



TAX INCREMENT FINANCING (TIF) DISTRICT

APPLICATION FOR TIF BENEFITS RELATING TO PRIVATE (TIF) ELIGIBLE REDEVELOPMENT PROJECT COSTS

Pursuant to Section (65 ILCS 5/11-74.4-4(b)) of the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 et. seq.), municipalities may make and enter into contracts with private developers to induce redevelopment projects which are necessary or incidental to the implementation and furtherance of its redevelopment plan and project. Municipalities may also, under certain conditions, incur project redevelopment costs and reimburse developers who incur redevelopment project costs which are authorized by a redevelopment agreement (65 ILCS 5/11-74.4-4 (j)).

Private developers seeking reimbursement of TIF eligible redevelopment project costs are required by the municipality to complete this application allowing the municipality to adequately determine the developer's eligibility for assistance from the Tax Increment Financing (TIF) District.

**INSTRUCTIONS: Complete each section and return via email to [tifillinois@tifillinois.com](mailto:tifillinois@tifillinois.com), fax (309) 664-7878 or U.S. Mail to: The Economic Development Group, Ltd., 1701 Clearwater Avenue, Bloomington, IL 61704.**

PART I: DEVELOPER INFORMATION

Developer Legal/Business Name: Carland Floorings (Rich Jonitz) Date: 9/13/24

Business type:  Sole Proprietorship;  Partnership;  Corporation (State of Charter: \_\_\_\_\_);  
 LLC  Other (please describe): \_\_\_\_\_ Please list any other business, subsidiary, parent company, corporation, limited liability company, individual, or other entity that might incur costs related to this Project: \_\_\_\_\_

Developer's Contact Information:

Name Rich Jonitz Title Owner  
Address 300 W. Rt 38  
City Carland State IL Zip 60112  
Daytime Phone 815 758-0108 Mobile 815 970 0416  
Fax \_\_\_\_\_ email CarlandFloorings@aol.com

PART II: PROJECT INFORMATION

TIF District Name \_\_\_\_\_ City \_\_\_\_\_

Project Name \_\_\_\_\_

Anticipated Start Date \_\_\_\_\_ Anticipated Completion Date \_\_\_\_\_

Project Description \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Project is classified as:  Industrial;  Commercial;  Residential

Project Street Address 90 West Ellwalk St.

Parcel(s) Relating to the above described project:

1. Property Identification Number (PIN) lot 63  
 Is this property within the TIF District Boundary (or proposed boundary)?  Yes  No  
 Date property was acquired: Feb 2024
  
2. Property Identification Number (PIN) \_\_\_\_\_  
 Is this property within the TIF District Boundary (or proposed boundary)?  Yes  No  
 Date property was acquired: \_\_\_\_\_
  
3. Property Identification Number (PIN) \_\_\_\_\_  
 Is this property within the TIF District Boundary (or proposed boundary)?  Yes  No  
 Date property was acquired: \_\_\_\_\_  
*(Please list any additional parcels on separate sheet and attach)*

**IF RESIDENTIAL:** what is the expected absorption rate or "build-out" for the project?

PHASE I: Number of lots = _____ @ \$ _____ per lot			PHASE II: Number of lots = _____ @ \$ _____ per lot		
Calendar Year	Number of Homes or Units	Avg. Fair Market Value (House and Lot)	Calendar Year	Number of Homes or Units	Avg. Fair Market Value (House and Lot)

*(Please describe additional phases on separate sheet and attach)*

**FOR ENTIRE PROJECT:**

Total Projected Investment \$ \_\_\_\_\_ *(Land and Real Estate Improvements Only)*  
 Total Number of Jobs Created: \_\_\_\_\_  
     Number of Jobs FTE (full-time equivalent): \_\_\_\_\_  
 Current annual retail sales (if applicable - commercial projects only) . . . . . \$ \_\_\_\_\_  
 Projected (new) annual retail sales generated by this project . . . . . \$ \_\_\_\_\_

**PART III. ESTIMATED TIF ELIGIBLE PROJECT COSTS**

Property Assembly Costs:

Phase I:

Phase II:

1. Property Acquisition . . . . .	\$	<u>13,997.50</u>	\$	_____
2. Site preparation, clearing and grading . . . . .	\$	_____	\$	_____
3. Demolition . . . . .	\$	_____	\$	_____

koa

Professional Fees:

1. Planning, engineering, architectural . . . . .	\$	<u>12,700.00</u>	\$	_____
2. Legal . . . . .	\$	_____	\$	_____
3. Accounting/financial . . . . .	\$	_____	\$	_____
4. Marketing (land only) . . . . .	\$	_____	\$	_____
5. Other professional fees . . . . .	\$	_____	\$	_____

Job training and retraining services . . . . . \$ \_\_\_\_\_ \$ \_\_\_\_\_

Rehabilitation or renovation (existing buildings) . . . . . \$ \_\_\_\_\_ \$ \_\_\_\_\_

Public infrastructure improvements . . . . . \$ \_\_\_\_\_ \$ \_\_\_\_\_  
(Water, sewer, drainage, sidewalks, curb, etc.)

Utilities extension . . . . . \$ 4,050.00 \$ \_\_\_\_\_

who build  
water/sewer

Interest Buy-Down:

Principal \_\_\_\_\_ @ \_\_\_\_\_ % per annum  
for \_\_\_\_\_ years = Estimated Interest Expense

X 30% . . . . . \$ \_\_\_\_\_ \$ \_\_\_\_\_

Miscellaneous/Other (please specify):

1. <u>cut curb</u> . . . . .	\$	<u>1,850.00</u>	\$	_____
2. _____ . . . . .	\$	_____	\$	_____
3. _____ . . . . .	\$	_____	\$	_____

**TOTAL ESTIMATED ELIGIBLE COSTS** . . . . . \$ 0.00 \$ 0.00

Additional Notes/Comments: \_\_\_\_\_

*(Please describe estimated eligible project costs for additional phases on separate sheet and attach)*

---

**PART IV. DECLARATIONS**

**Municipality**

Pursuant to the TIF Act, the municipality has the authority to make and enter into all contracts with property owners, developers, tenants, overlapping taxing bodies, and others necessary or incidental to the implementation and furtherance of its redevelopment plan and project. Furthermore, the municipality may incur project redevelopment costs and reimburse developers who incur redevelopment project costs authorized by a redevelopment agreement; provided, however, that on and after the effective date of the amendatory Act of the 91st General Assembly, no municipality shall incur redevelopment project costs (except for planning costs and any other eligible costs authorized by municipal ordinance or resolution that are subsequently included in the redevelopment plan for the area and are incurred by the municipality after the ordinance or resolution is adopted) that are not consistent with the program for accomplishing the objectives of the redevelopment plan as included in that plan and approved by the municipality until the municipality has amended the redevelopment plan as provided elsewhere in the Act.

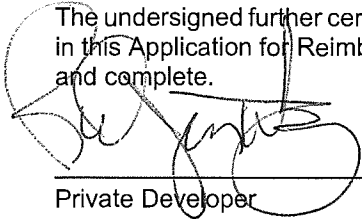
**Jacob & Klein, Ltd. and The Economic Development Group, Ltd.**

As special TIF attorneys and TIF consultants (respectively for municipalities), Jacob & Klein, Ltd. (J&K) and the Economic Development Group, Ltd. (EDG) will rely on the information and assumptions contained in the foregoing material to prepare financial projections relating to this project and the potential benefits of tax increment financing. J&K and EDG will not undertake an independent investigation to verify any of the information or material contained herein. No warranty, express or implied, as to the accuracy of the materials and information contained herein or the results projected in any presentation is made by J&K or EDG, its officers or employees. J&K and EDG specifically disclaim the accuracy of the formulas and calculations used to project potential TIF benefits and have no obligation to investigate or update, recalculate or revise the calculations. The material presented by J&K and EDG based on information provided herein is subject to risks, trends and uncertainties that could cause actual events to differ materially from those presented. Those persons providing information contained in this Application for Reimbursement of TIF Eligible Project Costs have represented to J&K and EDG that, as of the date it was provided, the information was accurate to the best of their knowledge. Any person viewing, reviewing or utilizing financial projections or other presentations based on the information contained in this Application should do so subject to all of the foregoing limitations and shall conduct independent investigation to verify the assumptions and calculations presented by J&K and EDG. By acceptance and use of any presentation created from the information contained herein, the user accepts all of the foregoing limitations and releases J&K and EDG from any liability in connection therewith.

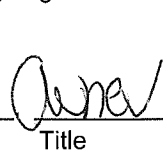
**Private Developer**

The Private Developer hereby asserts that this redevelopment project would not be economically feasible without the use of tax increment financing.

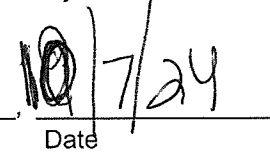
The undersigned further certifies and warrants that to the best of his/her knowledge the information contained in this Application for Reimbursement of Private (TIF) Eligible Redevelopment Project Costs is true, correct and complete.



Private Developer



Title



Date

Please mail a signed copy if returning the application via email.

---

OFFICE USE ONLY:

Date received \_\_\_\_\_ by \_\_\_\_\_

# TIF Benefits Application

From: Brandy Williams (engineer@cortlandil.org)

To: cortlandflooring@aol.com

Date: Tuesday, October 8, 2024 at 02:02 PM CDT

Rich,

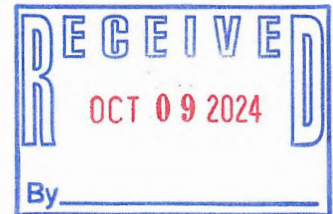
The application submitted has several fields which are incomplete. Please provide the following information at your earliest convenience. Forward contractor's quotes or invoices as well.

The total investment for the land, 95,000.00  
- The total investment for the building, ~~448,341.00~~ 353,041.00  
Start date of the project, Oct.  
Anticipated end date of the project, May 2025

Thank you,



Brandy Williams PE, PLS  
Engineer and Zoning Administrator  
Town of Cortland  
P.O. Box 519 | 59 S. Somonauk Rd  
Cortland, IL 60112  
P 815.756.9041 | F 815.756.4583  
[engineer@cortlandil.org](mailto:engineer@cortlandil.org)  
[www.cortlandil.org](http://www.cortlandil.org)



**PRELIMINARY ESTIMATE -- FOR REVIEW ONLY**

**TOWN OF CORTLAND TIF DISTRICT**

**JONUTZ FARMS, LLC / CORTLAND FLOORING - 90 W ELLWALK AVE.**

10/10/2024

**30% DEVELOPER SHARE**

<i>Calendar Year of Receipts</i>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
Total Real Estate Tax Increment	Built 1/2 Assessed		\$6,119	\$12,239	\$12,483	\$12,733	\$12,988
Project Share of TIF Admin. Fees			\$80	\$81	\$83	\$84	\$86
<b>Net Real Estate Tax Increment</b>			<b>\$6,040</b>	<b>\$12,157</b>	<b>\$12,401</b>	<b>\$12,649</b>	<b>\$12,902</b>
<b>Developer Share of Net RETI</b>			<b>\$1,812</b>	<b>\$3,647</b>	<b>\$3,720</b>	<b>\$3,795</b>	<b>\$3,870</b>
<b>Cumulative Developer Share</b>			<b>\$1,812</b>	<b>\$5,459</b>	<b>\$9,179</b>	<b>\$12,974</b>	<b>\$16,844</b>
<b>Town's Share of Net Increment</b>			<b>\$4,228</b>	<b>\$8,510</b>	<b>\$8,680</b>	<b>\$8,854</b>	<b>\$9,031</b>

<i>Calendar Year of Receipts</i>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>TOTALS</b>
Total Real Estate Tax Increment	\$13,247	\$13,512	\$13,783	\$14,058	\$14,339	\$14,626	<b>\$140,128</b>
Project Share of TIF Admin. Fees	\$88	\$90	\$91	\$93	\$95	\$97	<b>\$968</b>
<b>Net Real Estate Tax Increment</b>	<b>\$13,160</b>	<b>\$13,423</b>	<b>\$13,691</b>	<b>\$13,965</b>	<b>\$14,244</b>	<b>\$14,529</b>	<b>\$139,160</b>
<b>Developer Share of Net RETI</b>	<b>\$3,948</b>	<b>\$4,027</b>	<b>\$4,107</b>	<b>\$4,190</b>	<b>\$4,273</b>	<b>\$4,359</b>	<b>\$41,748</b>
<b>Cumulative Developer Share</b>	<b>\$20,792</b>	<b>\$24,819</b>	<b>\$28,926</b>	<b>\$33,116</b>	<b>\$37,389</b>	<b>\$41,748</b>	
<b>Town's Share of Net Increment</b>	<b>\$9,212</b>	<b>\$9,396</b>	<b>\$9,584</b>	<b>\$9,776</b>	<b>\$9,971</b>	<b>\$10,170</b>	<b>\$97,412</b>

**Note: This projection is a preliminary estimate and any TIF reimbursements paid to the Developer are subject to a TIF Redevelopment Agreement approved by the Town Board.**

<b>Real Estate Assumptions</b>	
Total Projected Market Value	\$448,040
Total Projected EAV	\$149,347
TIF Base EAV	\$18,766
Real Estate Tax Increment	\$12,239
<b>Parcel # 09-29-182-015</b>	

<b>Variables</b>	
Inflation Rate	2.0%
Total Tax Rate (2024)	9.37240%
Developer's Share of Net	30%

Total Estimated Eligible Project Costs: \$127,578

The information and assumptions contained in the foregoing material are based upon information, material and assumptions provided to Jacob & Klein, Ltd. (J&K) and the Economic Development Group, Ltd. (EDG) by outside persons including public officials. J&K and EDG specifically disclaim the accuracy of the formulas, calculations, and results projected in this presentation 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. Those providing information contained in this presentation have represented to J&K and EDG that, as of the date it was provided, the information was accurate to the best of their knowledge. 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. Note that this presentation does not account for the effects that material economic conditions and market factors have on any financial decision-making. 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. J&K and EDG are not providing financial advice.

**PRELIMINARY ESTIMATE -- FOR REVIEW ONLY**

**TOWN OF CORTLAND TIF DISTRICT**

**JONUTZ FARMS, LLC / CORTLAND FLOORING - 90 W ELLWALK AVE.**

10/10/2024

**50% DEVELOPER SHARE**

<i>Calendar Year of Receipts</i>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
Total Real Estate Tax Increment	Built 1/2 Assessed		\$6,119	\$12,239	\$12,483	\$12,733	\$12,988
Project Share of TIF Admin. Fees			\$80	\$81	\$83	\$84	\$86
<b>Net Real Estate Tax Increment</b>			<b>\$6,040</b>	<b>\$12,157</b>	<b>\$12,401</b>	<b>\$12,649</b>	<b>\$12,902</b>
<b>Developer Share of Net RETI</b>			<b>\$3,020</b>	<b>\$6,079</b>	<b>\$6,200</b>	<b>\$6,324</b>	<b>\$6,451</b>
<b>Cumulative Developer Share</b>			<b>\$3,020</b>	<b>\$9,099</b>	<b>\$15,299</b>	<b>\$21,623</b>	<b>\$28,074</b>
<b>Town's Share of Net Increment</b>			<b>\$3,020</b>	<b>\$6,079</b>	<b>\$6,200</b>	<b>\$6,324</b>	<b>\$6,451</b>

<i>Calendar Year of Receipts</i>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>TOTALS</b>
Total Real Estate Tax Increment	\$13,247	\$13,512	\$13,783	\$14,058	\$14,339	\$14,626	<b>\$140,128</b>
Project Share of TIF Admin. Fees	\$88	\$90	\$91	\$93	\$95	\$97	<b>\$968</b>
<b>Net Real Estate Tax Increment</b>	<b>\$13,160</b>	<b>\$13,423</b>	<b>\$13,691</b>	<b>\$13,965</b>	<b>\$14,244</b>	<b>\$14,529</b>	<b>\$139,160</b>
<b>Developer Share of Net RETI</b>	<b>\$6,580</b>	<b>\$6,711</b>	<b>\$6,846</b>	<b>\$6,983</b>	<b>\$7,122</b>	<b>\$7,265</b>	<b>\$69,580</b>
<b>Cumulative Developer Share</b>	<b>\$34,654</b>	<b>\$41,365</b>	<b>\$48,211</b>	<b>\$55,193</b>	<b>\$62,315</b>	<b>\$69,580</b>	
<b>Town's Share of Net Increment</b>	<b>\$6,580</b>	<b>\$6,711</b>	<b>\$6,846</b>	<b>\$6,983</b>	<b>\$7,122</b>	<b>\$7,265</b>	<b>\$69,580</b>

**Note: This projection is a preliminary estimate and any TIF reimbursements paid to the Developer are subject to a TIF Redevelopment Agreement approved by the Town Board.**

<b>Real Estate Assumptions</b>	
Total Projected Market Value	\$448,040
Total Projected EAV	\$149,347
TIF Base EAV	\$18,766
Real Estate Tax Increment	\$12,239
<b>Parcel # 09-29-182-015</b>	

<b>Variables</b>	
Inflation Rate	2.0%
Total Tax Rate (2024)	9.37240%
Developer's Share of Net	50%

Total Estimated Eligible Project Costs: \$127,578

The information and assumptions contained in the foregoing material are based upon information, material and assumptions provided to Jacob & Klein, Ltd. (J&K) and the Economic Development Group, Ltd. (EDG) by outside persons including public officials. J&K and EDG specifically disclaim the accuracy of the formulas, calculations, and results projected in this presentation 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. Those providing information contained in this presentation have represented to J&K and EDG that, as of the date it was provided, the information was accurate to the best of their knowledge. 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. Note that this presentation does not account for the effects that material economic conditions and market factors have on any financial decision-making. 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. J&K and EDG are not providing financial advice.

**PRELIMINARY ESTIMATE -- FOR REVIEW ONLY**

**TOWN OF CORTLAND TIF DISTRICT**

**JONUTZ FARMS, LLC / CORTLAND FLOORING - 90 W ELLWALK AVE.**

**75% DEVELOPER SHARE**

10/10/2024

<i>Calendar Year of Receipts</i>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
Total Real Estate Tax Increment	<i>Built 1/2 Assessed</i>		\$6,119	\$12,239	\$12,483	\$12,733	\$12,988
Project Share of TIF Admin. Fees			\$80	\$81	\$83	\$84	\$86
<b>Net Real Estate Tax Increment</b>			<b>\$6,040</b>	<b>\$12,157</b>	<b>\$12,401</b>	<b>\$12,649</b>	<b>\$12,902</b>
<b>Developer Share of Net RETI</b>			<b>\$4,530</b>	<b>\$9,118</b>	<b>\$9,300</b>	<b>\$9,486</b>	<b>\$9,676</b>
<b>Cumulative Developer Share</b>			<b>\$4,530</b>	<b>\$13,648</b>	<b>\$22,948</b>	<b>\$32,435</b>	<b>\$42,111</b>
<b>Town's Share of Net Increment</b>			<b>\$1,510</b>	<b>\$3,039</b>	<b>\$3,100</b>	<b>\$3,162</b>	<b>\$3,225</b>

<i>Calendar Year of Receipts</i>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>TOTALS</b>
Total Real Estate Tax Increment	\$13,247	\$13,512	\$13,783	\$14,058	\$14,339	\$14,626	<b>\$140,128</b>
Project Share of TIF Admin. Fees	\$88	\$90	\$91	\$93	\$95	\$97	<b>\$968</b>
<b>Net Real Estate Tax Increment</b>	<b>\$13,160</b>	<b>\$13,423</b>	<b>\$13,691</b>	<b>\$13,965</b>	<b>\$14,244</b>	<b>\$14,529</b>	<b>\$139,160</b>
<b>Developer Share of Net RETI</b>	<b>\$9,870</b>	<b>\$10,067</b>	<b>\$10,268</b>	<b>\$10,474</b>	<b>\$10,683</b>	<b>\$10,897</b>	<b>\$104,370</b>
<b>Cumulative Developer Share</b>	<b>\$51,980</b>	<b>\$62,048</b>	<b>\$72,316</b>	<b>\$82,790</b>	<b>\$93,473</b>	<b>\$104,370</b>	
<b>Town's Share of Net Increment</b>	<b>\$3,290</b>	<b>\$3,356</b>	<b>\$3,423</b>	<b>\$3,491</b>	<b>\$3,561</b>	<b>\$3,632</b>	<b>\$34,790</b>

**Note: This projection is a preliminary estimate and any TIF reimbursements paid to the Developer are subject to a TIF Redevelopment Agreement approved by the Town Board.**

<b>Real Estate Assumptions</b>	
Total Projected Market Value	\$448,040
Total Projected EAV	\$149,347
TIF Base EAV	\$18,766
Real Estate Tax Increment	\$12,239
<b>Parcel # 09-29-182-015</b>	

<b>Variables</b>	
Inflation Rate	2.0%
Total Tax Rate (2024)	9.37240%
Developer's Share of Net	75%

Total Estimated Eligible Project Costs: \$127,578

The information and assumptions contained in the foregoing material are based upon information, material and assumptions provided to Jacob & Klein, Ltd. (J&K) and the Economic Development Group, Ltd. (EDG) by outside persons including public officials. J&K and EDG specifically disclaim the accuracy of the formulas, calculations, and results projected in this presentation 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. Those providing information contained in this presentation have represented to J&K and EDG that, as of the date it was provided, the information was accurate to the best of their knowledge. 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. Note that this presentation does not account for the effects that material economic conditions and market factors have on any financial decision-making. 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. J&K and EDG are not providing financial advice.



## Brandy Williams

---

**From:** Gwen Crawford <gcrawford@tifillinois.com>  
**Sent:** Thursday, October 10, 2024 3:41 PM  
**To:** Brandy Williams  
**Subject:** RE: [EXT] RE: TIF Application for TIF Benefits  
**Attachments:** Cortland Flooring Projections 101024.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Brandy,

Here are projections for a 30%, 50% and 75% Developer Share. I can run whatever other percentages you would like to see. With the land cost, the total estimated eligible project costs are \$127,578. Based on our assumptions, a 30% reimbursement percentage would get him back about \$42k or 1/3 of the estimated eligible costs. 50% would get him back about \$70k or 55% of the eligible costs; and 75% would get him back about \$104k or 82% of the estimated eligible costs.

All the costs listed on the application (site preparation, professional fees, utilities extension, public infrastructure) are TIF eligible costs. We would have to verify his actual receipts though after the project is completed to verify eligibility.

Let us know how the Town wants to proceed and we can prepare the Redevelopment Agreement.

Thanks,  
Gwen

**Gwen R. Crawford**

Vice President, Financial Analysis  
Registered Municipal Advisor (SEC, MSRB)  
The Economic Development Group, Ltd.  
1701 Clearwater Ave, Bloomington, IL 61704  
O: (309) 664-7777 F: (309) 664-7878  
[www.tifillinois.com](http://www.tifillinois.com)

\*\*\*\*\*  
CONFIDENTIALITY NOTICE:

This E-mail and any attachments are confidential and may be protected by copyright and/or legal privilege. If you are not the intended recipient, be aware that any disclosure, copying, distribution, or use of this E-mail or any attachment is prohibited. If you have received this E-mail in error, please notify us immediately by returning it to the sender and delete this copy from your system. Thank you. THE ECONOMIC DEVELOPMENT GROUP, LTD.

**From:** Brandy Williams <engineer@cortlandil.org>  
**Sent:** Thursday, October 10, 2024 3:28 PM  
**To:** Gwen Crawford <gcrawford@tifillinois.com>  
**Subject:** RE: [EXT] RE: TIF Application for TIF Benefits

Please include all eligible costs and he can be asked to revise the application accordingly and after Town Board input.

Are the items he has listed on the application currently eligible items?

Please start with relatively low percentages.