



Agenda Item Executive Summary

AGENDA ITEM: Bluff City TIF Developer Note Payout #7 **BOARD OR COMMITTEE:** Board

BUDGET IMPACT

Amount	\$1,907,200	Budgeted	\$2,200,000
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Fund: Bluff City TIF Project Fund	Corresponding Activity Measure: The \$13,500,000 developer note will have \$1,044,590 remaining to draw from.
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EXECUTIVE SUMMARY

Attached is a resolution approving Certificate of Expenditure No. 7 in the amount of \$1,907,200 for public improvements and related cost in the Bluff City TIF. The resolution is to approve an increase to the 2009 Developer Note not to exceed \$13,500,000. The note will be repaid as TIF increment becomes available.

ATTACHMENTS (PLEASE LIST)

Memo, Resolution, Request for Issuance, Owner's Sworn Statement, Developer's Sworn Statement, Developer's Partial Waiver of Lien & Release, Village Engineer Letter, Certificate of Expenditure

RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal: Maintain checks and balances to ensure financial Stewardship

Short Term (1-3 Years): Routine Complex

Long Term (3-5 Years): Routine Complex

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion

MOTION: I move to approve resolution 2025-_____, a resolution approving of certificate of expenditure No. 7 in the amount of \$1,907,200 for the subordinate lien tax increment revenue note, series 2009, for the Bluff City Quarry Redevelopment Project.

Staff: Matt Coulter, Finance Director

Date: November 10, 2025

**Village of Bartlett
Finance Department Memo
2025-10**

DATE: November 10, 2025

TO: Paula Schumacher, Village Administrator

FROM: Matt Coulter, Finance Director

SUBJECT: Bluff City TIF Developer Note Certificate of Expenditure

In September 2009, the Village issued a Developer Note not to exceed \$13,500,000 to Bluff City for public improvements in the Bluff City TIF. Bluff City advances funds from their own sources and submits a Request for Issuance to the Village requesting that the Village issue its Certificate of Expenditure and authorize the Village Treasurer to endorse the Developer Note to the amount approved by the Village to enable the Developer to be reimbursed if and when there is sufficient tax increment to do so, and after all other TIF obligations are paid.

Attached are a Resolution and several documents to approve the seventh Certificate of Expenditure and endorsement to the Developer Note request for the Bluff City TIF development. The seventh Request for Issuance amount is \$1,907,156.32. The Developer Note requires the reimbursement amount to be in increments of \$100. Therefore, this seventh Certificate of Expenditure on the Note will be in the amount of \$1,907,200.00. The attachments are various documents required by the Redevelopment Agreement. The attachments include:

1. Resolution Approving of Certificate of Expenditure No. 7
2. Request for Issuance
3. Owner's Sworn Statement
4. Developer's Sworn Statement.
5. Developer's Partial Waiver of Lien and Release
6. Village Public Works Engineer letter concurring with Request for Issuance No. 7
7. Certificate of Expenditure

Upon approval of the Resolution, the Certificate of Expenditure will be executed and the Developer Note endorsed in the amount of \$1,907,200, which the Village will pay as increment becomes available. Any monies due on the 2009 Developer Note, including accrued interest, will be payable solely from the Note Fund established pursuant to the Developer Note Ordinance.

MOTION: I MOVE TO APPROVE RESOLUTION 2025-_____, A RESOLUTION APPROVING OF CERTIFICATE OF EXPENDITURE NO. 7 IN THE AMOUNT OF \$1,907,200 FOR THE SUBORDINATE LIEN TAX INCREMENT REVENUE NOTE, SERIES 2009, FOR THE BLUFF CITY QUARRY REDEVELOPMENT PROJECT

RESOLUTION 2025 - _____

**A RESOLUTION APPROVING OF CERTIFICATE OF EXPENDITURE
NO. 7 IN THE AMOUNT OF \$1,907,200 FOR THE SUBORDINATE LIEN
TAX INCREMENT REVENUE NOTE, SERIES 2009, FOR THE BLUFF
CITY QUARRY REDEVELOPMENT PROJECT**

WHEREAS, pursuant to the Redevelopment Agreement dated as of March 17, 2009 between the Village and Bluff City, LLC, the Village agreed to issue subordinate lien tax increment revenue notes from which certain TIF eligible expenses related to the Bluff City Quarry Redevelopment Project (the "Project Costs") are to be reimbursed according to certain procedures for payment; and

WHEREAS, the Village passed Ordinance 2009-52 providing for the issue of certain Subordinate Lien Tax Increment Revenue Notes, Series 2009, in an amount not to exceed \$15,000,000 (the "Series 2009 Developer Note Ordinance"); and

WHEREAS, the Village issued the \$13,500,000 Subordinate Lien Limited Revenue Note, Series 2009, dated September 25, 2009 (the "Series 2009 Developer Note"); and

WHEREAS, Bluff City has delivered to the Village its Request for Issuance No. 7 requesting that it be reimbursed the sum of \$1,907,156.32 in Project Costs and that the Village issue its Certificate of Expenditure No. 7, and that the 2009 Developer Note be endorsed and be made payable in that amount; and

WHEREAS, Bluff City has submitted an owner's sworn statement, developer's sworn statement, waivers of lien, invoices, engineer's certification and opinion as to the value of the completed work and materials, and other documentation (the "Supporting Documentation") in support of its Request for Issuance No. 7 in accordance with Section 12-1 of the Redevelopment Agreement to support eligible Project Costs, which documentation has been reviewed, and approved by the Village Engineer, and he has concurred with the Developer's Engineer that the work has been completed and materials are in place as indicated by Request for Issuance No. 7; and

WHEREAS, the Series 2009 Subordinate Note requires advances to be in even increments of \$100;

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Bartlett, Cook, DuPage, and Kane Counties, Illinois as follows:

SECTION ONE: The Request for Issuance No. 7 of Bluff City Materials, Inc. requesting the Village to issue a Certificate of Expenditure in the amount of \$1,907,156.32 attached hereto as Exhibit A is hereby approved; the Bluff City Redevelopment Project

Certificate of Expenditure No. 7 appended hereto as Exhibit B in the sum of \$1,907,200 is hereby approved; and the Village Administrator is hereby authorized and directed to execute and issue Bluff City Quarry Redevelopment Project Certificate of Expenditure No. 7, and the Finance Director/Treasurer is hereby authorized and directed to endorse the 2009 Developer Note to increase the outstanding principal amount thereon in the amount of \$1,907,200 dated as of the effective date of this Resolution.

SECTION TWO: SEVERABILITY. If any section, paragraph or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

SECTION THREE: REPEAL OF PRIOR RESOLUTIONS. All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION FOUR: EFFECTIVE DATE. This Resolution shall be in full force and effect upon its passage and approval.

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED: November 18, 2025

APPROVED: November 18, 2025

Daniel H. Gunsteen, Village President

ATTEST:

Lorna Gilles, Village Clerk

CERTIFICATION

I, the undersigned, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage, and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Resolution 2025 - _____, enacted on November 18, 2025 and approved on November 18, 2025, as the same appeared from the official records of the Village of Bartlett.

Lorna Gilles, Village Clerk

BLUFF CITY QUARRY REDEVELOPMENT PROJECT
CERTIFICATE OF EXPENDITURE NO. 7

The Village of Bartlett, an Illinois municipal corporation of Cook, DuPage and Kane Counties, Illinois (the "Village") has received a certain Request for Issuance No. 7 from Bluff City Materials, Inc (the "Developer") dated September 4, 2025, requesting that the Village approve of a Certificate of Expenditure in the amount of \$1,907,156.32 under the terms of (1) the Redevelopment and Financing Agreement dated March 17, 2009, between the Village of Bartlett, Bluff City, LLC, Southwind Financial, Ltd., Blue Heron Realty Corp. (collectively, the "Owner"), and Blue Heron Development, LLC (the "Owner's Entity") (the "RDA"); (2) Bartlett Ordinance 2009-52, "An Ordinance Providing for the Issuance of Not to Exceed \$15,000,000 Subordinate Lien Incremental Revenue Note, Series 2009 (Bluff City Quarry Redevelopment Project)" (hereinafter referred to as the "Developer Note Ordinance"); and (3) the \$13,500,000 Subordinate Lien Limited Revenue Note Series 2009 (hereinafter referred to as the "Series 2009 Developer Note").

1. In support of its Request for Issuance No. 7 for reimbursement of Redevelopment Project Costs and for Reclamation Work in the amount of \$1,907,156.32, the Developer has submitted the following documentation in compliance with Section 12-1 of the RDA:

- i. An Owner's Sworn Statement from Bluff City, LLC dated September 4, 2025;
- ii. A Developer's Sworn Statement from Bluff City Materials, Inc. dated September 4, 2025;
- iii. Invoice copies;
- iv. A combined Partial Waiver and Release and Contractor's Affidavit dated September 4, 2025 for the Reclamation Work from Bluff City Materials, Inc.;
- v. Certification of Steve Kaminski, Senior Project Manager of Mackie Consultants, LLC, dated September 5, 2025 certifying the subject work has been completed and materials are in place as indicated by the current request for the Reclamation Work;
- vi. Revised colored topographical survey submittal and additional engineering documents illustrating the fill areas for the Reclamation Work confirming volume and compaction;

2. Nick Talarico, Village Engineer, has issued a letter to the Corporate Authorities stating that he has reviewed the foregoing documentation and performed field observations with respect to the Reclamation Work, and has opined that all documentation provided meets the requirements of Section 12-1 of the RDA, and that he concurs with the opinion of Steve Kaminski that the work has been completed and the fill

material is in place with respect to \$357,874.15 of the Request for Issuance No. 7 for site preparation and grading costs.

3. The Owner has requested to be reimbursed with Request for Issuance No. 7 for public road improvements totaling \$207,904.27, public infrastructure costs of \$42,960.91, soil remediation costs of \$1,254,411.93, and bike path expenses totaling \$44,005.06 and has submitted invoices and other documentation in support of its request to be reimbursed for said costs, which are eligible Redevelopment Project Costs as defined in the RDA.

Based on the foregoing, the Corporate Authorities have passed a Resolution Approving of this Certificate of Expenditure No. 7, authorizing the Village Administrator to execute this Certificate of Expenditure No. 7 in the amount of \$1,907,200, and authorizing and directing the Village Finance Director/Treasurer to properly endorse the Series 2009 Developer Note to increase the Outstanding Principal Amount thereof by said \$1,907,200.

Dated as of November 18, 2025.

Paula Schumacher, Village Administrator

**EXHIBIT D
REQUEST FOR ISSUANCE**

The undersigned, Bluff City Materials, Inc., an Illinois corporation ("Developer"), in connection with its obligations in that certain Redevelopment and Financing Agreement dated as of March 17, 2009 between the Village of Bartlett (the "Village"), Developer and other affiliated parties (the "RDA"), which is incorporated herein by reference, hereby certifies, swears and affirms under oath to the Village as follows:

- 1) That since submission of the last Request for Issuance, if any, to the Village, Developer has expended or has caused to be expended the sum of \$ 1,907,156.32 in Redevelopment Project Costs (as defined in the RDA):

- 2) Total for which Request for Issuance is sought: \$ 1,907,156.32
- 3) That all of the Redevelopment Project Costs have been made in accordance with the RDA, the TIF Obligations, and the Act.
- 4) That Developer requests that the Village issue its Certificate of Expenditure (as defined in the RDA) certifying that the amount specified in Item 2 is eligible for reimbursement in accordance with the TIF Obligations, the RDA and the Act.
- 5) That Developer, in compliance with the RDA, herewith submits the following documentation pursuant to and in compliance with Section 12-1 of the RDA:
 - a. With respect to Prior Redevelopment Project Costs:
 - i. sworn statements ;
 - ii. invoice copies with check payment information ; and
 - iii. lien waivers .

 - b. With respect to Reclamation Work:
 - i. sworn statements ;
 - ii. engineer's certification with ; and
 - iii. topographical surveys .

 - c. With respect to Other Work:
 - i. _____ ;
 - ii. _____ ; and
 - iii. _____ .

- 6) Developer hereby certifies to the Village that, as of the date hereof:
 - a. The total amount of this Request for Issuance represents the actual amount currently payable to the third parties in connection with the Redevelopment Project Costs;
 - b. No default or uncured event of default exists under the RDA;

c. Developer has received no notice and has no knowledge of any liens or claims of liens filed or threatened against the Redevelopment Project Area except for the following:

7) Developer hereby certifies that it has complied with all of the requirements and has otherwise satisfied all of the conditions precedent, in any way relating to the RDA in connection with the Redevelopment Project Costs and the Developer Reimbursement Amount.

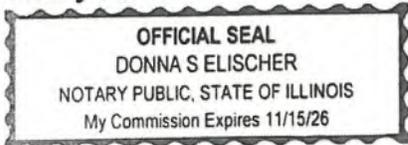
IN WITNESS WHEREOF, the Developer has executed and delivered this Request for Issuance as of the date first above written.

BLUFF CITY MATERIALS, INC.

By: [Signature]
Its: Vice President

Subscribed and Sworn to before me
This 4th day of September, 2025

[Signature]
Notary Public



APPROVED:
VILLAGE OF BARTLETT, an Illinois
Municipal Corporation

By: _____
Its Village Administrator

- 1) Date of Approval _____
- 2) Amount of Approval by this Request for Issuance \$ _____
- 3) Total Amount Approved \$ _____
- 4) Total New Principal Balance (Sum of 2 and 3) \$ _____
- 5) Interest Accrual Date for 4 _____
- 6) Total Interest Accrued to the Date Specified in 5 _____

OWNER'S SWORN STATEMENT

BLUFF CITY/BLUE HERON TIF
BARTLETT, IL

REQUEST OF ISSUANCE #7
Bluff City Project #3508

State of ILLINOIS
County of KANE
Date: 09/04/2025

The affiant, John F. Harris, being first duly sworn on oath deposes and says that he/she is Manager of Bluff City, LLC, 2250 Southwind Blvd., Bartlett, IL 60103, that has contracted with The Village of Bartlett, 200 E. Main St., Bartlett, IL 60103 for the Development of the Bartlett TIF area on the following described premises in said County, to-wit: Bartlett, IL 60103, Kane County.

Item No.	Line Item Description	Total Contract Amount	Sub-Contractor	Total Complete	Previous Request	Current Request	Retention	Balance to Become Due
Uses:								
1	Site Preparation and Excavation Costs	\$ 9,600,000	Bluff City Materials, Inc. 2252 Southwind Blvd., Bartlett, IL 60103	\$ 6,830,089.79	\$ 6,472,215.64	\$ 357,874.15		\$ 2,769,910.21
2	Public Road Improvements	\$ 3,100,000	Bluff City Materials, Inc. 2252 Southwind Blvd., Bartlett, IL 60103	\$ 1,836,030.57	\$ 1,628,126.30	\$ 207,904.27	\$ -	\$ 1,263,969.43
3	Public Infrastructure Costs	\$ 1,500,000	Bluff City Materials, Inc. 2252 Southwind Blvd., Bartlett, IL 60103	\$ 1,416,339.25	\$ 1,373,378.34	\$ 42,960.91	\$ -	\$ 83,660.75
4	Traffic Signalization	\$ 1,200,000	Bluff City Materials, Inc. 2252 Southwind Blvd., Bartlett, IL 60103	\$ 40,347.90	\$ 40,347.90	\$ -		\$ 1,159,652.10
5	Soil Remediation	\$ 1,000,000	Bluff City Materials, Inc. 2252 Southwind Blvd., Bartlett, IL 60103	\$ 1,254,411.93	\$ -	\$ 1,254,411.93		\$ (254,411.93)
6	Bike Paths	\$ 200,000	Bluff City Materials, Inc. 2252 Southwind Blvd., Bartlett, IL 60103	\$ 44,005.06	\$ -	\$ 44,005.06		\$ 155,994.94
7	Utilities	\$ 750,000		\$ -	\$ -	\$ -		\$ 750,000.00
8	Streetscape Improvements	\$ 500,000	Bluff City Materials, Inc. 2252 Southwind Blvd., Bartlett, IL 60103	\$ 52,344.26	\$ 52,344.26	\$ -		\$ 447,655.74
9	Engineering and Design	\$ 1,600,000	Bluff City Materials, Inc. 2252 Southwind Blvd., Bartlett, IL 60103	\$ 451,046.63	\$ 451,046.63	\$ -		\$ 1,148,953.37
10	Costs of Issuance	\$ 200,000	Bluff City Materials, Inc. 2252 Southwind Blvd., Bartlett, IL 60103	\$ 530,675.41	\$ 530,675.41	\$ -		\$ (330,675.41)
Grand Totals		\$ 19,650,000	REQUEST OF ISSUANCE #7:	\$ 12,455,290.79	\$ 10,548,134.48	\$ 1,907,156.32	\$ -	\$ 7,194,709.21

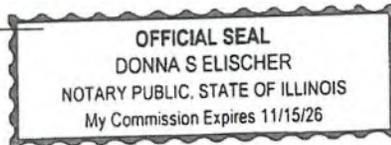
Work Completed to Date	\$ 12,455,290.79
Less Retainage	\$ -
Net Amount Earned	\$ 12,455,290.79
Net Previously Paid	\$ 10,548,134.48
Net Amount of This Payment	\$ 1,907,156.32
Balance to Become Due (Incl. Retention)	\$ 7,194,709.21

I, as a manager of Bluff City, LLC, certify that to the best of my knowledge, the information provided in this pay estimate is true and accurate. I agree to furnish Waivers of Lien for materials under my contract when demanded.

Signed: [Signature]
Position: Manager

Subscribed and sworn to before me this 4th day of September, 2025.

[Signature]
Notary Public - Donna S. Elischer



DEVELOPER'S SWORN STATEMENT

BLUFF CITY/BLUE HERON TIF
BARTLETT, IL

REQUEST OF ISSUANCE #7

Bluff City Project #3508

State of ILLINOIS
County of KANE
Date: 09/04/2025

The affiant, John F. Harris, being first duly sworn on oath deposes and says that he/she is Vice President of Bluff City Materials, Inc., 2252 Southwind Blvd., Bartlett, IL 60103, that has contracted with The Village of Bartlett, 200 E. Main St., Bartlett, IL 60103 for the Development of the Bartlett TIF area on the following described premises in said County, to-wit: Bartlett, IL 60103, Kane County.

Item No.	Line Item Description	Total Contract Amount	Sub-Contractor	Total Complete	Previously Requested	Current Request	Retention	Balance to Become Due Incl. Retention
	Uses:							\$ 2,769,910.21
1	Site Preparation and Excavation Costs	\$ 9,600,000	Bluff City Materials, Inc. 2252 Southwind Blvd., Bartlett, IL 60103	\$ 6,565,235.70	\$ 6,207,361.55	\$ 357,874.15		
			James L. Lord, Inc. 27W31 Hoy Ave., Warrenville, IL 60555	\$ 12,139.00	\$ 12,139.00	\$ -		
			LaFarge Aggregates Illinois, Inc. Dept CH 19393, Palatine, IL 60055	\$ 242,630.72	\$ 242,630.72	\$ -		
			Zimmerman Landscaping, Inc. 1118 Century Oaks Dr., Elgin, IL 60123	\$ 10,084.37	\$ 10,084.37	\$ -		
2	Public Road Improvements	\$ 3,100,000						\$ 1,263,969.43
			Village of Bartlett 228 S. Main St., Bartlett, IL 60103	\$ 710,810.12	\$ 710,810.12	\$ -	\$ -	
			Abbey Paving Co., Inc. 21949 County Line Rd, Aurora, IL 60502	\$ 186,651.85	\$ 186,651.85	\$ -	\$ -	
			Alliance Concrete Sawing & Drilling 570 Rock Road Dr., Unit N East Dundee, IL 60118	\$ 707.50	\$ 707.50	\$ -	\$ -	
			Champion Paving Corp. P.O. Box 610, Hampshire, IL 60140	\$ 28,900.00	\$ 28,900.00	\$ -		
			Concrete Specialties 1375 Gifford Rd., Elgin, IL 60120	\$ 6,708.95	\$ 6,708.95	\$ -		
			Geneva Construction Company P.O. Box 998, Aurora, IL 60507	\$ 688,650.96	\$ 688,650.96	\$ -	\$ -	
			Hard Rock Concrete Cutters, Inc. 601 Chaddick Dr., Wheeling, IL 60090	\$ 495.00	\$ 495.00	\$ -		
			TAM Trucking, Inc. 21235 Humbrecht Circle Unit B, Bartlett, IL 60103	\$ 1,147.50	\$ 1,147.50	\$ -		
			Trafic Services, Inc. 2260 Southwind Blvd. Bartlett, IL 60103	\$ 734.02	\$ 734.02	\$ -		
			True North Energy, LLC 10346 Brecksville Rd, Brecksville, OH 44141	\$ 207,904.27	\$ -	\$ 207,904.27		
			United Rentals 2201 E. Higgins Rd., Elk Grove Village, IL 60007	\$ 810.40	\$ 810.40	\$ -		
			Patten Industries, Inc. 75 Remittance Dr. Dept. 3173 Chicago, IL 60675-3173	\$ 2,510.00	\$ 2,510.00	\$ -		
3	Public Infrastructure Costs	\$ 1,500,000		\$ -	\$ -	\$ -		\$ 83,660.75
			H.R. Stewart, Inc. 52 W. Crystal St., Cary, IL 60013	\$ 1,180.00	\$ 1,180.00	\$ -		
			Manhard Consulting 5900 Woodlands Parkway, Vernon Hills, IL 60061	\$ 30,067.50	\$ 30,067.50	\$ -		
			Neenah Foundry Box 729, Neenah, WI 54957	\$ 926.00	\$ 926.00	\$ -		
			Neslund & Associates 5115 S. River Rd, North Aurora, IL 60542	\$ 1,216,129.70	\$ 1,216,129.70	\$ -	\$ -	
			Ozinga Ready Mix Concrete, Inc. P.O. Box 910, Frankfort, IL 60423	\$ 441.24	\$ 441.24	\$ -		
			Treasurer, State of Illinois Environmental Protection Permit & Inspection Fund, Springfield, IL	\$ 1,920.00	\$ 1,920.00	\$ -		
			Vulcan Materials Company 14999 Collections Ctr, Chicago, IL 60693	\$ 55,565.54	\$ 55,565.54	\$ -		
			Welch Bros., Inc. 1050 St. Charles St., Elgin, IL 60121	\$ 1,609.24	\$ 1,609.24	\$ -		
			Winters Landscape 50W410 Marcy Rd., Sycamore, IL 60178	\$ 10,027.50	\$ 10,027.50	\$ -		
			Sandman's Paving & Sealcoating 39W491 Freeman Rd Gilberts IL 60136	\$ 6,468.00	\$ 6,468.00	\$ -		
			County of Kane, Illinois 43W011 Burlington Rd., St. Charles, IL 60175	\$ 150.00	\$ 150.00	\$ -		
			FCL Builders, LLC 1150 Spring Lake Dr., Itasca, IL 60143	\$ 41,164.00	\$ 41,164.00	\$ -		

Item No.	Line Item Description	Total Contract Amount	Sub-Contractor	Total Complete	Previously Requested	Current Request	Retention	Balance to Become Due Incl. Retention
			Tri-County Excavation & Const. 471 NE Industrial Dr. Aurora, IL 60505	\$ 7,729.62	\$ 7,729.62			
			True North Energy, LLC 10346 Brecksville Rd, Brecksville, OH 44141	\$ 42,960.91	\$ -	\$ 42,960.91		
4	Traffic Signalization	\$ 1,200,000	Village of Bartlett 228 S. Main St., Bartlett, IL 60103	\$ 40,347.90	\$ 40,347.90	\$ -		\$ 1,159,652.10
5	Soil Remediation	\$ 1,000,000		\$ -	\$ -	\$ -		\$ (254,411.93)
			Berman-Lapetina Enterprises, LLC 150 East Main St. Ste 500, Carnegie, PA 15106	\$ 95,000.00	\$ -	\$ 95,000.00		
			DGI-Menard, Inc. 150 East Main St. Ste 500, Carnegie, PA 15106	\$ 154,507.20	\$ -	\$ 154,507.20		
			Foundation Service Corp. 220 Waterloo Rd., PO Box 320, Hudson, IL 50643	\$ 485,000.00	\$ -	\$ 485,000.00		
			Hayward Baker, Inc. 1350 W. Lake St., Roselle, IL 60172	\$ 193,333.33	\$ -	\$ 193,333.33		
			Keller North America, Inc. 1325 W. Lake St., Roselle, IL 60172	\$ 135,000.00	\$ -	\$ 135,000.00		
			ZS-Bartlett Property Owner, LLC 19450 W Bryn Mawr Ave #750, Rosemont, IL 60018	\$ 191,571.40	\$ -	\$ 191,571.40		
6	Bike Paths	\$ 200,000	True North Energy, LLC 10346 Brecksville Rd, Brecksville, OH 44141	\$ 44,005.06	\$ -	\$ 44,005.06		\$ 155,994.94
7	Utilities	\$ 750,000		\$ -	\$ -	\$ -		\$ 750,000.00
8	Streetscape Improvements	\$ 500,000						\$ 447,655.74
			Homer Tree Service, Inc. 216464 W. 143rd St., Lockport, IL 60441	\$ 5,000.00	\$ 5,000.00	\$ -		
			Sleeth Electric 48W605 Hinckley Rd, Big Rock, IL 60511	\$ 42,507.82	\$ 42,507.82	\$ -		
			Richardson & Sons Maintenance 34W220 Army Trail Rd, Wayne, IL 60184	\$ 1,225.00	\$ 1,225.00	\$ -		
			Ray's Electrical & Boring Service 37W904 US HWY 20, Elgin, IL 60124	\$ 3,611.44	\$ 3,611.44	\$ -		
9	Engineering and Design	\$ 1,600,000						\$ 1,148,953.37
			Mackie Consultants, LLC 9575 W Higgins Ste 500, Rosemont, IL 60018	\$ 390,580.76	\$ 390,580.76	\$ -		
			Abbott Engineering, LLC 2252 Southwind Blvd., Bartlett, IL 60103	\$ 5,260.11	\$ 5,260.11	\$ -		
			Bluff City Materials, Inc. 2252 Southwind Blvd., Bartlett, IL 60103	\$ 1,965.55	\$ 1,965.55	\$ -		
			S.T.A.T.E. Testing, L.L.C. 570 Rock Rd., Unit K, East Dundee, IL 60118	\$ 11,473.00	\$ 11,473.00	\$ -		
			Soos & Associates, Inc. 5105 Schelter Rd., Lincolnshire, IL 60069	\$ 1,000.00	\$ 1,000.00	\$ -		
			Big Benuzzi's Industrial Guide, Inc. 20518 Laurel Dr., Barrington, IL 60010	\$ 2,180.00	\$ 2,180.00	\$ -		
			Gary R. Weber Associates, Inc. 212 S. Main St., Wheaton, IL 60187	\$ 589.50	\$ 589.50	\$ -		
			Illinois Construction and Environmental Consulting, Inc. 2399 Foster Ave., Wheeling, IL 60090	\$ 21,205.80	\$ 21,205.80	\$ -		
			Material Service Testing, Inc. 921 W. Van Buren St. #210 Chicago IL 60607	\$ 1,725.15	\$ 1,725.15	\$ -		
			Terracon 135 Ambassador Dr., Naperville, IL 60540	\$ 9,700.00	\$ 9,700.00	\$ -		
			True North Consultants 1740 Troopville Ave, #206, Naperville IL 60563	\$ 2,400.00	\$ 2,400.00	\$ -		
			Signs By Tomorrow 1028 Dundee Ave., Elgin, IL 60120	\$ 1,661.76	\$ 1,661.76	\$ -		
			Nelson Testing n/k/a SRN Testing 2258 Southwind Blvd, Bartlett, IL 60103	\$ 1,305.00	\$ 1,305.00	\$ -		
10	Costs of Issuance	\$ 200,000						\$ (330,675.41)
			Laube Consulting Group, LLC 200 S. Wacker Dr, Ste 3100 Chicago IL 60606	\$ 27,700.00	\$ 27,700.00	\$ -		
			William Blair & Company 225 W. Adams St., Chicago, IL 60606	\$ 25,000.00	\$ 25,000.00	\$ -		
			Mahoney, Silverman & Cross 822 Infantry Dr., Ste 100, Joliet, IL 60435	\$ 11,160.00	\$ 11,160.00	\$ -		
			Guerard & Krasner 605 Lindsay Circle, North Aurora, IL 60542	\$ 22,687.50	\$ 22,687.50	\$ -		
			Chapman & Cutler, LLP P.O. Box 71291, Chicago, IL 60694	\$ 35,000.00	\$ 35,000.00	\$ -		
			Bryan E. Mraz & Associates 111 W. Irving Park Rd., Roselle, IL 60172	\$ 13,500.00	\$ 13,500.00	\$ -		
			Lansu & Associates 1770 N Park St, Ste 202, Naperville, IL 60563	\$ 1,104.00	\$ 1,104.00	\$ -		
			Maurides Foley Tabangay & Turner LLC 33 N LaSalle St., Ste 1910, Chicago, IL 60602	\$ 134,136.58	\$ 134,136.58	\$ -		
			Village of Bartlett 228 S. Main St., Bartlett, IL 60103	\$ 58,570.16	\$ 58,570.16	\$ -		
			Bluff City, LLC 2250 Southwind Blvd., Bartlett, IL 60103	\$ 19,447.47	\$ 19,447.47	\$ -		

Item No.	Line Item Description	Total Contract Amount	Sub-Contractor	Total Complete	Previously Requested	Current Request	Retention	Balance to Become Due Incl. Retention
			JPMorgan Chase Bank, N.A. 21591 Network Place, Chicago, IL 60673	\$ 66,193.70	\$ 66,193.70	\$ -		
			Abbott Land & Investment Corp. 3250 Southwind Blvd. Bartlett, IL 60103	\$ 90,000.00	\$ 90,000.00	\$ -		
			Assurance Agency, Ltd. 1750 E. Golf Rd., Schaumburg, IL 60173	\$ 25,176.00	\$ 25,176.00	\$ -		
			Lee & Associates of Illinois, LLC 8755 W Higgins, Ste 1000, Chicago, IL 60631	\$ 1,000.00	\$ 1,000.00	\$ -		
Grand Totals		\$ 19,650,000	REQUEST OF ISSUANCE #7:	\$ 12,455,290.79	\$ 10,548,134.48	\$ 1,907,156.32	\$ -	\$ 7,194,709.21

Work Completed to Date	\$ 12,455,290.79
Less Retainage	\$ -
Net Amount Earned	\$ 12,455,290.79
Net Previously Paid	\$ 10,548,134.48
Net Amount of This Payment	\$ 1,907,156.32
Balance to Become Due (Incl. Retention)	\$ 7,194,709.21

I, as an officer of Bluff City Materials, Inc., certify that to the best of my knowledge, the information provided in this pay estimate is true and accurate. I agree to furnish Waivers of Lien for materials under my contract when demanded.

Signed: 
Name: John F. Harris
Position: Vice President

Subscribed and sworn to before me this 4th day of September, 2025.


Notary Public

My Commission Expires: November 15, 2026



PARTIAL WAIVER AND RELEASE

STATE OF ILLINOIS
COUNTY OF COOK

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by Bluff City, LLC to furnish Dirt Fill for the premises known as the Bluff City/Blue Heron TIF Project: Bluff City Quarry Redevelopment Plan and Project and Bluff City Quarry Redevelopment Project Area, Bartlett, IL of which Bluff City, LLC, Southwind Financial, Ltd., Gifford 300, LLC, The Chicoine Family Limited Partnership, TRAF 6, LLC, EBCO Ventures, LLC, LEL Kenyon Road Associates LLC, Harynek Real Estate Partnership, LLC, Harynek Real Estate 2, LLC, Bratt Capital Partners, LLC, Blue Heron 160, LLC, ZS-Bartlett Property Owner LLC, Nova 2, LLC, Wishing Gate, LLC, True North Energy, LLC, Lula Park, LLC, SRI Varahi, LLC, and Bartlett Self Storage, LLC are the owners (collectively, the "Owner").

THE undersigned, for and in consideration of **Three Hundred Fifty-Seven Thousand Eight Hundred Seventy-Four and 15/100 (\$357,874.15) Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under municipal, State or Federal laws or statutes, relating to Mechanics' Liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the Owner, on account of labor services, material, fixtures, apparatus or machinery, heretofore furnished, or which may be furnished at any time hereafter for the above-described premises. *

Company Name: BLUFF CITY MATERIALS, INC.
Address: 2252 Southwind Blvd., Bartlett, IL 60103

Given under my hand and seal this 4th day of September 2025. Signature [Signature] Title: Vice President

* EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

NOTE: All waivers and releases must be for the full amount paid. If waiver and release is for a corporation, corporate name should be used, corporate seal affixed and title of officer signing waiver and release should be set forth: if waiver and release is for a partnership, the partnership name should be used; partner should sign and designate himself as partner.

CONTRACTOR'S AFFIDAVIT

STATE OF ILLINOIS
COUNTY OF COOK

TO WHOM IT MAY CONCERN:

THE undersigned, John F. Harris being duly sworn, deposes and says that he/she is the Vice President of Bluff City Materials, Inc. who is the contractor ("Contractor") furnishing the Dirt Fill work on the Project located at Southwind Business Park and the Blue Heron Business Park in Bartlett, IL 60103 owned by Bluff City, LLC, Southwind Financial, Ltd., Gifford 300, LLC, The Chicoine Family Limited Partnership, TRAF 6, LLC, EBCO Ventures, LLC, LEL Kenyon Road Associates LLC, Harynek Real Estate Partnership, LLC, Harynek Real Estate 2, LLC, Bratt Capital Partners, LLC, Blue Heron 160, LLC, ZS-Bartlett Property Owner LLC, Nova 2, LLC, Wishing Gate, LLC, True North Energy, LLC, Lula Park, LLC, SRI Varahi, LLC, and Bartlett Self Storage, LLC.

That the total amount of the contract including extras* is \$ 9,600,000.00 on which he/she has received payment of \$ 6,472,215.64 prior to this payment. That all waivers and releases are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers or releases. That the following are the names of all parties who have furnished material or labor, or both, for said work and all parties having contracts or subcontracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications.

NAME AND ADDRESS	WHAT FOR	CONTRACT PRICE INCLUDING EXTRAS*	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
Bluff City Materials, Inc.	Dirt Fill	\$ 9,335,145.91	\$ 6,207,361.55	\$ 357,874.15	\$ 2,769,910.21
James L. Lord, Inc.	Install silt fence/posts	\$ 12,139.00	\$ 12,139.00	\$ -	\$ -
Lafarge Aggregates Illinois, Inc.	Material/Screenings	\$ 242,630.72	\$ 242,630.72	\$ -	\$ -
Zimmerman Landscaping, Inc.	Earth moving/rough grading	\$ 10,084.37	\$ 10,084.37	\$ -	\$ -
TOTAL LABOR AND MATERIAL INCLUDING EXTRAS* TO COMPLETE		\$ 9,600,000.00	\$ 6,472,215.64	\$ 357,874.15	\$ 2,769,910.21

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

Signed this 4th day of September, 2025. Signature: [Signature] Vice President
Title

Subscribed and sworn to before me this 4th day of September, 2025.

Notary Public: Donna S. Elischer
My commission expires: 11/15/2026



* EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

November 4, 2025

President and Board of Trustees
Village of Bartlett
228 S. Main Street
Bartlett, IL 60103

RE: Request for Issuance # 7, Bluff City/Blue Heron TIF

President and Board of Trustees:

We have reviewed and are submitting the following documents for the Bluff City/Blue Heron Business Park in Bartlett:

- The **Request for Issuance # 7**, from Bluff City requesting payment in the amount of **\$ 1,907,156.32** for project reimbursements from November 12, 2020, through September 4, 2025.
- An Owner's Sworn Statement listing the contractors and material suppliers with the total contract price, amount to be paid this request and the balance due.

We have also reviewed the following items:

- A topographic map, comparing pre-fill and post-fill elevations in the TIF area.
- Signed Partial Waiver and Contractor's Affidavit documentation.
- Additional engineering documents illustrating the fill areas.

All documentation provided and reviewed meets the requirements of Section 12-1 of the Redevelopment and Finance Agreement between the Village of Bartlett and Bluff City Materials, Inc.

Based upon our review of the supporting documents submitted and our field observations and reviews, we concur with the opinion of Bluff City that the work has been completed and the fill material is in place as indicated in the **Request for Issuance #7**, in the amount of **\$ 1,907,156.32**.

Please contact me at Public Works if there are any questions.

Thank You,

Nick Talarico

Nick Talarico, P.E.
Village Engineer
Bartlett Public Works Department

cc: Matt Coulter, Bartlett Director of Finance
Dan Dinges, Bartlett Director of Public Works
Kristy Stone, PDS Director
Kurt Asprooth, Bartlett Village Attorney
Dean Kelley, Bluff City Materials, Inc.