board with professional analysis and recommendations before committing to significant recreation capital projects. The study will help establish priorities, evaluate financial feasibility, identify potential funding opportunities, and support informed long-term planning.

Recommended Motion

Motion to approve the proposal from Synergy Sports for professional consulting services in the amount of \$15,000 and authorize the Village Administrator to execute the agreement.



July 31, 2026

Jill Applebee
Village Administrator
Village of Forsyth, Illinois

Re: Sports Feasibility Study

Ms. Applebee,

Synergy Sports Charlotte, LLC (“Synergy”) appreciates the opportunity to learn more about the Village of Forsyth, Illinois’s (“Village”) vision for developing new and expanded sports assets. Synergy is committed to helping communities create meaningful sports, education, and enrichment opportunities through practical planning, thoughtful programming, and high-quality facilities. We are pleased to submit this Letter Agreement for the initial phase of work, which will assess potential sports opportunities, evaluate suitable locations, and project financial performance, economic impact, and community benefit.

This Letter Agreement outlines the proposed framework for Synergy’s engagement with the Village for the first phase of the project, including the scope of services, anticipated deliverables, timeline, and fee structure.

During this initial phase, Synergy will collaborate with the Village and provide services in the following areas:

- **Sports feasibility study and market assessment**, including evaluation of the current sports ecosystem, identification of underserved or absent opportunities, review of local and regional demographics and competitors, assessment of potential sites, and recommendations related to facility components, surfacing, equipment, and site planning.
- **Conceptual financial model** for operations, including an income statement, statement of cash flows, balance sheet, and supporting assumptions and details.
- **Economic impact analysis** illustrating projected jobs created or supported, new dollars entering the area, additional hotel stays, restaurant visits, and related community impacts.
- **User impact summary** estimating additional visitors, youth participants, and other relevant usage metrics.
- **Conceptual architecture**, which may include an initial floor plan and/or site plan, exterior rendering, and interior rendering, as applicable.
- **Digital presentation deck** suitable for stakeholder, Board, and community presentations.
- **Conceptual cost estimate** for construction, surfacing, equipment, and related project components, with an optional phasing plan.
- **Financing and funding summary**, including review of applicable local, county, and state regulations and statutes governing municipal funding.
- **One site visit** to include meetings and presentations with key stakeholders, the Village Board, community members, municipal partners, and other relevant groups.
- **Virtual presentations** with boards, philanthropic organizations, banks, City Council, School Board, County Commission, community groups, or other stakeholders as needed.



Cost: \$15,000, inclusive of the site visit.

Payment Terms: The balance is due upon completion of the scope of services described above.

The estimated timeline to complete the scope of services described above and deliver the final assets is 30 days from the date this Letter Agreement is fully executed. This timeline assumes timely access to Village-provided data and information, as well as periodic coordination calls as needed.

To authorize Synergy to proceed, please sign and return this Letter Agreement to indicate the Village's acceptance of the proposed scope, fee, timeline, and terms. This initial phase is designed to provide the Village with key financial information for potential financing and/or funding, presentation-ready materials for stakeholders and community groups, economic and community impact assessments, and a clear foundation for determining the viability of the project.

Information and estimated costs for any subsequent phases will be developed and outlined as the project progresses.

Please return the signed Letter Agreement by email. We look forward to working with the Village on this important and exciting project.

Sincerely,

Jason Boudrie, Founder & CEO
Synergy Sports Charlotte, LLC

Accepted and agreed:

Jill Applebee, Village Administrator
Village of Forsyth, Illinois

Date

Jason Boudrie
Founder & CEO, Synergy Sports Charlotte, LLC

Date

SYNERGY SPORTS CHARLOTTE, LLC

SPORTS FEASIBILITY PHASE ONE

Prepared for the Village of Forsyth, Illinois — a Letter Agreement covering scope of services, deliverables, timeline, and fee structure for the initial phase of work.

01

ASSESS OPPORTUNITY

02

EVALUATE SITES

03

PROJECT IMPACT



SCOPE OF SERVICES & DELIVERABLES

What Synergy will collaborate with the Village to deliver during the initial phase



01

FEASIBILITY & MARKET STUDY

Current sports ecosystem, underserved opportunities, demographics, competitors, site assessment, facility components, surfacing, equipment, and site planning.

02

CONCEPTUAL FINANCIAL MODEL

Operating income statement, statement of cash flows, balance sheet, plus supporting assumptions and detail.

03

ECONOMIC IMPACT ANALYSIS

Jobs created or supported, new dollars entering the area, additional hotel stays, restaurant visits, and related community impacts.

04

USER IMPACT SUMMARY

Projected additional visitors, youth participants, and other relevant usage metrics.

05

CONCEPTUAL ARCHITECTURE

Initial floor plan and/or site plan, exterior rendering, and interior rendering as applicable.

06

PRESENTATION DECK

Digital deck built for stakeholder, Board, and community presentations.

07

COST ESTIMATE

Conceptual construction, surfacing, and equipment costs, with an optional phasing plan.

08

FINANCING & FUNDING

Local, county, and state regulations and statutes governing municipal funding.

09

ON-SITE ENGAGEMENT

One site visit with stakeholders, the Village Board, community members, and municipal partners.

10

VIRTUAL PRESENTATIONS

Sessions with boards, philanthropic groups, banks, City Council, School Board, and County Commission as needed.

INVESTMENT & TIMELINE

\$15,000

Fee for the study, due upon completion

~30 DAYS

Approximate time to completion

NEW BUSINESS

ITEM 2

MEMORANDUM

To: Mayor and Trustees

From: Rhonda Stewart, Village Treasurer

Date: August 4, 2026

RE: Auditor Services (Audit RFP or Continue with Current Auditors)

In 2001, the Board had requested to review the contractual services for the Village's Auditors every three years. Since then, staff have brought to the Village Board the option to move forward by sending out Request for Proposals (RFP) or continuing service with our current Auditors.

The chart below provides a summary recap of our Auditing firm's history:

Auditing Firm History:	<u>Consecutive</u> <u>Years:</u>	<u>Fiscal Years Audited:</u>	<u>Price Range:</u>
Richardson, Karloski, Pinley & Kuppler	10	1973/74 thru 1983/84	N/A
KPMG	6	1984/85 thru 1990/91	N/A
BKD (was Olive and George Olive)	10	1991/92 thru 2000/01	\$9,750 up to \$14,792
MCK (May, Cocagne & King)	4	2001/02 thru 2004/05	\$5,850 up to \$17,000 (GASB started)
KEB (Kerber, Eck, & Braeckel)	2	2005/06 thru 2006/07	\$11,200 up to \$11,350
Sikich	6	2007/08 thru 2012/13	\$16,500 up to \$18,090
Kemper CPA Group	9	2013/14 thru 12/31/2022	\$15,000 up to \$26,600 Notes: 2017 audit changed to GAAP compliant and 2018 began the TIF.
MCK (May, Cocagne & King)	3	12/31/2023 thru 12/31/2025	\$29,000 up to \$30,700

In 2023, ten (10) RFP (request for price) were mailed out and only two auditing firms responded to our request. Some of the Auditing Firms who did not respond reasoning were because the Auditing Firm(s) are busy with normal year-end taxes, commitments with other Municipalities and being shorthanded within their firms.

The Village's current auditing firm is May, Cocagne & King (MCK) P.C. who have just completed our 2025 fiscal year end audit. Village staff would like to extend auditing services with May, Cocagne & King P.C. (MCK) for an additional three-year term (2026, 2027, & 2028).

Suggested Motion: To approve staff's recommendation to extend the Village of Forsyth Auditing Services with May, Cocagne & King P.C. for Fiscal year end 2026, 2027, & 2028.



1353 E. Mound Rd., Suite 300
Decatur, Illinois 62526-9344
PH: (217) 875-2655
FAX: (217) 875-1660
www.mckcpa.com

July 27, 2026

Village of Forsyth, Illinois
Attention: Jill Applebee, Village Administrator
301 South Route 51
Forsyth, Illinois 62535

MCK CPAs and Advisors are pleased to be considered for the reappointment as independent auditors for the Village of Forsyth, Illinois, and we appreciate this opportunity to present a proposal for the audit. Based on our experience with governmental units of your size and with the Village in particular, our proposed fee for the audit of the financial statements of the Village of Forsyth, Illinois for the three years ending December 31, 2026, 2027 and 2028 is \$ 32,300, \$ 33,300, and \$ 34,300, respectively.

These proposed fees for the audit also include assistance with the following:

- adjusting your cash basis financial statements to full accrual basis
- pension and capital asset adjustments
- fund to government-wide conversion and presentation
- preparation of the financial statements and required disclosures,
- preparation of the Annual Financial Report for submission to the Office of the Comptroller of the State of Illinois.
- Management letter, as required
- TIF compliance letter and separate audit report

Our proposed fees are based on our estimate of the time involved during the audit at our standard hourly rates which vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. The fee also anticipates challenges added in conjunction with the anticipated implementation of new accounting standards that can significantly affect the audit process.

Should additional unforeseen circumstances change the scope of the audit, we will discuss it with you and arrive at a new fee estimate. Please be assured that our fees will be commensurate with the time incurred and if the fees attributable to the hours are less than our estimate you will be billed the lesser amount.

We wish to emphasize that, as in the past, we will be available on an on-going basis to assist with questions regarding accounting policies and procedures. MCK possesses significant governmental expertise, and is willing to support you year-round as your go-to technical resource. We feel that our strength as a company, the thing that sets us apart, is our knowledge and understanding of public sector organizations. Couple that with our dedication to the community and our ability to provide individualized assistance, and you have a responsive team of trusted advisors, willing to support you when you need it.

Again, we appreciate the chance to submit this proposal, and want to assure you of our firm's commitment to performing the work within the specified time period. We strive to not only assure your compliance with the audit requirements, but to add increased value to the services you receive as much as possible.

If the above terms are in accordance with your understanding and are acceptable to you, please contact us and we will issue a formal engagement letter at that time.

We look forward to your decision and we sincerely hope that we will have the opportunity to continue to work with you in the future. If you have any questions regarding our proposal, we will be pleased to discuss them with you.

Yours truly,

MCK CPAs and Advisors

A handwritten signature in black ink, appearing to read "Cathy J. Mansur". The signature is fluid and cursive, with a large initial "C" and "M".

Catherine J. Mansur

CJM:cl
Enclosures

NEW BUSINESS

ITEM 3

MEMORANDUM

To: The Honorable President and Board of Trustees
From: Jill Applebee, Village Administrator
Date: August 4, 2026
Subject: Andrew Hendrian Commercial Revitalization TIF Grant Reimbursement

Background

On February 3, 2026, the Village Board approved a Commercial Revitalization TIF Grant for Andrew Hendrian in an amount not to exceed \$25,000 to assist with exterior improvements to the property located within the Forsyth TIF District. The approved project included parking lot improvements, new exterior signage, and additional exterior site enhancements.

Project Completion

Staff has received documentation demonstrating that the approved improvements have been completed in accordance with the grant requirements. The applicant has submitted invoices and supporting documentation for review and reimbursement.

The Economic Development Group (TIF IL) has reviewed the submitted documentation and determined that the eligible project expenses comply with the Commercial Revitalization TIF Grant Program requirements.

Funding

The verified eligible project costs exceed the minimum program requirements, and the reimbursement amount **requested is \$25,000, consistent** with the amount previously approved by the Village Board.

Staff Recommendation

Staff has reviewed the submitted documentation and recommends approval of the reimbursement request in the amount of \$25,000 in accordance with the previously approved Commercial Revitalization TIF Grant.

Suggested Motion

"I move to approve reimbursement of the Andrew Hendrian Commercial Revitalization TIF Grant in the amount of \$25,000, based on completion of the approved project, verification of eligible project costs, and submission of the required documentation."



No. _____

Forsyth TIF District
Village of Forsyth, Macon County, Illinois
Commercial Revitalization TIF Grant Program

PROGRAM APPLICATION

Applicant Name: ANDREW R. HENDRIAN

Site Address: 105 S. ROUTE 51 Current Use: MULTI-USE Future Use: MULTI-USE

Subject Property Tax ID # 07-07-15-229-003 Current Zoning Type: C1

Property Owner Name(s): ANDREW R. HENDRIAN

Applicant Daytime Business Phone: 217-358-1277 Cell Phone: 217-358-1277

Applicant Mailing Address: PO BOX 333, FORSYTH, IL 62535 Email Address: Taxbuyer@AOL.com

Type of Business (check one) ☐ Service ☐ Retail ☒ Other (describe): RETAIL/APT/OFFICE/STORAGE

Anticipated Project Start Date: APRIL - MAY 2026 and Estimated Project Completion Date: JULY 2026

Total Project Costs: \$ 50,000 + (estimated costs must be verified upon completion of the Project).

Amount of Grant Financing Requested: \$ 25,000.

NOTE: All grants amounts are limited to 50% of total costs actually incurred for the Project, not to exceed \$25,000.00. Applicant must verify a minimum match of 50% of the total project costs.

Commercial Revitalization TIF Grant Program (the "Program") grants shall be awarded for TIF eligible project costs (pursuant to 65 ILCS 5/11-74.3-1 *et. seq.* as amended) that are incurred and verified for commercial facade renovation projects on a *first-come-first-served* basis, subject to the availability of funds and the approval of the Forsyth Village Board. **Please read the following requirements carefully.**

ADDITIONAL REQUIREMENTS:

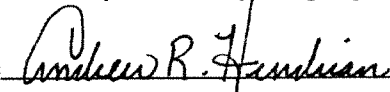
1. Only properties located within the Forsyth TIF District Redevelopment Project Area (the "TIF Area" or "Area") are eligible to apply for the Program. The Forsyth TIF Redevelopment Project Area Boundary Map is provided and attached hereto in ***Appendix A***.
2. Property owners may apply for and receive Program (or its successor program) grants for the same property only one time per calendar year. Exceptions may be allowed for multiple tenants undertaking un-related leasehold improvements on the same property.
3. The maximum Program grant amount for each Project approved for the *Commercial Revitalization TIF Grant Program* shall not exceed Fifty-Percent (50%) of total project costs, or a single lump-sum reimbursement of **Twenty five Thousand and 00/100 Dollars (\$25,000.00)** per individual commercial property as identified by the Macon County real estate tax identification number, or a definable subdivision of such property (e.g., a tenant's leasehold improvements undertaken within a larger commercial plaza). Verification of Applicant's equity in the Project of not less than 50% of total project costs must be submitted and verified by the Village in advance of the Village's reimbursement from TIF Funds.
 - a. The Applicant's Project (the "Project") under the *Commercial Revitalization TIF Grant Program* may include the costs of renovation, rehabilitation, reconstruction, relocation, repair, or remodeling of the exterior facades of existing commercial buildings, including new or replacement signs, lighting and fixtures attached to buildings which face Village streets and are located within the TIF Area. Ancillary design engineering/architectural fees and interior renovations or repairs to the building which are

consequential to the exterior façade improvements are allowable if less than 50% of total verified project costs.

- b. The construction of new buildings, acquisition of personal property or equipment, roof repairs and general custodial and maintenance services shall not qualify for reimbursement by TIF grant funds relating to the *Commercial Revitalization TIF Grant Program*.
4. Applicants must, in advance of receiving Program grant funds: a) verify that the most recent real estate tax bill(s) have been paid for the Property; b) verify TIF eligible project costs in an amount equal to or greater than the amount awarded to the Program Applicant by the Village Board of Trustees; and c) verify the Applicant does not owe any outstanding debts or fines payable to the Village. **Program grant funds are paid by the Village of Forsyth to the Applicant upon completion of the Project and verification of TIF eligible project costs that have been incurred by the Applicant – no exceptions.** The Village's obligation hereunder to award grant funds for TIF eligible project costs is a limited obligation to be paid solely from the Forsyth TIF District Special Tax Allocation Fund.
5. All projects undertaken with Program grant funds must comply with any Village of Forsyth Codes, conform to local zoning, and must be completed within 180 days of the Village Board's approval of the Program Application. Applicant is responsible for obtaining required licenses and permits, if any, prior to undertaking the Project.
6. All projects must be located within the Forsyth TIF Redevelopment Project Area and are subject to review by the Village Staff prior to Village Board of Trustees approval and prior to payment of grant funds.
7. Business owners who are tenants of a building for which planned leasehold improvements will be paid for with Program grant funds must provide written consent from the property owner for all proposed improvements (see **Appendix B**).
8. All applications must attach a description of the planned improvements, estimated costs (contractor bids) of the project and projected start and completion dates. Conceptual sketches, photographs and drawings are encouraged. Colored renderings are preferred. The Village reserves the right to request additional information, including, but not limited to, how the building will be utilized (e.g., type of business) once the renovations are completed.
9. It is the understanding of the Village and the Applicant that the position of the Illinois Department of Labor is that the Illinois Prevailing Wage Act does not currently apply to TIF incentives that are received by private Developers as reimbursement for TIF Eligible Project Costs. This position of the Department of Labor is available online for further review at:
[forsythhttps://www.illinois.gov/idol/FAQs/Pages/prevailing-wage-faq.aspx](https://www.illinois.gov/idol/FAQs/Pages/prevailing-wage-faq.aspx).
10. The Forsyth Village Board of Trustees reserves the right to award grant funds only to those Applicants who undertake projects the Village deems to be compliant with the TIF Act, projects that the Village believes will further stimulate the type of commercial revitalization described in the Forsyth TIF District Redevelopment Plan, and projects that are in the best interests of the citizens of the Village of Forsyth (see **Appendix C**). The rights and obligations of the Applicant under this Program Application shall not be assignable by the Applicant without providing written notice to the Village and the Village's consent is obtained prior to such assignment.

The undersigned certifies and warrants that to the best of his/her knowledge the information contained in and attached to this Application Form is true, correct and complete and furthermore agrees to the terms and conditions provided herein. Nothing contained in this Program Application shall be construed by the Village or the Applicant or any third person to create the relationship of a partnership, agency, or joint venture between the Village and the Applicant. The Applicant hereby acknowledges that, in executing this Application Form, the Applicant has had the opportunity to seek the advice of independent legal counsel and has read and understood all of the terms and provisions of the Program. Subject to Village Board approval (**Appendix C**), this Program Application shall become a binding Redevelopment Agreement for which the undersigned hereby warrants full authority to both execute this Agreement and to bind the entity in which they are signing on behalf of.

Applicant Signature



Date: 01-05-26

Commercial Revitalization TIF Grant Application

Property: 105 S. Route 51, Forsyth, IL 62535

Applicant: Andrew R. Hendrian

Requested Grant Amount: \$25,000 (50% matching reimbursement)

Project Overview

The proposed project consists of exterior site and visibility improvements to an existing commercial building located within the Forsyth TIF District. The improvements are intended to enhance site functionality, safety, and the overall exterior appearance of the property, while supporting long-term commercial use, occupancy, and economic activity along the Route 51 corridor.

Scope of Improvements

1. Parking Lot Improvements

- Resurfacing and rehabilitation of the existing parking lot to improve site access, drainage, safety, and exterior appearance. Work is anticipated to include surface preparation, localized base and surface repairs as needed, new asphalt surfacing, and striping.

2. Signage

- Design, fabrication, and installation of new exterior signage to improve visibility, wayfinding, and identification of the storage facility. Signage will comply with Village requirements and be oriented toward Route 51.

3. Exterior Enhancements

- If final bids for the parking lot and signage result in total project costs below the anticipated project budget, the project may also include additional exterior enhancements such as landscaping, site lighting, or related exterior improvements that further the goals of the Commercial Revitalization TIF Grant Program.

Estimated Project Costs

Based on preliminary discussions with contractors, total project costs are anticipated to exceed \$50,000. Estimated costs are as follows:

- Parking lot improvements: **\$40,000 – \$50,000**
- Signage (design, fabrication, installation): **\$10,000 – \$15,000**
- Ancillary exterior enhancements (as needed): **\$5,000 – \$10,000**

Estimated Total Project Cost: \$55,000 – \$75,000

Formal contractor bids and sign renderings are currently being prepared and are expected within the next two weeks. Final bids, drawings, and any additional documentation requested by the Village will be submitted promptly upon receipt.

Project Schedule

The project is expected to begin following Village Board approval and completion of any required permitting and to be completed within the 180-day timeframe required by the Commercial Revitalization TIF Grant Program.

Grant Request

The Applicant is requesting the maximum reimbursement of **\$25,000** under the Commercial Revitalization TIF Grant Program, representing 50% of eligible project costs. The Applicant will fund 100% of project costs upfront and understands that grant funds are reimbursed only after completion and verification of eligible expenses.

APPENDIX C

Commercial Revitalization TIF Grant Program

Village of Forsyth, Illinois

APPROVAL FORM FOR VILLAGE USE ONLY

Applicant Name: Andrew Hendrian Property Address: 105 US Route 51
07-07-15-229-003

Date application received by the Village of Forsyth: ____ / ____ / ____ by _____

Request Verified as TIF Eligible Project Cost: ☒ Yes ☐ No (reason: _____)

Recommended by Village Staff: ☒ Yes, date: ____ / ____ / ____

☐ No (reason: _____)

GRANT AMOUNT: \$ 25,000.00,

(Subject to Village Board Approval and Verification of TIF Eligible Project Costs)

Grant **APPROVED** by the President and Village Board of Trustees of the Village of Forsyth on the ____ day of _____ / 2026.

PRESIDENT & BOARD OF TRUSTEES	AYE VOTE	NAY VOTE	ABSTAIN / ABSENT
Ashby			
Wendt			
Shaw			
Young			
Kidd			
London			
Peck			
TOTAL VOTES:			

Project grant approved by Village Board: ☐ Yes _____ ☐ No (reason: *see attached*)

APPROVED: _____ Date ____ / ____ / ____
President, Village of Forsyth

ATTEST: _____ Date: ____ / ____ / ____
Village Clerk, Village of Forsyth

Completion of Project verified on 07 / 20 / 2026. Final Grant Amount: \$ 25,000.00

Verification of Applicant's actual TIF Eligible Project Costs
as reviewed by Jacob & Klein, Ltd. and The Economic Development Group, Ltd on 07 / 20 / 2026.

Village grant payment issued to applicant on ____ / ____ / ____ Check No. _____.