

## QUESTIONS to think about as you move through the information & documents:

1. Has there been **any** Economic Development that **has created LOCAL jobs and/or generated commerce within OUR communities?**
2. Should our **COUNTY BOARD** exercise fiduciary responsibility & **remove the Economic Development Executive Director** till cleared of issues uncovered by the Citizens of Atlanta based on exposed practices, documents & video evidence?
3. The **County Board is in the process** to approve a budget. **If you feel** that the **Economic Development Partnership** has **not produced results** or has **placed outside vendors, *that do not have our best interest in mind***, **PLEASE write your County Board representatives to either remove current director or remove Economic Development from the budget.**

***We need development that helps are communities grow!  
Let's ensure our community investment yields,  
return to our community!***

### **Atlanta & Lincoln: Route 66 isn't the only thing in common:**

- **Bill Thomas, Economic Development Executive Director** for Logan County who serves both communities.
- **An accountant with same last name & P.O. Box from Eureka** used for **ECONOMIC Development tax preparation** for the last 3 years is also associated with **2 companies** & 1 **Atlanta Catholic church** tied to **Bill Thomas**.  
**Does the same Accountant's name & address appear on any Library documents?**
- **William B. Bates, Jr. is the attorney** for both cities.
- Lincoln & Atlanta attract big players like **Farnsworth Group & Giebelhausen? WHY?**
- Both communities have a **implemented a TIF district under the guise of supporting Economic Development as well as a have a TIF attorney in common.**
- Lincoln's **Mayor Snyder & Atlanta's Mayor Finchum both recommended ICCAN/Farnsworth-Mark Pruitt**  
**You can read 35 State ethics violations while serving as Illinois Power Agency Director at link below**  
**[https://www.illinois.gov/oeig/investigations/Documents/11-00517\\_Pruitt\\_and\\_Callanta.pdf](https://www.illinois.gov/oeig/investigations/Documents/11-00517_Pruitt_and_Callanta.pdf)**
- **Atlanta & Lincoln use the same CPA firm out of Springfield.**

**Form 990-EZ**  
**Short Form**  
**Return of Organization Exempt From Income Tax**  
 Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code  
 (except private foundation)  
**2013**  
**Open to Public Inspection**

**A** For the 2013 calendar year, or tax year beginning 01-01-2013, and ending 12-31-2013

**B** Check if applicable:  
 Address change  
 Name change  
 Initial return  
 Terminated  
 Amended return  
 Application pending

**C** Name of organization: LINCOLN & LOGAN DEVELOPMENT PARTNERSHIP  
 Number and street (or P. O. box, if mail is not delivered to street address)/Room/suite: 1555 FIFTH ST  
 City or town, state or province, country, and ZIP or foreign postal code: LINCOLN, IL 62656

**D** Employer identification number: 37-1405869  
**E** Telephone number: (217) 732-8739  
**F** Group Exemption Number: [ ]

**G** Accounting Method:  Cash  Accrual Other (specify) [ ]

**H** Check  if the organization is not required to attach Schedule B (Form 990, 990-EZ, or 990-PF)

**I** Website: N/A

**J** Tax-exempt status (check only one):  501(c)(3)  501(c) [ ] (insert no.)  4947(a)(1) or  527

**K** Form of organization:  Corporation  Trust  Association  Other [ ]

**L** Add lines 5b, 6c, and 7b, to line 9 to determine gross receipts. If gross receipts are \$200,000 or more, or if total assets (Part II, column (B) below) are \$500,000 or more, file Form 990 instead of Form 990-EZ. **\$ 103,786**

**Part I Revenue, Expenses, and Changes in Net Assets or Fund Balances** (see the instructions for Part I)  
 Check if the organization used Schedule O to respond to any question in this Part I

1 Contributions, gifts, grants, and similar amounts received **101,658**

**Form 990EZ, Part IV - List of Officers, Directors, Trustees, and Key Employees**

(A) Name and address	(B) Title and average hours per week devoted to position	(C) Compensation (If not paid, enter -0-.)	(D) Contributions to employee benefit plans & deferred compensation	(E) Expense account and other allowances
DOUGLAS MUCK Director	0	0		
BOB PHARIS President	1 00	0		
STEVE SMITH Director	0	0		
KELTH SNYDER Director	0	0		
PEGGY LEE Director	0	0		
GEOFF LADD Director	0	0		
BRIAN BERGEN Executive Dir	50 00	47,949		
BILL HOAGLAND Director	0	0		
BILL THOMAS INTERIM EX DIR	0	0		

2013 Bill Thomas serves as Interim Executive Director of Lincoln & Logan County Development Partnership that serves both communities.

Note that it appears that Bill Thomas did not take a salary for this year.

**Sign Here**

\*\*\*\*\*  
 Signature of officer  
**BOB PHARIS President**  
 Type or print name and title

**Paid Preparer Use Only**

Print/Type preparer's name: Clayton George CPA  
 Preparer's signature: [ ]  
 Firm's name: JM Abbott & Associates Ltd  
 Firm's address: 207 S McLean St  
 Lincoln, IL 62656

May the IRS discuss this return with the preparer shown above? See instructions

JM Abbott & Associates Ltd prepared the taxes

**Form 990-EZ**  
 Department of the Treasury  
 Internal Revenue Service

**Short Form  
 Return of Organization Exempt From Income Tax**  
 Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code  
 (except private foundations)

OMB No 1545-1150  
**2014**  
 Open to Public Inspection

Do not enter social security numbers on this form as it may be made public.  
 Information about Form 990-EZ and its instructions is at [www.irs.gov/form990](http://www.irs.gov/form990).

**A** For the 2014 calendar year, or tax year beginning 2014, and ending 2014

**B** Check if applicable:  
 Address change  
 Name change  
 Initial return  
 Final return/terminated  
 Amended return  
 Application pending

**C** Name of organization  
Logan County Economic Development Partnership  
 Number and street (or P.O. box, if mail is not delivered to street address) Room/suite  
120 S. MCLEAN STREET  
 City or town, state or province, country, and ZIP or foreign postal code  
Lincoln IL 62656

**D** Employer identification number  
37-1405869

**E** Telephone number  
(217) 732-8739

**F** Group Exemption Number

**G** Accounting Method  Cash  Accrual Other (specify) \_\_\_\_\_

**H** Check  if the organization is not required to attach Schedule B (Form 990, 990-EZ, or 990-PF)

**I** Website: N/A

**J** Tax-exempt status (check only one) -  501(c)(3)  501(c) ( ) (insert no)  4947(a)(1) or  527

**K** Form of organization  Corporation  Trust  Association  Other

**L** Add lines 5b, 6c, and 7b to line 9 to determine gross receipts. If gross receipts are \$200,000 or more, or if total assets (Part II, column (B) below) are \$500,000 or more, file Form 990 instead of Form 990-EZ. \$ 63,478

2014 William Thomas serves as Executive Director (same person) of Lincoln & Logan County Development Partnership that serves both communities.

Note William Thomas salary for this year up from "0" to \$45,837.

Part IV. List of Officers, Directors, Trustees, and Key Employees (For each one even if not compensated - see the instructions for Part IV) Check if the organization used Schedule O to respond to any question in this Part IV.

(a) Name and title	(b) Average hours per week devoted to position	(c) Reportable compensation (Forms W-2/1099-MISC) (If not paid, enter -0-)	(d) Health benefits contributions to employee benefit plans, and deferred compensation	(e) Estimated amount of other compensation
<u>WILLIAM THOMAS</u> EXECUTIVE DIRECTOR	40.00	45,837	0.	0.
<u>DOUG BUTLER</u> DIRECTOR	0.00	0.	0.	0.
<u>ROBERT BAGBY</u> TREASURER	1.00	0.	0.	0.
<u>JIM DREW</u> DIRECTOR	0.00	0.	0.	0.
<u>ROBERT FARMER</u> DIRECTOR	0.00	0.	0.	0.
<u>FRED FINCHUM</u> DIRECTOR	0.00	0.	0.	0.
<u>JAMES EUHRER</u> DIRECTOR	0.00	0.	0.	0.
<u>ANDI HAKE</u> DIRECTOR	0.00	0.	0.	0.
<u>KATHY HORN</u> DIRECTOR	0.00	0.	0.	0.
<u>MARK HOUP</u> DIRECTOR	0.00	0.	0.	0.
<u>PEGGY LEE</u> DIRECTOR	0.00	0.	0.	0.
<u>VIC MARTINEK</u> DIRECTOR	0.00	0.	0.	0.
<u>DOUGLAS MUCK</u> DIRECTOR	0.00	0.	0.	0.

See List of Officers, Directors, Trustees, & Key Employees Stmt

Tax preparer changes to

completed Schedule A

Under penalties of perjury, I declare that I have examined this return, including accompanying schedule true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which the preparer has any knowledge.

**Sign Here**  
 Signature of officer: Fred Finchum  
 Type or print name and title: FRED FINCHUM

**Paid Preparer Use Only**  
 Print/Type preparer's name: Donald M. Heinold Preparer's signature: Donald M. Heinold  
 Firm's name: Donald M. Heinold, CPA, P.C.  
 Firm's address: PO Box 209 Eureka

May the IRS discuss this return with the preparer shown above? See instructions

2015 William Thomas serves as Executive Director of Lincoln & Logan County Development Partnership that serves both communities.

**Form 990-EZ** **Short Form**  
**Return of Organization Exempt From Income Tax**  
 Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)  
 Do not enter social security numbers on this form as it may be made public.  
 Information about Form 990-EZ and its instructions is at [www.irs.gov/form990](http://www.irs.gov/form990).

OMB No. 1545-1150  
**2015**  
 Open to Public Inspection

Department of the Treasury  
 Internal Revenue Service

**A** For the 2015 calendar year, or tax year beginning **2015**, and ending **2015**

**B** Check if applicable:  
 Address change  
 Name change  
 Initial return  
 Final return/terminated  
 Amended return  
 Application pending

**C** Name of organization  
 Logan County Economic Development Partnership  
 Number and street (or P.O. box, if mail is not delivered to street address) Room/suite  
 122 N. MCLEAN STREET  
 City or town, state or province, country, and ZIP or foreign postal code  
 Lincoln IL 62656

**D** Employer identification number  
 37-1105869

**E** Telephone number  
 (217) 732-8739

**F** Group Exemption Number

**G** Accounting Method:  Cash  Accrual Other (specify) \_\_\_\_\_

**H** Website: N/A

**I** Tax-exempt status (check only one) -  501(c)(3)  501(c) ( ) (insert no)  4947(a)(1) or  527

**J** Form of organization:  Corporation  Trust  Association  Other

**K** Add lines 5b, 6c, and 7b to line 9 to determine gross receipts. If gross receipts are \$200,000 or more, or if total assets (Part II, column (B) below) are \$500,000 or more, file Form 990 instead of Form 990-EZ

**L** Total gross receipts: \$ 48,289

**Part I Revenue, Expenses, and Changes in Net Assets or Fund Balances** (see the instructions for Part I)  
 Check if the organization used Schedule O to respond to any question in this Part I

1	Contributions, gifts, grants, and similar amounts received	1	48,289
2	Program service revenue including government fees and contracts	2	48,289

**Part IV List of Officers, Directors, Trustees, and Key Employees** (list each one even if not compensated) (see the instructions for Part IV)  
 Check if the organization used Schedule O to respond to any question in this Part IV

(a) Name and title	(b) Average hours per week devoted to position	(c) Reportable compensation (Forms W-2/1099-MISC) (if not paid, enter -0-)	(d) Health benefits, contributions to employee benefits, and deferred compensation	(e) Estimated amount of other compensation
WILLIAM THOMAS EXECUTIVE DIRECTOR	40.00	50,000	0.	0.
BEVERLY ALTIG DIRECTOR	0.00	0.	0.	0.
SUZANNE APER DIRECTOR	0.00	0.	0.	0.
NORMA BATHE DIRECTOR	0.00	0.	0.	0.
DAN EVANS DIRECTOR	0.00	0.	0.	0.
FRED FINCHUM PRESIDENT	0.00	0.	0.	0.
JAMES FUHRER DIRECTOR	0.00	0.	0.	0.
LYLE FOUT DIRECTOR	0.00	0.	0.	0.
ALBERTA HELLMAN DIRECTOR	0.00	0.	0.	0.
KENNY JOHNSON DIRECTOR	0.00	0.	0.	0.
PEGGY LEE VICE-PRESIDENT	0.00	0.	0.	0.
MARTY NEITZEL DIRECTOR	0.00	0.	0.	0.
DWAIN WORLOW DIRECTOR	0.00	0.	0.	0.
JUCK RUBEN TREASURER	1.00	0.	0.	0.

BAA TEEA0812 10/12/15 Form 990-EZ (2015)

Note William Thomas \$4163 salary increase from last year.

Tax preparer from Eureka

**d** Total number of other independent contractors each receiving over \$10

**52** Did the organization complete Schedule A? **Note.** All section 501(c)(3) completed Schedule A

Under penalties of perjury, I declare that I have examined this return, including accompanying schedule true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has knowledge.

**Sign Here**  
 Signature of officer: *Fred Finchum*  
 Type or print name and title: FRED FINCHUM

Print/Type preparer's name: Donald M. Heinold  
 Preparer's signature: *Donald M. Heinold*

**Paid Preparer Use Only**  
 Firm's name: Donald M. Heinold, CPA, P.C.  
 Firm's address: PO Box 209  
 Eureka

May the IRS discuss this return with the preparer shown above? See instructions

Form **990-EZ** **Short Form** **Return of Organization Exempt From Income Tax** **COPY** OMB No. 1545-1150  
 Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)  
 2016  
 Department of the Treasury Internal Revenue Service  
 Do not enter social security numbers on this form as it may be made public.  
 Information about Form 990-EZ and its instructions is at [www.irs.gov/form990](http://www.irs.gov/form990).  
 Open to Public Inspection

2016 William Thomas serves as Executive Director of Lincoln & Logan County Development Partnership that serves both communities.

**A** For the 2016 calendar year, or tax year beginning , 2016, and ending

**B** Check if applicable:  
 Address change  
 Name change  
 Initial return  
 Final return/terminated  
 Amended return  
 Application pending

**C** Name of organization: Logan County Economic Development Partnership  
 Number and street (or P.O. box, if mail is not delivered to street address): 122 N. MCLEAN STREET  
 City or town, state or province, country, and ZIP or foreign postal code: Lincoln IL 62656

**D** Employer identification number: 37-1405869

**E** Telephone number: (217) 732-8739

**F** Group Exemption Number: \_\_\_\_\_

**G** Accounting Method:  Cash  Accrual Other (specify) \_\_\_\_\_

**H** Check  if the organization is not required to attach Schedule B (Form 990, 990-EZ, or 990-PF).

**I** Website: N/A

**J** Tax-exempt status (check only one) —  501(c)(3)  501(c) ( ) (insert no.)  4947(a)(1) or  527

**K** Form of organization:  Corporation  Trust  Association  Other

**L** Add lines 5b, 6c, and 7b to line 9 to determine gross receipts. If gross receipts are \$200,000 or more, or if total assets (Part II, column (B) below) are \$500,000 or more, file Form 990 instead of Form 990-EZ. \$ 86,537.

Note William Thomas reported "ZERO" salary this year. ??????

Tax preparer from Eureka

**Part I Revenue, Expenses, and Changes in Net Assets or Fund Balances** 38,493.

**Part IV List of Officers, Directors, Trustees, and Key Employees** (list each one even if not compensated — see the instructions for Part IV)  
 Check if the organization used Schedule O to respond to any question in this Part IV.

(a) Name and title	(b) Average hours per week devoted to position	(c) Reportable compensation (Forms W-2/1099-MISC) (if not paid, enter -0-)	(d) Health benefits, contributions to employee benefit plans, and deferred compensation	(e) Estimated amount of other compensation
<u>WILLIAM THOMAS</u> <u>EXECUTIVE DIRECTOR</u>	<u>40.00</u>	<u>0.</u>	<u>0.</u>	<u>0.</u>
<u>BEVERLY ALTIG</u> <u>DIRECTOR</u>	<u>0.00</u>	<u>0.</u>	<u>0.</u>	<u>0.</u>
<u>SUZANNE APER</u> <u>DIRECTOR</u>	<u>0.00</u>	<u>0.</u>	<u>0.</u>	<u>0.</u>
<u>NORMA BATHE</u> <u>DIRECTOR</u>	<u>0.00</u>	<u>0.</u>	<u>0.</u>	<u>0.</u>
<u>MIKE KAVANAUGH</u> <u>DIRECTOR</u>	<u>0.00</u>	<u>0.</u>	<u>0.</u>	<u>0.</u>
<u>FRED FINCHUM</u> <u>PRESIDENT</u>	<u>0.00</u>	<u>0.</u>	<u>0.</u>	<u>0.</u>
<u>JIM COLE</u> <u>DIRECTOR</u>	<u>0.00</u>	<u>0.</u>	<u>0.</u>	<u>0.</u>
<u>IYLE FOUT</u> <u>DIRECTOR</u>	<u>0.00</u>	<u>0.</u>	<u>0.</u>	<u>0.</u>
<u>ALBERTA HELLMAN</u> <u>DIRECTOR</u>	<u>0.00</u>	<u>0.</u>	<u>0.</u>	<u>0.</u>
<u>KENNY JOHNSON</u> <u>DIRECTOR</u>	<u>0.00</u>	<u>0.</u>	<u>0.</u>	<u>0.</u>
<u>PEGGY LEE</u> <u>VICE-PRESIDENT</u>	<u>0.00</u>	<u>0.</u>	<u>0.</u>	<u>0.</u>
<u>SETH GOODMAN</u> <u>DIRECTOR</u>	<u>0.00</u>	<u>0.</u>	<u>0.</u>	<u>0.</u>
<u>DWAIN WORLOW</u> <u>DIRECTOR</u>	<u>0.00</u>	<u>0.</u>	<u>0.</u>	<u>0.</u>

See List of Officers, Directors, Trustees, & Key Employees Stmt

**Sign Here**

Signature of officer: FRED FINCHUM  
 Date: 07/06/17  
 Type or print name and title: PRESIDENT

**Paid Preparer Use Only**

Print/Type preparer's name: Donald M. Heinold  
 Preparer's signature: Donald M. Heinold  
 Date: 6/28/17  
 Check  if self-employed  
 PTIN: P01020213  
 Firm's name: Donald M. Heinold, CPA, P.C.  
 Firm's address: PO Box 209 Eureka IL 61530  
 Firm's EIN: 37-1415638  
 Phone no.: (309) 467-4641

May the IRS discuss this return with the preparer shown above? See instructions.  Yes  No

Form 990-EZ (2016)

WHO WE ARE

home > the people > bill thomas

LLC FILE DETAIL REPORT

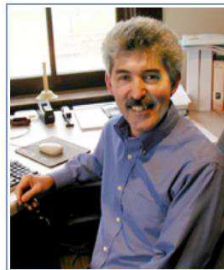
File Number	04674421		
Entity Name	TELEOLOGIC LEARNING, L.L.C.		
Status	ACTIVE	On	03/21/2017
Entity Type	LLC	Type of LLC	Domestic
File Date	04/02/2014	Jurisdiction	IL
Agent Name	BRENT A HEINOLD	Agent Change Date	04/02/2014
Agent Street Address	1819 S MAIN STREET PO BOX 209	Principal Office	1819 S MAIN STREET PO BOX 209 EUREKA, IL 615300000
Agent City	EUREKA	Managers	<a href="#">View</a>
Agent Zip	61530	Duration	PERPETUAL
Annual Report Filing Date	03/21/2017	For Year	2017
Series Name	NOT AUTHORIZED TO ESTABLISH SERIES		

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[Purchase Certificate of Good Standing](#)  
(One Certificate per Transaction)

BILL THOMAS

[wthomas@teleologic.net](mailto:wthomas@teleologic.net)



*What work experiences have shaped your professional growth?*

While earning a Masters of Arts in Teaching from The University of Chicago, I worked at a small high school on the south side of Chicago. This experience developed a belief that I've carried with me throughout my professional career:

It is more important to focus on learning than on teaching.

By this, I mean that the needs and interests of students and/or adult learners — combined with the ability to recognize if someone is actually learning — are the things that are actually important when it comes to education. Anyone can teach or



CONTACT INFORMATION

**Teleologic Learning Company**  
Post Office Box 166  
114 SW Arch Street  
Atlanta, IL 61723  
United States of America

P: 217-648-5077  
F: 217-648-2479

[inquiries@teleologic.net](mailto:inquiries@teleologic.net)  
[www.teleologic.net](http://www.teleologic.net)

Same last name & same post office box for **Mr. Thomas's companies** and **Economic Development taxes**.

completed Schedule A . . . . .

Under penalties of perjury, I declare that I have examined this return, including accompanying schedule true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which he or she has any knowledge.

Sign Here	Signature of officer	<i>Fred Finchum</i>
	Type or print name and title	FRED FINCHUM
Paid Preparer Use Only	Print/Type preparer's name	Donald M. Heinold
	Firm's name	Donald M. Heinold, CPA, P.C.
	Firm's address	PO Box 209 Eureka

Preparer's signature: *Donald M. A.*

May the IRS discuss this return with the preparer shown above? See instructions

**CORPORATION FILE DETAIL REPORT**

File Number	66688437		
Entity Name	CENTER FOR ADVANCED LEARNING, INC		
Status	ACTIVE		
Entity Type	CORPORATION	Type of Corp	FOREIGN BCA
Qualification Date (Foreign)	10/06/2009	State	KENTUCKY
Agent Name	BRENT A HEINOLD	Agent Change Date	10/06/2009
Agent Street Address	1819 SOUTH MAIN PO BOX 209	President Name & Address	WILLIAM THOMAS 400 SW 4TH ST ATLANTA, IL 61723
Agent City	EUREKA	Secretary Name & Address	WILLIAM THOMAS 400 SW FOURTHSTREET ATLANTA IL 61723
Agent Zip	61530	Duration Date	PERPETUAL
Annual Report Filing Date	09/01/2017	For Year	2017

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**CORPORATION FILE DETAIL REPORT**

File Number	68559014		
Entity Name	SAINT THOMAS DIDYMUS CORPORATION		
Status	ACTIVE		
Entity Type	CORPORATION	Type of Corp	DOMESTIC BCA
Incorporation Date (Domestic)	11/09/2012	State	ILLINOIS
Agent Name	BRENT A HEINOLD	Agent Change Date	11/09/2012
Agent Street Address	1819 S MAIN ST PO BOX 209	President Name & Address	WILLIAM THOMAS 1819 S MAIN ST PO BOX 209 EUREKA 61530
Agent City	EUREKA	Secretary Name & Address	SAME
Agent Zip	61530	Duration Date	PERPETUAL
Annual Report Filing Date	00/00/0000	For Year	2017

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Same last name & same post office box for Mr. Thomas's companies and Economic Development taxes.

completed Schedule A

Under penalties of perjury, I declare that I have examined this return, including accompanying schedule true, correct, and complete. Preparation of this return (other than officer) is based on all information of which I have knowledge.

**Sign Here**  
 Signature of officer: *Fred Finchum*  
 Type or print name and title: FRED FINCHUM

**Paid Preparer Use Only**  
 Print/Type preparer's name: Donald M. Heinold  
 Preparer's signature: *Donald M. Heinold*  
 Firm's name: Donald M. Heinold, CPA, P.C.  
 Firm's address: PO Box 209 Eureka

May the IRS discuss this return with the preparer shown above? See instructions

**Saint Thomas Didymus Corporation**  
 Atlanta - Religious Organizations

Address: Saint Thomas Didymus Corporation is a small, fairly new Catholic church in Atlanta, Illinois. It opened in Atlanta, Illinois 61723 2011 and now has an estimated \$73,000 USD in yearly revenue and approximately 2 employees.

Is there a Saint Thomas Didymus Catholic Church in Atlanta?

The Archdiocese of Peoria stated they do not have record of the above named church.



DEVELOPMENT AGREEMENT BETWEEN THE  
CITY OF ATLANTA AND GIEBELHAUSEN GROUP, LLC

WHEREAS, the City of Atlanta, Illinois is a duly organized municipality located in Logan County, Illinois, hereinafter referred to as the "City"; and,

WHEREAS, the Giebelhausen Group, LLC is a duly organized Limited Liability Company formed under the laws of the State of Illinois, hereinafter referred to as the "Giebelhausen"; and,

WHEREAS, the City and Giebelhausen wish to enter into a development agreement governing the development of certain real estate the City intends to acquire, said real estate being located in Atlanta, Logan County, Illinois, hereinafter referred to as the "Development Property" and more specifically described on Exhibit A attached hereto and by this reference made a part hereof; and,

WHEREAS, the parties hereto will endeavor to seek out proposals from and purchase materials from local businesses whenever feasible; and,

WHEREAS, the citizens of the City of Atlanta will benefit from the Development Property being acquired and developed; and,

WHEREAS, the City and Giebelhausen desire to enter into a development agreement, hereinafter referred to as the "Agreement," whereby the two entities outline the responsibilities and obligations of each for the development of the Development Property; and,

WHEREAS, it is in the best interest of the citizens of the City to enter into said Agreement whereby the two entities outline the responsibilities and obligations of each for the development of the Development Property; and,

WHEREAS, the City desires to acquire and develop the Development Property in a manner which maximizes the economic and quality of life benefits to the community; and,

WHEREAS, the final development of the Development Property shall require future agreements and approvals by the City pursuant to the terms outlined herein; and,

WHEREAS, Giebelhausen is a development company with substantial expertise and experience in the development of real estate; and,

WHEREAS, the City desires to retain Giebelhausen to develop the Development Property and market the same for sale, on the terms and conditions set forth in this Agreement; and,

This is a current document with the City of Atlanta, that Bill Thomas was instrumental in negotiating between the City of Atlanta & Giebelhausen Group, LLC.

The contract was voted on & passed at a meeting that was not publically posted.

The councilman that cast the only "NO" vote resigned shortly thereafter.

WHEREAS, this Agreement has been approved and ratified by the corporate authorities of the City; and,

WHEREAS, this Agreement has been approved and ratified by the corporate authorities of Giebelhausen; and

WHEREFORE, for and in consideration of the promises and understandings hereinafter set forth, IT IS HEREBY AGREED by and between the City and Giebelhausen as follows:

01.00 Incorporation of Recitals

The recitals as herein above set forth are incorporated herein verbatim and are hereby made a part of the Agreement.

02.00 Term

The term of this Agreement shall be for a period of thirty six (36) months commencing on April 1, 2016. The term shall be automatically extended if certain conditions, as further outlined below, are met by Giebelhausen.

03.00 Development Project

03.01 Title

The City shall acquire the following described real estate ("Development Property"):

LEGALS

03.02 Project

The City intends to market the real estate described above to private developers, on certain terms and conditions as shall be later outlined between the private developers and the City, to develop said Development Property. The City has created a general depiction of land uses within the Development Property that the City believes would be beneficial to the citizens of the City of Atlanta, Illinois. A copy of said general depiction is attached hereto as Exhibit B, and by this reference made a part hereof.

Giebelhausen intends to attract private developers, on behalf of the City, and work with the private developers to come to terms with the City for the purchase and development of certain portions of the Development Property. This project shall be hereinafter referred to as the "Development Project." Nothing here-

Does this contract infer that Giebelhausen will market or sell the City's real estate??

# Illinois Department of Financial & Professional Regulation

Bryan A. Schneider, Secretary

SEARCH FOR LICENSEE BY PROFESSION:

Real Estate Limited Liability Firm

THERE ARE 129 RECORDS WHOSE NAME CONTAINS:

Licensee's Name

GIEBELHAUSEN GROUP LLC

License Number	License Status	City, State	Original Issue Date	Current Exprtn	Sponsor	Ever Disciplined?
481011632	INOPERATIVE	EAST PEORIA, IL	02/16/2011	10/31/2014	JEFFERY D GIEBELHAUSEN	N

You can find this doc at the link below:

[https://www.idfpr.com/licenselookup/results.asp?TYPE=NAME&checkbox=on&finit=&lnme=g&pro\\_cde=0481&rowcount=200&page=1&initial=](https://www.idfpr.com/licenselookup/results.asp?TYPE=NAME&checkbox=on&finit=&lnme=g&pro_cde=0481&rowcount=200&page=1&initial=)

05.00 Responsibilities of City

05.01 Negotiation in Good Faith

The City agrees, during the term of this Agreement, to negotiate in good faith with any third parties developers presented to the City for development of the Development Property. The decision to approve or deny any agreement to purchase and develop portions of said Development Property shall ultimately be determined by the City Council of the City.

Excerpts from City of Atlanta/Gibelhausen Group, LLC contract

Is the "Third Party" language typically used?

07.05 Notices

That any and all notices with reference to this Agreement may be delivered by or to the parties whose names and addresses are:

CITY

GIEBELHAUSEN

City of Atlanta  
107 East First Street  
Atlantna, Illinois 61723  
(217) 648-2351

Gibelhausen Group, LLC  
1201 Oakwood Road  
East Peoria, Illinois 61611

WITH  
COPY TO:  
William B. Bates, Jr.  
Woods & Bates  
306 Clinton Street  
Lincoln, Illinois 62656  
(217) 735-1234

Any Notices shall be in writing and delivered to the other party by certified mail, return receipt requested and will be considered delivered upon mailing.

07.11 Termination

Either party may elect to terminate this Agreement by providing a sixty (60) day notice of the same, in writing, to the other party. After a defaulting party receives a notification of termination as outlined herein, the defaulting party shall have forty five (45) days to cure the alleged default(s) to the satisfaction of the aggrieved party.

Dated this 1<sup>st</sup> day of March, 2016.

CITY OF ATLANTA, LOGAN COUNTY, ILLINOIS

Dated: March 1<sup>st</sup>, 2016.

*Dud Kirkman*  
\_\_\_\_\_  
Mayor, City of Atlanta

Attest:

*Richard [Signature]*  
\_\_\_\_\_  
Clerk, City of Atlanta

GIEBELHAUSEN GROUP, LLC

Dated: March 1<sup>st</sup>, 2016.

*[Signature]*  
By: Jeffrey D Gabelhausen  
Its: Manager

Is it legal to change the date without all signature initials acknowledging the change?

I guess that's a question for their City Attorney, also Lincoln's City Attorney.

# Jeff Giebelhausen....the "Bernie Madoff" of government loans?

by: bgbird68

- 1 year, 8 mos ago Feb 27 2016, 1:16pm

Jeff Giebelhausen....the "Bernie Madoff" of government loans?

"The city of Bloomington may be taken for a financial ride by Jeffrey Giebelhausen, the man pitching a taxpayer backed downtown hotel.

Giebelhausen is no stranger to the political process nor is he a stranger to taxpayer funded ventures.

In November of 2010, he received a loan from the city of East Peoria for \$200,000 to start a restaurant called Timeout. Within four years the restaurant was out of business and Giebelhausen was off developing a new restaurant at 2466 Washington Road.

Giebelhausen blamed competition saying that the restaurant business was tough, but for some reason another restaurant was able to replace Giebelhausen's at the same site.

Giebelhausen had already changed his mind on his new venture on Washington, flipping it into a used car lot.

Before that, Giebelhausen was holding a large section of land hostage in St. Charles Illinois, claiming the presence of financial backers for three years. The mixed-use project of housing and commercial eventually was saved by taxpayers with a \$40 million loan in taxpayer backed funds.

In 2008, Giebelhausen signed an agreement with the village of Peoria Heights to develop an old warehouse but was never able to put together a group of investors and defaulted on the agreement.

Back in 2001, Giebelhausen borrowed almost \$3 million dollars for development of a strip mall in Pekin, eventually losing all of the commercial tenants on the property and forcing a restructuring of the loan.

Now Giebelhausen, the former mayor of East Peoria, is in the final stages of a deal with the city of Bloomington where taxpayers financially sign off on a project that could be as much as \$50 million in taxpayer backed financing.

The city is being told that there are investors that will guarantee the loan.

The only problem is that the corporation he has been shopping to the city doesn't exist and no investors have been identified.

Without full access to Giebelhausen's finances, those on the inside suggest that he has borrowed so much money from so many different governments that it's possible that he's simply paying one loan from another loan.

With Bloomington possibly being the last stop, taxpayers could find themselves paying higher property taxes for Giebelhausen's final mistake."

IRC....he used to work for Diane Cullinan.



Farnsworth Group

Can Atlanta City Council GOOGLE???

This article would have been searchable before Mayor Finchum signed the contract with Giebelhausen.

## City Council regrouping to move downtown forward

• Maria Nagle mnagle@pantagraph.com Aug 13, 2016

BLOOMINGTON — A lack of private financing and a "significantly inflated acquisition price" were reasons cited by a consultant in urging the city to reject a private developer's request for public assistance to build a \$52.7 million hotel and conference center in downtown Bloomington.

The city announced July 14 it was shelving the proposal submitted May 16 by Riverside Lodging Bloomington LLC that includes commercial real estate broker Jeff Giebelhausen, on the advice of Stephen Friedman of Chicago-based SB Friedman Development Advisors.

...

In his written final evaluation Friedman identified "critical deficiencies" in the hotel development proposal, including no financing commitments from acceptable lenders.

"The developer has indicated that the project cannot move forward nor can they obtain preliminary indications of willingness to finance the project until the city expresses a commitment to support the project," said Friedman.

"Based on our experience and recent discussions with professionals in the financing industry, we believe that at this stage of the project, the development team should be able to identify a financial institution ... that is willing to be a financing partner and provide a preliminary financial commitment letter."

Riverside Lodging Bloomington submitted a formal proposal to redevelop the historic Commerce Bank and Front 'N' Center buildings in the 100 block of North Center Street into a 129-room brand-name hotel and restaurant cluster. The plan also included building a connected conference center at the former Elks Lodge property across Madison Street.

The three properties are owned by Merle and Carol Huff of Peoria, but Giebelhausen has been brokering the deal because he said he has an option to purchase the properties.

The development group requested \$13 million in up-front city financial assistance and the contribution of the city-owned Butler parking lot, valued at \$340,000, at the northwest corner of Front and Madison streets, Friedman said.

6 members of the development team & 2% is all the equity they were willing to put up?

On \$53m that's only \$1,060,000

Must not have much confidence that it will be a success.

WHY would these BIG developers have an interest in Atlanta?

What will be the Atlanta Taxpayers share?

Lincoln seems to have fallen victim to significantly inflated costs too!

Riverside Lodging Bloomington LLC is "a yet to be formed development team" comprised of Commonwealth Hotels Management, Greystone Realty Group, Farnsworth Group, Aspect Architecture & Development, CNNA Architects and the Giebelhausen Group.

The development proposal said Commonwealth would secure the initial debt financing, but it was later clarified that the role of the national hotelier based in Covington, Ky. was as manager with a minority interest in the partnership.

Aspect Architecture or its principal was then identified by members of the development team as holding a 50 percent ownership stake in the project.

"The ownership and development experience and financial capacity of this partner (Aspect) is not detailed in the (submitted development proposal)," Friedman noted.

Friedman also noted the level of developer equity was "very low at approximately 2 percent of the total project cost of \$52.7 million."

While Hilton Garden Inn is referenced as the hotel occupying the site, only a letter of interest was provided, which Friedman said is only an expression of interest, not a preliminary or full commitment.

"Of particular concern are site acquisition and preparation costs, which appear to be significantly inflated," said Friedman.

A certified appraiser hired by the city valued the three Huff-owned properties at \$914,000, but indicated the cost of environmental remediation and demolition is likely to exceed the value of the Commerce Bank and Front 'N' Center buildings.

Friedman assumed those costs at equal to the two buildings' total property value of \$660,000. That calculation results in a net valuation of the total development site of \$254,000, he said.

The development team submitted a \$5 million land acquisition cost — nearly 20 times the net appraised value of the private owned properties, said Friedman.

For those reasons Friedman recommended the city reject the assistance requested by the Riverside Lodging Bloomington.

Farnsworth Group & Giebelhausen Group in a partnership as Riverside Lodging Bloomington LLC attempting to develop a \$53m hotel with 2% EQUITY??? & the rest from Taxpayers??



City of Atlanta & Lincoln  
Grand 8 TIF recipient  
used same TIF attorney

Table submitted by Lanterman

October 18, 2016

Mayor Fred Finchum  
City of Atlanta  
107 N.E. First Street  
Atlanta, Illinois 61723-0385

RE: City of Atlanta  
Tax Increment Financing District  
FY 2016

Dear Mayor Finchum and City Council Members:

As Special Attorney for the City of Atlanta, Illinois, it is my opinion, based upon the information provided to our office that the City has complied with the requirements for the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. This opinion is based upon the review of information prepared, in part, by others and provided to this office. To the best of our knowledge, such information is accurate but we have not independently verified all of such information. This opinion is prepared for and intended for the use of the City Council, its officers and management, and for the Comptroller of the State of Illinois. It is not intended for and should not be used or relied upon by others.

Sincerely,

Thomas N. Jacob

LINCOLN CENTRAL BUSINESS TIF DISTRICT

LINCOLN GRAND 8 THEATER REHAB/RENOVATION PROJECT (\$2,300,000 TAX-EXEMPT G.O. BOND - SERIES 2014)  
\$4.5 Million Market Value

June 10, 2014	TIF FORMED	1	2	3	4	5	6	7	8	9	10	11	
<b>Calendar Year of Receipts</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
Total Est. RETI from Theater Project		Built	Assessed	\$141,827	\$144,964	\$147,557	\$150,508	\$153,518	\$156,589	\$159,721	\$162,915	\$166,173	\$169,497
TIF District Real Estate Tax Increment	\$985	\$6,229	\$6,222	\$6,346	\$6,473	\$6,603	\$6,735	\$6,870	\$7,007	\$7,147	\$7,290	\$7,436	\$7,585
Pledged Sales Tax towards Bond Prnt			\$7,092	\$7,234	\$7,379	\$7,526	\$7,677	\$7,830	\$7,987	\$8,146	\$8,309	\$8,476	\$8,645
Capitalized Interest			\$75,900										
2014 G.O. Bond Payment				\$164,425	\$148,146	\$151,109	\$154,131	\$157,213	\$160,358	\$163,565	\$166,836	\$170,173	\$173,576
Cumulative 2014 G.O. Bond Payments				\$164,425	\$312,571	\$463,679	\$617,810	\$775,023	\$935,381	\$1,098,945	\$1,265,781	\$1,435,954	\$1,609,530
Debt Service Coverage				1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07
<b>Developer's Eligible Project Costs:</b>													
Developer's Bond Proceeds		\$2,300,000											
Developer's Share of RETI			\$0	\$10,370	\$10,578	\$10,789	\$11,005	\$11,225	\$11,450	\$11,679	\$11,912	\$12,150	\$12,390
Cumulative Developer Share of RETI			\$0	\$10,370	\$20,948	\$31,737	\$42,742	\$53,967	\$65,416	\$77,095	\$89,007	\$101,157	\$113,547

Calendar Year of Receipts	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	TOTALS
Total Est. RETI from Theater Project	\$172,887	\$176,344	\$179,871	\$183,469	\$187,138	\$190,881	\$194,699	\$198,593	\$202,564	\$206,616	\$210,748	\$214,963	\$3,671,743
TIF District Real Estate Tax Increment	\$7,736	\$7,891	\$8,049	\$8,210	\$8,374	\$8,541	\$8,712	\$8,887	\$9,064	\$9,246	\$9,430	\$9,619	\$186,686
Pledged Sales Tax towards Bond Prnt	\$8,818	\$8,994	\$9,174	\$9,358	\$9,545	\$9,736	\$9,931	\$10,129	\$10,332				\$172,317
2014 G.O. Bond Payment	\$177,048	\$180,589	\$184,200	\$187,884	\$191,642	\$195,475	\$199,384	\$203,372	\$207,448	\$208,048			\$3,277,173
Cumulative 2014 G.O. Bond Payments	\$1,786,578	\$1,967,167	\$2,151,367	\$2,339,251	\$2,530,894	\$2,726,369	\$2,925,753	\$3,129,125	\$3,277,173				
Debt Service Coverage	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.50				
<b>Developer's Eligible Project Costs:</b>													
Developer's Bond Proceeds													\$2,300,000
Developer's Share of RETI	\$12,393	\$12,641	\$12,894	\$13,152	\$13,415	\$13,683	\$13,957	\$14,236	\$73,912	\$215,861	\$220,178	\$224,582	\$942,063
Cumulative Developer Share of RETI	\$113,551	\$126,192	\$139,086	\$152,238	\$165,653	\$179,336	\$193,293	\$207,529	\$281,441	\$497,303	\$717,481	\$942,063	

Real Estate Assumptions	
Total Projected Market Value	\$4,500,000
Projected TIF EAV Value	\$1,500,000
Base Year EAV (2011)	\$113,330
Real Estate Tax Increment	\$141,827

Variables	
Inflation Rate	2.0%
Total Tax Rate (2013)	10.22791%

Developer's Total Estimated Public & Private Eligible Project Costs: \$7,733,988  
 2014 G.O. Bond Principal & Capitalized Interest: \$2,375,900  
 Tax-Exempt Bond Interest Rate: 3.30%  
 Cumulative 2014 G.O. Bond Payments (20 years): \$3,277,173

The information and assumptions contained in the foregoing material are based upon information, materials and assumptions provided to Jacob & Klein, Ltd. (J&K) and the Economic Development Group, Ltd. (EDG) by [redacted] persons including public officials. J&K and EDG have not undertaken independent investigation to verify any of the information or material contained herein. No warranty, express or implied, is made as to the accuracy of the materials and information or the results projected in the foregoing presentation is made by J&K or EDG, its officers or employees. J&K and EDG specifically disclaim the accuracy of the forecasts and calculations and has no obligation to investigate or update, recalculate or revise the calculations. The material presented herein is subject to risks, trends and uncertainties that could cause actual events to differ materially from those presented. These forecasts and information contained in this presentation have been prepared by J&K and EDG based on the information provided to them as of the date this presentation was prepared. Any person viewing, reviewing or utilizing this presentation should do so subject to all of the foregoing limitations and shall conduct independent investigation to verify the assumptions and calculations contained herein. By acceptance and use of this presentation, the user accepts all of the foregoing limitations and releases J&K and EDG from any liability in connection therewith.

material and assumptions provided to Jacob & Klein, Ltd. (J&K) and the Economic Development Group, Ltd. (EDG)

**Estes, Bridgewater & Ogden**

LORI K. MILOSEVICH, C.P.A., C.F.E.  
TERRI L. PHELPS, C.P.A.  
JAMES G. LEGG, C.P.A.  
RICHARD W. OGDEN, C.P.A.  
RICHARD L. GRAFTON, C.P.A.  
ROY A. BALLINGER, C.P.A., M.R.A.  
MICHAEL A. FAFOGLIA, C.P.A.

CERTIFIED PUBLIC ACCOUNTANTS

901 South Second Street  
Springfield, Illinois 62704  
217/528-8473  
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MEMBERS  
AMERICAN INSTITUTE OF  
CERTIFIED PUBLIC ACCOUNTANTS  
ILLINOIS CPA SOCIETY  
TEXAS SOCIETY OF CERTIFIED  
PUBLIC ACCOUNTANTS

**Independent Auditor's Report on Compliance With  
Subsection (q) of Section 11-74.4-3 of the Illinois  
Tax Increment Redevelopment Allocation Act**

To the Mayor and Trustees  
City of Atlanta, Illinois

We have audited the balance sheet of the Incremental Tax Fund of the City of Atlanta, Illinois as of April 30, 2016, and the related statement of revenue, expenditures, and changes in fund balance for the year then ended, and have issued our report thereon dated September 13, 2016. The financial statements present only the Incremental Tax Fund and are not intended to present fairly the financial position and results of operations and the cash flows of the proprietary fund types of the City of Atlanta, Illinois in conformity with accounting principles generally accepted in the United States of America.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

Compliance with laws, regulations, contracts, and grants applicable to the City of Atlanta, Illinois is the responsibility of the City of Atlanta, Illinois' management. As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we performed tests of the City of Atlanta, Illinois' compliance with Subsection (q) of Section 11-74.4-3 (65 ILCS 5/11-74.4-3 (q) of the Illinois Tax Increment Redevelopment Allocation Act. However, the objective of our audit of the financial statements was not to provide an opinion on overall compliance with such provisions. Accordingly, we do not express such an opinion.

However, the results of our tests disclosed no instances of noncompliance with Subsection (q) of Section 11-74.4-3 (65 ILCS 5/11-74.4-3(q)) of the Illinois Tax Increment Redevelopment Allocation Act.

This report is intended for the information and use of management, State of Illinois Department of Revenue, and to taxing districts overlapping the City of Atlanta, Illinois Tax Increment Redevelopment Project Areas administered by the City of Atlanta, Illinois and is not intended to be and should not be used by anyone other than these specified parties.

*Estes, Bridgewater & Ogden*

Certified Public Accountants  
Springfield, Illinois

September 13, 2016

Atlanta &  
Lincoln  
use same  
CPA firm

**Estes, Bridgewater & Ogden**

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**INDEPENDENT AUDITOR'S REPORT**

To the Honorable Mayor  
And City Council  
City of Lincoln, Illinois

Note: not the complete report.

**Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Lincoln, Illinois, as of and for the year ended April 30, 2014, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

...

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated December 12, 2014 on our consideration of the City of Lincoln, Illinois' internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Lincoln, Illinois' internal control over financial reporting and compliance.

*Estes, Bridgewater & Ogden*

Certified Public Accountants  
Springfield, Illinois

December 12, 2014

**Lincoln Daily News (Excerpts)**

**Mayor shares experience of selecting an electricity provider**

[June 13, 2012]

Tuesday evening at the Lincoln City Council committee of the whole meeting, **Mayor Keith Snyder had nothing but good words** when speaking about participating in the selection of a provider for the city's electricity.

...

With the guidance of their aggregation consultant, **Mark Pruitt of Illinois Community Choice Aggregation Network (ICCAN)**, the group chose from five bids for electricity, going with a company called Integrys, with a two-year contract and at a price of \$0.03945 per kilowatt hour. The price the group locked in is close to \$0.02 less than Ameren Illinois is currently charging.

...

**Snyder also explained** that the group had **gone with** a price that included a guarantee of the use of **25 percent renewable energy**.

Currently, **the state of Illinois is requiring the use of 7 percent renewable energy**, but it has a goal of 25 percent by the year 2025. Snyder said the group decided they would go ahead and go with 25 percent now so they would be ahead of the game in meeting the "25 by 25" standard.

**He said secondly**, they had chosen the 25 percent renewable energy so as to take the stand that **they believe wind energy is very important in Logan County and they intend to support it**.

...

**Snyder also told the council that he felt that Pruitt had done a very good job** for the city, and he was **very pleased** and excited about what the city has accomplished.

**Mayor Snyder & Mayor Finchum agree on ICCAN-Mark Pruitt!**



City of Atlanta  
Fred Finchum  
Staff  
Bill Thomas

**Ensure Logan County Municipalities Receive Best Electric Utility Rates Possible** Our office helped review electric aggregation proposals and hosted a meeting of the Logan County Electric Aggregation Consortium on 3/13/17 at which representatives from the three firms that submitted RFPs presented their proposed plans for acting as our Electric Aggregation Consulting Partner. **The Consortium recommended entering** into an agreement with the **Illinois Community Choice Aggregation Network [ICCAN]**. This recommendation will be considered by the city councils of the towns across the County, as well as the Logan County Board during 2<sup>nd</sup> quarter.

Subject: Municipal Aggregation Responses from Stone River Group/Don Frontone President/CEO, Illinois Community Choice Aggregation Network/Mark Pruitt Principal ICCAN

**From: "Mayor City Atlanta" <mayoratlantail@gmail.com>**

Date: Fri, August 11, 2017 11:07 am

To: "Alberta Hellman" <ALH3827@gmail.com>

"Margaret R. \ (Peggy) Lee" <peg.lee1@gmail.com>

"Seth Goodman, Mayor City of Lincoln" <mayor@lincolnil.gov>

wthomas@teleologic.net

Local company was lowest bid.

The following rates have been received from each of the organizations:

**Stone River Group for a January 1st start date**

\$0.04321 per kWh Jan 1st thru June 1st

\$0.04940 per kWh June 1st 2018 through June 1 2020

The above prices are actual quoted prices effective 08/07/2017. The above price includes our commission.

**Illinois Community Choice Aggregation Network**

Estimate of current/near term market prices. Based on our market modeling and input from suppliers that are active in the municipal aggregation sector in Illinois, we anticipate prices for the consortium to fall within the following ranges:

Contract Term Estimate of Price Range

12-Month \$0.0455 to \$0.0505

24-Month \$0.0509 to \$0.0550

36-Month \$0.0525 to \$0.0565

With the current Ameren Illinois rates ranging around \$0.054/kWh, **the above rates appear competitive ICCAN will commit to provide all necessary service to the Consortium and its members at a rate that is 10% less than the lowest rate received from any other consultant.**

At this time, all or any combination of the **Communities may choose which supplier** you may wish to provide your Aggregation Services. If you have questions, call me at 217-725-2370.

Fred Finchum, Chairman

Logan County Economic Development Partnership

Finchum's Email can be misleading for those not schooled in Aggregation, they might believe they have a choice between Stone River or ICCAN.

**Truth is the two bidders listed are consultants not the providers.**

**The Consortium (Bill Thomas, Fred Finchum...) recommend ICCAN, period.**



## Board Members

Chairman	Charles Ruben 843 2600th St. Emden, IL 62635 217-871-7563 cruben@logancountyil.gov
Vice-Chairman	Emily Davenport 1733 N. Ottawa St Lincoln, IL 62656 217-553-8955 edavenport@logancountyil.gov
Member	Kevin Bateman 455 Campus View Dr. Lincoln, IL 62656 217-671-3100 kbateman@logancountyil.gov
Member	David Blankenship 409 NE 5th St Atlanta, IL 61723 217-871-2998 dblankenship@logancountyil.gov
Member	Janet Dahmm 13 Westminster Dr. Lincoln, IL 62656 217-871-8419 jdahmm@logancountyil.gov

Member	Robert D. Farmer 1209 700th Ave. Lincoln, IL 62656 217-871-1180 rfarmer@logancountyil.gov
Member	David R. Hepler 119 Lincoln Ave. Lincoln, IL 62656 217-314-9305 dhepler@logancountyil.gov
Member	Gloria Luster 228 N College St Lincoln, IL 62656 217-737-0349 gluster@logancountyil.gov
Member	M. Gene Rohlfis 427 College Ave Lincoln, IL 62656 217-737-3517 grohlfis@logancountyil.gov
Member	Bob Sanders 1270 1150th Ave. Lincoln, IL 62656 217-737-2802 bsanders@logancountyil.gov
Member	Scott Schaffnacker 1787 E 700th St Mt. Pulaski, IL 62548 217-671-2246

Member	Annette Welch 120 9th St Lincoln, IL 62656 217-871-9285 awelch@logancountyil.gov
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