



VILLAGE OF THORNTON

Committee Meeting

February 17, 2026 at 6:00 PM

Village Hall – 115 East Margaret St

AGENDA

I. Call to Order

II. Public Comment

III. Committee Topics

[A.](#) Trustee Pisarzewski - Building Department January Report

[B.](#) Trustee Cunningham - January Cash Position

[C.](#) Trustee Middlebrooks - Recreation Center January Report

[D.](#) Trustee Kaye - Public Works January Report

[E.](#) Trustee Glaser - Police Department January Report

[F.](#) Trustee Pratscher - Fire Department January Report

IV. Treasurer Jackson

[A.](#) January Treasurer's Report

[B.](#) Proposed Immaterial Variance and Bank Reconciliation Tolerance Policy

V. Engineer Kaminsky

VI. Attorney Touhy

VII. Administrator Payne

[A.](#) Line Item Transfer Request - Police Department

[B.](#) Purchase of Bait Vehicle Kit & Two Vehicle Tracking Units for ISATT

[C.](#) Purchase of Two (2) 2026 Ford Explorers from Zeigler Ford for Chicago Police Department through SOS Grant

- [D.](#) First Amendment to the Redevelopment Agreement Between the Village & Ken Zomparelli - 110 S. Williams Street
- [E.](#) Proposed Ordinance Requiring Registration of of Vacant & Foreclosed Properties
- [F.](#) Agreement with HERA Property Registry, LLC Providing a Vacant Property & Foreclosure Registration Service
- G. Continued Discussion & Review of Street Safety Around Wolcott School

VIII. President Reynolds

IX. Old & New Business

X. Adjournment



VILLAGE OF THORNTON

Section III, ItemA.

BUILDING & ZONING

115 East MARGARET STREET • THORNTON, ILLINOIS 60476
PHONE (708) 877-4468 • FAX (708) 877-4458

Date: February 13, 2026

To: Trustee Pisarzewski

From: K. Zigterman

Re: January Report

In the month of January 11 building permits have been issued, the permits issued had fees of \$980. The permits had an assessed value of \$89,310.33 of work scheduled to be done. The building department completed 276 inspections and issued 9 citations.

VILLAGE OF THORNTON - CASH POSITION SUMMARY

Section III, ItemB.

as of February 13, 2026

BANK ACCOUNT BALANCES

General Checking

Wintrust - General Operations	\$	1,784,001.73
Illinois Funds - Local Tax Revenue	\$	1,431,887.55
Illinois Funds - Escrow	\$	152,832.91
Fifth Third Bank - General	\$	55,189.68
Total General Checking	\$	3,423,911.87

Secretary of State Grant Program

Wintrust - Grant Money Market	\$	5,756,035.13
Wintrust - Imprest	\$	38,642.81
Total SOS Grant Program	\$	5,794,677.94

62%

Debt Service

BNY Mellon - Escrow	\$	53,443.63
Total Debt Service	\$	53,443.63

Balance per Bank Statements	\$	9,272,033.44
Deposits in Transit	\$	17,045.51
Outstanding Checks	\$	541,112.97

ADJUSTED BANK BALANCE	\$	9,830,191.92
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Thornton Recreation Monthly Report

FEBRUARY 11, 2026

Director of Parks and Recreation: Sharlee Dunlop

The fitness center is running a special "frozen" rate through March. We continue to host Senior Card clubs, AA meetings and TOPS meetings weekly.

We recently set up an indoor Pickleball court free for residents 18+ to reserve on Tuesday and Thursday afternoons through April. You can bring a friend and we won't make you keep score.

Monthly, we host Senior Bingo Luncheon, Thornton Library's Free Chair Yoga and Free Family Movie Night.

You can find the latest upcoming events and Village news on Comcast Channel 4, Facebook and thorntonil.us. We encourage residents to reach out with any suggestions and always "Take time for fun".

Thornton Recreation/Community Center
701 Highland Ave 708-877-4454 thorntonrec@thorntonil.us



\$5 FITNESS FREEZE!

KEEP YOUR NEW YEAR'S RESOLUTION!
JANUARY, FEBRUARY AND MARCH 2026
\$5/MONTH FITNESS CENTER!
THORNTON RESIDENTS 18+

PROOF OF RESIDENCY AND SIGNED WAIVER REQUIRED.
UNINCORPORATED LANSING IS INCLUDED
DISCOUNT EXPIRES 3/15/26
FITNESS CENTER REGULAR BUSINESS HOURS
MONDAY THROUGH FRIDAY 9AM TO 6PM



Thornton Recreation/Community Center
701 Highland Ave 708-877-4454 thorntonrec@thorntonil.us



**PICKLEBALL
OPEN GYM**

Tuesdays and Thursdays 3:00 - 5:45 PM
Beginning February 3 through April 30, 2026

Reserve our pickleball space to learn and practice your skills,
volley with a partner or friends.

Free to Residents 18+. Bring a change of athletic shoes (no dark soles).
Bring your own paddles and ball or ask to borrow our equipment.
Children under 18 must be accompanied by an adult. Waiver required.

No food allowed. 1st Reserved is 1st to Serve.
Maximum Reservation time is 1 hour.
We reserve the right to cancel reservations due to other events or obligations.

A movie poster for 'Shrek 2' from DreamWorks. The poster features Donkey in the foreground, smiling broadly. Behind him are Shrek, Princess Fiona, Lord Farquaad, and Puss in Boots. The background shows a green landscape with a castle. The title 'SHREK' is prominently displayed in a stylized font, with 'DREAMWORKS' above it.

BINGO!

12:30 PM
\$10.00 PER PERSON
LUNCH AND 10 GAMES OF BINGO.

MAR 11 — CHICAGO DOGS

APR 8 — BEEF SANDWICHES

MAY 13 — MOSTACCIOLI



Thornton Recreation/Community Center
 701 Highland Ave 708-877-4454 thorntonrec@thorntonil.us



2026 EGG HUNTS

MARCH 28

\$5.00 each

Ages 0-5 BEGINNER Egg hunt 4:00 pm.
Bring a bag. Pictures with the Easter Bunny available at 4:15 pm.

Ages 6-10 EXPERT Egg Hunt 8:00 pm
Bring a flashlight and bag.

This is an outdoor event - rain or shine. Sign up by March 25





Maxine Reynolds, Village President
VILLAGE OF THORNTON
PUBLIC WORKS

121 NORTH WOLCOTT STREET • THORNTON, ILLINOIS 60476

PHONE (708) 877-4462 • FAX (708) 877-1627

www.thorntonil.us

Date: 2-10-2026

To: Admin. Vivian Payne

From: Public Works Supt. Bryan Roberts

Re: January 2026 Board Report

J.U.L.I.E Locates: 5

Water Main Breaks: 1

Repaired Hydrant 0

Water Service Line Repair 0

Sewer Complainants: 2

Sanitary Sewer Repairs 0

-Called out 6 times for snow and ice.

-Holiday decorations taken down.

Daily tasks: Cleaning and maintenance at Village buildings (Village Hall, Fire Department, Police Department, Recreation Department, Public Works, 2 pump stations and lift station). Water system reads and analysis, Ground maintenance as needed.



Bryan Roberts,
Superintendent
Department of Public Works
Village of Thornton
708/877-4462 Office
708/877-1627 Fax
brobert@thornton60476.com

THORNTON POLICE DEPARTMENT

MONTHLY REPORT

January 2026

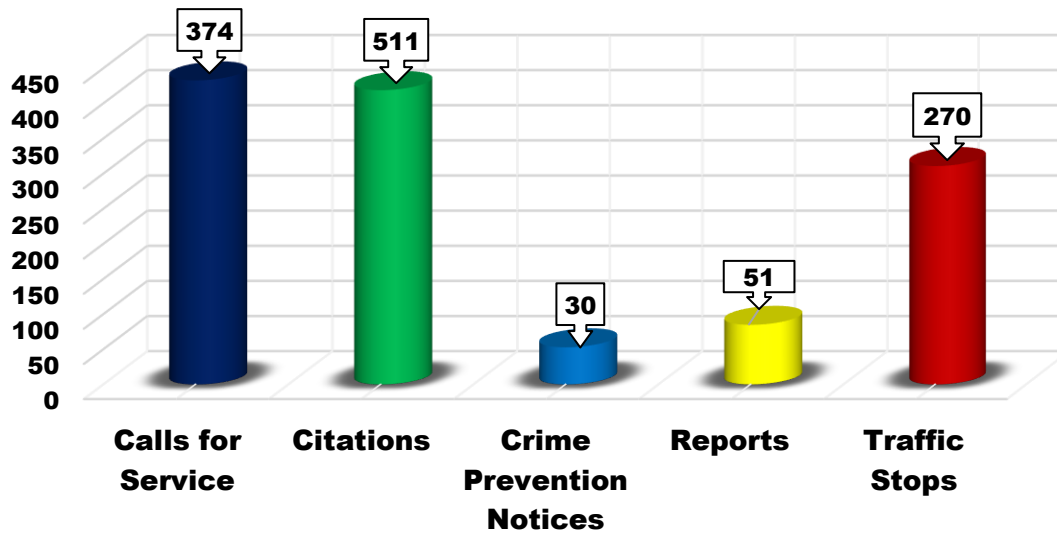


SPECIAL POINTS OF INTEREST

- **Call 911 if you see any suspicious activity.**

- **Over the past six months our officers have been issuing Crime Prevention Notices to residents and businesses within the village. These notices are NOT citations, but merely a notification to the resident or business owner that about their vulnerability to crime. By issuing Crime Prevention Notices, the officer is making the homeowner or business owner aware of a specific condition which may pose a threat to property or safety. The condition is indicated on each notice issued.**

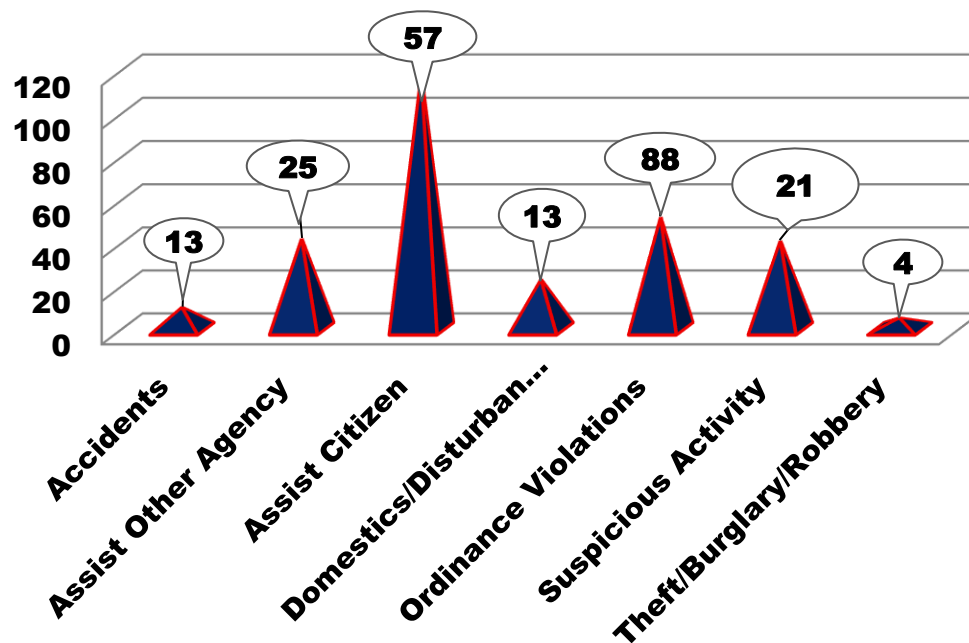
PATROL ACTIVITIES



CALL BREAKDOWN

TOTAL NUMBER OF CALLS = 644

TOTAL NUMBER OF TRAFFIC STOPS = 270



Notable Incidents

- Thornton Officers responded to the police station to meet with a complainant reporting a battery and theft that allegedly occurred at an off-site location during a private gathering on January 1, 2026. The complainant stated that an argument with an acquaintance escalated into a physical altercation, resulting in visible injuries. The complainant also alleged that personal property was taken following the incident and reported attempted fraudulent transactions. Photographs of the reported injuries and related documentation were collected as evidence. A witness was contacted and provided limited corroboration but was unable to identify who initiated the physical confrontation. The accused denied that any physical incident occurred. The case was presented to the Cook County State's Attorney's Office for felony review and was initially held due to insufficient witness cooperation. After a follow-up review, prosecutors authorized continued investigation and advised officers to attempt the required physical contacts prior to seeking a felony arrest warrant. The investigation remains ongoing.
- On January 2, 2026, at approximately 2310 hours, Thornton Officers responded to a report of a suspicious person near a residence. A neighbor reported observing an unknown individual on two occasions walking up the driveway of a nearby home. Officers checked the property and discovered the front door unsecured. Additional officers assisted with clearing the residence, and no occupants or signs of criminal activity were located. Attempts were made to contact the homeowners through available information but were initially unsuccessful. Officers were ultimately able to secure the residence and requested notification be made to the homeowners regarding the incident. Body-worn camera footage was recorded.
- On January 4, 2026, at approximately 2317 hours, Thornton Officers responded to a local restaurant for a report of an aggravated assault involving a knife. Dispatch advised that the suspect had brandished a weapon and attempted to leave the area on foot. Officers located and detained the individual nearby, recovering two knives during a protective search. The victim reported that the suspect became disorderly inside the establishment, was escorted out, and then struck her in the face with an open hand before displaying a knife during the confrontation. Officers observed visible injuries, and the victim declined medical attention. Witnesses on scene corroborated the account. Due to the parties having a child in common, the incident was classified as domestic in nature. The suspect was placed under arrest for Domestic Battery, provided Miranda warnings, and transported to the police department for processing. Required domestic violence information was provided to the victim. Security video is pending retrieval, and the suspect was scheduled for an initial court appearance. Body-worn camera footage was recorded.

- On January 10, 2026, at approximately 0054 hours, Thornton Officers responded to a residence for a reported domestic disturbance. Both parties reported a verbal altercation that allegedly became physical; however, each provided conflicting accounts of what occurred. Officers did not observe any visible injuries on either individual, and no physical evidence of a battery was found. Due to the inconsistent statements and lack of observable injuries, no arrest was made. The parties were separated for the evening to prevent further conflict. Body-worn camera footage was recorded.
- On January 16, 2026, Thornton Officers responded to a report of trespassing at a local grocery store. While enroute, an officer observed an individual matching the provided description walking nearby and made contact. The individual was taken into custody based on prior trespassing incidents at the same location. Store management confirmed they wished to pursue complaints for both a prior trespass incident in December and the current incident. Officers issued citations for trespassing to real property related to both dates and provided the individual with a Notice to Appear in court. The individual was processed at the police department, issued pretrial release conditions, and released without incident. Body-worn camera footage was recorded.
- Thornton Officers responded to a residence for a reported domestic disturbance involving a family member who was allegedly damaging the front door and throwing rocks at the home. Upon arrival, the individual had fled the scene. Family members reported the individual became upset during a household dispute, forced his way out of the residence, and later attempted to re-enter, causing minor property damage. A family member sustained a minor injury during the encounter. Officers conducted an area search and located the individual in a neighboring jurisdiction. The individual was transported to the police department, where a mental health evaluation was conducted. He voluntarily agreed to be transported to a local hospital for psychiatric treatment. The family was notified of the outcome. Body-worn camera footage was recorded.
- On January 17, 2026, at approximately 2334 hours, Thornton Officers responded to an apartment building for a reported disturbance on the second floor. Upon arrival, officers checked multiple units but did not hear any active shouting or signs of a disturbance. Residents advised they had heard loud voices in the hallway; however, no one reported being involved in an altercation or requiring assistance. One caller appeared to be under the influence of alcohol but was not in distress. After checking the area and confirming no evidence of criminal activity or ongoing disturbance, officers cleared the scene. Body-worn camera footage was recorded.
- On January 21, 2026, Thornton Officers responded to a residence initially for an assist fire call that was later determined to involve a domestic disturbance. Upon arrival, officers located the involved parties outside while fire personnel evaluated an individual who had fainted and sustained minor scratch injuries. The investigation revealed that a verbal dispute escalated when one individual allegedly armed themselves with a knife, made threatening statements toward a family member, and stabbed the knife into a bar stool during the confrontation. Officers recovered the knife from the scene. Based on the totality of the circumstances, officers established probable cause for arrest. The offender was taken into custody at a local hospital, transported to the police department for processing, advised of Miranda rights, and subsequently charged with Aggravated Assault with a Deadly Weapon. The offender was held pending a first court appearance. Body-worn camera footage was recorded.

- Thornton Officers responded to a residence in the 100 block of Indianwood Drive to assist the Thornton Fire Department with a report of an unresponsive male. Upon arrival, officers made contact with family members, who advised the subject suffered from several serious medical conditions. The Thornton Fire Department transported the individual to Ingalls Hospital for further medical attention. This incident appears medical in nature. No foul play is suspected at this time.
- While on patrol, a Thornton Officer conducted a traffic stop on a tow truck observed traveling without a front registration plate and towing a vehicle that displayed no illuminated stop bar or tow registration. A LEADS inquiry revealed the towed vehicle, a red Jeep, was reported stolen out of Chicago on October 29, 2025. Dispatch confirmed the stolen status, and the vehicle was recovered without incident. The driver of the tow truck cooperated with officers and was released at the scene. The recovered vehicle was towed to Ray and Wally's for safekeeping, and the registered owner was notified of its recovery. Body-worn camera footage was active during the incident.
- The Thornton Police Department assisted the following agencies from either patrol, SSERT, SMART or SSMCTF: Glenwood PD, Illinois State Police, South Holland PD, Posen PD, Calumet City PD, Dolton PD, Midlothian PD and Tinley Park PD



THORNTON FIRE DEPARTMENT

“Protecting Our Community With Pride”

Art Schweitzer
Fire Chief



PHONE (708) 877-4459
FAX (708) 877-1506

Trustee Report for January 2025

Fire – Rescue:

Department Operations:

- a) The following activities were conducted during the month of January
 - 1. 31 Inspections, and complaints.
 - 2. 00 Tickets and fines
 - 3. 110 Emergency responses.
 - 4. 261 Training Hours
- b) The Chief, Deputy Chief and two firefighters completed Explosive and fireworks training
- c) The new reporting for the state is up and running and we are in compliance. There are still some bugs that are being worked out.
- d) The Community connection (Citizens fire academy) will be starting in February. You can pick up your application at the village hall.

EMERGENCY PHONE: 9-1-1



Station Address:
115 East Margaret
Thornton, IL 60476

VILLAGE OF THORNTON

Bank Reconciliation Report - by Bank Number

Page: 1

Feb 11, 2026 2:27PM

Report Criteria:

Print Outstanding Checks and Deposits and Bank and Book adjustments

GENERAL CHECKING (GENERAL CHECKING) (1)

January 31, 2026

Account: 99011001

Bank Account Number:

Bank Statement Balance:	3,451,868.43	Book Balance Previous Month:	2,570,999.26
Outstanding Deposits:	67,270.70	Total Receipts:	1,300,268.48
Outstanding Checks:	677,081.23	Total Disbursements:	982,861.97
Bank Adjustments:	46,347.87	Book Adjustments:	.00
Bank Balance:	2,888,405.77	Book Balance:	2,888,405.77
		Proof (Bank balance less book balance):	.00

Outstanding Deposits Section

Deposit Number	Deposit Amount	Deposit Number	Deposit Amount	Deposit Number	Deposit Amount	Deposit Number	Deposit Amount
43	97.95	48	28,778.72	53	2,289.88	57	8,267.81
62	2,667.66	67	470.96	68	430.09	71	2,548.05
72	690.20	75	474.93	76	4,996.82	79	14,208.19
80	1,349.44						
Grand Totals:							67,270.70

Deposits cleared: 47 items Deposits Outstanding: 13 items

Outstanding Checks Section

Check Number	Check Amount	Check Number	Check Amount	Check Number	Check Amount	Check Number	Check Amount
2054	5.90	67448	180.00	70258	37.22	70326	1,818.00
70346	183.84	70527	54.24	70532	11.52	70593	25.00
70931	72.07	71248	63.92	71304	300.00	71311	190.00
71371	106.47	71412	72.07	71427	102.39	71447	150.00
71605	449.00	71620	1,332.98	71630	95.00	71635	50.00
71809	68.94	71813	257.50	71836	71.11	71837	51.72
71903	465.00	71944	150.00	72095	72.07	72177	2,268.00
72206	18,912.32	72206	18,912.32	72294	660.00	72308	126.78
72310	15,133.75	72388	69.26	72393	14,869.23	72467	13,898.85
72475	144.14	72521	13,808.95	72529	72.07	72550	99.89
72590	13,521.84	72597	72.07	72654	14,839.64	72662	72.07
72731	13,792.12	72739	72.07	72740	620.56	72798	3,847.08
72815	13,767.49	72823	72.07	72877	15,016.13	72945	14,445.78
72992	9,306.53	73007	14,705.31	73024	106.49	73034	3,926.00
73063	3,132.77	73071	15,875.72	73074	96.38	73131	3,050.02
73138	41.56	73142	126.78	73147	96.38	73155	361.36
73163	126.78	73164	150.00	73168	96.38	73170	210.00
73177	56,292.82	73179	73,740.44	73181	300.00	73182	100.00
73186	629.87	73191	151.00	73201	150.00	73213	126.78
73214	150.00	73215	15,888.33	73218	96.38	73219	261.50
73220	210.00	73226	536.18	73227	397.88	73229	73,734.54
73230	3,537.93	73231	2,500.00	73232	63.96	73233	30.00
73234	700.22	73235	150.00	73236	2,384.09	73237	222.00
73238	126.50	73239	1,758.04	73240	47.55	73241	35.84
73242	3,245.10	73243	77.00	73244	1,519.47	73245	81.00

VILLAGE OF THORNTON

Bank Reconciliation Report - by Bank Number

Page: 2

Feb 11, 2026 2:27PM

Check Number	Check Amount	Check Number	Check Amount	Check Number	Check Amount	Check Number	Check Amount
73246	1,258.32	73247	13,589.70	73248	150.00	73249	1,009.89
73250	650.00	73251	645.00	73252	1,000.00	73253	539.86
73254	1,020.00	73255	229.99	73256	5,500.00	73257	13,515.09
73258	135.26	73259	630.00	73260	105.30	73261	5,000.00
73262	39.95	73263	50.00	73264	315.00	73265	151.00
73266	123.13	73268	370.82	73269	2,268.00	73270	1,310.70
73271	50.00	73272	425.00	73273	593.75	73274	569.00
73275	109.50	73276	15,772.91	73277	27,781.25	73278	2,345.27
73279	6,658.67	73281	12,551.54	73282	174.00	73284	944.12
73285	200.00	73286	8,635.99	73287	958.83	73287	2,563.58
73288	253.35	73288	2,800.00	73289	234.02	73289	892.28
73290	243.35	73291	126.78	73292	150.00	73293	16,005.06
73294	6,531.84	73295	35,874.47	73296	96.38	73297	210.00
73298	300.00	73299	750.00	73300	150.00	73301	250.00
73302	150.00	73303	150.00	73304	150.00	73305	150.00
73306	150.00	202501	233.05	202504	16,818.02	202507	15,995.13
202510	110.20						

Grand Totals:

677,093.03

Checks cleared: 84 items

Checks Outstanding: 165 items

Bank Adjustments Section

Description	Amount	Description	Amount
Partial CC (Dep 64 \$741.74) only \$359.00	382.74	IMRF Payment not matched to CDPTs	41,027.17
Business Checks - Sep 25	892.28	Postage Sep & Nov	2,800.00
Sept 25 rounding	.02	IMRF 2025 carryover	362.34
First American owed back/carryover	399.99	Returned ck. 73174	340.00
Prior month/Fir. Am. adj.	143.33		
Grand Totals:			46,347.87

Book Adjustments Section

HEIGHTS AUTO WORKERS CREDIT UNION () (178)
January 31, 2026

Account: No statement found!
Bank Account Number:

Bank Statement Balance:	Book Balance Previous Month:
Outstanding Deposits:	Total Receipts:
Outstanding Checks:	Total Disbursements:
Bank Adjustments:	Book Adjustments:
Bank Balance:	Book Balance:
	Proof (Bank balance less book balance):



VILLAGE OF THORNTON

115 EAST MARGARET STREET • THORNTON, ILLINOIS 60476
PHONE (708) 877-4456/57 • FAX (708) 877-4458

Wednesday, February 11, 2026

RE: Immaterial Variance and Bank Reconciliation Tolerance Policy

President Reynolds, Members of the Board of Trustees, and Administrator Payne,

As part of our ongoing effort to strengthen financial oversight and improve internal controls, I am requesting the adoption of the proposed **Immaterial Variance and Bank Reconciliation Tolerance Policy**.

During monthly bank reconciliations, minor variances may occasionally arise despite reasonable and thorough research. In limited cases, the time required to resolve very small differences can exceed the financial significance of the amount involved. Currently, the municipality does not have a formal framework governing how such immaterial variances should be handled.

This proposed policy establishes:

- A defined materiality threshold
- Required documentation and investigative standards
- A formal approval process prior to clearing any variance
- Aggregate limits and reporting requirements
- Safeguards to prevent misuse

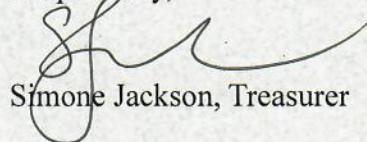
The intent is not to permit unexplained adjustments, but rather to create a transparent, controlled, and documented process that balances accuracy with responsible use of staff time.

The policy also strengthens oversight by requiring independent review and periodic reporting.

Adopting this policy is part of a broader initiative to formalize financial procedures, improve consistency, and reduce the risk of recurring audit findings stemming from unclear processes.

I welcome any questions and appreciate your continued support as we enhance the Village's financial governance framework.

Respectfully,



Simone Jackson, Treasurer

Immaterial Variance and Bank Reconciliation Tolerance Policy

Purpose

The purpose of this policy is to establish a controlled and documented process for resolving immaterial variances identified during monthly bank reconciliations. This policy ensures financial accuracy while promoting efficient use of staff time and maintaining appropriate oversight and internal control.

Policy Statement

All bank accounts shall be reconciled monthly. Differences identified during the reconciliation process must be investigated and resolved timely. However, in limited circumstances where a variance is determined to be immaterial and further research would not be cost-effective, the variance may be cleared in accordance with this policy.

Materiality Threshold

1. Individual Variance Threshold

An unresolved reconciling difference of \$100 or less may be considered immaterial, provided:

- The variance does not indicate fraud, misappropriation, or systemic control failure.
- The variance is not recurring in nature without documented explanation.
- The variance does not impact compliance reporting, grant reporting, or debt covenants.

2. Aggregate Annual Threshold

Total immaterial variances cleared under this policy shall not exceed \$500 in aggregate within a fiscal year per bank account without additional governing body notification.

Reconciliation Tolerance Policy

1. Research Standard

Reasonable efforts must be made to identify the cause of the variance, including:

- Review of prior month reconciliations
- Review of outstanding checks and deposits
- Review of journal entries
- Review of bank activity detail
- Inquiry with relevant vendors or departments if applicable

2. Documentation Requirement

Before clearing an immaterial variance, the preparer must document:

- Amount of variance
- Date identified
- Investigative steps performed
- Conclusion and rationale for immaterial classification
- Statement that no fraud indicators were observed

Entry Classification

Adjustments shall be recorded to an appropriate miscellaneous revenue or expense account designated for reconciliation differences.

The entry description must clearly state:

“Immaterial reconciliation variance cleared in accordance with adopted policy.”

Finance Director / Treasurer Approval Procedure

1. Approval Requirement

All immaterial variance write-offs require written approval by the Finance Director or Treasurer prior to posting.

2. Independent Review

If the Finance Director is the preparer of the reconciliation, the approval must be performed by:

- The Village Administrator, OR
- The Chair of the Finance Committee, OR
- An external accountant engaged by the municipality.

3. Reporting

All variances cleared under this policy shall be summarized quarterly and presented to the Board of Trustees or Finance Committee.

Limitations

This policy may not be used to:

- Conceal errors
- Avoid correcting known misstatements

- Bypass grant or restricted fund reporting requirements
- Offset known receivables or payables

If recurring variances of a similar nature are identified, management must address the root cause rather than continue applying this policy.

Effective Date

This policy becomes effective upon adoption by the Board of Trustees.

Approved by: Simone Jackson

Title: Treasurer

Date: February 11, 2026

IMMATERIAL VARIANCE & BANK RECONCILIATION POLICY – Q&A

Prepared by: Simone Jackson, Treasurer

Why would we ever allow a difference at all?

In an ideal world every bank reconciliation is exact and balancing the books is quick and easy. However, in practice, very small timing or administrative differences can occasionally remain even after thorough investigation. This policy does not allow for unexplained differences — it establishes a documented process, a strict threshold, and required approval before anything can be cleared.

The thing to remember is that this policy ensures everything is controlled and not casual.

Does this mean we're out of balance?

No. All bank activity/money movement will have been fully traced and matched. This policy addresses rare, immaterial residual amounts after extensive reconciliation work, not structural imbalances.

Could someone use this to hide fraud?

No. The policy includes a low dollar threshold, requires documented investigative steps, and mandates discretion and approval before any variance can be cleared. Fraud indicators must be ruled out before the policy can be applied.

The name of the game is “safeguards”.

Why not just keep researching until it's found?

The Treasurer would absolutely investigate thoroughly. However, at a certain point the staff time required to chase a very small amount exceeds the financial significance of the amount itself. The policy ensures we balance accuracy with responsible use of taxpayer-funded staff time.

How do we know this won't become a pattern?

The policy includes an annual aggregate limit and requires reporting. If recurring variances appear, that would signal a systemic issue that must be corrected rather than cleared.

Is policy in place because something went wrong?

No. This is part of strengthening our financial framework. Rather than handling small differences informally, we are formalizing the process with defined thresholds and oversight.

Who approves these write-offs?

Due to our limited staffing, segregation of duties at that level is not operationally feasible and the Treasurer serves as both preparer and reviewer for reconciliations. The control in this environment comes from documentation, threshold limits, and transparency to the Board. Any variance cleared under the policy will be documented and available for review.

Whereas the control would be dual approval in an organization with a Treasurer/Finance Director and a Staff Accountant, the control for our Village is the structured transparency.

What is the dollar limit?

The policy sets a specific per-item threshold and an annual cap. Anything above that threshold must be fully resolved.

Has this happened before?

In prior years, small differences were likely handled without a formal written framework. This policy ensures going forward that any such instance is documented, reviewed, and transparent.

Is this common in other municipalities?

Yes. Materiality thresholds and reconciliation tolerance policies are common best practices in governmental accounting. What's important is that they are documented and controlled, which is what this policy accomplishes.

Are we lowering our standards by implementing this policy?

Actually, we are raising them. Previously there was no formal framework. This policy introduces documentation requirements, approval controls, and reporting safeguards.

Could this affect our chances at a “clean audit”?

A documented policy with defined thresholds and approval procedures strengthens audit defensibility because it shows the Board has established formal internal controls.

What does this policy not do?

This policy does not reduce control. It increases it. The goal is not to allow small differences, but to govern how they are handled if they do occur.

INTEROFFICE MEMORANDUM

TO: ADMINISTRATOR PAYNE
FROM: CHIEF WESOLOWSKI
SUBJECT: LINE-ITEM ADJUSTMENT REQUEST
DATE: 02-17-2026
CC:



The Police Department is requesting the following line item transfers:

Police Department:

Increase: 01-67-8002	Maintenance-Vehicles	\$5,000
Decrease 01-67-8005	Contractual Services	(\$5,000)



QUOTE

Quote #: **31901 - 1**Date: **02/05/2026****BILL TO:****Illinois Statewide Auto Task Force ISATT - IL
700 Park Avenue, Unit B, Thornton, IL,
60476****Adam Broshous
Director/Lt
17085645205
abroshous@ilsos.gov****SHIP TO:****If blank, same as Bill To****Send tracking information to:
abroshous@ilsos.gov***I have reviewed the above billing and shipping information and confirm it is correct ____ (initial here)*

PO #	Quote Expires	Account Rep	Referred By	Sale Type	Customer
	30 days from above date	John Stransky		Purchase	Yes

Item	Unit Price	Quantity	Amount
CS80910005 - CovertCam HD - Customer provides SIM Card - Includes 24 months of unlimited tracking, mapping, & 24/7 technical support in CovertTrack.com - Annual Service is \$420 each additional year after the initial term	\$6,995.00	1	\$6,995.00
Install Training - CovertCam HD (Purchasing Agency) 5 days of Classroom and hands-on instruction for CovertCam HD install - Includes instructor travel and lodging for 5 days of on-site training for 1-4 participants - Customer to provide: - install vehicle - classroom facility with a small meeting room (6-8 people minimum) with projector or other viewing screens, and power - nearby access to temperature-controlled workshop for hands-on install, outfitted with tools onsite	\$3,500.00	1	\$3,500.00

TD89200014 - Stealth 5 VZW	\$1,095.00	2	Section VII, ItemB.
Upgrade Xtreme tracker to Stealth 5	(\$250.00)	2	
S&H - Shipping & Handling (Ground)	\$70.00	1	\$70.00
		Subtotal:	\$12,255.00
		Tax:	\$0.00
		Total:	\$12,255.00

- Please reference Terms and Conditions below.

CUSTOMER SIGNATURE: _____ **DATE:** _____

TERMS AND CONDITIONS

1) Miscellaneous

- a) This Agreement contains all of the terms and conditions of sale and purchase of the **ESO System** named herein (the "Product") and constitutes the complete understanding of the parties with respect thereto. No modification, extension or release from any provision hereof shall be effected by mutual agreement, acknowledgment, acceptance of purchase order or shipping instruction forms, or otherwise, unless the same shall be in writing, designated as an amendment hereto and signed by the party to be bound. Furthermore, this order can be accepted only in accordance with the terms hereof.
 - b) No waiver by either Seller or Buyer with respect to any breach or default of any right or remedy, and no course of dealing, shall be deemed to constitute a continuing waiver of any other breach or default of any other right or remedy, unless such waiver is expressed in writing signed by the party to be bound.
 - c) This Agreement and performance hereunder shall be construed and governed by the laws of the Commonwealth of Pennsylvania and Buyer hereby consents to the exclusive jurisdiction of any state or federal court located within the County of Chester, Commonwealth of Pennsylvania and irrevocably agrees that all actions or proceedings arising out of or relating to this agreement shall be litigated in such courts. Buyer accepts for and itself generally and unconditionally, the jurisdiction of the aforesaid courts and waives any defense of forum non conveniens, and irrevocably agrees to be bound by any judgment rendered thereby in connection with this Agreement. Buyer agrees to be bound accept service served by certified mail, return receipt requested, mailed to the address indicated above or the Buyer's last known address, if different, such service being hereby acknowledged by Buyer to be effective and binding service in every respect. Nothing herein shall affect the right to serve process in any other manner permitted by law.
- 2) Buyer shall only use the Product, or permit the Product to be used by a third party, for the protection of inanimate physical assets and in accordance with the instructions, training manuals and training provided by Seller and in the normal course of Buyer's, or end user's, business. Under no circumstances will Seller be liable to for any damages resulting from Buyer's use of the Product for any other purpose. Buyer will indemnify and hold harmless Seller for any claims from third parties resulting from Buyer's use of Product, or Buyer's permission for another party to use the Product, for any other purposes. Product is only to be used in the country of purchase or country of intended use. Additional charges may apply and performance may be impacted when used in non-certified or non-approved countries or territories.
 - 3) Each party (including all affiliates, government entities and subcontractors) agrees that information concerning the other party's business, including products and services, is "Confidential Information" and proprietary to that party and shall be maintained in confidence and not disclosed, used or duplicated, without the written consent of either party. Nothing in this provision is intended to or will limit Buyer's ability to release information as required by law, including but not limited to release information when requested under the California Public Records Act or directed by court order; Buyer will endeavor to, but is not required to, provide notice to Seller in advance of any release of information. However, Seller when marketing its products and services to third parties, may disclose information concerning the Buyer's use and experience with the product and services, provided the Buyer's name and identifying details are redacted. Buyer acknowledges that effective use of the product and services requires that their use be covert; Buyer agrees not to advertise or notify the public of its use of the products and services.
 - 4) Subject to the limitation of paragraph 5, Seller warrants title to the Product and that the Product sold hereunder is free of defects in workmanship and material, provided, however, that such warranty shall be effective for one (1) calendar year after the Product ships to the Buyer. Should Buyer modify or mistreat the Product in any way, the warranty will be immediately voided. Buyer shall give notice of any claim for breach of warranty to Seller within thirty (30) calendar days of such time as Buyer discovers or otherwise becomes aware of such breach. Failure of Buyer to give notice of any claim within such time period shall be deemed an absolute and unconditional waiver of such claim. The product delivered hereunder shall be produced in compliance with the United States Fair Labor Standards Act of 1938, as amended. SELLER MAKES NO OTHER REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, AS TO MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR ANY OTHER MATTER WITH RESPECT TO THE PRODUCT, whether used alone or in combination with other products. Any suggestions made by Seller concerning uses or applications of said Product reflect Seller's opinion only, and Seller makes no warranty of results to be obtained. SELLER SPECIFICALLY DISCLAIMS ANY WARRANTY, EXPRESS OR IMPLIED, THAT THE PRODUCT WILL: (a) PREVENT THE CRIME OF A ITEM OF VALUE OR AGAINST A PERSON FROM, OR THE LOSS OF THE ITEM OF VALUE BY, THE BUYER; (b) RESULT IN THE APPREHENSION OF ANY INDIVIDUAL; AND/OR, (c) RESULT IN THE RECOVERY OF THE ITEM OF VALUE REMOVED FROM THE BUYER'S OR ANOTHER PARTIES PREMISES IN THE COURSE OF, OR AS A RESULT OF, ANY EVENT GIVING RISE THERETO. It is understood and agreed by Buyer that Buyer shall reimburse Seller at Seller's standard rates for service calls by Seller during the warranty period or thereafter necessitated by Buyer error or misuse in connection with the product.
 - 5) Seller shall not be liable for any deficiency in performance caused in whole or in part by act or omission of an underlying carrier or service provider, dealer, equipment or unit failure, lack of coverage or capacity, equipment or facility upgrade or modification, acts of God, strikes, fire, terrorism, war, riot, emergency, government actions, equipment or causes beyond Seller's reasonable control, including without limitation the failure and functionality of third-party location services (but expressly excluding any failure of the, in warranty, GPS hardware provided by Seller. Seller's maximum liability for failure of sellers GPS hardware shall in no event exceed the purchase price of the hardware and at the election of the Seller shall be the repair or replacement of said hardware). Seller shall not be liable for any failure related to Buyer's law enforcement activities, including but not limited to: (a) surveillance; (b) apprehension of individuals; and (c) recovery of money and/or other items. SELLER SHALL IN NO EVENT BE LIABLE TO BUYER OR ANY THIRD PARTY FOR ANY CONSEQUENTIAL, INDIRECT OR INCIDENTAL DAMAGES, INCLUDING BUT NOT LIMITED TO LOSS OF PROFITS, LOSS OF BUSINESS INVESTMENT, LOSS OF GOODWILL, INTERFERENCE WITH BUSINESS RELATIONSHIPS, OR FOR INJURY OR DEATH ARISING IN CONNECTION WITH THE PRESENCE, USE OR NON-USE OF ANY EQUIPMENT, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. SELLER SHALL NOT BE LIABLE IN THE EVENT THAT THE PRODUCTS OR ANY DEFECT THEREIN CAUSE ANY DAMAGE TO OR FAILURE OF OTHER EQUIPMENT. THE FOREGOING LIMITATION OF LIABILITY SHALL NOT APPLY TO THE EXTENT THAT IT IS ILLEGAL OR UNENFORCEABLE UNDER APPLICABLE LAW.
 - 6) Seller agrees to indemnify and hold Buyer harmless from liability for costs and damages awarded against Buyer for infringement of any United States patent claims covering the

Product in the form in which furnished hereunder, provided that such liability results from Buyer's use of the Product and provided that Buyer has given Seller prompt notice of any suit for infringement brought against Buyer and has offered Seller the opportunity to defend and control such suit. In no event shall Seller be liable for the use of the Product furnished hereunder in combination with other products.

- 7) As consideration for the purchase of the above described Product, the Seller agrees to sell and the Buyer agrees to buy the Product as set forth above for the price there stated for installation at the location also set forth above. Invoice will be generated upon shipment of device to Buyer. Payment shall be made in full thirty (30) days from date of receipt of invoice unless otherwise stated. Prices are valid for thirty (30) calendar days from date shown on the reverse side of this Agreement. Buyer's Product will be deactivated on the wireless network and no longer operational should Buyer not keep payment on their account current.
- 8) The term of this Agreement is for a period of twelve (12) months commencing upon the Product shipping from Seller to Buyer. If Buyer elects to cancel at any time, no payments or credits will be issued. Seller will notify Buyer 60-90 days prior to the term expiring for Buyer to confirm if they will continue the agreement for another twelve (12) months. Buyer can cancel the agreement providing thirty (30) calendar days written notice to Seller prior to the term expiration date. If there is no specific notice of cancellation, the Buyer will be invoiced for an additional year of service until such time as the maximum total consideration amount of \$5,000 is reached; Buyer will have no obligation to pay and Seller will have no obligation to provide, goods and services that would result in exceeding this \$5,000 cost cap. Seller may terminate this Agreement, without cause, upon thirty (30) calendar days' written notice to the Buyer.
- 9) Pursuant to 3SI's Product End of Life policy, 3SI may discontinue selling a product at any time. 3SI will proactively notify affected customers of any product discontinuance and if applicable, suitable product replacements may be offered. 3SI reserves the right to not offer suitable replacements for a discontinued product. Customers with leased product will be provided an option to replace their product with a suitable replacement if EOL falls within the term of their executed lease agreement. Customers choosing to retain products that have reached End of Life must follow responsible disposal procedures in accordance with local and national regulations. 3SI will not be held responsible for any illegal disposal. Customers should check with local waste management for current Lithium-Ion battery, ink, smoke, dye and gas disposal guidelines. For further details regarding 3SI's Product End of Life policy, visit www.3sisecurity.com.
- 10) Buyer acknowledges that product is designed for self-installation and service and requires regular battery charging at the frequency listed in the product user guide. Necessary

training materials are provided and Buyer may receive installation and service support via Seller's support center. Buyer may elect full service installation and/or service which is offered at Seller's then current published Service rates and includes training of Buyer's designated users. Buyer acknowledges designated users not present at the time of training will be the sole responsibility of Buyer to train.

- 11) Any applicable sales, use, excise, public utility or other taxes, fees or regulatory costs will be charged by Seller to Buyer as permitted or required by law. If Buyer is exempt from payment of any taxes, an original Tax Exempt Document must be provided to Seller with this executed Agreement.
- 12) BUYER EXPRESSLY UNDERSTANDS AND AGREES THAT IT HAS NOT CONTRACTUAL RELATIONSHIP THROUGH THIS AGREEMENT WITH THE UNDERLYING WIRELESS SERVICE PROVIDER OR ITS AFFILIATES OR CONTRATORS AND THAT BUYER IS NOT A THIRD PARTY BENEFICIARY OF ANY AGREEMENT BETWEEN SELLER AND THE UNDERLYING CARRIER. IN ADDITION, BUYER ACKNOWLEDGES AND AGREES THAT THE UNDERLYING CARRIER AND ITS AFFILIATES AND CONTRACTORS SHALL HAVE NO LEGAL, EQUITABLE, OR OTHER LIABILITY OF ANY KIND TO BUYER AND BUYER HERBY WAIVES ANY AND ALL CLAIMS OR DEMANDS THEREFORE.

Date: 02/11/2026
Salesperson: Louis Section VII, Item C.
Manager: FRANK PSYHOGIOS

GUEST INFORMATION

Name: Steve CITY OF CHICAGO			
Address: 210 W 69TH ST		City: CHICAGO	State: IL Zip: 60621-3703
Home #:	Work #: (312) 907-5950	Cell #: (773) 699-3683	
E-mail:	Work:		

VEHICLE DESCRIPTION

Make: Ford	Model: Explorer	Year: 2026	Color:
Mileage: 3	Stock #: 5851	VIN:	

RETAIL PAYMENTS

Down Pmt

LEASE PAYMENTS

Down Pmt

Retail Option

MSRP	62,630.00
Selling Price	59,300.00
Rebate	
Accessories	
Adjusted Price	59,300.00
Total Taxes	
Total Fees	377.63
Trade Allowance	
Trade Payoff	
F&I Adds	
Final Selling Price	59,677.63

Guest Signature

Management Approval

CHI-003226 IL

9-NORMAL, NB, 103226, TA281

1352

120260206 4525

UTIC CERT CERT TRD RAMPBUMP CAMPBUMP EXPT ROTABATT

033816 457/1584

1FMWK8GC2 TGB10512 NB

VEHICLE DESCRIPTION

EXPLORER



2026 EXPLORER ST 4WD
119 HORSEPOWER
3.0L ECOBOOST V6 ENGINE
10-SPEED AUTO TRANSMISSION

EXTERIOR BLACK METALLIC
INTERIOR
ONYX MIKO INSERTS

TG B10512

STANDARD EQUIPMENT INCLUDED AT NO EXTRA CHARGE

- EXTERIOR**
- EXPLORER HOOD BADGING
 - 21 INCH ALUMINUM WHEELS
 - CLASS III TRAILER TOW PKG
 - FRITARR SKID PLATE TOW PKG
 - GRILLE - BLACK MESH INSERT
 - HEADLAMPS - AUTO LED
 - MIRRORS-PWR/HTD/AUTO-FOLD
 - ST PROJ LOGO LAMP
 - POWER LIFTGATE
 - PRIVACY GLASS - REAR DOORS
 - QUAD TIP DUAL EXHAUST
 - TAILLAMPS/FOG LAMPS - LED
 - TRAILER SWAY CONTROL
 - WIPERS - RAIN-SENSING
- INTERIOR**
- EXPLORER FRNT FLOOR MATS
 - 110V/150W AC POWER OUTLET
 - 12.3" LCD DIGITAL CLUSTER
 - 2ND ROW HEATED SEATS
 - AMBIENT LIGHTING
 - AUTO-DIM REARVIEW MIRROR
 - DUAL ILLUM VIS VANITY MIRR
 - HTD LTH WRAPPED STEER WHL
 - W/LOGO, MOUNTED CONTROLS
 - HTD/VENTILATED FRNT SEATS
 - POWERFOLD 3RD ROW SEAT
 - RED STITCH ACCENTS
 - UNIVSL GARAGE DOOR OPENER
 - USB-C - ALL ROWS

- FUNCTIONAL**
- 13.2" LCD TOUCHSCREEN
 - 360-DEGREE CAMERA
 - 5G MODEM
 - FORD CO-PILOT360@ACTIVE2.0
 - FORD DIGITAL EXPERIENCE
 - W/GOOGLE MAPS & PLAY STORE
 - KEYLESS ENTRY W/PUSH START
 - PERFORMANCE BRAKES-RED
 - REMOTE START SYSTEM
 - SELECTABLE DRIVE MODES
 - SIRIUSXM@ W/360L - NA AK&HI
 - SPORT-TUNED SUSPENSION
 - WI-FI HOTSPOT
 - WIRELESS APPLE CARPLAY®
 - AND ANDROID AUTO™
- SAFETY/SECURITY**
- ADVANCETRAC™ WITH RSC®
 - AIRBAG - DRIVER KNEE
 - AIRBAGS - DUAL STAGE FRONT
 - AIRBAGS - FRONT SEAT
 - MOUNTED SIDE IMPACT
 - AIRBAGS - SAFETY CANOPY®
 - INDIV TIRE PRESS MONIT SYS
 - LATCH CHILD SAFETY SYSTEM
 - PERIMETER ALARM
 - PERSONAL SAFETY SYSTEM™
 - SOS POST-CRASH ALERT SYS™
- WARRANTY**
- 3YR/36,000 BUMPER / BUMPER
 - 5YR/60,000 POWERTRAIN
 - 5YR/60,000 ROADSIDE ASSIST

(MSRP)

INCLUDED ON THIS VEHICLE

EQUIPMENT GROUP 400A

- OPTIONAL EQUIPMENT/OTHER**
- 21" ALUMINUM WHEELS
 - P275/45R21 A/S BSW TIRES
 - FLR LINERS/CARPET MATS-RWS 1&2
 - 2ND ROW CAPTAIN'S CHAIRS
 - BLUECRUISE EQUIP-90 DAY TRIAL
 - SUN AND SOUND PACKAGE
 - MOONROOF W/FIXED GL & PWR SHA
 - 18" SPARE WHL AND JACK KIT
 - FORD CONNECTIVITY 1YR TRIAL
 - FRONT LICENSE PLATE BRACKET
 - 50 STATE EMISSIONS
- DEALER INSTALLED OPTIONS**
- Wheel Lock Kit

(MSRP)

PRICE INFORMATION

BASE PRICE \$56,905.00
TOTAL OPTIONS/OTHER 4,030.00
TOTAL VEHICLE & DELIVERY DESTINATION & OPTIONS 60,935.00

(MSRP)

PRICE INFORMATION

BASE PRICE \$56,905.00
TOTAL OPTIONS/OTHER 4,030.00
TOTAL VEHICLE & DELIVERY DESTINATION & OPTIONS 60,935.00

EPA Fuel Economy and Environment

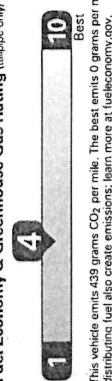
Fuel Economy
Standard SUVs range from 12 to 115 MPG. The best vehicle rates 146 MPGe.

20 MPG
combined city/hwy
18 city
25 highway
5.0 gallons per 100 miles

Gasoline Vehicle

You spend \$4,000 more in fuel costs over 5 years compared to the average new vehicle.

Fuel Economy & Greenhouse Gas Rating



This vehicle emits 439 grams CO₂ per mile. The best emits 0 grams per mile (tailpipe only). Producing and distributing fuel also create emissions. Burn more at www.fueleconomy.gov.

Annual fuel cost \$2,500

Actual results will vary for many reasons, including driving conditions and how you drive and maintain your vehicle. The average new vehicle gets 29 MPG and costs \$6,500 to fuel over 5 years. Cost estimates are based on 15,000 miles per year at \$3.30 per gallon. Higher miles per gallon equate to lower fuel costs. Fuel economy and emissions are a significant cause of climate change and smog.

fueleconomy.gov

Calculate personalized estimates and compare vehicles

GOVERNMENT 5-STAR SAFETY RATINGS

Overall Vehicle Score ★ ★ ★ ★ ★
Based on the combined ratings of frontal, side and rollover. Should ONLY be compared to other vehicles of similar size and weight.

Frontal Crash	★ ★ ★ ★ ★
Driver Passenger	★ ★ ★ ★ ★
Side Crash	★ ★ ★ ★ ★
Front seat Rear seat	★ ★ ★ ★ ★
Rollover	★ ★ ★ ★ ★

Based on the risk of rollover in a single-vehicle crash.

Star ratings range from 1 to 5 stars (★ ★ ★ ★ ★), with 5 being the highest. Source: National Highway Traffic Safety Administration (NHTSA). www.safercar.gov or 1-888-327-4236

TOTAL MSRP \$62,630.00

Scan The QR Code to get more details about this vehicle

CONVOY
ITEM #: 41-L906 OPT 2

RAMP ONE

CC06

RAMP TWO

This label is affixed pursuant to the Federal Automobile Information Disclosure Act. Gasoline, License, and Title Fees, State and Local taxes are not included. Dealer installed options or accessories are not included unless listed above.

TA281 N RB 2X 630 003226 01 28 26



The FordPass Connect™ modem is active and sending vehicle data (e.g., diagnostics) to Ford. See in-vehicle Settings for connectivity options. FordPass Connect™ service and FordPass™ App required for certain remote features (see App Terms for more information). FordPass Connect™ is a cellular network-based technology that is compatible with 4G LTE networks. Evolving technology / cellular networks may affect functionality and availability, or continued provision of some features, prohibiting them from functioning. Message and data rates may apply. See your local Ford website for our privacy policy.



Protect™
Insist on Ford Protect! The only extended service plan fully backed by Ford and honored at every Ford dealership in the U.S., Canada and Mexico. See your Ford dealer or visit www.FordOwner.com.



Credit
Get Prequalified now www.ford.com/finan

Section VII, Item C.

1202602064525

Date: 02/11/2026
Salesperson: Louis Section VII, Item C.
Manager: FRANK PSYHOGIOS

GUEST INFORMATION

Name: Steve CITY OF CHICAGO			
Address: 210 W 69TH ST		City: CHICAGO	State: IL Zip: 60621-3703
Home #:	Work #: (312) 907-5950	Cell #: (773) 699-3683	
E-mail:	Work:		

VEHICLE DESCRIPTION

Make: Ford	Model: Explorer	Year: 2026	Color: AGATE BLACK MET
Mileage: 20	Stock #: 5814	VIN: 1FMUK8HH1TGA31236	

RETAIL PAYMENTS

Down Pmt					

LEASE PAYMENTS

Down Pmt					

Retail Option

MSRP	57,045.00
Selling Price	53,600.00
Rebate	
Accessories	
Adjusted Price	53,600.00
Total Taxes	
Total Fees	377.63
Trade Allowance	
Trade Payoff	
F&I Adds	
Final Selling Price	53,977.63

Guest Signature

Management Approval

Section VII, Item C.

1-001708

IL

9-NORMAL, NB, 101708, SK131

1887

120251021 5577

UTC

CERTIFICATE

TRD

U

W

IL

1642/1649

032309

1FM0K8HH1

TGA31236

NB

GU13



VEHICLE DESCRIPTION

EXPLORER

2026 EXPLORER PLATINUM 4WD
119" WHEELBASE
2.3L ECOBOOST 1.4 ENGINE
10-SPEED AUTO TRANSMISSION

EXTERIOR
AGATE BLACK METALLIC
INTERIOR
MOJAVE DUSK LTHR TRIM SEATS

TG A31236

STANDARD EQUIPMENT INCLUDED AT NO EXTRA CHARGE

ford.com

- EXTERIOR**
- CLASS III TRAILER TOW PKG
 - BLACK FUEL CAPLESS FILTER
 - GRILLE AND SIDE MOLDINGS
 - HEADLAMPS - ADAPTIVE LED
 - LED SIGNATURE LIGHTING
 - MIRRORS - POWER/HEATED/FOLD
 - SIGAPOSTCH LAMP/HEATED/FOLD
 - PRIVACY GLASS - REAR DOORS
 - ROOF-RACK SIDE RAILS - SATIN
 - SATIN CHROME ACCENTS
 - TAILLAMP/FOG LAMPS - LED
 - TRAILER SWAY CONTROL
 - WIPERS - RAIN-SENSING

- INTERIOR**
- EXPLORE™ FRONT FLOOR MATS
 - 110V/150W AC POWER OUTLET
 - 12.3" LCD DIGITAL CLUSTER
 - 2ND ROW SEAT RECLINING
 - AMBIENT LIGHTED SEATS
 - AUTO-DIM REARVIEW MIRROR
 - HTD LTHR WRAPPED STEER WHL
 - W/1000 MOUNTED CENTER CONSOLE
 - AND TILT/TELE STIR COLUMN
 - HID/VENTILATED FRONT SEATS
 - MULTICOLOUR FRONT SEATS
 - W/ ACTIVE MOTION®
 - POWERFOLD 3RD ROW SEAT
 - UNIVERSAL GARAGE DOOR OPENER
 - USB-C - ALL ROWS

- FUNCTIONAL**
- 13.2" LED TOUCHSCREEN
 - ADVANCETRAC™ WITH RSC®
 - 360-DEGREE CAMERA
 - 36 WOODEN
 - BOO SOUND SYSTEM, 14 SPEAKERS
 - BLUETOOTH® WIRELESS CHARGING
 - FORD SYNC4™ EXPERIENCE
 - W/GOOGLE MAPS & PLAY STORE
 - HILL START ASSIST
 - KEYLESS ENTRY W/PUISH START
 - REMOTE START SYSTEM
 - SELECTABLE DRIVE MODES
 - SIRIUSXM® W/360L - NA AK&H
 - W/1 HOTSPOT
 - WIRELESS APPLE CARPLAY® AND ANDROID AUTO™

- SAFETY/SECURITY**
- ADVANCETRAC™ WITH RSC®
 - AIRBAGS - DRIVER KNEE
 - AIRBAGS - DUAL STAGE FRONT
 - AIRBAGS - FRONT SEAT
 - AIRBAGS - SECOND ROW
 - AIRBAGS - SIDE IMPACT
 - INDIV THE PRESS FRONT SYS
 - LATCH CHILD SAFETY SYSTEM
 - PERIMETER ALARM
 - PERSONAL SAFETY SYSTEM™
 - SOS POST-CRASH ALERT SYS™
 - 3YR/36,000 BUMPER / BUMPER
 - 5YR/60,000 POWERTRAIN
 - 5YR/60,000 ROADSIDE ASSIST

INCLUDED ON THIS VEHICLE

(MSRP)

PRICE INFORMATION

(MSRP)

EQUIPMENT GROUP 600A

OPTIONAL EQUIPMENT/OTHER

P256/55R20 A/S BSW TRES

FLR LTBERS/CARPET MATS-PWS 1&2

2ND ROW SPLT BENCH W/E-Z ENTRY

MOONROOF W/TEXT GL & PWR SHADE

BLUECRUISE EQUIP- 1YR-400 PLAN

20" NICKEL PAINTED ALUM WHLS

BLUECRUISE HARDWARE

18" SPARE WHL AND JACK KIT

FORD CONNECTIVITY - 1YR TRIAL

FRONT LICENSE PLATE BRACKET

200.00
NO CHARGE
1,695.00
NO CHARGE
400.00
NO CHARGE
NO CHARGE

BASE PRICE \$52,965.00
TOTAL OPTIONS/OTHER 2,395.00
TOTAL VEHICLE & OPTIONS/OTHER 55,360.00
DESTINATION & DELIVERY 1,695.00
TOTAL BEFORE DISCOUNTS 57,055.00
PANO FIXED GLASS ROOF D 400.00
TOTAL SAVINGS - 400.00

DEALER INSTALLED OPTIONS

Wheel Lock Kit 90.00

RAIMP ONE	CC06	CONVOY
RAIMP TWO	ITEM F: 41-L342 OR 2	

TOTAL MSRP \$56,645.00

Scan The QR Code to get more details about this vehicle

SK131 N RB 2X 625 001708 10 13 25

EPA Fuel Economy and Environment

Gasoline Vehicle

Fuel Economy

23 MPG

combined city/hwy

city 20

highway 27

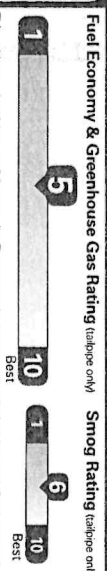
4.3 gallons per 100 miles

Standard SUVs range from 12 to 115 MPG. The best vehicle rates 146 MPG.

You spend \$2,250 more in fuel costs over 5 years

compared to the average new vehicle.

Annual fuel cost \$2,150



fueleconomy.gov

Calculate personalized estimates and compare vehicles.



GOVERNMENT 5-STAR SAFETY RATINGS

Overall Vehicle Score ★ ★ ★ ★ ★

Based on the combined ratings of frontal, side and rollover. Should ONLY be compared to other vehicles of similar size and weight.

Frontal ★ ★ ★ ★ ★

Based on the risk of injury in a frontal impact. Should ONLY be compared to other vehicles of similar size and weight.

Crash ★ ★ ★ ★ ★

Based on the risk of injury in a side impact.

Rollover ★ ★ ★ ★ ★

Based on the risk of rollover in a single-vehicle crash.

Star ratings range from 1 to 5 stars (★★★★★) with 5 being the highest.

Source: National Highway Traffic Safety Administration (NHTSA).

www.safercar.gov or 1-888-327-4236



WARNING: Operating, servicing and maintaining a passenger vehicle, pickup truck, van, or off-road vehicle can expose you to chemicals including engine exhaust, carbon monoxide, phthalates, and lead, which are known to the State of California to cause cancer and birth defects or other reproductive harm. To minimize exposure, avoid breathing exhaust, do not idle the engine except as necessary, service your vehicle in a well-ventilated area and wear gloves or wash your hands frequently when servicing your vehicle. For more information go to www.P65Warnings.ca.gov/passenger-vehicle.

Credit

Get Prequalified now at www.ford.com/finance

1202510215577



Purchase Agreement

Hawk Ford of St Charles
2525 E Main St
St. Charles, IL 60174

Buyer	Co-Buyer	Vehicle
City of Chicago 3340 W Filmore St Chicago, IL 60624		2026 Ford Explorer ST 4WD VIN: 1FMWK8GC7TGA12303 Stock #: B260415 Mileage: 7 Color: Agate Black Metallic

Purchase Details	
Retail Price:	\$60,700.00
Sales Price:	\$60,700.00
Savings:	\$0.00
Accessories:	\$0.00
Service Contract:	\$0.00
License & Title :	\$0.00
Doc & ERT Fee:	\$377.63
Total Taxes:	\$0.00
Total Sales Price:	\$61,077.63
Trade Allowance:	\$0.00
Trade Payoff:	\$0.00
Trade Equity:	\$0.00
Rebate:	\$0.00
Cash Down:	\$0.00
Cash Price:	\$61,077.63

X

Customer Signature

Date

X

Manager Signature

Date



Purchase Agreement

Hawk Ford of St Charles
2525 E Main St
St. Charles, IL 60174

Buyer	Co-Buyer	Vehicle
City of Chicago 3340 W Filmore St Chicago, IL 60624		2026 Ford Explorer Platinum 4WD VIN: 1FMUK8HHTGA11537 Stock #: B260018 Mileage: 10 Color: Agate Black Metallic

Purchase Details	
Retail Price:	\$55,900.00
Sales Price:	\$55,900.00
Savings:	\$0.00
Accessories:	\$0.00
Service Contract:	\$0.00
License & Title :	\$0.00
Doc & ERT Fee:	\$377.63
Total Taxes:	\$0.00
Total Sales Price:	\$56,277.63
Trade Allowance:	\$0.00
Trade Payoff:	\$0.00
Trade Equity:	\$0.00
Rebate:	\$0.00
Cash Down:	\$0.00
Cash Price:	\$56,277.63

X

Customer Signature

Date

X

Manager Signature

Date

Section VII, Item C.

1-003628

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9-NORMAL, NB, 103628, SK011

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CERTIFICATE

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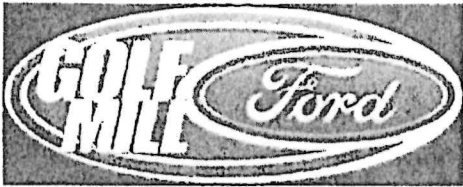
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Purchase Agreement

GOLF MILL FORD
9401 N Milwaukee Ave
Niles, IL 60714

Buyer	Co-Buyer	Vehicle
City of Chicago 3340 W FILMORE ST CHICAGO, IL 60624		2026 Ford Explorer ST 4WD VIN: 1FMWK8GC3TGA94031 Stock #: 260315 Mileage: 2 Color: Agate Black Metallic

Purchase Details	
Retail Price:	\$59,900.00
Sales Price:	\$59,900.00
Savings:	\$0.00
Accessories:	\$0.00
Service Contract:	\$0.00
License & Title :	\$0.00
Doc & ERT Fee:	\$377.63
Total Taxes:	\$0.00
Total Sales Price:	\$60,277.63
Trade Allowance:	\$0.00
Trade Payoff:	\$0.00
Trade Equity:	\$0.00
Rebate:	\$0.00
Cash Down:	\$0.00
Cash Price:	\$60,277.63

X

Customer Signature

Date

X

Manager Signature

Date

Section VII, Item C.

1-002129

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FORD PERFORMANCE

VEHICLE DESCRIPTION

EXPLORER

2026 EXPLORER ST 4WD
119" WHEELBASE
3.0L ECOBOOST V6 ENGINE
10-SPEED AUTO TRANSMISSION

TG A94031

STANDARD EQUIPMENT INCLUDED AT NO EXTRA CHARGE

EXTERIOR

- EX-CLONER HOOD BADGING
- 21" X 10" ALUMINUM WHEELS
- 10-SPEAKER PREMIUM AUDIO SYSTEM
- PREFERRED SOUND PLATE ELEMENTS
- GRILLE - BLACK MESH INSERT
- HEADLAMPS - AUTO LED
- MIRRORS-PWR/HTRD/AUTO-FOLD
- ST PROLOGO LAMP
- POWER LIFTGATE
- PRIVACY GLASS - REAR DOORS
- QUAD TIP DUAL EXHAUST
- ST BADGING
- TAILLAMPS/FOG LAMPS - LED
- TRAILER SWAY CONTROL
- WIPERS - RAIN-SENSING

INTERIOR

- EX-CLONER FRONT FLOOR MATS
- 10V/15W AC POWER OUTLET
- 12V/100 AMP BATTERY
- 2ND ROW DIGITAL CLUSTER
- AMBIENT LIGHTING
- AUTO-DIM REARVIEW MIRROR
- DUAL 10" WIDE VANITY MIRR.
- HTD LTH WRAPPED STEER WHL
- W/LOGO, MOUNTED CONTROLS
- HTD/VENTILATED FRT SEATS
- POWERFOLD 3RD ROW SEAT
- RED STITCH ACCENTS
- UNUSL GARAGE DOOR OPENER
- USB-C - ALL ROWS

FUNCTIONAL

- 13.2" LCD TOUCHSCREEN
- 360-DEGREE CAMERA
- 36 MODERN
- FORD CO-PILOT360/ACTIVE2.0
- W/GOOGLE MAPS & PLAY STORE
- KEYLESS ENTRY W/PUSH START
- PERFORMANCE BRACKES-RED
- REMOTE START SYSTEM
- SELECTABLE DRIVE MODES
- SIRIUSXM® W/300L - NA AK4HI
- SPORT-TUNED SUSPENSION
- W/11 HOTSPOT
- WIRELESS APPLE CARPLAY® AND ANDROID AUTO™

SAFETY/SECURITY

- ADVANCETRAC™ WITH RSC®
- AIRBAG - DRIVER KNEE
- AIRBAGS - DUAL STAGE FRONT
- AIRBAGS - FRONT SEAT
- AIRBAGS - REAR CENTER
- AIRBAGS - SECOND ROW
- LATCH CHILD SAFETY SYSTEM
- PERIMETER ALARM
- PERSONAL SAFETY SYSTEM™
- SOS POST-CRASH ALERT SYS™
- WARRANTY
- 3YR/36,000 BUMPER / BUMPER
- 5YR/60,000 POWERTRAIN
- 5YR/60,000 ROADSIDE ASSIST

INCLUDED ON THIS VEHICLE

(MSRP)

EQUIPMENT GROUP 400A

(MSRP)

OPTIONAL EQUIPMENT/OTHER
21" ALUMINUM WHEELS
P275/65R21 AS BSW TIRES
2ND ROW CAPTAIN'S CHAIRS
BLUECRUISE EQUIP- 1YR/400 PLN
SUN AND SOUND PACKAGE
MOONROOF W/FIXED GL & PWR SHA
B&O SOUND SYSTEM-1.4 SPKR
MULTI-CONTOUR FRONT SEATS
INFLATOR KIT-DELETE SPARE TIRE
FORD CONNECTIVITY -1YR TRIAL
FRONT LICENSE PLATE BRACKET
50 STATE EMISSIONS

4965.00
3,340.00

PRICE INFORMATION
BASE PRICE \$56,905.00
TOTAL OPTIONS/OTHER 3,835.00
TOTAL VEHICLE & OPTIONS/OTHER 60,740.00
DESTINATION & DELIVERY 1,695.00

NO CHARGE
NO CHARGE
NO CHARGE



TOTAL MSRP \$62,435.00

Scan The QR Code to
get more details about
this vehicle



TA161 N RB 2X 630 002129 01 16 26

RAM ONE
CC06
CONVOY
41-P412 OPT 2

This label is affixed pursuant to the Federal Automobile
Information Disclosure Act. Gasoline, License, and Title Fees,
State and Local taxes are not included. Dealer installed
options or accessories are not included unless listed above.

EPA Fuel Economy and Environment

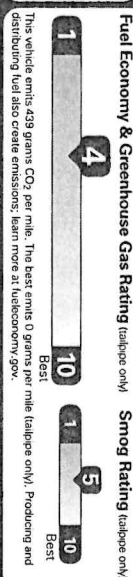
Gasoline Vehicle

Fuel Economy
20 MPG
combined city/hwy
city 18
highway 25
5.0 gallons per 100 miles

Standard SUVs range from 12 to 115 MPG. The best vehicle rates 146 MPGe.

You spend
\$4,000
more in fuel costs
over 5 years
compared to the
average new vehicle.

Annual fuel cost
\$2,500



Actual results will vary for many reasons, including driving conditions and how you drive and maintain your vehicle. Actual results may vary from those shown. EPA estimates are based on 15,000 miles per year at \$3.20 per gallon. MPGe is miles per gallon equivalent. Vehicle emissions are a significant cause of climate change and smog.

fueleconomy.gov

GOVERNMENT 5-STAR SAFETY RATINGS

Overall Vehicle Score ★ ★ ★ ★ ★
Based on the combined ratings of frontal, side and rollover. Should ONLY be compared to other vehicles of similar size and weight.

Frontal ★ ★ ★ ★ ★
Driver Passenger
Based on the risk of injury in a frontal impact. Should ONLY be compared to other vehicles of similar size and weight.

Side ★ ★ ★ ★ ★
Front seat Rear seat
Based on the risk of injury in a side impact.

Rollover ★ ★ ★ ★ ★
Based on the risk of rollover in a single-vehicle crash.

Star ratings range from 1 to 5 stars (★ ★ ★ ★ ★) with 5 being the highest.
Source: National Highway Traffic Safety Administration (NHTSA).
www.safercar.gov or 1-888-327-4236



WARNING: Operating, servicing and maintaining a passenger vehicle, pickup truck, van, or off-road vehicle can expose you to chemicals including engine exhaust, carbon monoxide, phthalates, and lead, which are known to the State of California to cause cancer and birth defects or other reproductive harm. To minimize exposure, avoid breathing exhaust, do not idle the engine except as necessary, service your vehicle in a well-ventilated area and wear gloves or wash your hands frequently when servicing your vehicle. For more information go to www.P65Warnings.ca.gov/passenger-vehicle.

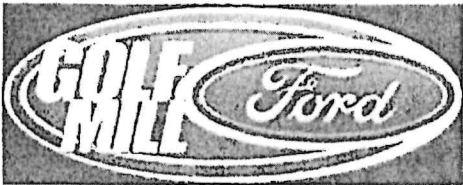
Credit
Get Prequalified now at
www.ford.com/finance



The FordPass Connect™ modem is active and sending vehicle data (e.g., diagnostics) to Ford. See in-vehicle Settings for connectivity options. FordPass Connect™ service and FordPass™ App required for certain remote features (see App Terms for more information). Connected service and related features functionality is subject to compatible AT&T-network availability. Evolving technology / cellular networks may affect functionality and availability, or features may be discontinued without notice. ©2024 Ford Motor Company. Ford website for our privacy policy.

Protect
In just on Ford Protect. The only extended service plan fully backed by Ford and honored at every Ford dealership in the U.S., Canada and Mexico. See your Ford dealer or visit www.FordOwner.com.

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Purchase Agreement

GOLF MILL FORD
9401 N Milwaukee Ave
Niles, IL 60714

Buyer	Co-Buyer	Vehicle
City of Chicago 3340 W FILMORE ST CHICAGO, IL 60624		2026 Ford Explorer Platinum 4WD VIN: 1FMUK8HH1TGA10760 Stock #: 260066 Mileage: 4 Color: Agate Black Metallic

Purchase Details	
Retail Price:	\$54,900.00
Sales Price:	\$54,900.00
Savings:	\$0.00
Accessories:	\$0.00
Service Contract:	\$0.00
License & Title :	\$0.00
Doc & ERT Fee:	\$377.63
Total Taxes:	\$0.00
Total Sales Price:	\$55,277.63
Trade Allowance:	\$0.00
Trade Payoff:	\$0.00
Trade Equity:	\$0.00
Rebate:	\$0.00
Cash Down:	\$0.00
Cash Price:	\$55,277.63

X

Customer Signature

Date

X

Manager Signature

Date

THE VILLAGE OF THORNTON
COOK COUNTY, ILLINOIS

RESOLUTION
NUMBER _____

**A RESOLUTION OF THE VILLAGE OF THORNTON, COOK COUNTY, ILLINOIS,
AUTHORIZING AND APPROVING THE EXECUTION OF A FIRST AMENDMENT
TO THE REDEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF
THORNTON AND KEN ZOMPARELLI RELATED TO THE PROPERTY LOCATED
AT 110 S. WILLIAMS STREET**

MAXINE REYNOLDS, Village President
NIKKI KITAKIS, Village Clerk

ROSEMARY CUNNINGHAM
GINA GLASER
ERNEST “BO” KAYE
PHILLIP MIDDLEBROOKS
DEBRA PISARZEWSKI
MARTIN PRATSCHER
Trustees

RESOLUTION NO. _____

A RESOLUTION OF THE VILLAGE OF THORNTON, COOK COUNTY, ILLINOIS,
AUTHORIZING AND APPROVING THE EXECUTION OF A FIRST AMENDMENT
TO THE REDEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF
THORNTON AND KEN ZOMPARELLI RELATED TO THE PROPERTY LOCATED
AT 110 S. WILLIAMS STREET

WHEREAS, the Village of Thornton, Cook County, Illinois (the “*Village*”) is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (the “*Home Rule Powers*”); and

WHEREAS, the Village and Ken Zomparelli entered into a certain redevelopment agreement dated June 17, 2024, related to the sale and development of the property commonly known as 110 South Williams Street, Thornton, Illinois (the “*Agreement*”); and

WHEREAS, the Village and Ken Zomparelli desire to execute an amendment to the Agreement, a copy of which is attached hereto and made a part hereof as Exhibit A (the “*First Amendment*”); and

WHEREAS, the Village President and Board of Trustees of the Village of Thornton (the “*Corporate Authorities*”) deem it advisable and in the best interest of the health, safety and welfare of the residents of the Village to authorize the execution of the First Amendment.

NOW, THEREFORE, BE IT RESOLVED by the Village President and Board of Trustees of the Village of Thornton, Cook County, Illinois, by and through its Home Rule Powers as follows:

Section 1. That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. The First Amendment, a copy of which is attached hereto and made a part hereof as Exhibit A, is hereby approved substantially in the form presented, with such necessary

non-material changes as determined by the Village President, with such changes and revisions therein contained being approved by execution and delivery of such First Amendment by the Village President.

Section 3. The Village President, Village Administrator, and Village Clerk are hereby authorized and directed to deliver the First Amendment and any and all documents necessary to implement the provisions, terms and conditions thereof, as therein described.

Section 4. If any section, paragraph, clause or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any other provision of this Resolution.

Section 5. All ordinances, resolutions, motions or orders in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 6. This Resolution shall be in full force and effect upon its passage, approval and publication as provided by law.

(Intentionally Left Blank)

PASSED by the Village President and Board of Trustees of the Village of Thornton, Cook County, Illinois this ____ day of _____ 2026, pursuant to a roll call vote, as follows:

	YES	NO	ABSTAIN	ABSENT
CUNNINGHAM				
GLASER				
KAYE				
MIDDLEBROOKS				
PISARZEWSKI				
PRATSCHER				
VILLAGE PRESIDENT REYNOLDS				
TOTAL				

APPROVED by the Village President of the Village of Thornton, Cook County, Illinois on this ____ day of February _____.

MAXINE REYNOLDS
VILLAGE PRESIDENT

ATTEST:

NIKKI KITAKIS
VILLAGE CLERK

Exhibit A

First Amendment

(see attached)

FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BY AND BETWEEN
THE VILLAGE OF THORNTON AND KEN ZOMPARELLI

THIS FIRST AMENDMENT (“**Amendment**”) to the Redevelopment Agreement is made this ____ day of _____ 2026 (“**Execution Date**”), by and between the **VILLAGE OF THORNTON**, an Illinois municipal corporation (“**Village**”), and **KEN ZOMPARELLI**, an individual (“**Buyer**”).

WITNESSETH:

WHEREAS, the Village and Buyer entered into that certain Redevelopment Agreement, dated June 17, 2024, related to the sale and development of the Property as therein defined, (the “**Agreement**”); and

WHEREAS, Village and Buyer desire to amend the Agreement to modify certain rights and obligations of the Parties under the Agreement, as more particularly described herein.

NOW, THEREFORE, for One Dollar (\$1.00) and other good and valuable considerations, the sufficiency of which is hereby acknowledged, Village and Buyer agree as follows:

A. **Defined Terms.** All initially capitalized terms in this Amendment, not otherwise defined herein, shall have the same meanings as defined in the Agreement.

B. **Section 10 Amendment.** Section 10 of the Agreement is hereby amended and restated in its entirety to read as follows:

10. To the extent the following are not completed as of the Execution Date, Buyer is required to undertake the following actions set forth below within one (1) year of the Execution Date of this Amendment:

- a. Apply for approved building permit(s) to bring the Property into compliance with the Village of Thornton Building Code and Property Maintenance Code, within three (3) weeks of the Execution Date;
- b. Completion of building improvements pursuant to the approved building permit shall occur no later than June 17, 2026, which date represents a one (1) year extension of the original deadline set forth in the Agreement;
- c. Remain current on all real estate taxes and assessments for the Property as they become due.

Buyer acknowledges that failure to undertake each of the foregoing actions within the time periods set forth herein shall constitute a default under the Agreement, and the Village may exercise its rights and remedies thereunder, including recording the Reconveyance Deed, which may result in forfeiture of the Property and any payments made in connection therewith and any improvements made to the Property.

C. **Agreement in Full Force and Effect.** Except for the provisions of this Amendment, all the terms, covenants and conditions of the Agreement and all the rights and obligations of the Village and Buyer thereunder, shall remain in full force and effect are not otherwise altered, amended, revised or changed. In the event of any conflict between the terms of the Agreement and the terms of this Amendment, the terms of this Amendment will control.

D. **Acknowledgment.** Buyer hereby represents, warrants and stipulates that, except for the extension of the deadline set forth in Section 10(b) as amended herein, Buyer is not in default under the Agreement as of the Execution Date.

E. **Counterparts.** This Amendment may be executed in two or more counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument. The parties hereto expressly acknowledge that this Amendment may be transmitted by facsimile machine or scanned e-mail for execution and that a facsimile copy, or scanned e-mail, and/or any photocopy of a facsimile copy or scanned e-mail of the signature of any party shall be a valid, binding and enforceable signature of said party as if it were an original signature of said party; and it shall not be a defense to the enforcement of any party’s covenants hereunder that the other party hereto does not possess an original signature of the party against whom enforcement of this Amendment is sought.

[EXECUTION PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have executed this Amendment the day and year first hereinabove written.

VILLAGE:

VILLAGE OF THORNTON,
an Illinois municipal corporation

By: _____

Name: _____

Title: _____

BUYER:

KEN ZOMPARELLI,
An individual

By: _____

Name: _____

Title: _____

ORDINANCE 2026-

AN ORDINANCE, CREATING TITLE ##, CHAPTER ##, OF THE THORNTON VILLAGE CODE TO BE ENTITLED, “REGISTRATION OF FORECLOSING MORTGAGES AND VACANT PROPERTY”; PROVIDING FOR PURPOSE, INTENT AND APPLICABILITY OF THE ORDINANCE REQUIRING THE REGISTRATION AND MAINTENANCE OF CERTAIN REAL PROPERTY BY MORTGAGEES AND VACANT PROPERTY BY OWNERS; PROVIDING FOR PENALTIES AND ENFORCEMENT, AS WELL AS THE REGULATION, LIMITATION AND REDUCTION OF REGISTRABLE REAL PROPERTY WITHIN THE VILLAGE OF THORNTON; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

(RECITALS)

WHEREAS, the Village of Thornton Board of Trustees desires to protect the public health, safety, and welfare of the citizens of the incorporated area of the Village and maintain a high quality of life for the citizens of the Village through the maintenance of structures and properties in the Village; and

WHEREAS, the Board of Trustees recognizes properties subject to foreclosure action or foreclosed on and vacant properties (hereinafter referred to as “Registrable Properties”) located throughout the Village lead to a decline in community and Real Property value; create nuisances; lead to a general decrease in neighborhood and community aesthetic; create conditions that invite criminal activity; and foster an unsafe and unhealthy environment; and

WHEREAS, the Board of Trustees has already adopted property maintenance codes to regulate building standards for the exterior of structures and the condition of Real Property as a whole; and

WHEREAS, the Board of Trustees recognizes in the best interest of the public health, safety, and welfare a more regulated method is needed to discourage Registrable Property Owners and Mortgagees from allowing their Real Property to be abandoned, neglected or left unsupervised; and

FORECLOSURE AND VACANT PROPERTY ORDINANCE
ORDINANCE NO. 2026-_____ VILLAGE OF THORNTON, ILLINOIS

Section VII, Item E.

WHEREAS, the Board of Trustees has a vested interest in protecting neighborhoods against decay caused by Registrable Property and concludes that it is in the best interests of the health, safety, and welfare of its citizens and residents to impose registration requirements of Registrable Property located within the Village to discourage Registrable Property Owners and Mortgagees from allowing their properties to be abandoned, neglected or left unsupervised.

(RESOLUTION)

THEREFORE, BE IT RESOLVED BY THE VILLAGE:

The Board of Trustees finds that the implementation of the following changes and additions will assist the Village in protecting neighborhoods from the negative impact and conditions that occur as a result of foreclosure, vacancy, absentee ownership, and lack of compliance with existing Village regulations and laws.

- (a) That the foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon the adoption hereof.
- (b) That the Board of Trustees does hereby amend the Village Codified Ordinances by creating Title ##, Chapter ## entitled “Registration of Foreclosing Mortgages and Vacant Property” to read as follows.

**TITLE ##. CHAPTER ##. REGISTRATION OF FORECLOSING MORTGAGES AND
VACANT PROPERTY**

Sec. <ORD. CHAP>.<ORD. SEC> PURPOSE AND INTENT.

It is the purpose and intent of the Board of Trustees to establish a process to address the deterioration, crime, and decline in value of Village neighborhoods caused by Real Property with foreclosing or foreclosed mortgages located within the Village, and to identify, regulate, limit and reduce the number of these properties located within the Village. It has been determined that Owner-occupied structures are generally better maintained when compared to vacant structures, even with a diligent off-site Real Property Owner. Vacant structures or structures owned by individuals who are economically strained and unable to meet their mortgage obligations are often not properly or diligently maintained, which contribute to blight, declined Real Property values, and have a negative impact on social perception of the areas where they are located. It is the Board of Trustees’ intent to establish a registration program as a mechanism to help protect neighborhoods from becoming blighted through the lack of adequate maintenance of Real Property that is in Foreclosure or foreclosed, and to provide a mechanism to avert Foreclosure Actions through timely intervention, education, or counseling of Real Property Owners.

Sec. <ORD. CHAP>.<ORD. SEC> DEFINITIONS

The following words, terms, and phrases, when used in this Chapter, shall have the meanings ascribed to them in this Section, except where the context clearly indicates a different meaning.

Default shall mean that the mortgagor has not complied with the terms of the mortgage on the Real Property, or the promissory note, or other evidence of the debt, referred to in the mortgage or deed of trust, after having been provided written notice of the default from the Mortgagee to the mortgagor and mortgagor's failure to fully cure or remedy the default as specified in the written notice.

Enforcement Officer shall mean any law enforcement officer, building official, zoning inspector, code enforcement officer, fire inspector, building inspector, or other person authorized by the Village to enforce the applicable code(s).

Evidence of Vacancy shall mean any condition that on its own, or combined with other conditions present, would lead a reasonable person to believe that the Real Property is vacant. Such conditions may include, but are not limited to: overgrown and/or dead vegetation; past due utility notices and/or disconnected utilities; accumulation of trash junk or debris; abandoned vehicles, auto parts and/or materials; the absence of furnishings and/or personal items consistent with habitation or occupancy; the presence of an unsanitary, stagnant swimming pool; the accumulation of newspapers, circulars, flyers and/or mail; statements by neighbors, passers-by, delivery agents or government agents; and/or the presence of boards over doors, windows or other openings in violation of applicable code.

Foreclosure or Foreclosure Action shall mean the process by which a Real Property, placed as security for a real estate loan, is sold at public sale to satisfy the debt if the borrower defaults. A Foreclosure or Foreclosure Action is deemed commenced upon a Mortgagee's filing of a Notice of Lis Pendens or similar evidence of Default.

Mortgagee shall mean the creditor, including but not limited to, trustees; mortgage servicing companies; lenders in a mortgage agreement; any agent, servant, or employee of the creditor; any successor in interest; or any assignee of the creditor's rights, interests or obligations under the mortgage agreement; or any other person or entity with the legal right to foreclose on the Real Property, excluding governmental entities as the assignee or owner.

Owner shall mean every person, entity, or Mortgagee, who alone or severally with others, has legal or equitable title to any Real Property as defined by this Chapter; has legal care, charge, or control of any such Real Property; is in possession or control of any such Real Property; and/or is vested with possession or control of any such Real Property. The Property Manager shall not be considered the Owner.

Property Manager shall mean any party designated by the Owner or Mortgagee as responsible for inspecting, maintaining and securing the Real Property as required in this Chapter.

FORECLOSURE AND VACANT PROPERTY ORDINANCE
ORDINANCE NO. 2026-_____ VILLAGE OF THORNTON, ILLINOIS

Section VII, Item E.

Real Property shall mean any residential or commercial land and/or buildings, leasehold improvements and anything affixed to the land, or portion thereof identified by a property parcel identification number, located in the Village limits.

Registrable Property shall mean:

- (a) Any Real Property located in the Village, whether Vacant or occupied, that is (i) subject of a Foreclosure Action; (ii) has been the subject of a Foreclosure Action and a judgment has been entered but the Real Property has not yet been sold; (iii) has been the subject of a Foreclosure sale and title was transferred to the Mortgagee or an affiliate entity of the Mortgagee; or (iv) transferred to the Mortgagee or an affiliated entity of the Mortgagee under a deed in lieu of Foreclosure or Foreclosure sale. The designation of a Real Property as a Registrable Property pursuant to this subsection shall remain in place until such time as the Real Property is sold to a non-related bona fide purchaser in an arm's length transaction or the Foreclosure Action has been dismissed; or
- (b) Any Real Property that is vacant for more than thirty (30) days or any cancellation of Utility or Service, whichever occurs first.

Registry shall mean a web-based electronic database of searchable Real Property records, used by the Village to allow Mortgagees and Owners the opportunity to register properties and pay applicable fees as required in this Chapter.

Semi-Annual Registration shall mean six (6) months from the date of the first action that requires registration, as determined by the Village, or its designee, and every subsequent six (6) months. The date of the initial registration may be different than the date of the first action that required registration.

Utilities and Services shall mean any utility and/or service that is essential for a building to be habitable and/or perform a service necessary to comply with all Village codes. This includes, but is not limited to, electrical, gas, water, sewer, trash service, lawn maintenance, and pool maintenance.

Vacant shall mean any parcel of land in the Village that contains any building or structure to be used as a residence or for commercial or industrial purposes that is not lawfully occupied or used for its accustomed and ordinary purpose, as evidenced by conditions set forth in the definition of "Evidence of Vacancy". In the case of the use of residential Real Property, "used for its accustomed and ordinary purpose" means as a place of abode.

Sec. <ORD. CHAP>.<ORD. SEC> APPLICABILITY AND JURISDICTION

This Chapter applies to all Real Property within the Village.

Sec. <ORD. CHAP>.<ORD. SEC> ESTABLISHMENT OF A REGISTRY

Pursuant to the provisions of Section ## the Village, or its designee, shall establish a registry cataloging each Registrable Property within the Village, containing the information required by this Chapter.

The Village may, at its discretion, create, maintain and administer this Registry independently, retain the professional services of an experienced reputable third party, or participate in a shared services or interlocal agreement with other local units, counties, and/or county improvement authorities for the creation, maintenance and administration of the registry pursuant to a Professional Services Agreement.

Sec. <ORD. CHAP>.<ORD. SEC> INSPECTION AND REGISTRATION OF REAL PROPERTY UNDER FORECLOSURE

- (a) Any Mortgagee who holds a mortgage on Real Property located within the Village shall perform an inspection of the Real Property upon Default by the mortgagor as evidenced by the filing of a Foreclosure Action, Lis Pendens, or Notice of Trustee's Sale, thus making it a "Registrable Property." Inspection means a careful examination of the Registrable Property to determine occupancy and if it is in compliance with all applicable building, maintenance, and housing codes.
- (b) Registrable Property inspected pursuant to subsection (a) above that remains in Foreclosure shall be inspected every thirty (30) days by the Mortgagee or Mortgagee's designee. If an inspection shows a change in the Registrable Property's occupancy status the Mortgagee shall, within ten (10) days of that inspection, update the occupancy status of the Registrable Property in the Registry.
- (c) Within ten (10) days of the date any Mortgagee files a Foreclosure Action, the Mortgagee shall register the Registrable Property with the Village Registry, and, at the time of registration, indicate whether the Registrable Property is Vacant, and if so shall designate in writing a Property Manager to inspect, maintain, and secure the Registrable Property subject to the mortgage under a Foreclosure Action. A separate registration is required for each Real Property subject to a Foreclosure Action, regardless of whether it is occupied or vacant.
 - i. Mortgagees who have existing Registrable Property on the effective date of this Ordinance have 30 calendar days from the effective date to register as indicated in this Section. A separate registration is required for each Real Property, whether it is vacant or occupied.
- (d) Registration pursuant to this Section shall contain the name of the Mortgagee and the mortgage servicer, the direct mailing address of both parties, a direct contact name and telephone number for both parties, a facsimile number and/or e-mail address for both parties, the folio or tax number, and the name and 24-hour contact telephone number of the

FORECLOSURE AND VACANT PROPERTY ORDINANCE
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property management company responsible for the security and maintenance of the Registrable Property.

- (e) At the time of initial registration each registrant shall pay a non-refundable Semi-Annual Registration fee of \$325.00 for each Registrable Property. Subsequent non-refundable Semi-Annual renewal registrations of properties and fees in the amount of \$325.00 are due within ten (10) days of the expiration of the previous registration. Said fees shall be used to offset the costs of: (1) registration and registration enforcement, (2) code enforcement and mitigation related to Defaulted Real Properties, (3) post-closing counseling and Foreclosure intervention limited to Owner-occupied persons in Default, which may not include cash and mortgage modification assistance, and (4) for any related purposes as may be adopted in the policy set forth in this Chapter. Said fees shall be deposited to a special account in the Village's Department dedicated to the cost of implementation and enforcement of this Ordinance and fulfilling the purpose and intent of this Chapter. None of the funds provided for in this Section shall be utilized for the legal defense of Foreclosure Actions.
- (f) If the mortgage and/or servicing on a Registrable Property is sold or transferred, the new Mortgagee / Servicer is subject to all the terms of this Chapter. Within ten (10) days of the transfer, the new Mortgagee shall register the Registrable Property, if not already registered, or update the existing registration in the Registry. The previous Mortgagee(s) / Servicer(s) will not be released from the responsibility of paying all previous unpaid fees, fines, and penalties accrued during their involvement with the Registrable Property.
- (g) If the Mortgagee sells or transfers the Registrable Property in a non-arm's length transaction to a related entity or person, the transferee is subject to all the terms of this Chapter. Within ten (10) days of the transfer, the transferee shall register the Registrable Property or update the existing registration in the Registry. Any and all previous unpaid fees, fines, and penalties, regardless of who the Mortgagee was at the time registration was required, including, but not limited to, unregistered periods during the Foreclosure process, are the responsibility of the transferee and are due and payable with the registration. The previous Mortgagee will not be released from the responsibility of paying all previous unpaid fees, fines, and penalties accrued during that Mortgagee's involvement with the Registrable Property.
- (h) If the Registrable Property is not registered, or the registration fee is not paid within thirty (30) days of when the registration or renewal is required pursuant to this Section, a late fee equivalent to ten percent (10%) of the Semi-Annual Registration fee shall be charged for every thirty-day period (30), or portion thereof, the Registrable Property is not registered and shall be due and payable with the registration.
- (i) This Section shall also apply to Real Property that has been the subject of a foreclosure sale where title is transferred to the Mortgagee as well as any Real Property transferred to the Mortgagee under a deed in lieu of foreclosure or by any other legal means.

FORECLOSURE AND VACANT PROPERTY ORDINANCE
ORDINANCE NO. 2026-_____ VILLAGE OF THORNTON, ILLINOIS

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- (j) Properties subject to this Section shall remain subject to the Semi-Annual Registration requirement, and the inspection, security, and maintenance standards of this Section as long as the Real Property remains Registrable Property.
- (k) Any person or corporation that has registered a Registrable Property under this Section must report any change of information contained in the Village's Registry within ten (10) days of the change to the Village's Registry.
- (l) Failure of the Mortgagee and/or property Owner of record to properly register or to modify the registration to reflect a change of circumstances as required by this Ordinance is a violation of this Chapter and shall be subject to enforcement by any of the enforcement means available to the Village.
- (m) If any Registrable Property is in violation of this Chapter, the Village may take the necessary action to ensure compliance with and/or place a lien on the Registrable Property for the cost of the outstanding obligation and any additional cost incurred to bring the Registrable Property into compliance.
- (n) Properties registered as a result of this Section are not required to be registered again pursuant to the Inspection and Registration of Real Property that is Not Subject to a Mortgage in Foreclosure Section.

Sec. <ORD. CHAP>.<ORD. SEC> INSPECTION AND REGISTRATION OF REAL PROPERTY THAT IS NOT SUBJECT TO A MORTGAGE IN FORECLOSURE

- (a) Any Owner of Vacant Registrable Property, as defined in this Chapter, located within the Village shall within ten (10) days after the Registrable Property becomes Vacant, register the Vacant Registrable Property with the Village Registry. Structures that are Vacant Registrable Property at the time of the adoption of this Ordinance must register within fifteen (15) days of the date this Ordinance takes effect.
- (b) Initial registration pursuant to this Section shall contain at a minimum the name of the Owner, the mailing address of the Owner, e-mail address, and telephone number of the Owner, and if applicable, the name and telephone number of the Property Manager and said person's address, e-mail address, and telephone number.
- (c) At the time of initial registration each registrant shall pay a non-refundable Semi-Annual Registration fee of \$325.00 for each Vacant Registrable Property. Subsequent non-refundable Semi-Annual renewal registrations of Vacant Registrable Properties and fees in the amount of \$325.00 are due within ten (10) days of the expiration of the previous registration. Said fees shall be used to offset the costs of: (1) registration and registration enforcement, (2) code enforcement and mitigation related to Vacant properties, and (3) for any related purposes as may be adopted in the policy set forth in this Chapter. Said fees shall be deposited to a special account in the Village's department dedicated to the cost of

implementation and enforcement of this Ordinance and fulfilling the purpose and intent of this Chapter.

- (d) If the Vacant Registrable Property is sold or transferred, the new Owner is subject to all the terms of this Chapter. Within ten (10) days of the transfer, the new Owner shall register the Vacant Registrable Property, if not already registered, or update the existing registration in the Registry. The previous Owner(s) will not be released from the responsibility of paying all previous unpaid fees, fines, and penalties accrued during that Owner's involvement with the Vacant Registrable Property.
- (e) If the Vacant Registrable Property is not registered, or either the registration fee or the Semi-Annual Registration fee is not paid within thirty (30) days of when the registration or Semi-Annual Registration is required pursuant to this Section, a late fee shall be equivalent to ten percent (10%) of the Semi-Annual Registration fee shall be charged for every thirty (30) day-period, or portion thereof, the Vacant Registrable Property is not registered and shall be due and payable with the registration. This Section shall apply to the initial registration and registrations required by subsequent Owners of the Vacant Registrable Property.
- (f) Properties subject to this Section shall remain subject to the Semi-Annual Registration requirement, and the inspection, security, and maintenance standards of this Section as long as the Real Property is Vacant Registrable Property.
- (g) Failure of the Owner to properly register or to modify the registration to reflect a change of circumstances as required by this Ordinance is a violation of this Chapter and shall be subject to enforcement by any of the enforcement means available to the Village.
- (h) If any Vacant Registrable Property is in violation of this Chapter, the Village may take the necessary action to ensure compliance with and place a lien on the Vacant Registrable Property for the cost of the outstanding obligation and any additional cost incurred to bring the Vacant Registrable Property into compliance.

Sec. <ORD. CHAP>.<ORD. SEC> MAINTENANCE REQUIREMENTS

- (a) Properties subject to this Chapter shall be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspaper circulars, flyers, notices, except those required by federal, state or local law, discarded personal items including, but not limited to, furniture, clothing, large and small appliances, printed material, or any other items that give the appearance that the Registrable Property is abandoned.
- (b) Registrable Property shall be maintained free of graffiti or similar markings by removal or painting over with an exterior grade paint that matches the color of the exterior structure.

- (c) Front, side, and rear yards, including landscaping, of Registrable Property shall be maintained in accordance with the applicable code(s) at the time registration is required.
- (d) Registrable Property yard maintenance shall include, but not be limited to, grass, ground covers, bushes, shrubs, hedges or similar plantings, decorative rock or bark or artificial turf/sod. Acceptable maintenance of yards and/or landscape shall not include weeds, gravel, broken concrete, asphalt or similar material.
- (e) Maintenance shall include, but not be limited to, watering, irrigation, cutting and mowing of required ground cover or landscape and removal of all trimmings.
- (f) Pools and spas shall be maintained so the water remains free and clear of pollutants and debris and shall comply with the regulations set forth in the applicable code(s).
- (g) Failure of the Mortgagee, Owner, and transferees to properly maintain the Registrable Property as required by this Chapter may result in a violation of the applicable code(s) and issuance of a citation or notice of violation in accordance with the applicable code of the Village. Pursuant to a finding and determination by the Village Sheriff, Magistrate or a court of competent jurisdiction, the Village may take the necessary action to ensure compliance with this Section.
- (h) In addition to the above, the Registrable Property is required to be maintained in accordance with the applicable code(s) of the Village.

Sec. <ORD. CHAP>.<ORD. SEC> SECURITY REQUIREMENTS

- (a) Properties subject to these Sections shall be maintained in a secure manner so as not to be accessible to unauthorized persons.
- (b) A “secure manner” shall include, but not be limited to, the closure and locking of windows, doors, gates and other openings of such size that may allow a child to access the interior of the Registrable Property or structure. Broken windows, doors, gates, and other openings of such size that may allow a child to access the interior of the Registrable Property or structure must be repaired. Broken windows shall be secured by re-glazing of the window.
- (c) If a Registrable Property is or has become vacant or blighted, a Property Manager shall be designated by the Mortgagee and/or Owner to perform the work necessary to bring the Registrable Property into compliance with the applicable code(s), and the Property Manager must perform regular inspections to verify compliance with the requirements of this Chapter, and any other applicable laws.
- (d) In addition to the above, the Registrable Property is required to be secured in accordance with the applicable code(s) of the Village.

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- (e) When a Registrable Property subject to this Chapter becomes Vacant, it shall be posted with the name and twenty-four (24) hour contact telephone number of the Property Manager. The Property Manager shall be available to be contacted by the Village Monday through Friday between 9:00 a.m. and 5:00 p.m., legal holidays excepted. The sign shall be placed in a window facing the street and shall be visible from the street. The posting shall be no less than eighteen (18) inches by twenty-four (24) inches and shall be of a font that is legible from a distance of forty-five (45) feet. The posting shall contain the following language with supporting information:

THIS PROPERTY IS MANAGED BY _____.
AND IS INSPECTED ON A REGULAR BASIS. _____.
THE PROPERTY MANAGER CAN BE CONTACTED _____.
BY TELEPHONE AT _____.
OR BY EMAIL AT _____.

- (f) The posting required in subsection (e) above shall be placed on the interior of a window facing the street to the front of the Registrable Property so that it is visible from the street, or secured to the exterior of the building/structure facing the street to the front of the Registrable Property so that it is visible from the street or if no such area exists, on a stake of sufficient size to support the posting in a location that is at all times visible from the street to the front of the Registrable Property but not readily accessible to vandals. Exterior posting shall be constructed of and printed with weather-resistant materials.
- (g) Failure of the Mortgagee and/or property Owner of record to properly inspect and secure a Registrable Property subject to this Chapter, and post and maintain the signage noted in this Section, is a violation and shall be subject to enforcement by any of the enforcement means available to the Village. The Village may take the necessary action to ensure compliance with this Section and recover costs and expenses in support thereof.

Sec. <ORD. CHAP>.<ORD. SEC> PROVISIONS SUPPLEMENTAL

The provisions of this Chapter are cumulative with and in addition to other available remedies. Nothing contained in this Chapter shall prohibit the Village from collecting on fees, fines, and penalties in any lawful manner; or enforcing its codes by any other means, including, but not limited to, injunction, abatement, or as otherwise provided by law or ordinance.

Sec. <ORD. CHAP>.<ORD. SEC> PUBLIC NUISANCE

All Registrable Property is at risk of being a public nuisance and if Vacant or blighted can constitute a public nuisance, the abatement of which pursuant to the police power is hereby declared to be necessary for the health, welfare, and safety of the residents of the Village.

Sec. <ORD. CHAP>.<ORD. SEC> ADDITIONAL AUTHORITY

- (a) If the Enforcement Officer has reason to believe that a Registrable Property subject to the provisions of this Chapter is posing a serious threat to the public health, safety, and welfare, the code Enforcement Officer may temporarily secure the Registrable Property at the expense of the Mortgagee or Owner, and may bring the violations before the code enforcement Board of Trustees or special magistrate as soon as possible to address the conditions of the Registrable Property. Nothing herein shall limit the Village from abating any nuisance or unsafe condition by any other legal means available to it.
- (b) The Sheriff, code enforcement Board of Trustees or special magistrate shall have the authority to require the Mortgagee or Owner affected by this Section, to implement additional maintenance and/or security measures including, but not limited to, securing any and all doors, windows or other openings, employment of an on-site security guard or other measures as may be reasonably required to help prevent further decline of the Registrable Property.
- (c) If there is a finding that the condition of the Registrable Property is posing a serious threat to the public health, safety, and welfare, then the Sheriff, code enforcement, Board of Trustees or special magistrate may direct the Village to abate the violations and charge the Mortgagee or Owner with the cost of the abatement.
- (d) If the Mortgagee or Owner does not reimburse the Village for the cost of temporarily securing the Registrable Property, or of any abatement directed by the Sheriff, code enforcement officer, code enforcement, Board of Trustees or special magistrate, within thirty (30) days of the Village sending the Mortgagee or Owner the invoice then the Village may lien the Registrable Property with such cost, along with an administrative fee as determined in the Village's fee ordinance to recover the administrative personnel services. In addition to filing a lien the Village may pursue financial penalties against the Mortgagee or Owner.
- (e) The Village may contract with a third party to implement this Chapter, and, if so, any reference to the Enforcement Officer herein shall include the third party the Village contracts with for that purpose.

Sec. <ORD. CHAP>.<ORD. SEC> OPPOSING, OBSTRUCTING ENFORCEMENT OFFICER; PENALTY

Whoever opposes obstructs or resists any Enforcement Officer or any person authorized by the enforcement office in the discharge of duties as provided in this Chapter shall be punishable as provided in the applicable code(s) or a court of competent jurisdiction.

Sec. <ORD. CHAP>.<ORD. SEC> IMMUNITY OF ENFORCEMENT OFFICER

FORECLOSURE AND VACANT PROPERTY ORDINANCE
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Any Enforcement Officer or any person authorized by the Village to enforce the sections here within shall be immune from prosecution, civil or criminal, for reasonable, good faith entry upon Registrable Property while in the discharge of duties imposed by this Chapter.

Sec. <ORD. CHAP>.<ORD. SEC> PENALTIES

Unless otherwise provided for in this Chapter, a violation of this Chapter is declared unlawful.

Sec. <ORD. CHAP>.<ORD. SEC> AMENDMENTS

The registration fees and penalties stipulated in this Chapter may be subject to modification through a Resolution duly passed and adopted by the Council. These fees and penalties may be periodically adjusted on an annual basis to account for increases consistent with public indices for inflation.

Sec. <ORD. CHAP>.<ORD. SEC> SEVERABILITY

It is hereby declared to be the intention of the Village that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance.

Sec. <ORD. CHAP>.<ORD. SEC> REPEALER

All ordinances or parts of ordinances in conflict herewith, are hereby repealed and replaced.

Sec. <ORD. CHAP>.<ORD. SEC> CODIFICATION

It is the intention of the Board of Trustees, that the provisions of this Ordinance shall become and be made a part of the Thornton Village Code of Ordinances; and that the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and the word "ordinance" may be changed to "section", "chapter", or such other appropriate word or phrase in order to accomplish such intentions.

Sec. <ORD. CHAP>.<ORD. SEC> EFFECTIVE DATE

This Ordinance shall become effective immediately upon adoption.



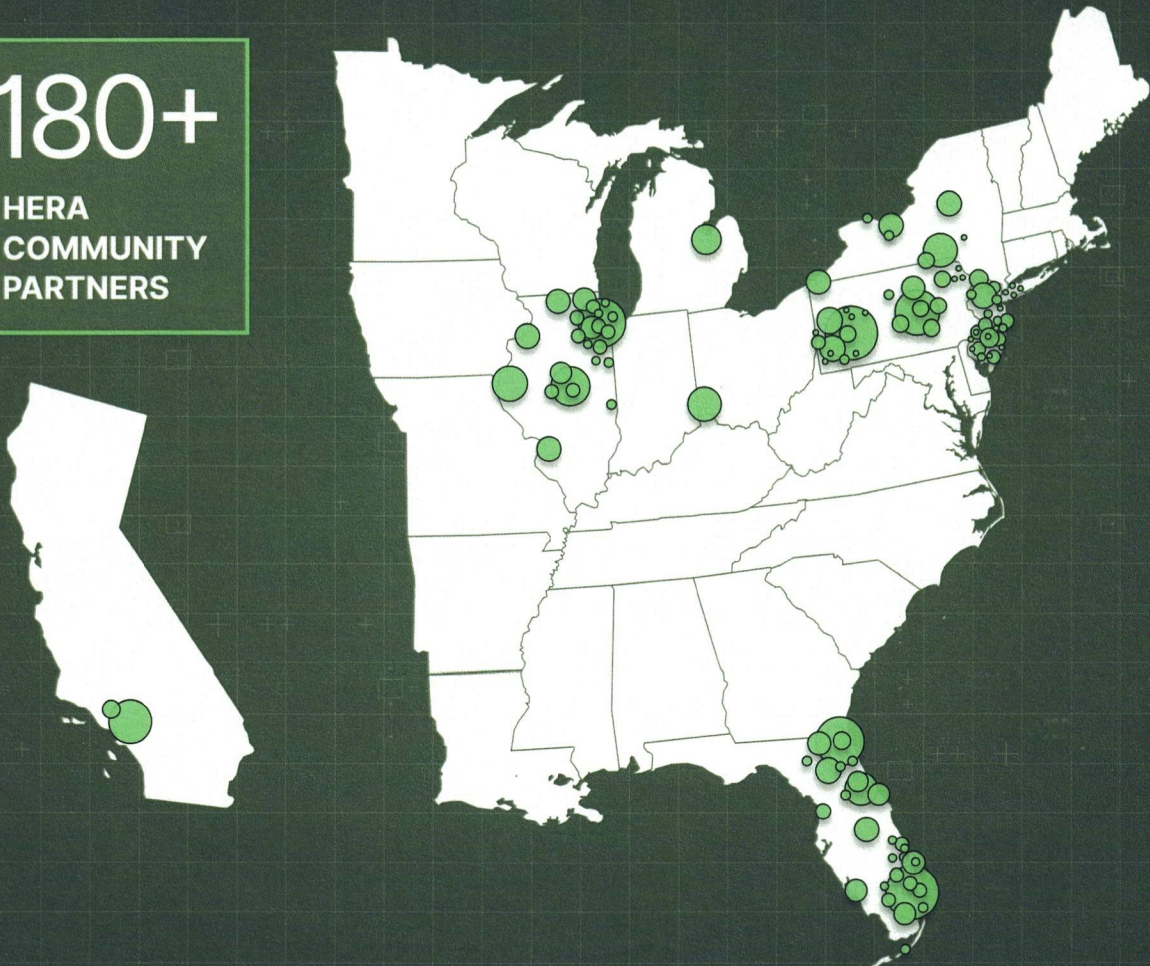
Clifford J Johnson Founder

321-234-5303 | cjohnson@heraregistry.com

CJ Johnson is one of the country's most experienced attorneys in foreclosed and vacant property registration compliance. CJ is based in Melbourne, Florida and is the founder and CEO of Break Point Law, LLC and Hera Property Registry, LLC. CJ helps lead the company's vacant and foreclosure property registration and enforcement practice. He founded HERA for the specific purpose of providing representation to local governments for foreclosure and vacant property ordinance issues. CJ has established relationships with hundreds of mortgagees and servicers, compiled a database of the best contacts within these organizations, and has recovered millions of dollars on behalf of local governments for unpaid property registration fees and civil penalties.

180+

HERA
COMMUNITY
PARTNERS



1917 S HARBOR CITY BLVD • MELBOURNE, FLORIDA 32901



Section VII, Item F.

(321) 234-5303 • HERAREGISTRY.COM

A foreclosure registration program can be an effective tool to help solve an affordable housing problem in a municipality. Such a program would require property mortgagees and banks to register their foreclosed and vacant properties with the municipality and provide information about the status of the property and their plans for its future use. Here are some of the ways this program can work to help solve an affordable housing problem.

Identify Abandoned Properties: The foreclosure registration program can help identify abandoned properties that may be suitable for affordable housing development. This can help the municipality and non-profit organizations to acquire these properties and convert them into affordable housing units.

Prevent Blight: The Registration program can also help prevent blight in neighborhoods by requiring property owners to maintain their foreclosed properties in good condition. This can help preserve property values and prevent the spread of blight to nearby properties.

Increase Housing Supply: By making foreclosed properties available for affordable housing development, the registration program can help increase the supply of affordable housing units in the municipality. This can help address the shortage of affordable housing and provide more options for low-income residents.

Encourage Affordable Housing Development: The registration program can also encourage affordable housing development by providing information about available properties to non-profit organizations and developers who specialize in affordable housing.

Generate Revenue: The foreclosure registration program can also generate revenue for the municipality by requiring property owners to pay a registration fee. This revenue can be used to support affordable housing development or other initiatives that benefit the community.

Overall, a foreclosure registration program can be an effective tool to help solve an affordable housing problem in a municipality. By identifying abandoned properties, preventing blight, increasing the housing supply, encouraging affordable housing development, and generating revenue, this program can support the development of affordable housing units and help ensure that all residents have access to safe and affordable housing.



Scope of Work - Property Registry Services

Hera identifies individual registration requirements for abandoned, vacant, foreclosure, pre-foreclosure, and real estate owned (REO) properties.

Hera establishes and maintains an online electronic property registration platform and property database and collects all information required by the community's ordinance.

Hera will provide inspection and verification of property and occupancy status to determine if a property is in violation of the community's ordinance.

Hera proactively monitors foreclosure filings and other registration triggers through multiple data sources.

Hera notifies responsible parties of the obligation to register for initial registrations and for renewal registrations and processes reregistration and updated information requests.

Hera provides staff training and easy access to complete information for properties in the registry, as well as access to various reporting capabilities.

Hera collects property registration fees on behalf of the local government and remits fees to the local government, providing information on registrations received on a monthly basis.

Hera responds to any public records requests for information in the registry.

Hera works closely with community code enforcement to address maintenance issues for registered properties, as well as properties that are non-compliant with registration requirements.

Pricing Schedule

Services are provided at no up-front cost to the community.

Hera retains \$125.00 of each registration fee, and 33% of any late fees.

Hera remits the balance of registration fees and late fees collected to the community with a detailed report on a monthly basis.

Additional Expenses

Should there be a fee required for public/official record data acquisition integral to the performance of the scope of work, those charges shall be deducted from the remittance for the actual costs of said charges or subscriptions. If said charges or subscription fees are for the entire county, the fee shall be divided equally between all communities partnered with HERA within the county at the time. If there is a change in the number of communities partnered with HERA in the county during the contract period, the county public record access fee will be adjusted accordingly to maintain an even cost-sharing by all communities with the county.

Client List

Hera Property Registry
 1917 S Harbor City Blvd.
 Melbourne, FL 32901
 321.234.5303
Heraregistry.com

Community Name	State
East Vale	CA
City of Santa Ana	CA
Town of Elsmere	DE
Cape Canaveral	FL
Citrus County	FL
City of Apopka	FL
City of Boynton Beach	FL
City of Deltona	FL
City of Fort Myers	FL
City of Greenacres	FL
City of Hialeah	FL
City of High Springs	FL
City of Holly Hill	FL
City of Jacksonville	FL
City of Miami	FL
City of Newberry	FL
City of North Miami Beach	FL
City of North Miami	FL
City of Oakland Park	FL
City of Sanford	FL
City of St. Augustine	FL
City of West Palm Beach	FL
Clay County	FL
Martin County	FL
St. Johns County	FL

Community Name	State
Town of Cutler Bay	FL
Town of Miami Lakes	FL
Town of Ocean Ridge	FL
Village of Islamorada	FL
Village of Palm Springs	FL
Village of Virginia Gardens	FL
Bradford County	FL
Palm Beach County	FL
Seminole County	FL
City of Burbank	IL
City of Chicago Heights	IL
City of Crest Hill	IL
City of Decatur	IL
City of Delavan	IL
City of East Peoria	IL
City of East St Louis	IL
City of Farmer City	IL
City of Harvey	IL
City of Macomb	IL
City of Moline	IL
City of North Chicago	IL
City of Prospect Heights	IL
City of Quincy	IL
City of West Peoria	IL
City of Waukegan	IL

Hera Property Registry
 1917 S Harbor City Blvd.
 Melbourne, FL 32901
 321.234.5303
 Heraregistry.com

Client List

Community Name	State
Town of Cicero	IL
Village of Bolingbrook	IL
Village of Chicago Ridge	IL
Village of Dolton	IL
Village of Evergreen PK	IL
Village of Flossmoor	IL
Village of Hanna City	IL
Village of Harwood Heights	IL
Village of Homer Glen	IL
Village of Homewood	IL
Village of Lynwood	IL
Village of Maywood	IL
Village of Minooka	IL
Village of Niles	IL
Village of North Chicago	IL
Village of Orland Hills	IL
Village of Orland Park	IL
Village of Phoenix	IL
Village of Richton Park	IL
Village of River Grove	IL
Village of Robbins	IL
Village of Sauk Village	IL
Village of Schiller Park	IL
Village of Steger	IL
Village of Tinley Park	IL

Community Name	State
Village of University PK	IL
City of Flint	MI
Atlantic City	NJ
Atlantic County	NJ
Camden County	NJ
Berkeley Township	NJ
Borough of Bellmawr	NJ
Borough of Bloomington	NJ
Borough of Berlin	NJ
Borough of Buena	NJ
Borough of Folsom	NJ
Borough of Haddon Heights	NJ
Borough of Hawthorne	NJ
Borough of Lawnside	NJ
Borough of Ocean Gate	NJ
Borough of Paramus	NJ
Borough of Pine Hill	NJ
Borough of Runnemede	NJ
City of Absecon	NJ
City of Brigantine	NJ
City of Corbin	NJ
City of Estell Manor	NJ
City of Linwood	NJ
City of Northfield	NJ
City of Plainfield	NJ

Client List

Hera Property Registry
 1917 S Harbor City Blvd.
 Melbourne, FL 32901
 321.234.5303
Heraregistry.com

Community Name	State
City of Port Republic	NJ
City of Somers Point	NJ
Eastampton Township	NJ
Egg Harbor City	NJ
Passaic County	NJ
Town of Boonton	NJ
Town of Dover	NJ
Town of Guttenberg	NJ
Town of Hammonton	NJ
Town of West New York	NJ
Township of Buena Vista	NJ
Township of Deptford	NJ
Township of Dover	NJ
Township of Egg Harbor	NJ
Township of Galloway	NJ
Township of Gloucester	NJ
Township of Hamilton	NJ
Township of Hardston	NJ
Township of Little Falls	NJ
Township of Magnolia	NJ
Township of Monroe	NJ
Township of Mullica	NJ
Township of Union	NJ
Township of Waterford	NJ
Township of Wayne	NJ

Community Name	State
Township of Weymouth	NJ
Ventnor City	NJ
Voorhees Twp	NJ
Town of New Hartford	NY
City of Yonkers	NY
Town of Islip	NY
Village of Babylon	NY
Village of Hempstead	NY
Village of Lindenhurst	NY
Town of Babylon	NY
Town of Clarkson	NY
Town of Colonie	NY
Town of Greece	NY
Town of Kent	NY
Town of Oyster Bay	NY
Town of Salina	NY
City of Forest Park	OH
Bethel Park Municipality	PA
Bethlehem Township	PA
Borough of Baldwin	PA
Borough of Castle Shannon	PA
Borough of Homestead	PA
Borough of East Lansdowne	PA
Borough of Lansdowne	PA
Borough of Marcus Hook	PA

Hera Property Registry

1917 S Harbor City Blvd.

Melbourne, FL 32901

321.234.5303

Heraregistry.com

Client List

Community Name	State
Borough of Mt. Penn	PA
Borough of Penbrook	PA
Borough of Pottstown	PA
Borough of Swissvale	PA
Borough of West Mifflin	PA
Borough of Walnutport	PA
Borough of White Oak	PA
Borough of Yeadon	PA
City of Bethlehem	PA
City of Chester	PA
City of Easton	PA
City of Erie	PA
City of Lock Haven	PA
City of McKeesport	PA
City of Pittston	PA
City of Scranton	PA
City of Titusville	PA
City of Wilkes Barre	PA
City of York	PA
Municipality of Penn Hills	PA
Township of Coal	PA
Township of Derry	PA
Township of Forks	PA
Township of Elizabe	PA
Township of Moore	PA

Community Name	State
Twp. of Lower Alsace	PA
Twp. of Lower Makefield	PA
Township of Palmer	PA
Twp. of Lower Paxton	PA
Twp. of Susquehanna	PA
Township of Swatara	PA
Borough of West Newton	PA



THE CITY OF

Section VII, Item F.

OFFICE OF THE CITY CLERK

To Whom it May Concern:

I am writing this letter to you as a recommendation for the services provided by CJ Johnson and his property registration team. The City of Erie, Pennsylvania has been working with CJ and his team using their foreclosure registration software and enforcement services to manage our foreclosed and vacant property ordinance program. While working with them our City happened to go through a lot of turnover in our Planning Department, but their steady hand really helped implement the program well.

At all times, they have met or exceeded our expectations. Their work has relieved our load on the Code Enforcement office while generating revenue and ensuring properties are in compliance.

Name of Community: The City of Erie, PA

Contact Name: Chuck Nelson, City Council President

Contact Address: 626 State Street
Erie, PA

Telephone Number: (814) 449-4582

Email Address: CNelson@erie.pa.us

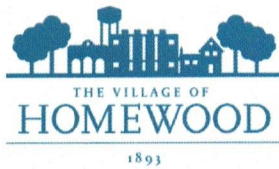
Size of Project/Outcome: The size is based on the number of foreclosures and project is ongoing.

Please let us know if you have any questions.

Sincerely,

ERIE CITY COUNCIL

Susannah Faulkner | Jasmine Flores | Ed Brzezinski | Michael Keys | Chuck Nelson | Mo Troop | Melvin Witherspoon



Village of Homewood
2020 Chestnut Rd.
Homewood, IL 660430
(708) 798-3000

Section VII, Item F.

May 31, 2024

Hera Property Registry, LLC
Attn: Stan Urban
1917 S. Harbor City Blvd.
Melbourne, FL 32901

Stan,

Homewood's partnership with Hera Property Registry has been a welcomed solution to our property maintenance efforts. Hera Property registry enabled Homewood to streamline its foreclosed and vacant property compliance program. The Hera Property registration program not only shares the registration fee with the municipality, but it also holds the owners and custodians of these vacant and/or foreclosed properties accountable, requiring them to register the properties. Using the registry and the property contacts that are provided, Homewood is able to appropriately cite those vacant and foreclosed properties that are not being maintained.

---Rich Hofeld, Village President – Village of Homewood, IL



Village of Lynwood, IL
21460 Lincoln Highway
Lynwood, IL 60411
(708) 758-6101

May 29, 2024

Hera Property Registry, LLC
Attn: Stan Urban
1917 S. Harbor City Blvd.
Melbourne, FL 32901

Stan,

It has been a pleasure thus far working with Hera Property Registry. They have always been very informative and helpful when needed. I have submitted several requests to them, and they were able to resolve the issues in a timely manner. I recommend using them to assist with managing foreclosures and/or vacant properties in your community.

Karen Wingfield-Bond
Village Clerk -Village of Lynwood



Bogdan Vitas, Jr.
City Administrator

619 16th Street
Moline, Illinois 61265

Office: 309.524.2005
Fax: 309.524.2005

Email:
bvitas@moline.il.us

June 10, 2024

Stan Urban
National Sales Manager
Illinois Registered Lobbyist
Hera Registry

Dear Mr. Urban,

On behalf of the City of Moline, I am pleased to extend our endorsement of Hera Registry. Over the past three months, Hera Registry has demonstrated effectiveness and efficiency in our collaborative effort to register vacant properties within our city.

From the outset, Hera Registry's team showcased a high level of understanding the challenges associated with managing vacant properties. Their strategic approach and diligent work have led to the successful registration of nearly 50 properties in a short timeframe. This achievement of Hera Registry significantly contributes to the revitalization and improved management of our community.

Hera Registry's ability to streamline the registration process and effectively communicate with property owners has been instrumental in reaching this milestone.

We greatly appreciate Hera Registry's partnership and the impact their work has had on our city. We look forward to continuing our collaboration and achieving even greater success in the future.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bogdan Vitas", is written over a horizontal line.

Bob Vitas
City Administrator
City of Moline



March 15, 2024

To Whom it May Concern:

Please allow this letter to serve as a recommendation of the services provided by the Hera Property Registry team. We have had a vacant and foreclosed property registration requirement at the City for a handful of years but last summer our service provider filed for bankruptcy. As a result, the City issued an RFP and selected Hera to restart this service. That transition was very easy to make and went better than expected. The Hera web portal is easy to navigate, and our program is back up and running.

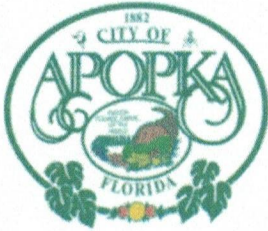
Please feel free to contact me should you have any questions about our program and our experience with the Hera Property Registry team.

Sincerely,

A handwritten signature in black ink that reads 'Ty Livingston'.

Ty Livingston, Director

LETTERS OF REFERENCE



City of Apopka
Code Enforcement Section
Apopka Police Department
112 East Sixth Street
Apopka, Florida 32703
(407) 703-1738

September 27, 2022

To Whom it May Concern:

I am writing this letter to you as a recommendation for the services provided by CJ Johnson through Break Point Law, LLC. The City of Apopka has been working with CJ for enforcement of our foreclosed and vacant property ordinance since 2018. At all times, they have exceeded our expectations. They have always been reliable and timely with requested information and their accuracy has helped to streamline the process to ensure everything goes smoothly. Their work has relieved the load on our code enforcement office, while generating revenue and ensuring properties are in compliance.

We are pleased with their services and highly recommend using CJ and his affiliates for registration as well as enforcement of your property registration program. Please let me know if I can be of further assistance.

Sincerely,

Stephan W. Brick
Lieutenant
Support Services



**Department of Planning,
Zoning & Building**

2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200
Building Division 233-5100
Code Enforcement 233-5500
Contractors Certification 233-5525
Administration Office 233-5005
Executive Office 233-5228
www.pbcgov.com/pzb

**Palm Beach County
Board of County
Commissioners**

Gregg K. Weiss, Mayor

Maria Sachs, Vice Mayor

Maria G. Marino

Michael A. Barnett

Marci Woodward

Sara Baxter

Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"



Date: July 3, 2023

To: To Whom It May Concern

From: Aaron Maharaj, Fiscal Manager
Planning, Zoning and Building Department

RE: Request for Letter of Reference for Localgov LLC...

I am writing this letter to you as a recommendation for the contracted services provided by Localgov LLC. Palm Beach County has been working with Localgov LLC, by using their services to manage the County's Mortgage Foreclosure Registration ordinance program since January 2023 and have met our expectations. They have been reliable and timely with requested information and their work has relieved the mortgage foreclosure registration workload requirements on the County's Code Enforcement Division while generating revenue and ensuring properties are in compliance.

Name of Community: Palm Beach County

Contact Name: Aaron Maharaj, Fiscal Manager

Contact Address: 2300 North Jog Rd., Ste 2W-27
West Palm Beach, FL 33411

Telephone Number: (561) 233-5017

Email Address: amaharaj@pbcgov.org

Size of Project/Outcome: The size is based on the number of foreclosures and project is ongoing.

Please let us know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "A. Maharaj".



LOWER PAXTON TOWNSHIP

Department of Community Development
Amanda Zerbe, *Director*

BRADLEY N. GOTSHALL,
Township Manager

LOWMAN S. HENRY, *Chairman*
ROBIN L. LINDSEY, *Vice-Chairperson*

CHRIS JUDD, *Secretary*

NORMAN C. ZOUMAS, *Treasurer*

PAUL W. NAVARRO, *Asst. Secretary/Treasurer*

To Whom it May Concern:

I am writing this letter to you as a recommendation for the services provided by CJ Johnson and his property registration team. Lower Paxton Township, Pennsylvania has been working with CJ and his team using their foreclosure registration software and enforcement services to manage our foreclosed and vacant property ordinance program. At all times, they have met or exceeded our expectations. Their work has relieved our load on the Code Enforcement office while generating revenue and ensuring properties are in compliance.

Name of Community: Lower Paxton Township, PA

Contact Name: Amanda Zerbe, Community Development Director/Zoning Officer

Contact Address: 425 Prince Street
Harrisburg, PA 17109

Telephone Number: (717) 657-5600 ext. 1128

Email Address: azerbe@lowerpaxton-pa.gov

Size of Project/Outcome: The size is based on the number of foreclosures and project is ongoing.

Please let us know if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Amanda Zerbe".

Amanda Zerbe
Community Development Director

425 PRINCE STREET, HARRISBURG, PA 17109
717-657-5600 / FAX 717-724-8311
www.lowerpaxton-pa.gov

@LowerPaxtonTwp

@LowerPaxtonTwp

@LowerPaxtonTownship



CITY OF EASTON

PENNSYLVANIA

Department of Planning & Codes
123 S 3rd Street, 3rd Floor
Easton PA 18042
610-250-6724
codes@easton-pa.gov

July 5, 2023

To Whom it May Concern:

I am writing this letter to you as a recommendation for the services provided by CJ Johnson and his property registration team. The City of Easton, Pennsylvania has been working with CJ and his team using their foreclosure registration software and enforcement services to manage our foreclosed and vacant property ordinance program. At all times, they have met or exceeded our expectations. Their work has relieved our load on the Code Enforcement office while generating revenue and ensuring properties are in compliance.

Name of Community: City of Easton, PA

Contact Name: Stephen Nowroski, Director of Codes/Planning & Zoning

Contact Address: 123 South Third Street
Easton, PA 18042

Telephone Number: (610) 250-6724

Email Address: snowroski@easton-pa.gov

Size of Project/Outcome: The size is based on the number of foreclosures and project is ongoing.

Please let us know if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Stephen T. Nowroski".

Stephen T. Nowroski
Director



BOROUGH OF BALDWIN

E. John Egger, President
James Behers
Patricia Boyer
Denise Maiden

Marianne Conley, Vice-President
Erin Brown
Raymond Dec
David Depretis, Mayor
Robert T. Firek, P.E., Borough Manager

To Whom it May Concern:

Baldwin Borough has been working with CJ Johnson and his team using their foreclosure registration software and enforcement services to manage our foreclosed and vacant property ordinance program. I highly recommend the services provided by CJ and his property registration team. They have met or exceeded our expectations and are highly responsive to any requests for information. Their work has relieved the load on our Code Enforcement office, while generating revenue and ensuring compliance.

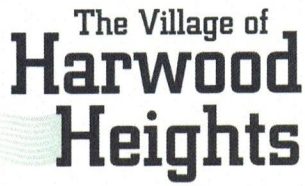
We have about 60 properties in our registry.

Please let me know if you need further information. My contact info is below.

Sincerely,

Robert T. Firek, P.E.
Borough Manager

Tel. No.: 412-882-9600 ext. 1707
Email: rfirek@baldwinborough.org



Dedicated to Serving People with Pride

Mayor
ARLENE C. JEZIERNY

Village Clerk
MARCIA L. I. Section VII, Item F.

Trustees
ANNETTE BRZEZNIAK-VOLPE
ANNA BRZOWSKI WEGRECKI
JEFFREY A. RASCHE
THERESE SCHUEPFER
LAWRENCE R. STEINER
GIUSEPPE S. ZERILLO

To Mr. Stan Urban of Hera Registry,

Harwood Heights would like to express our sincere gratitude for all the help and guidance from your employee Vivian Tordeau.

Vivian has been instrumental with myself and our Village staff in helping us resolve issues with some difficult properties. She has offered exceptional kindness and patience paired with the upmost professionalism.

Your company is truly blessed to have a team player that is passionate about her job.

With the greatest appreciation,

o Ann Krupa

uilding Commissioner

Village of Harwood Heights | Building Department

300 W Wilson Avenue, Harwood Heights, IL 60706

mail: krupaj@harwoodheights.org

el: 708-867-7200 ext. 210

Web: harwoodheights.org

7300 West Wilson Avenue
Harwood Heights, Illinois 60706
Tel (708) 867-7200
Fax (708) 867-3038

www.harwoodheights.org

Community	Sum of # of Registrations	Sum of Community Remittance 2025
Alsip Village	29	\$6,000.00
Blue Island City	33	\$14,970.00
Chicago Ridge Village	62	\$12,761.80
Cicero Town	346	\$111,900.00
City of Burbank	115	\$23,000.00
City of Chicago Heights	245	\$51,328.00
City of Crest Hill	93	\$20,512.00
City of East Peoria	97	\$15,671.50
City of Harvey	288	\$60,470.49
City of North Chicago	92	\$18,112.00
City of Prospect Heights	27	\$2,700.00
City of Quincy	72	\$7,789.60
City of Waukegan	304	\$63,142.00
City of West Peoria	30	\$6,944.70
Decatur City	215	\$20,935.64
Delavan City	6	\$1,070.10
Dolton Village	643	\$134,408.90
Elmwood Park Village	40	\$7,175.00
Evergreen Park Village	227	\$45,400.00
Farmer City	14	\$2,200.00
Hanover Park Village	119	\$37,147.20
Hazel Crest Village	274	\$69,672.50
Homewood Village	238	\$49,167.80
Macomb City	18	\$2,700.00
Moline City	137	\$22,086.99
Pekin City	25	\$4,375.00
Robbins Village	61	\$18,326.80
Steger Village	128	\$26,886.39
University Park Village	74	\$20,591.20
Village of Bolingbrook	351	\$73,066.26
Village of Flossmoor	124	\$50,772.50
Village of Glenwood	101	\$20,824.00
Village of Hanna City	7	\$2,204.00
Village of Harwood Heights	22	\$4,601.00
Village of Homer Glen	54	\$11,262.30
Village of Lynwood	163	\$67,444.50
Village of Maywood	294	\$62,282.89

Village of Minooka	69	\$13,836.24
Village of Niles	57	\$11,520.60
Village Of Orland Hills	26	\$5,280.40
Village of Orland Park	29	\$6,200.00
Village of Phoenix	31	\$12,496.00
Village of Richton Park	188	\$73,084.00
Village of River Grove	42	\$8,160.90
Village of Sauk Village	122	\$31,180.05
Village of Schiller Park	47	\$10,437.50
Village of Tinley Park	182	\$37,504.49
TOTALS	5,961.00	\$1,379,603.24



CITY OF BETHLEHEM

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

Section VII, Item F.

BUREAU OF CODE ENFORCEMENT

Phone: 610-865-7091
Fax: 610-865-7330
TDD: 610-865-7086
www.bethlehem-pa.gov

December 12, 2024

Hera Property Registry, LLC
ATTN: Kevin Sidella
1917 South Harbor City Blvd.
Melbourne, FL 32901

To Whom It May Concern:

On behalf of the City of Bethlehem, we would like to acknowledge that the partnership we have with Hera Property Registry, LLC has been a welcomed solution to our property registration efforts. Hera Property Registry has enabled Bethlehem to streamline our property registration program and free-up staff for other, more pertinent tasks.

Hera Property Registry not only shares the registration fee with the City, but it also holds the owners and custodians of these properties accountable, requiring them to register the properties. Using the registry and the property contacts that are provided, Bethlehem can appropriately cite those properties that are not being maintained.

Our partnership with Hera Property Registry does not cost the City anything, and from the fees, we now have additional funds to help offset the cost of code enforcement.

We recommend Hera Property Registry to other municipalities that are experiencing issues stemming from vacant and foreclosed properties.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Simonson".

Michael Simonson
Chief Building Code Official
Chief Building Inspector
City of Bethlehem
msimonson@bethlehem-pa.gov
610-865-7091

September 26, 2024

Hera Property Registry, LLC
ATTN: Kevin Sidella
1917 South Harbor City Blvd.
Melbourne, FL 32901

To Whom It May Concern:

On behalf of the City of Santa Ana, we would like to acknowledge that the partnership we have with Hera Property Registry, LLC has been a welcomed solution to our property registration efforts. Hera Property Registry enabled Santa Ana to streamline our foreclosure and vacant property registration program.

Hera Property Registry not only shares the registration fee with the City, but it also holds the owners and custodians of these properties accountable, requiring them to register the properties. Using the registry and the property contacts that are provided, Santa Ana can appropriately cite those vacant and foreclosed properties that are not being maintained.

Our partnership with Hera Property Registry does not cost the City anything, and from the fees, we now have additional funds to help offset the cost of code enforcement.

We recommend Hera Property Registry to other municipalities that are experiencing issues stemming from vacant and foreclosed properties.

Sincerely,



Sergio Verino
Code Enforcement Principal
City of Santa Ana
20 Civic Center Plaza
Santa Ana, CA 92701

BAILY ROAD AND CHURCH LANE
P.O. BOX 5187
YEADON, PA 19050



Section VII, Item F.
OFFICES: 610-284-1000
FAX: 610-284-2138
WWW.YEADONBOROUGH.COM

BOROUGH OF YEADON

September 3, 2024

Hera Property Registry, LLC
ATTN: Kevin Sidella
1917 South Harbor City Blvd.
Melbourne, FL 32901

To Whom It May Concern:

On behalf of the Borough of Yeadon, we would like to acknowledge that the partnership we have with Hera Property Registry, LLC has been a welcomed solution to our property registration efforts. Hera Property Registry enabled Yeadon to streamline our foreclosure and vacant property registration program.

Hera Property Registry not only shares the registration fee with the Borough, but it also holds the owners and custodians of these properties accountable, requiring them to register the properties. Using the registry and the property contacts that are provided, Yeadon can appropriately cite those vacant and foreclosed properties that are not being maintained.

Our partnership with Hera Property Registry does not cost the Borough anything, and from the fees, we now have additional funds to help offset the cost of code enforcement.

We recommend Hera Property Registry to other municipalities that are experiencing issues stemming from vacant and foreclosed properties.

Sincerely,

Nafis J. Nicholes
Finance Director and Treasurer



Village of Homewood
2020 Chestnut Rd.
Homewood, IL 660430
(708) 798-3000

Section VII, Item F.

May 31, 2024

Hera Property Registry, LLC
Attn: Stan Urban
1917 S. Harbor City Blvd.
Melbourne, FL 32901

Stan,

Homewood's partnership with Hera Property Registry has been a welcomed solution to our property maintenance efforts. Hera Property registry enabled Homewood to streamline its foreclosed and vacant property compliance program. The Hera Property registration program not only shares the registration fee with the municipality, but it also holds the owners and custodians of these vacant and/or foreclosed properties accountable, requiring them to register the properties. Using the registry and the property contacts that are provided, Homewood is able to appropriately cite those vacant and foreclosed properties that are not being maintained.

---Rich Hofeld, Village President – Village of Homewood, IL



Village of Lynwood, IL
21460 Lincoln Highway
Lynwood, IL 60411
(708) 758-6101

May 29, 2024

Hera Property Registry, LLC
Attn: Stan Urban
1917 S. Harbor City Blvd.
Melbourne, FL 32901

Stan,

It has been a pleasure thus far working with Hera Property Registry. They have always been very informative and helpful when needed. I have submitted several requests to them, and they were able to resolve the issues in a timely manner. I recommend using them to assist with managing foreclosures and/or vacant properties in your community.

Karen Wingfield-Bond
Village Clerk -Village of Lynwood



Bogdan Vitas, Jr.
City Administrator

619 16th Street
Moline, Illinois 61265

Office: 309.524.2005
Fax: 309.524.2005

Email:
bvitas@moline.il.us

June 10, 2024

Stan Urban
National Sales Manager
Illinois Registered Lobbyist
Hera Registry

Dear Mr. Urban,

On behalf of the City of Moline, I am pleased to extend our endorsement of Hera Registry. Over the past three months, Hera Registry has demonstrated effectiveness and efficiency in our collaborative effort to register vacant properties within our city.

From the outset, Hera Registry's team showcased a high level of understanding the challenges associated with managing vacant properties. Their strategic approach and diligent work have led to the successful registration of nearly 50 properties in a short timeframe. This achievement of Hera Registry significantly contributes to the revitalization and improved management of our community.

Hera Registry's ability to streamline the registration process and effectively communicate with property owners has been instrumental in reaching this milestone.

We greatly appreciate Hera Registry's partnership and the impact their work has had on our city. We look forward to continuing our collaboration and achieving even greater success in the future.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bogdan Vitas", with a stylized flourish at the end.

Bob Vitas
City Administrator
City of Moline



March 15, 2024

To Whom it May Concern:

Please allow this letter to serve as a recommendation of the services provided by the Hera Property Registry team. We have had a vacant and foreclosed property registration requirement at the City for a handful of years but last summer our service provider filed for bankruptcy. As a result, the City issued an RFP and selected Hera to restart this service. That transition was very easy to make and went better than expected. The Hera web portal is easy to navigate, and our program is back up and running.

Please feel free to contact me should you have any questions about our program and our experience with the Hera Property Registry team.

Sincerely,

Ty Livingston, Director

LETTERS OF REFERENCE



City of Apopka
Code Enforcement Section
Apopka Police Department
112 East Sixth Street
Apopka, Florida 32703
(407) 703-1738

September 27, 2022

To Whom it May Concern:

I am writing this letter to you as a recommendation for the services provided by CJ Johnson through Break Point Law, LLC. The City of Apopka has been working with CJ for enforcement of our foreclosed and vacant property ordinance since 2018. At all times, they have exceeded our expectations. They have always been reliable and timely with requested information and their accuracy has helped to streamline the process to ensure everything goes smoothly. Their work has relieved the load on our code enforcement office, while generating revenue and ensuring properties are in compliance.

We are pleased with their services and highly recommend using CJ and his affiliates for registration as well as enforcement of your property registration program. Please let me know if I can be of further assistance.

Sincerely,

Stephan W. Brick
Lieutenant
Support Services



**Department of Planning,
Zoning & Building**

2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200
Building Division 233-5100
Code Enforcement 233-5500
Contractors Certification 233-5525
Administration Office 233-5005
Executive Office 233-5228
www.pbcgov.com/pzb



**Palm Beach County
Board of County
Commissioners**

Gregg K. Weiss, Mayor
Maria Sachs, Vice Mayor

Maria G. Marino
Michael A. Barnett
Marci Woodward

Sara Baxter
Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"



Date: July 3, 2023

To: To Whom It May Concern

From: Aaron Maharaj, Fiscal Manager
Planning, Zoning and Building Department

RE: Request for Letter of Reference for Localgov I.L.C...

I am writing this letter to you as a recommendation for the contracted services provided by Localgov I.L.C. Palm Beach County has been working with Localgov I.L.C. by using their services to manage the County's Mortgage Foreclosure Registration ordinance program since January 2023 and have met our expectations. They have been reliable and timely with requested information and their work has relieved the mortgage foreclosure registration workload requirements on the County's Code Enforcement Division while generating revenue and ensuring properties are in compliance.

Name of Community: Palm Beach County

Contact Name: Aaron Maharaj, Fiscal Manager

Contact Address: 2300 North Jog Rd., Ste 2W-27
West Palm Beach, FL 33411

Telephone Number: (561) 233-5017

Email Address: amaharaj@pbcgov.org

Size of Project/Outcome: The size is based on the number of foreclosures and project is ongoing.

Please let us know if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "A. Maharaj".



LOWER PAXTON TOWNSHIP

Department of Community Development
Amanda Zerbe, *Director*

BRADLEY N. GOTSHALL,
Township Manager

LOWMAN S. HENRY, *Chairman*
ROBIN L. LINDSEY, *Vice-Chairperson*
CHRIS JUDD, *Secretary*
NORMAN C. ZOUMAS, *Treasurer*
PAUL W. NAVARRO, *Asst. Secretary/Treasurer*

To Whom it May Concern:

I am writing this letter to you as a recommendation for the services provided by CJ Johnson and his property registration team. Lower Paxton Township, Pennsylvania has been working with CJ and his team using their foreclosure registration software and enforcement services to manage our foreclosed and vacant property ordinance program. At all times, they have met or exceeded our expectations. Their work has relieved our load on the Code Enforcement office while generating revenue and ensuring properties are in compliance.

Name of Community: Lower Paxton Township, PA

Contact Name: Amanda Zerbe, Community Development Director/Zoning Officer

Contact Address: 425 Prince Street
Harrisburg, PA 17109

Telephone Number: (717) 657-5600 ext. 1128

Email Address: azerbe@lowerpaxton-pa.gov

Size of Project/Outcome: The size is based on the number of foreclosures and project is ongoing.

Please let us know if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Amanda Zerbe".

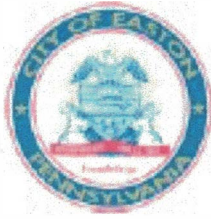
Amanda Zerbe
Community Development Director

425 PRINCE STREET, HARRISBURG, PA 17109
717-657-5600 / FAX 717-724-8311
www.lowerpaxton-pa.gov

@LowerPaxtonTwp

@LowerPaxtonTwp

@LowerPaxtonTownship



CITY OF EASTON

PENNSYLVANIA

Department of Planning & Codes
123 S 3rd Street, 3rd Floor
Easton PA 18042
610-250-6724
codes@easton-pa.gov

July 5, 2023

To Whom it May Concern:

I am writing this letter to you as a recommendation for the services provided by CJ Johnson and his property registration team. The City of Easton, Pennsylvania has been working with CJ and his team using their foreclosure registration software and enforcement services to manage our foreclosed and vacant property ordinance program. At all times, they have met or exceeded our expectations. Their work has relieved our load on the Code Enforcement office while generating revenue and ensuring properties are in compliance.

Name of Community: City of Easton, PA

Contact Name: Stephen Nowroski, Director of Codes/Planning & Zoning

Contact Address: 123 South Third Street
Easton, PA 18042

Telephone Number: (610) 250-6724

Email Address: snowroski@easton-pa.gov

Size of Project/Outcome: The size is based on the number of foreclosures and project is ongoing.

Please let us know if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Stephen T. Nowroski".

Stephen T. Nowroski
Director



BOROUGH OF BALDWIN

E. John Egger, President
James Behers
Patricia Boyer
Denise Maiden

Marianne Conley, Vice-President
Erin Brown
Raymond Dee
David Depretis, Mayor
Robert T. Firek, P.E., Borough Manager

To Whom it May Concern:

Baldwin Borough has been working with CJ Johnson and his team using their foreclosure registration software and enforcement services to manage our foreclosed and vacant property ordinance program. I highly recommend the services provided by CJ and his property registration team. They have met or exceeded our expectations and are highly responsive to any requests for information. Their work has relieved the load on our Code Enforcement office, while generating revenue and ensuring compliance.

We have about 60 properties in our registry.

Please let me know if you need further information. My contact info is below.

Sincerely,

Robert T. Firek, P.E.
Borough Manager
Tel. No.: 412-882-9600 ext. 1707
Email: rfirek@baldwinborough.org



THE CITY OF ERIE

Section VII, Item F.

OFFICE OF THE CITY CLERK

To Whom it May Concern:

I am writing this letter to you as a recommendation for the services provided by CJ Johnson and his property registration team. The City of Erie, Pennsylvania has been working with CJ and his team using their foreclosure registration software and enforcement services to manage our foreclosed and vacant property ordinance program. While working with them our City happened to go through a lot of turnover in our Planning Department, but their steady hand really helped implement the program well.

At all times, they have met or exceeded our expectations. Their work has relieved our load on the Code Enforcement office while generating revenue and ensuring properties are in compliance.

Name of Community: The City of Erie, PA

Contact Name: Chuck Nelson, City Council President

Contact Address: 626 State Street
Erie, PA

Telephone Number: (814) 449-4582

Email Address: CNelson@erie.pa.us

Size of Project/Outcome: The size is based on the number of foreclosures and project is ongoing.

Please let us know if you have any questions.

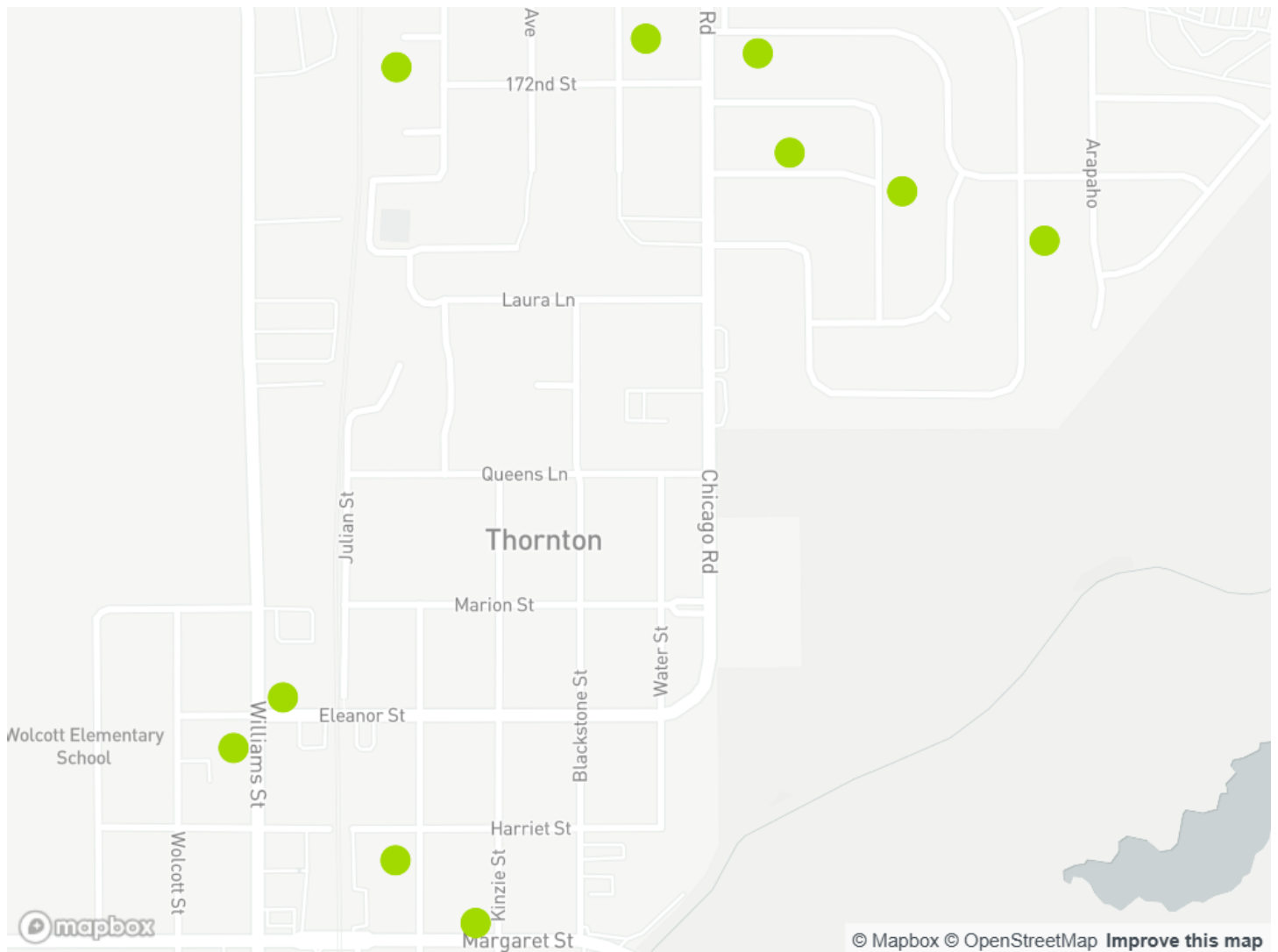
Sincerely,

ERIE CITY COUNCIL

Susannah Faulkner | Jasmine Flores | Ed Brzezinski | Michael Keys | Chuck Nelson | Mo Troop | Melvin Witherspoon

Foreclosure Record Thornton Village, Cook, IL

10 Foreclosures filed in
the last 12 months.



Talk with the Hera Team
about a No-Cost Solution.

(321) 234-5303
sales@heraregistry.com



HERA
PROPERTY REGISTRY

PROFESSIONAL SERVICES AGREEMENT

THIS PROFESSIONAL SERVICES AGREEMENT (this "Agreement") is made and entered into this ____ day of _____, 2026 (the "Effective Date") by and between HERA PROPERTY REGISTRY, LLC, a Florida Limited Liability Company with an address at 1917 S. Harbor City Blvd., Melbourne, FL 32901 ("HERA") and the VILLAGE OF THORNTON, ILLINOIS, with an address at 115 E. Margaret St., Thornton, IL 60476 (the "Village") (HERA and the Village may be sometimes referred to as a "Party", or collectively as the "Parties").

WITNESSETH:

I. SCOPE OF REPRESENTATION

- A. The Village hereby retains HERA to represent the Village in providing property registration services for the Village's foreclosure and vacant property registration ordinance, Ordinance No. _____, "Registration of Foreclosing Mortgages and Vacant Property" (the "Ordinance").
- B. As is further set forth herein, the Village hereby authorizes HERA to represent the Village's interests in providing foreclosure and vacant property registration services pursuant to the Ordinance.

II. DUTIES OF HERA

A. Ordinance Registration Services

1. Registration Services: HERA shall provide an online foreclosure and vacant property registration service for the Village pursuant to the Ordinance via HERA's online proprietary platform ("HERA's Platform") used for municipalities throughout the United States ("Registrations Services").
2. Monitoring: HERA shall monitor mortgage defaults and other property registration triggers under the Ordinance and shall use its best efforts to identify and send notice to the mortgagee or other responsible party obligated to register the property.
3. Collection: Collection of all registration fees are to be paid to HERA through the HERA Platform, and upon receipt, HERA shall promptly deposit all fees received into its separate trust account maintained in a federally insured bank for the benefit of HERA clients, including the Village.
4. Training and Support: HERA shall provide prompt training and support for Village staff and responsible parties.
5. Other Services: Such other requests which are mutually agreed upon to be included in the Services provided hereunder and set forth in an Addendum to be executed by both Parties.

III. PAYMENT FOR HERA'S SERVICES AND NET REMITTANCE TO THE VILLAGE

- A. No Up-Front Cost: Access to the HERA Foreclosure Registration Platform is provided at no up-front cost to the Village and is included in the amounts otherwise paid to HERA hereunder.
- B. Remittance to HERA: HERA shall be entitled to one hundred twenty-five dollars (\$125.00) of each gross registration fee and 20% of any late fees received each month during the Term.
- C. Remittance to Village: The amount payable to the Village, less any expenses (described in D below), shall be the "net remittance" paid to the Village on or before the fifteenth (15th) day of the month following the month then ended in which the gross registration fees are received and any expenses incurred. The net remittance shall be accompanied with a remittance report detailing the gross registration fees received and an invoice for expenses, if any, incurred during each month.
- D. Expenses: Should any reasonable and necessary expenses be incurred by HERA related with obtaining information to perform the services herein, including but not limited to mailing expenses, property owner identification, or for a FOIA or similar request that is not routine and customary, an estimate shall first be submitted to the Village for its prior approval before being incurred by HERA. Should there be an expense

required for public/official record data acquisition integral to the performance of the Registration Services the actual costs of said expenses shall be borne by the Village and added to the invoice for HERA's Net Remittance. If said expenses are for an entire county, the expense shall be divided equally between all communities partnered with HERA within the county at that time. If there is a change in the number of communities partnered with HERA in the county during the Term, the county public record access fee will be adjusted accordingly to maintain an even cost-sharing by all communities within the county.

IV. ONGOING SUPPORT AND MAINTENANCE

- A. HERA shall provide all support and maintenance required in connection with the Services, including but not limited to:
 - 1. Training and support for Village staff and responsible parties; and
 - 2. Collection and remittance of registration fees and any late fees or penalties.
- B. The Village shall provide the following support and maintenance required in connection with the Services, including but not limited to:
 - 1. Provide support and work diligently with HERA in connection with HERA's onboarding process including acceptance of the "Due Diligence Worksheet" (attached hereto as Exhibit A) and completion of the "Onboarding Memorandum";
 - 2. Promptly notify HERA within 10 days of any amendment, supplement, or resolution affecting the Ordinance;
 - 3. The Village shall provide all support and information, including additional information reasonably requested by HERA, required in connection with the Services Hera provides hereunder; and
 - 4. Provide, and maintain any change in, contact information for Village responsible parties in connection with HERA's services hereunder.

V. OWNERSHIP AND USE OF DOCUMENTS

All documents, records, applications, files and other materials produced by HERA in connection with the Services rendered pursuant to this Agreement shall, so long as the Village has paid all compensation due HERA hereunder, be the property of the Village and shall be provided to the Village upon written request. Notwithstanding anything herein to the contrary, the Village hereby grants HERA a royalty free irrevocable license in perpetuity and shall be permitted to use the Village logo, name, image and likeness, and to retain copies, including reproducible copies, of drawings and specifications for information, reference, and use in connection with Hera Property Registry, LLC's business, including without limitation, use in demonstrations, on www.heraregistry.com, client lists, promotional materials and across all of its social media platforms. This covenant shall survive termination of this Agreement (regardless of the reason) indefinitely.

VI. SURVIVAL

Except as otherwise set forth herein to the contrary, the expiration or termination of this Agreement will not extinguish the rights of either Party that accrue prior to expiration, termination or any obligations that extend beyond termination or expiration, either by their inherent nature or by their express terms.

VII. AUDIT AND RECORDS

During the Term of this Agreement and for one (1) year after termination of this Agreement, HERA shall maintain records required hereunder. At any time during the Term, upon sixty (60) days prior written notice of request from the Village to Hera, such records shall be made available for review and audit at the premises of HERA on mutually agreed upon business days only and during normal working hours. Any expenses incurred by the Village in connection with such review and audit shall be at its sole expense.

VIII. GOVERNING LAW

The validity, construction and performance of this Agreement shall be governed by the laws of the State of Illinois without giving effect to the principles of conflicts of laws and the jurisdiction of any controversy shall be in the State of Illinois.

IX. EXPENSES

During the Term, except as otherwise provided hereunder, HERA shall be responsible for all expenses and costs associated with the Services provided hereunder.

X. TERM AND TERMINATION

- A. Term: The initial term of this Agreement shall be for one (1) year from the Effective Date (the “Initial Term”). Upon expiration of the Initial Term, this Agreement shall automatically renew for successive one (1) year periods (each a “Renewal Term”), unless either Party provides notice of termination in accordance with Section B below. The Initial Term and any Renewal Term(s) are collectively referred to as the “Term.”
- B. Termination: Either Party may terminate this Agreement by providing written notice of its intent to terminate at least sixty (60) days prior to the expiration of the then-current Term. If the Parties do not reach a new agreement before the end of the current Term, this Agreement shall expire at the end of the then existing Term and be of no further force or effect.
Upon termination:
 - 1. HERA shall fully cooperate with the Village and any successor third-party administrator to return all files and information, as further detailed in this Agreement. This obligation shall survive termination.
 - 2. HERA shall cease all Services and, within sixty (60) days, process and forward any Net Remittance owed to the Village.
 - 3. Any Net Remittance due to HERA shall remain payable and unaffected by termination.
- C. Renewal Documentation: Although this Agreement renews automatically, the Parties agree to execute an Addendum prior to the start of each Renewal Term. The Addendum shall confirm the Renewal Term and incorporate any mutually agreed modifications, including but not limited to adjustments to the Gross Registration Fees and Net Remittance to HERA as approved by the Village through order, directive, or resolution, regardless of whether the Ordinance is amended.

XI. INDEPENDENT CONTRACTOR

This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that HERA is an independent contractor under this Agreement and not the Village’s employee for all purposes, including but not limited to the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers Compensation Act, and the State unemployment insurance law. This Agreement shall not be construed as creating any joint employment relationship between the Village and HERA and the Village shall not be liable for any obligation incurred by HERA, including but not limited to unpaid minimum wages and/or overtime premiums.

XII. ALL LEGAL PROVISIONS DEEMED INCLUDED: SEVERABILITY

- A. Every provision required by law to be inserted into or referenced by this Agreement is intended to be a part of this Agreement. If any such provision is not inserted or referenced or is not inserted or referenced in correct form then (i) such provision shall be deemed inserted into or referenced by this Agreement for purposes of interpretation and (ii) upon the application of either party this Agreement shall be formally

amended to comply strictly with the law, without prejudice to the rights of either party. In the event that any provision shall be deemed part of this Agreement and results in additional Services or risk to Hera, the Parties agree to any increase in fees owed to Hera arising therefrom.

- B. In the event that any provision of this Agreement shall be held to be invalid, illegal, or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.
- C. Each party has cooperated in the negotiation and preparation of this Agreement. Therefore, in the event that construction of this Agreement occurs, it shall not be construed against either party as drafter.

XIII. DISPUTE RESOLUTION

The Parties hereby irrevocably waive, to the fullest extent permitted by law, all rights to a trial by jury, in any action, proceedings, or counterclaim involving disputes of fact or law relating to this Agreement (each a "Dispute"). The Parties agree to resolve any Dispute to the extent possible by a half-day or full-day mediation before a certified mediator with the mediation fees to be borne equally by the Parties. In the event that such dispute cannot be resolved by such mediation, the Parties each irrevocably and unconditionally submit and consent to personal jurisdiction exclusively in the American Arbitration Association in the District of Columbia, for the resolution of any matter arising out of or associated with this Agreement, including but not limited to any action seeking to enforce any provision of this Agreement. The arbitration filing fees shall be paid up front according to the American Arbitration Association rules then in effect and the fees and expenses of the arbitrator shall be borne equally by the Parties.

XIV. SECTION AND OTHER HEADINGS

The section and other headings contained in this Agreement are for reference purposes only and shall not affect the meaning or interpretation of this Agreement.

XV. ENTIRE AGREEMENT

Except for the Onboarding Memorandum, this Agreement represents the full and entire understanding and Agreement between the Parties with regard to the subject matter hereof and supersedes any RFP and all prior Agreements (whether written or oral) of the Parties relating to the subject matter of this Agreement.

XVI. THE VILLAGE'S SIGNATURE HEREON SHALL CONSTITUTE HERA'S AUTHORITY TO PROCEED WITH THIS REPRESENTATION AND COMMENCE ITS SERVICES AS OF THE EFFECTIVE DATE.

The Village hereby acknowledges that all the terms of this Agreement have been fully explained to the Village, and that the Village fully understands all of the provisions herein.

DATED THIS ____ day of _____, 2026.

VILLAGE OF THORNTON, ILLINOIS

By: _____
Name: _____
Title: _____

DATED THIS ____ day of _____, 2026.

HERA PROPERTY REGISTRY, LLC

By: _____
Name: Clifford J. Johnson
Title: CEO

EXHIBIT A

DUE DILIGENCE WORKSHEET

ITEM NO.	ITEM DESCRIPTION	FORECLOSURE	VACANT
1	Ordinance Reference (Ordinance No. or Code Reference)	Ordinance No. _____	Ordinance No. _____
2	Ordinance Effective Date	Date of acceptance of new ordinance	Date of acceptance of new or
3	Ordinance Amendment Dates	None	None
4	Effective Date for Registrations with HERA	Within 30 days of Hera's acceptance of the fully executed contract	Within 30 days of Hera's acceptance of the fully executed contract
5	Registration Fee	\$325.00	\$325.00
6	Late Fee	10% of Registration fee after 30 days, every 30 days	10% of Registration fee after 30 days, every 30 days
7	Registration Triggers	Within 10 days of filing a foreclosure action; REO Properties	Within 10 days of the property becoming Vacant
8	Renewal	Semi-Annually	Semi-Annually
9	Organization Exemptions	Governmental entities (HUD, VA, USDA Rural Development)	None
10	Property Exemptions	None	Vacant Lots
11	Information Update	Change of Information required within 10 days of change	Change of Information required within 10 days of change
12	OMT / Owner Change	Update of information; new registration not required	Update of information; new registration not required
13	Refund Policy	Non-Refundable	Non-Refundable
14	Inspections	Every 30 days from filing of foreclosure action	Regular inspections required
15	Does HERA have Existing Assessor Property Data? (Yes / No)	TBD	TBD
16	Existing Community Registrations? (Yes / No. If yes, data to be provided in Hera's spreadsheet format.)	No	No
17	Previous Program Administrator Registrations? (Yes / No. If yes, data to be provided in Hera's spreadsheet format.)	No	No
18	Remittance Process (all registration fees to be received by HERA)	Net remittance by the 15th day following the month then ended	Net remittance by the 15th day following the month then ended