



Our Mission: *To foster an environment of economic growth and opportunity through effective partnerships with our citizens, businesses, and visitors while maintaining a high standard for quality of life in a progressive community which embraces its heritage.*

**City of Oregon Council Agenda,
Tuesday March 10th, 2026, 5:30 P.M.
115 N 3rd Street**

Public Option: Join Meeting via Zoom

Meeting ID: 844 7054 3502

Passcode: 252768

One tap mobile

+13092053325

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PRESENTATIONS

5. PROCLAMATIONS, COMMENDATIONS, SWEAR IN, ETC

6. PUBLIC COMMENT

7. APPROVAL OF MINUTES

a. February 23rd, 2026

8. APPROVAL OF WARRANTS AND PAYROLL

9. ORDINANCES

a. 2026-005 Ordinance Approving and Authorizing the Execution of a Tax Increment Financing District Redevelopment Agreement by and between the City of Oregon and Matthew Pendergrass and 408 E Washington Street, LLC

10. RESOLUTIONS

a. Resolution 2026-05 Disposal of Surplus Property

b. Resolution 2026-06 Allocation of Motor Fuel Tax Funds in the amount of \$200,000.00 for the purpose of Maintaining Streets and Highways – Slurry Seal Project 26-00000-00-GM

11. MOTIONS

a. Approve FY26 a5 Branding & Digital Marketing Proposal and authorize the City Manager to sign all documents and make any changes as needed on behalf of the City of Oregon

b. Appropriations Reallocation of Funds – \$100,000.00 from General Fund Contingency 01-01-9100 to General Fund Vehicle Replacement Program 01-01-8400

12. DISCUSSION ITEMS

- a. **Mainstreet**

13. BOARD AND COMMISSION REPORTS

- a. **PLANNING**
- b. **ECONOMIC AND COMMUNITY DEVELOPMENT**
- c. **FINANCE**
- d. **SUSTAINABILITY**
- e. **TREE BOARD**
- f. **PUBLIC ART COMMISSION**
- g. **250th COMMEMORATION COMMITTEE**
- h. **OTHER**

14. DEPARTMENT AND OFFICER REPORTS

- a. **POLICE**
- b. **PUBLIC WORKS**
- c. **CITY CLERK**
- d. **CITY ATTORNEY**
- e. **CITY MANAGER**
City Manager's Report

15. COUNCIL REPORTS

- a. **MEMBER SCHUSTER**
- b. **MEMBER COZZI**
- c. **MEMBER KRUG**
- d. **MEMBER FLANAGAN**
- e. **MAYOR WILLIAMS**

16. EXECUTIVE SESSION

17. ADJOURNMENT

***People may attend the meeting in person at City Hall or may watch and participate via Zoom.**

The City of Oregon, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in the meeting(s) or have questions about the accessibility of the meeting(s) or facilities, contact the City Manager Darin DeHaan at 815-732-6321 at least 24 hours before a scheduled meeting to allow the City to make reasonable accommodations for these persons.

A portion of the meeting maybe closed to the Public, immediately as permitted by 5 ILCS 120/2 (c) to discuss the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the City of Oregon, and as permitted by 5 ILCS 102/2 (c)(11) to discuss litigation against, affecting, or on behalf of the City which has been filed and is pending in a court or administrative tribunal of which is imminent and as permitted by 5 ILCS (c)(21) to review and approve closed session minutes and as permitted by 5 ILCS 120/2 (c) 2 Collective negotiating matters. **Possible action after executive session**



COUNCIL MEETING MINUTES
Monday February 23rd, 2026, 5:30 P.M.
City Hall Council Chambers
115 N 3rd Street

The Council of the City of Oregon met Monday February 23rd, 2026, at 5:30 P.M.

The meeting was held at City Hall in the Council Chambers and on Zoom.

Present: Mayor Ken Williams
Council Member Terry Schuster
Council Member Melanie Cozzi
Council Member Tim Krug
Council Member Josiah Flanagan
City Manager Darin DeHaan
City Attorney Paul Chadwick
Chief of Police Matt Kalnins
City Clerk Cheryl Hilton

Also Present: Bill Covell, John Dickson, Tom Pacey, Josh Pickering, and Jordan Plock.

Mayor Ken Williams called the meeting to order at 5:30pm.

Mayor Ken Williams started the pledge of allegiance.

Council Members Cozzi, Flanagan, Krug, Schuster, and Mayor Williams answered roll call. A quorum was present.

Presentations

None.

Proclamations, Commendations, Swear In, Etc.

None.

Public Comment

Tom Pacey spoke to the City Council regarding the changes to the downtown planting considerations on the agenda. He thanked everyone for maintaining the downtown plants. He suggested instead of a reduction in green space and covering those areas with concrete to consider planting salt tolerant perennial plants.

Approval of Minutes

Council Member Tim Krug moved to approve February 10th, 2026, minutes, Seconded by Council Member Terry Schuster.

Roll Call: Cozzi, Flanagan, Krug, Schuster, Williams. No Nays.

Approval of Warrants & Payroll

Council Member Josiah Flanagan moved to approve payroll in the amount of \$63,897.08 and the current warrants as listed:

ADR Systems	\$2,785.00
Amazon Capital Services, Inc	\$32.98
Amazon Capital Services, Inc	\$182.47
Ancel Glink, P.C.	\$2,120.00

Blue Cross Blue Shield	\$21,531.13
Bonnell Industries	\$3,600.00
Boss Roofing-Siding Experts	\$3,817.03
Butitta Bros Automotive - Oregon	\$142.50
Caspers Home Inspection LLC	\$1,550.00
CB&S	\$1,683.00
Certified Balance & Scale Corp	\$1,683.00
City of Oregon	\$5,500.00
City of Rockford	\$44.00
Comcast	\$672.15
Comcast	\$1,031.25
ComEd	\$11,312.79
Ecolab	\$316.46
Ehmen	\$535.00
Ehmen	\$1,122.50
Electric Pump	\$2,806.25
Elevator Inspection Service Company LLC	\$175.00
EM Benefits	\$1,822.66
Fehr Graham & Associates, LLC	\$4,750.00
Fischer's	\$633.81
Helm Electric	\$397.00
Helm Electric	\$1,850.00
Highstar Traffic	\$572.75
Hoosier Equipment	\$2,206.47
Illinois Department of Employment Security	\$5,440.00
Illinois Doormasters	\$2,336.64
LAI, LLC	\$2,514.00
MCS	\$145.00
Melanie Cozzi	\$25.00
Merlin & Cindy Hagemann	\$2,939.78
NAPA	\$736.15
Nicor	\$753.75
Polo Cooperative Association	\$2,686.71
Postmaster	\$814.96
Quill	\$173.99
Steve Benesh & Sons	\$1,408.18
Steven Varble Productions	\$405.00
Trestle Holdings, LLC	\$2,500.19
Verdin Company	\$775.00
Verizon	\$714.11
Visa	\$5,359.38
Waste Water Management of Northern Illinois	\$5,000.00
Wiggle LLC	\$5,121.25
Zoro Tools, Inc	\$307.35
	\$115,031.64

Seconded by Council Member Terry Schuster.

Roll Call: Cozzi, Flanagan, Krug, Schuster, Williams. No Nays.

Ordinances

Council Member Melanie Cozzi moved to approve Ordinance 2026-004 authorizing the City of Oregon to Borrow Funds from the Water Pollution Control Loan Program (Wastewater Treatment Plant Headworks Project), Seconded by Council Member Tim Krug.

Discussion: City Manager Darin DeHaan said the city had previously applied for an EPA loan. The city engineers suggested reapplying for the loan in March. This is part of the process of applying for funding consideration. The engineers believe since the plans for the project have been completed, the city is in a better position to receive funding with EPA forgiveness. The ordinance is not approval of the project. Mayor Ken Williams said this is a second run at getting a discount.

Roll Call: Cozzi, Flanagan, Krug, Schuster, Williams. No Nays.

Resolutions

Council Member Josiah Flanagan moved to approve Resolution 2026-04 Disposal of Surplus Property, Seconded by Council Member Melanie Cozzi.

Discussion: The items on this ordinance are police department related. City Manager Darin DeHaan said the Police Department received new tasers, the old ones are no longer needed. There are also a couple of city squad cars on the request for disposal. Public Works Director Bill Covell stated the items on the list will go to auction and the information to bid on items will be available tomorrow on the city website. The tasers will not be included on the auction but sold to other police departments.

Roll Call: Cozzi, Flanagan, Krug, Schuster, Williams. No Nays.

Motions

Council Member Terry Schuster moved to approve the 2026 General Engineering Services Agreement with Fehr Graham and Associates, LLC – estimated services to be \$10,000.00 and authorize the City Manager to sign all documents on behalf of the City of Oregon, Seconded by Council Member Tim Krug.

Discussion: City Manager Darin DeHaan stated the agreement is for general work, similar to a legal retainer.

Roll Call: Cozzi, Flanagan, Krug, Schuster, Williams. No Nays.

Council Member Tim Krug moved to approve 2026 Streets General Maintenance Agreement with Fehr Graham and Associates, LLC – fixed fee of \$53,000.00 and authorize the City Manager to sign all documents on behalf of the City of Oregon (Century Hills Subdivision Project), Seconded by Council Member Melanie Cozzi.

Discussion: Public Works Director Bill Covell said this project will be mill and overlay with three hundred feet of curb work done in the Century Hills Subdivision. Council Member Melanie Cozzi asked if there have been requests for sidewalks in that subdivision. Bill Covell stated not for this subdivision, but he has received requests from the 13th Street area.

Roll Call: Cozzi, Flanagan, Krug, Schuster, Williams. No Nays.

Council Member Josiah Flanagan moved to approve Contract Operations Services Agreement with Fehr Graham & Associates, LLC and authorize the City Manager to sign all documents on behalf of the City of Oregon (Water Department), Seconded by Council Member Terry Schuster.

Discussion: City Manager Darin DeHaan stated an employee needs time off to care for a family member. Fehr Graham holds the required certifications to provide EPA oversight for the city during this time.

Roll Call: Cozzi, Flanagan, Krug, Schuster, Williams. No Nays.

Council Member Josiah Flanagan moved to approve 2026 Membership to Ogle County Economic Development Corporation - \$10,000.00 Membership Fee, Seconded by Council Member Tim Krug.

Discussion: City Manager Darin DeHaan stated the city pledged ARPA funds back in 2016 to support the creation of the corporation. The membership fee would be an annual payment to the corporation. Mayor Ken Williams asked if the county had submitted their portion yet. City Manager Darin DeHaan said they are still negotiating. The county has provided office space and other items for the executive director's position. Executive Director Liz Hiemstra has taken over a few projects the city previously had contracted with Manheim Solutions.

Roll Call: Cozzi, Flanagan, Krug, Schuster, Williams. No Nays.

Council Member Terry Schuster moved to approve the establishment of 250th Commemoration Committee and Appoint Members as provided in the memo from the City Manager, Seconded by Council Member Tim Krug.

Discussion: Mayor Ken Williams said the ad hoc committee is a group of volunteers who will be working together to create and organize events celebrating the 250th anniversary of the United States up until the 4th of July. City Manager Darin DeHaan stated a few organizations have been working on events individually. The creation of the committee will allow them to collaborate on events. They are currently working on a Flag Day event to be held at historical sites.

Roll Call: Cozzi, Flanagan, Krug, Schuster, Williams. No Nays.

Council Member Tim Krug moved to approve the Rock Salt Contract Joint Participant Agreement and authorize Public Works Director Bill Covell and Street Foreman Jordan Plock to enter into contracts to include joint participation agreements on behalf of the City of Oregon with the State of Illinois, Seconded by Council Member Terry Schuster.

Discussion: Public Works Director Bill Covell said the city did not participate in this program last year. Salt was purchased through Morton Salt. Approval of the agreement will allow the city to purchase salt through the State of Illinois for an obligatory amount of salt. There was a time last year when the city was out of salt because companies were behind due to early snowfall.

Roll Call: Cozzi, Flanagan, Krug, Schuster, Williams. No Nays.

Discussion Items

Illinois Housing Development Authority - Community Revitalization Strategy – Scope of

Work: City Manager Darin DeHaan said he would like direction on how to deploy the program and solicit volunteers. There is a need for community ambassadors and volunteers. Council Member Terry Schuster recommending reaching out to service organizations. He also asked if part of the

process would include interviews with the homeowners. City Manager Darin DeHaan said yes. Mayor Ken Williams said to reach out to pastors at local churches. Council Member Tim Krug volunteered to be an ambassador.

Downtown Beautification – Suggested Planting Changes: City Manager Darin DaHaan said downtown beautification is paid for out of the economic development fund. Income sources come from gaming, franchise licenses, and sales tax revenue. In the past the city has put eighty-five thousand dollars of gaming revenue into the fund. About thirty-five thousand dollars comes from franchise licenses and twenty-seven thousand dollars comes from sales tax revenue. The cost for downtown beautification this last year was ninety-two thousand nine hundred and fifty-seven dollars, this does include some additional landscaping. The largest part of the expense is for watering. The intent is to lower the cost of watering by about half. He has been working with Bill, Jordan, and Josh on strategy and one of the options is for the public works department to take care of the areas around the welcome signs. They discussed planting hardy perennials instead of high maintenance annuals. AOP also pays for a portion of switching out the flowers by the welcome signs for fall. The city would continue to work with them. Ground plants continue to be the biggest expense for watering and maintenance. They are located by the fire department and by the judicial center parking lot. These areas have a lot of heavy traffic and wind. Mayor Ken Williams stated the soil in these areas need to be reconditioned annually. Snowplows push snow on these areas and there is salt in the snow. City Manager Darin DeHaan stated one of the suggestions is to switch from ground plants to planters. Maintaining the planters would be easier and they would require less watering. Watering for the downtown containers would still be bid out. The city public works department would water and maintain the welcome signs. He said the city gets a lot of recognition for how the downtown looks, but the objective is to lower costs. The City Council also discussed adding stamped brick to the area around the planters. Street Foreman Jordan Plock said the amount of fertilizer needed for the planters is going to be far less than for the ground plants. Council Member Josiah Flanagan said the money saved can be used for other services.

Constellation Emergency Siren Phase Out: City Manager Darin DeHaan said Constellation has been supporting these sirens for multiple counties for years and they are getting away from that. He said what they will do is utilize a system called IPAWS alert system. It can be used locally. Alerts would be made to the public through cell phones. He has also talked with the school. Every community does have the option to keep the sirens, however maintenance and decommission costs would become the responsibility of the municipality. Council Member Terry Schuster stated there would be no alert if the phone is turned off. City Manager Darin DeHaan said they are looking into providing more alerts with the IPAWS system. Chief of Police Matt Kalnins attended a meeting at the Ogle County Sheriff's Department. He stated deactivation of the sirens would not begin for at least another year. There is an approval process to be completed and approved first. He said the approximate cost to decommission would be about \$100,000.00 per siren. He said the county has already implemented the Integrated Public Alert and Warning System (IPAWS). City Manager Darin DeHaan said there are a multitude of ways to be alerted to emergency situations with current technology.

Seal Coat Strategy for FY27/FY28: Public Works Director Bill Covell said the cost for material for slurry seal has increased from \$3.50 to \$4 per square yard to \$7 per square yard. He suggested putting off the project planned for this year until next year to get a volume discount. The project scheduled for this year includes the City Hall parking lot, the street garage parking lot, and Adams Street. Mayor Ken Williams asked the City Council if the project should be postponed or if the project could be accelerated by a year and include streets that were scheduled for next year. He said the city typically spends about 70 to 90 thousand dollars per year on chip seal. Public Works Director Bill Covell said it would cost about one hundred and twenty thousand dollars to do two

years' worth of street slurry seal projects. He will get bids and bring them to the City Council for review and approval.

FY26 Marketing Proposal: City Manager Darin DeHaan said he has secured a grant in the amount of \$32,700.00 as well as a two-year pledged donation from a private donor. He said the new agreement with a5 Branding and Digital will help with downtown businesses since the Chamber of Commerce has suspended operations. The city would need to provide about twenty thousand dollars of economic development funds since the grant is a cost match. Council Member Melanie Cozzi said the marketing company needs more than one day to take photos of Oregon. City Manager Darin DeHaan said the Oregon Park District provided many pictures to a5 for the previous marketing campaign. He asked the City Council to reach out to him with any questions or suggestions related to the proposal. He said he will ask for approval at the next meeting.

Board & Commission Reports

Planning: Next meeting is March 17th at 5:30 p.m.

Sustainability: Next meeting is March 9th at 9 a.m.

Tree Board: Next meeting is March 18th at 5:30 p.m.

250th Commemoration Committee: The Committee will be meeting on March 4th at 5:30 p.m.

Public Art Commission: The committee will be meeting to discuss the welcome signs on March 4th at 4:30 p.m.

Department & Officer Reports

Chief of Police Matt Kalnins: He said two of the four new police squads are on the streets. The 2nd SUV is expected to be delivered this week.

Public Works Director Bill Covell: Weather permitting, leaf pickup will begin on Monday March 2nd. Council Member Terry Schuster said some residents have leaf bags out for collection already. The bagged leaf pickup program does not begin until April.

City Manager Darin DeHaan: He is collecting letters of support for a grant for which he is applying. The grant is for a speed radar trailer.

Council Reports

Mayor Ken Williams: Thanked the volunteers of the 250th Commemoration Committee.

Council Member Terry Schuster moved to adjourn the meeting, Seconded by Council Member Tim Krug.

Roll Call: Cozzi, Flanagan, Krug, Schuster, Williams. No Nays.

Adjourn: 6:37 P.M.

Ken Williams, Mayor

Attest: _____
Cheryl Hilton, City Clerk

March 10, 2026

Payroll in amount \$66,066.43

Ace Hardware & Outdoor Center	\$40.99
Beeing Welding	\$507.70
Butitta Bros Automotive - Oregon	\$1,824.54
Comcast	\$284.86
Comcast	\$340.87
ComEd	\$12,024.22
Darin DeHaan	\$500.00
DeKalb Implement	\$8.00
Earth Planter	\$225.00
Envision Healthcare	\$241.00
Ferguson Waterworks #2516	\$294.73
Fidelity Security Life Insurance	\$175.40
Frontier	\$138.18
Frontier	\$299.12
Hawkins, Inc	\$448.76
Highstar Traffic	\$354.35
ILEAS	\$300.00
Ken Williams	\$27.87
Ken Williams	\$275.50
LeadsOnline LLC	\$2,373.00
Manheim Solutions	\$1,368.50
Michael Todd & Company, Inc	\$1,115.41
Mobile Electronics	\$12,953.94
Northern Illinois Disposal Services	\$25,648.92
Northern Illinois University	\$360.00
Ogle County Economic Development Corporation	\$10,000.00
Oregon SuperValu	\$36.73
Pace Analytical Services	\$596.00
Pots Planters & More	\$10,620.60
Randy Means & Associates	\$250.00
Rat Worx, Inc	\$20.00
Shaw Media/ Sauk Valley Media	\$879.95
Shawn Melville	\$250.00
Snyders Pharmacy	\$161.67
Stillman BancCorp	\$4,047.16
Stratus Network Inc	\$65.26
Sun Life Financial	\$415.51
SundogIT	\$2,719.91
Terry Schuster	\$461.99
Village of Progress	\$1,280.00
Ward, Murray, Pace & Johnson, P.C.	\$344.50
Waste Water Management of Northern IL LLC	\$10,890.00

\$105,170.14

City Manager



CITY OF OREGON, ILLINOIS

ORDINANCE NO. 2026-005

OREGON TAX INCREMENT FINANCING DISTRICT

**AN ORDINANCE APPROVING AND AUTHORIZING
THE EXECUTION OF A TAX INCREMENT FINANCING
(TIF) DISTRICT REDEVELOPMENT AGREEMENT**

by and between

THE CITY OF OREGON, OGLE COUNTY, ILLINOIS

and

MATTHEW PENDERGRASS AND 408 E WASHINGTON STREET, LLC

**ADOPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF OREGON, OGLE COUNTY, ILLINOIS
ON THE 10TH DAY OF MARCH, 2026.**

CITY OF OREGON, ILLINOIS: ORDINANCE NO. 2026-005

OREGON TIF DISTRICT

**AN ORDINANCE APPROVING AND AUTHORIZING
THE EXECUTION OF A TAX INCREMENT FINANCING
(TIF) DISTRICT REDEVELOPMENT AGREEMENT**

by and between

THE CITY OF OREGON

and

MATTHEW PENDERGRASS AND 408 E WASHINGTON STREET, LLC

The Mayor and City Council of the City of Oregon, Ogle County, Illinois, an Illinois municipality (the “City”), have determined that this Redevelopment Agreement is in the best interest of the citizens of the City of Oregon.

THEREFORE, be it ordained by the Mayor and City Council of Oregon, Illinois, in the County of Ogle, as follows:

1. The TIF Redevelopment Agreement with Matthew Pendergrass and 408 E Washington Street, LLC (the “Developer”) attached hereto as ***Exhibit A*** is hereby approved.
2. The Mayor is hereby authorized and directed to enter into and execute on behalf of the City said Redevelopment Agreement and the City Clerk of the City of Oregon is hereby authorized and directed to attest such execution.
3. The Redevelopment Agreement shall be effective the date of its approval on the 10th day of March, 2026.
4. This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

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PASSED APPROVED AND ADOPTED by the Mayor and City Council of the City of Oregon this 10th day of March, 2026 and filed in the office of the City Clerk of said City on that date.

MAYOR AND COMMISSIONERS	AYE VOTE	NAY VOTE	ABSTAIN	ABSENT
Terry Schuster				
Tim Krug				
Josiah Flanagan				
Melanie Cozzi				
Ken Williams, Mayor				
TOTALS				

APPROVED: _____, Date ____/ ____ / 2026
Mayor

ATTEST: _____, Date: ____/ ____ / 2026
City Clerk

Attachment: **EXHIBIT A.** Redevelopment Agreement by and between the City of Oregon and Matthew Pendergrass and 408 E Washington Street, LLC

TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT AGREEMENT

by and between

CITY OF OREGON, OGLE COUNTY, ILLINOIS

and

MATTHEW PENDERGRASS

and

408 E WASHINGTON STREET, LLC

OREGON TAX INCREMENT FINANCING DISTRICT

MARCH 10, 2026

REDEVELOPMENT AGREEMENT
by and between
CITY OF OREGON
and
MATTHEW PENDERGRASS AND 408 E WASHINGTON STREET, LLC

OREGON TIF DISTRICT

THIS REDEVELOPMENT AGREEMENT (including Exhibits) is entered into this 10th day of March, 2026 by and between the City of Oregon (the “City”), an Illinois Municipal Corporation, Ogle County, Illinois, and Matthew Pendergrass and 408 E Washington Street, LLC (collectively the “Developer”).

PREAMBLE

WHEREAS, the City has the authority to promote the health, safety, and welfare of the City and its citizens and to prevent the spread of blight and deterioration and inadequate public facilities by promoting the development of private property thereby increasing the tax base of the City and providing employment for its citizens; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4.4 *et seq.*, as amended (the “Act”), the City has the authority to provide incentives to owners or prospective owners of real property to develop, redevelop, and rehabilitate such property by reimbursing the owners for certain costs from resulting increases in real estate tax revenues; and

WHEREAS, on February 28, 2017, recognizing the need to foster the development, expansion and revitalization of certain properties which are vacant, underutilized or undeveloped, the City adopted Tax Increment Financing under the Act, approved a Redevelopment Plan and designated a Redevelopment Area known as the **Oregon Tax Increment Financing District** (the “TIF District”); and

WHEREAS, included in the Redevelopment Project Area is property owned by the Developer, located at 408 E Washington Street, Oregon, Illinois, real estate tax property identification number 16-03-281-017 (the “Property”); and

WHEREAS, the Developer owns the Property and is proceeding with plans to renovate and rehabilitate the commercial building for operation of a new restaurant known as Taft’s Tavern (the “Project”), and is doing so based on the availability of TIF incentives offered by the City; and

WHEREAS, it is the intent of the City to encourage economic development which will increase the real estate tax revenue of the City, which increased incremental taxes will be used, in part, to finance incentives to assist development within the Tax Increment Financing District; and

WHEREAS, the City has the authority under the Act to incur Redevelopment Project Costs (“Eligible Project Costs”) and to reimburse Developer for such costs; and

WHEREAS, pursuant to Illinois Statute 65 ILCS 5/8-1-2.5, the City has the authority to appropriate and expend funds for economic development purposes, including without limitation, the making of grants to any commercial enterprise that is necessary or desirable for the promotion of economic development within the municipality; and

WHEREAS, the Developer has requested that incentives for the development be provided by the City from incremental increases in real estate taxes of the City and its Project and that such incentives include the reimbursement of Eligible Project Costs; and

WHEREAS, the City has determined that this Project requires the incentives requested and that said Project will, as a part of the Plan, promote the health, safety and welfare of the City and its citizens by attracting private investment to prevent blight and deterioration, to develop underutilized property, and to provide employment for its citizens and generally to enhance the economy of the City; and

WHEREAS, the City and the Developer (the “Parties”) have agreed that the City shall provide reimbursement to the Developer for TIF Eligible Project Costs as specified below in *Section C, Incentives*, up to a total amount not to exceed **Fifty Thousand Dollars and No Cents (\$50,000.00)**; and

WHEREAS, the City is entering into this Agreement to induce the Developer to complete the Project; and

WHEREAS, in consideration of the execution of this Agreement and in reliance thereon, the Developer has proceed with its plans to complete the Project as set forth herein.

AGREEMENTS

NOW, THEREFORE, the Parties, for good and valuable consideration, the receipt of which is acknowledged, agree as follows:

A. PRELIMINARY STATEMENTS

1. The Parties agree that the matters set forth in the recitals above are true and correct and form a part of this Agreement.
2. Any terms which are not defined in this Agreement shall have the same meaning as they do in the Act, unless indicated to the contrary.
3. The Developer shall remain in compliance with all municipal ordinances relating to property development, property condition, zoning, subdivision and building codes. Failure to cure the violation of any such ordinance within thirty (30) days upon being provided written notice of the same by the City shall be cause for the City to declare the Developer in Default and unilaterally terminate this Agreement, except where such failure is not reasonably susceptible to cure within such 30-day period, in which case the Developer shall have such additional time to cure as is reasonably necessary, provided that the Developer has commenced such cure within such 30-day period and continues to diligently prosecute the same to completion.
4. The Developer shall complete the Project within six (6) months from the date this Agreement is executed, subject to extension due to Force Majeure (defined below). The Project shall be deemed to be complete when the renovations to the building are complete and the restaurant is open to the public during regular customary days and hours.
5. Each of the Parties represents that it has taken all actions necessary to authorize its representatives to execute this Agreement.

B. ADOPTION OF TAX INCREMENT FINANCING

The City has created a Tax Increment Financing District known as the “Oregon TIF District” which includes the Developer’s Property. The City has approved certain Redevelopment Project Costs, including the types described in *Exhibit “1”* for the Developer’s Project.

C. INCENTIVES

In consideration for the Developer completing the Project as set forth herein, the City agrees to extend to the Developer the following incentives to assist the Developer’s Project:

1. The City shall provide the Developer with a forgivable loan (the “Loan”) in an amount not to exceed **Fifty Thousand and 00/100 Dollars (\$50,000.00)** upon completion of the Developer’s Project and verification of the Developer’s TIF Eligible Project Costs pursuant to *Section E* below. The terms and conditions for the Loan shall be as follows:
 - a. The interest rate for the Loan shall be Three Percent (3%) per annum, and shall begin to accrue on the date the Loan funds are disbursed to the Developer.
 - b. The term of the Loan shall expire on the date that is five (5) years from the date the Loan funds are disbursed to the Developer hereunder.
 - c. One-Fifth (1/5) of the principal amount of the Loan, plus an accrued interest thereon, shall be forgiven annually by the City commencing one (1) year from the date the Loan funds are disbursed to the Developer, and continuing on said date of each year thereafter for the term of the Loan, provided that the Developer has been at all times in full compliance with every term of this Agreement, including the following:
 - i. Upon completion of the Project, the commercial restaurant located on the Property maintains constant and continuous operations during regular customary days and hours and remains engaged in retail sales on the Property for the term of the Loan.
 - ii. The Developer shall annually provide verification of the payment of the real estate taxes for the property.
 - iii. The Developer does not file for bankruptcy or otherwise become insolvent during the term of the Loan.
 - iv. The Property is not the subject of any foreclosure proceedings during the term of the Loan.
 - v. The Developer does not sell or otherwise transfer or vacate any portion of the Property during the term of the Loan.
 - vi. The Developer timely completes the Project pursuant to *Section A(4)* above.
 - vii. The Developer shall obtain all necessary permits to complete the Project and shall comply with all City codes relating to building, zoning, property condition, and other similar City ordinances as set forth in *Section A(3)* above.
2. The Developer agrees to provide any information to the City upon request of the City regarding the number of jobs created and/or retained by the Project as may be required by the Act and by the Illinois Comptroller.

D. LIMITATION OF INCENTIVES TO DEVELOPER

1. The Developer shall be reimbursed by the City for all Eligible Project Costs permitted by the Act (subject to a limitation of **\$50,000.00**) from the real estate tax increment in the Special Account, but only for the Term of this Agreement and only from the Property included in this Project and currently owned by the Developer at that location.
2. It is not contemplated nor is the City obligated to use any of its proportionate share of the monies for any of the Developer's Eligible Project Costs but, rather, the City shall use its sums for any purpose under the Act as it may in its sole discretion determine.
3. The Developer agrees to substantially complete the project, subject to Force Majeure, as defined below.

E. PAYMENT OF ELIGIBLE PROJECT COSTS

1. Payment to the Developer for TIF Eligible Project Costs as set forth by the Act, shall be made by a Requisition for Payment of Private Development Redevelopment Costs (**Exhibit "2"**, "Requisition") submitted from time to time by the Developer to the City's TIF Administrator Jacob & Klein, Ltd., with copy to The Economic Development Group, Ltd. (collectively, the "Administrator"), and subject to the Administrator's approval of the costs and to the availability of funds in the Special Account.
2. All Requisitions must be accompanied by verified bills or statements of suppliers, contractors or professionals together with mechanic's lien waivers (whether partial or full) from each of the parties entitled to a payment that is the subject of the Requisition as required by the City.
3. In order for the Developer to receive reimbursement of Eligible Project Costs for costs it has incurred in any year as set forth in *Paragraphs 1 and 2* above, the Developer must submit such proposed eligible costs to the City by December 31st of the following year. If there are no accumulated outstanding costs previously submitted and approved by the City and if the Developer does not submit such proposed eligible costs by this deadline, the Developer will forfeit reimbursement of such costs from the prior year's real estate tax increment to be paid in the current year. Any approved eligible costs submitted after this deadline will be eligible for reimbursement from the next year's real estate increment receipts.
4. Any real estate increment not required to be paid to the Developer under the terms of *Paragraph 3* above shall be available to the City for any purpose set forth in the TIF Plan and allowed by the Act.
5. The Developer shall use such sums as reimbursement for Eligible Project Costs only to the extent permitted by law and the Act and may allocate such funds for any purpose for the terms of this Agreement or the term of the TIF District whichever is longer.
6. The Administrator shall approve or disapprove a Requisition by written receipt to the Developer within thirty (30) calendar days after receipt of the Requisition. Approval of the Requisition will not be unreasonably withheld. If a Requisition is disapproved by the Administrator the reasons for disallowance will be set forth in writing and the Developer may resubmit the Requisition with such additional information as may be required and the same procedures set forth herein shall apply to such re-submittals.

7. All TIF Eligible Project Costs approved shall then be paid by the City from the Special Account to the Developer, or to others as directed by the Developer, pursuant to the Redevelopment Plan and as allowed by Illinois Law. The City shall pay such approved eligible Costs annually, provided the Developer has satisfied the terms of this Agreement and costs which exceed the amount available to pay the Developer shall carry forward, until paid, without further action of the Developer. Payment shall be made within forty-five (45) days after approval subject to the terms of this Agreement and after receipt of the increment generated by the Developer's Redevelopment Project from the County.
8. The Parties acknowledge that the determination of Eligible Project Costs, and, therefore, qualification for reimbursement hereunder are subject to changes or interpretation made by amendments to the Act, administrative rules or legally binding judicial interpretation during the term of this Agreement. The City has no obligation to the Developer to attempt to modify those decisions but will assist the Developer in every respect as to obtaining approval of Eligible Project Costs.
9. The Developer may submit for prior approval by the City as Eligible Project Costs under the Act estimates of costs before they are incurred subject to later confirmation by actual bills.

F. VERIFICATION OF TAX INCREMENT

1. It shall be the sole responsibility of the Developer or its designee to provide to the City, as requested in writing, copies of all PAID real estate tax bills, annually, for the Property.
2. The failure of Developer to provide any material information required herein after written notice from the City, and the continued failure to provide such information within (30) days after such notice, shall be considered a breach of this Agreement and shall be cause for the City to deny payments hereunder to the Developer, which payments are conditional upon receipt of the foregoing information.

G. REIMBURSEMENT OF THE DEVELOPER'S SHARE OF TAX OBJECTION REFUNDS

If a refund of tax increment (including any accrued statutory interest thereon) is potentially due from the City's TIF Fund as the result of any tax objection, assessment challenge or formal appeal to the Illinois Property Tax Appeal Board (PTAB), issuance of a certificate of error or other such action, including any appeals therefrom, concerning the potential reduction of assessed value of the Property, the City may at its sole discretion withhold the Developer's share of any such possible refund (including any accrued statutory interest thereon) from future reimbursements calculated to be paid to the Developer under this Agreement. Furthermore, the Developer is hereby obligated to provide written notice to the City within five (5) business days of filing any such objection, assessment challenge or formal appeal to the PTAB or other such action, including any appeals therefrom, that could potentially reduce the assessed value of the Property. Failure to provide such notice shall be considered a breach of this Agreement and shall be cause for the City to deny payments hereunder to the Developer.

Any funds withheld by the City under this *Section G* shall be deposited by it into a separate interest bearing bank account. Upon final determination of the assessed value of the Property, the City shall pay to the Developer the principal amount due under this Agreement as recalculated. The City shall be entitled to retain any interest earned on the account as partial payment for the administration of the

account due to the delay of the determination of the final evaluation and recalculation of the benefits due the Developer under this Agreement.

If it appears to the City that it will be unable to recover the Developer's share of any such refund (including any accrued statutory interest thereon) from the remaining future reimbursements due the Developer under this Agreement, the Developer shall reimburse the City for the Developer's remaining unpaid share of such refund within thirty (30) days upon receiving written demand of the same from the City.

Notwithstanding anything contained in this Agreement to the contrary, the obligations contained in this *Section G* shall remain in effect for the remaining life of the TIF District, whether the TIF District expires upon the current expiration of the Redevelopment Plan and Projects adopted by the City (tax year 2040 payable 2041); at an earlier time if the City passes an ordinance terminating the TIF District; or at a later time if the TIF District is legislatively extended. Furthermore, the obligations set forth in this *Section G* shall survive the expiration of the TIF District if a tax objection or other such action taken by the Developer is pending prior to the expiration of the TIF District and shall continue until final disposition of such action.

H. LIMITED OBLIGATION

The City's obligation hereunder to pay the Developer for Eligible Project Costs is a limited obligation to be paid solely from the Special Account. Said obligation does not now and shall never constitute an indebtedness of the City within the meaning of any State of Illinois constitutional or statutory provision and shall not constitute or give rise to a pecuniary liability of the City or a charge or lien against any City fund or require the City to utilize its taxing authority to fulfill the terms of this Agreement.

I. CITY PUBLIC PROJECTS

The City intends to use part or all of its share of the Project's real estate increment for other public projects within the TIF District or within contiguous TIF Districts as allowed by law. The City shall be eligible for reimbursement of the cost of doing so, as well as other eligible costs incurred by the City in the TIF District.

J. LIMITED LIABILITY OF CITY TO OTHERS FOR DEVELOPER'S EXPENSES

There shall be no obligation by the City to make any payments to any person other than the Developer, nor shall the City be obligated to make direct payments to any other contractor, subcontractor, mechanic or materialman providing services or materials to the Developer for the Developer's Project.

K. COOPERATION OF THE PARTIES

1. The City and the Developer agree to cooperate fully with each other when requested to do so concerning the development of the Developer's Redevelopment Project. This includes without limitation the City assisting or sponsoring the Developer, or agreeing to jointly apply with the Developer, for any grant, award, subsidy or additional funding which may be available from other governmental sources as the result of the Developer's or City's activities. This also includes without limitation the Developer assisting or sponsoring the City, or agreeing to jointly apply with the City, for any grant, award, or subsidy which may be available as the result of the City's or the Developer's activities.

2. The Parties agree to take such actions, including the execution and delivery of such documents, instruments, petitions, and certifications (and, in the City's case, the adoption of such ordinances and resolutions), as may be necessary or appropriate, from time to time, to carry out the terms, provisions, and intent of this Agreement and to aid and assist each other in carrying out said terms, provisions, and intent.
3. The Parties shall cooperate fully with each other in seeking from any or all appropriate governmental bodies all approvals (whether federal, state, county or local) required or useful for the construction or improvement of property and facilities in and on the Property or for the provision of services to the Property, including, without limitation, wetland mitigation, gas, telephone, and electric utility services, roads, highways, rights-of-way, water and sanitary sewage facilities, and storm water disposal facilities.

L. DEFAULT; CURE; REMEDIES

In the event of a default under this Redevelopment Agreement by any party hereto (the "Defaulting Party"), which default is not cured within the cure period provided for below, then the other Party (the "Non-defaulting Party"), may have an action for damages, or, in the event damages would not fairly compensate the Non-defaulting Parties for the Defaulting Party's breach of this Redevelopment Agreement, the Non-defaulting Party shall have such other equity rights and remedies as are available to them at law or in equity. Any damages payable by the City hereunder shall be limited to the real estate tax increment payable to the Developer under the terms of this Agreement.

In the event a Defaulting Party shall fail to perform a monetary covenant which it is required to perform under this Redevelopment Agreement, it shall not be deemed to be in default under this Redevelopment Agreement unless it shall have failed to perform such monetary covenant within thirty (30) days of its receipt of a notice from a Non-defaulting Party specifying that it has failed to perform such monetary covenant. In the event a Defaulting Party fails to perform any nonmonetary covenant as and when it is required to under this Redevelopment Agreement, it shall not be deemed to be in default if it shall have cured such default within thirty (30) days of its receipt of a notice from a Non-defaulting Party specifying the nature of the default, provided, however, with respect to those nonmonetary defaults which are not capable of being cured within such thirty (30) day period, it shall not be deemed to be in default if it commences curing within such thirty (30) day period, and thereafter diligently and continuously prosecutes the cure of such default until the same has been cured.

M. TIME; FORCE MAJEURE

For this Agreement, time is of the essence. Failure to do so shall be cause for the City to declare the Developer in default and unilaterally terminate this Agreement. However, the Developer and the City shall not be deemed in default with respect to any obligations of this Agreement on its part to be performed if the Developer or City fails to timely perform the same and such failure is due in whole, or in part, to any strike, lock-out, labor trouble (whether legal or illegal), civil disorder, inability to procure materials, weather conditions wet soil conditions, failure or interruptions of power, restrictive governmental laws and regulations, condemnation, riots, insurrections, war, fuel shortages, accidents, casualties, Acts of God, acts caused directly or indirectly by the City (or the City's agents, employees or invitees) when applicable to Developer or third parties, or any other cause beyond the reasonable control of Developer or the City.

N. ASSIGNMENT

The rights (including, but not limited to, the right to payments contemplated by *Section C* of this Agreement) and obligations (or either of them) of the Developer under this Agreement shall not be assignable by the Developer.

O. PREPAYMENTS

Should the annual incremental tax revenue generated by the Project be sufficient to pay all cost eligible expenses prior to the expiration of the term of the Agreement, the City may, in its sole discretion, elect to pay all then remaining payments in a single lump sum payment.

P. WAIVER

Any party to this Agreement may elect to waive any remedy it may enjoy hereunder, provided that no such waiver shall be deemed to exist unless the party waiving such right of remedy does so in writing. No such waiver shall obligate such party to waive any right of remedy hereunder, or shall be deemed to constitute a waiver of other rights and remedies provided said party pursuant to this Agreement.

Q. SEVERABILITY

If any section, subsection, term or provision of this Agreement or the application thereof to any party or circumstance shall, to any extent, be invalid or unenforceable, the remainder of said section, subsection, term or provision of this Agreement or the application of same to parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby.

R. NOTICES

All notices, demands, requests, consents, approvals or other instruments required or permitted by this Agreement shall be in writing and shall be executed by the party or an officer, agent or attorney of the party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally, or as of the third (3rd) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid addressed as follows:

TO CITY:

City Clerk, City of Oregon
115 N. 3rd Street
Oregon, IL 61061
Telephone: (815) 732-6321
Fax: (815) 732-7292

TO DEVELOPER:

Matthew Pendergrass

With Copy to:

Jacob & Klein, Ltd.
The Economic Development Group, Ltd.
1701 Clearwater Avenue
Bloomington, IL 61704
Telephone: (309) 664-7777
Fax: (309) 664-7878

S. SUCCESSORS IN INTEREST

Subject to the provisions of *Section N*, above, this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

T. NO JOINT VENTURE, AGENCY, OR PARTNERSHIP CREATED

Neither anything in this Agreement nor any acts of the parties to this Agreement shall be construed by the parties or any third person to create the relationship of a partnership, agency, or joint venture between or among such parties.

U. INDEMNIFICATION OF CITY

It is the understanding of the Parties that the position of the Illinois Department of Labor is that the Illinois Prevailing Wage Act does not apply to TIF increment received by developers as reimbursement for private TIF Eligible Project Costs. This position of the Department of Labor is stated as an answer to a FAQ on its website. The Developer shall indemnify and hold harmless the City, and all City elected or appointed officials, officers, employees, agents, representatives, engineers, consultants and attorneys (collectively, the Indemnified Parties), from any and all claims that may be asserted against the Indemnified Parties or one or more of them, in connection with the applicability, determination, and/or payments made under the Illinois Prevailing Wage Act (820 ILCS 130/0.01 et. seq.), the Illinois Procurement Code, and/or any similar State or Federal law or regulation. In addition, the Developer agrees to indemnify and hold harmless the City for any claim asserted against the City arising from the Developer's Project and/or this Agreement or any challenge to the eligibility of project costs reimbursed to the Developer hereunder. This obligation to indemnify and hold harmless obligates Developer to defend any such claim and/or action, pay any liabilities and/or penalties imposed, and pay all defense costs of City, including but not limited to the reasonable attorney fees of City.

V. ENTIRE AGREEMENT

The terms and conditions set forth in this Agreement and exhibits attached hereto supersede all prior oral and written understandings and constitute the entire agreement between the City and the Developer with respect to the subject matter hereof.

W. TITLES OF PARAGRAPHS

Titles of the several parts, paragraphs, sections or articles of this Agreement are inserted for convenience of reference only, and shall be disregarded in construing or interpreting any provisions hereof.

X. WARRANTY OF SIGNATORIES

The signatories of Developer warrant full authority to both execute this Agreement and to bind the entity in which they are signing on behalf of.

Y. TERM OF THE AGREEMENT

Notwithstanding anything contained herein to the contrary, this Agreement shall expire upon expiration of the Loan set forth in *Section C* above. The Agreement shall expire sooner if the Developer files for bankruptcy or otherwise becomes insolvent, the Property becomes the subject of foreclosure proceedings, or upon default by the Developer of this Agreement.

IN WITNESS WHEREOF the Parties hereto have caused this Agreement to be executed by their duly authorized officers on the above date at Oregon, Illinois.

CITY
Oregon, Illinois, a Municipal Corporation

BY: _____
Mayor, City of Oregon

ATTEST:

City Clerk, City of Oregon

DEVELOPER
Matthew Pendergrass, individually

AND

408 E Washington Street, LLC, an Illinois
Limited Liability Company

BY: _____

Title: _____

EXHIBIT 1

SUMMARY OF ESTIMATED TIF ELIGIBLE PROJECT COSTS

Matthew Pendergrass and 408 E Washington Street, LLC
Oregon TIF District in the City of Oregon, Ogle County, Illinois

Project Description: The Developer owns the Property and is proceeding with plans to renovate and rehabilitate the commercial building for operation of a new restaurant known as Taft’s Tavern.

Street Location: 408 E Washington Street, Oregon, Illinois

PIN#s: 16-03-281-017

Estimated TIF Eligible Project Costs:

Rehabilitation and Renovation Costs	<u>\$250,000</u>
Total Estimated TIF Eligible Project Costs*	\$250,000

*The City’s reimbursement of Eligible Project Costs to the Developer shall not exceed **\$50,000.00** as set forth in this Redevelopment Agreement.

EXHIBIT 2

CITY OF OREGON, ILLINOIS OREGON TAX INCREMENT FINANCING DISTRICT

PRIVATE PROJECT REQUEST FOR REIMBURSEMENT

**BY
MATTHEW PENDERGRASS AND 408 E WASHINGTON STREET, LLC**

Date: _____

Attention: City TIF Administrator, City of Oregon, Illinois

Re: TIF Redevelopment Agreement, dated March 10, 2026
by and between the City of Oregon, Illinois, and
Matthew Pendergrass and 408 E Washington Street, LLC (the “Developer”)

The City of Oregon is hereby requested to disburse funds from the Special Tax Allocation Fund pursuant to the Redevelopment Agreement described above in the following amount(s), to the Developer and for the purpose(s) set forth in this Request for Reimbursement. The terms used in this Request for Reimbursement shall have the meanings given to those terms in the Redevelopment Agreement.

1. REQUEST FOR REIMBURSEMENT NO. _____
2. PAYMENT DUE TO: Matthew Pendergrass and 408 E Washington Street, LLC
3. AMOUNTS REQUESTED TO BE DISBURSED:

Description of TIF Eligible Project Cost	Amount
Total	

4. The amount requested to be disbursed pursuant to this Request for Reimbursement will be used to reimburse the Developer for Redevelopment Project Costs for the Project detailed in ***Exhibit “1”*** of the Redevelopment Agreement.

5. The undersigned certifies and swears under oath that the following statements are true and correct:
- (i) the amounts included in (3) above were made or incurred or financed and were necessary for the Project and were made or incurred in accordance with the construction contracts, plans and specifications heretofore in effect; and
 - (ii) the amounts paid or to be paid, as set forth in this Request for Reimbursement, represent a part of the funds due and payable for TIF Eligible Redevelopment Project Costs; and
 - (iii) the expenditures for which amounts are requested represent proper Redevelopment Project Costs as identified in the "Limitation of Incentives to Developer" described in *Section "D"* of the Redevelopment Agreement, have not been included in any previous Request for Reimbursement, have been properly recorded on the Developer's books and are set forth with invoices attached for all sums for which reimbursement is requested, and proof of payment of the invoices; and
 - (iv) the amounts requested are not greater than those necessary to meet obligations due and payable or to reimburse the Developer for its funds actually advanced for Redevelopment Project Costs; and
 - (v) the Developer is not in default under the Redevelopment Agreement and nothing has occurred to the knowledge of the Developer that would prevent the performance of its obligations under the Redevelopment Agreement.
 - (vi) Any violation of this oath shall constitute a default of the Redevelopment Agreement and shall be cause for the City to unilaterally terminate the Redevelopment Agreement.
6. Attached to this Request for Reimbursement is ***Exhibit "1"*** of the Redevelopment Agreement, together with copies of invoices, proof of payment of the invoices, and Mechanic's Lien Waivers relating to all items for which reimbursement is being requested.

BY: _____ (Developer)

TITLE: _____

APPROVED BY CITY OF OREGON, ILLINOIS

BY: _____

TITLE: _____ DATE: _____

REVIEWED BY JACOB & KLEIN, LTD. & THE ECONOMIC DEVELOPMENT GROUP, LTD.

BY: _____

TITLE: _____ DATE: _____



Resolution 2026-05

A RESOLUTION AUTHORIZING THE DISPOSAL OF PERSONAL PROPERTY OWNED BY THE CITY OF OREGON

WHEREAS, the City of Oregon has determined that it is no longer necessary or useful to, or in the best interest of, the City of Oregon to retain ownership of the personal property hereinafter described; and

WHEREAS, the Mayor and City Council have determined it is in the best interest of the City to dispose of the personal property:

NOW, THEREFOR BE IT RESOLVED by the City Council of the City of Oregon, Ogle County, Illinois as follows:

Section 1. Pursuant to the power of the City, and the Illinois Municipal Code (65 ILCS 5/11-76-4) and Chapter 2.28 of the Oregon City Code, the City Council finds that the following described personal property now owned by the City of Oregon is no longer necessary or useful to the City, and the best interest of the city will be served by its disposal:

See attached Exhibit A

Section 2. The City Manager or his designee is authorized and directed to sell or dispose of the aforementioned personal property now owned by the City of Oregon through trade-in, private sale, auction, or other means, as approved by the City Manager.

Section 3. The City Manager is hereby authorized and directed to convey and transfer ownership and/or title(s) to aforesaid personal property upon payment in full.

Section 4. This resolution shall be in full force and effect from and after its passage and approval in a manner provided by law.

Section 5. The City Clerk will maintain a list of the disposed personal property according to State record retention laws.

ADOPTED and APPROVED by the City Council of the City of Oregon March 10th, 2026.

Ayes: Nays: Absences:

Ken Williams, Mayor

ATTEST:

Cheryl Hilton, City Clerk

EXHIBIT A

List of Surplus Personal Property

Public Works Department

Make/Model Number

2022 Kaufman Flatbed Trailer

5VGFH3024NL007501



**Resolution for Maintenance
Under the Illinois Highway Code**

District	County	Resolution Number	Resolution Type	Section Number
2	Ogle	2026-06	Original	26-00000-00-GM

BE IT RESOLVED, by the Council of the City of
Governing Body Type Local Public Agency Type
Oregon Illinois that there is hereby appropriated the sum of _____
Name of Local Public Agency
Two Hundred Thousand and 00/100 Dollars (**\$200,000.00**)

of Motor Fuel Tax funds for the purpose of maintaining streets and highways under the applicable provisions of Illinois Highway Code from
01/01/26 to 12/31/26 .
Beginning Date Ending Date

BE IT FURTHER RESOLVED, that only those operations as listed and described on the approved Estimate of Maintenance Costs, including supplemental or revised estimates approved in connection with this resolution, are eligible for maintenance with Motor Fuel Tax funds during the period as specified above.

BE IT FURTHER RESOLVED, that City of Oregon
Local Public Agency Type Name of Local Public Agency
shall submit within three months after the end of the maintenance period as stated above, to the Department of Transportation, on forms available from the Department, a certified statement showing expenditures and the balances remaining in the funds authorized for expenditure by the Department under this appropriation, and

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I Cheryl Hilton City Clerk in and for said City
Name of Clerk Local Public Agency Type Local Public Agency Type
of Oregon in the State of Illinois, and keeper of the records and files thereof, as
Name of Local Public Agency
provided by statute, do hereby certify the foregoing to be a true, perfect and complete copy of a resolution adopted by the

Council of Oregon at a meeting held on 03/10/26 .
Governing Body Type Name of Local Public Agency Date

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 10th day of March, 2026 .
Day Month, Year

(SEAL, if required by the LPA)

Clerk Signature & Date

APPROVED

Regional Engineer Signature & Date
Department of Transportation

a5 Proposal / City of Oregon

page 1

February 19, 2026

We at a5 Branding & Digital are excited to get working on Year Two to lead the All Trails Lead to Oregon campaign. This year, we aim to expand the reach, extend the seasons and drive more people to Oregon, Illinois. The aim: turn visitors into fans and fans into residents and business owners.

Working in concert with the core team and steering committee, we will review the successes in 2025 and build a 2026 marketing campaign and program that could include these key initiatives:

- Develop product that will bring people to Oregon, including festivals, events and tours
- Connect Oregon to communities south (i.e. Dixon) and north (i.e. Byron and Rockford)
- Craft content Around Weekend Stays in addition to the Day Trip Adventures
- Expand to market year 'round opportunities, including Spring, Fall and Winter
- Reach a wider geographic audience, i.e. Madison and Milwaukee in addition to Rockford and Chicago

Account Management

During 2026, we will develop a stronger year 'round account management presence to keep the core team and steering committees engaged all four seasons. This will include:

- Strengthen core team with monthly check-in meetings
- Coordinate quarterly steering committee meetings
- Capture data and measure results and impact—and report out semi-annually
- Work more closely with attractions and businesses

Marketing Plan Development

Building upon the marketing plan for 2025, we would work with Oregon to determine what works and what can be improved in the coming year.

The updated plan would include:

- Goals
- Audiences
- Key messages
- Strategies for success
- Options and recommendations on how to develop a sustainable structure.
- Partnership development, including other taxing bodies, the CVB, Chamber of Commerce, etc.
- Tactical recommendations
- Timeline
- Media budget recommendations (three media plan options)
- Metrics

The plan will include updated messaging (if needed), goals, tactics, metrics, schedule and budget. New tactics could include events (in Chicago and/or Rockford), trade shows, street banners, an enhanced presence on the city website (and local organizations), etc. Leveraging search results through AI will also be an element of the plan.

a5 Proposal / City of Oregon

page 2

February 19, 2026

In addition, a5 would be happy to work more closely with the business community to foster a stronger sense of community and to grow the local business ecosystem.

Website Expansion

Building upon the successful website launch, we would continue to update the All Trails Lead to Oregon website with up-to-date and accurate information. We would also:

- Create and post more weekend adventures
- Highlight activities in the Fall, Winter and Spring
- Generate content that connects Oregon to the wider region, offering more places for people to stay (i.e. Rockford and Dixon) and more activities in the area

Social Media

In 2025, we launched All Trails Lead to Oregon social media accounts on Facebook and Instagram. In 2026, we aim to grow these audiences and engagement.

- Grow Facebook from 688 followers to 1500 followers
- Grow Instagram from 997 followers to 2,500 followers

Working with you, we also plan to grow the engagement, increase social media advertising and encourage area businesses and organizations to like, comment and share the positive news about Oregon.

Media Buy

In 2025, the media buy was focused on the Chicago area with a pinch of Rockford and Rochelle. In 2026, we aim to strengthen the message in those areas and add DeKalb, Madison and Milwaukee. The media buy would be developed in concert with the core team and shared with the steering committee to input.

Influencer Marketing

The influencer agreements in 2025 yield very strong results. 3,800,000 million views, 8,862 shares, and 4,100 saves. This coming year, we propose to build on that success by coordinating trips with additional influencers in the target markets, expanding from two agreements (A Couple of Patels, Renee's Next Adventure and Mapping our Tracks) to five or six with targets of summer, fall and winter.

a5 Proposal / City of Oregon

page 3

February 19, 2026

Video

In the 2025 fiscal year, we produced one video during the holiday season. We propose to create four to six short-form videos across the Summer, Fall and Winter. a5 would concept, storyboard, shoot, edit and distribute these videos on social media. (They would be posted on the All Trails website also.) Subjects would include stories of people and place, including downtown, recreational opportunities, food and lodging and more, all with an emphasis on how easy it is to visit Oregon.

Google Ads

Google ads are an inexpensive and highly effective way to reach people searching for places to visit and communities in which to invest. We would write and post ads that will engage potential travelers and those interested in an Oregon adventure.

Email Marketing

Working with the City, we can develop an email newsletter and an email template, then build a database to share information on a regular basis. This newsletter could be focused on tourism and economic development to expand the reach and message. The template would be created in Mailchimp.

Photography

In addition to video, photography is crucial for telling the Oregon story. We would organize one day of photography with Chris Guillen, who took the 2025 shots.

We would photograph new people and different places, including:

- Parks in Oregon
- Regional attractions, including Nachusa Grasslands, White Pines, etc.
- Local business owners, including La Vigna, Blackhawk Steak Pit, Jay's Drive-In, breakfast spots, etc.
- Local attractions, including the Oregon Ganymedes, Conover Square Mall, CMAAA, etc.

Optional: Oregon News

a5 proposes to help Oregon create a connection with the community by developing a compelling news voice. This would combine print and digital methods to provide a clear and consistent outlet for informing and educating the community—and giving people a sense of pride. Combining stories of people and place, Oregon News (name to be developed) would come out on a regular basis—six or 12 times annually—with clean design, great content and high-impact imagery. Oregon News would fill the vacuum by providing local news—stories of people and place—that will keep residents informed and engaged in the building of community.

a5 Proposal / City of Oregon

page 4

February 19, 2026

Budget, Year Two

a5 Fees, Project Management	\$24,000
a5 Fees, Web Maintenance	\$4,000
a5 Fees, Social Media/Email Management	\$15,000
a5 Fees, Collateral	\$3,000
a5 Fees, Print & Digital Ads	\$10,000
a5 Fees, PR	\$3,000
a5 Fees, Updated Marketing Plan	\$3,000
a5 Fees, Oregon News (Optional)	TBD
Media Budget	\$51,750
Video	\$8,000
Photographer Fees (estimated)	\$4,000
Web Site hosting/Squarespace (per year)	\$250
Total Budget, Year Two	\$126,000



Our Mission: *To foster an environment of economic growth and opportunity through effective partnerships with our citizens, businesses, and visitors while maintaining a high standard for quality of life in a progressive community which embraces its heritage.*

CITY OF OREGON CITY COUNCIL MEETING AGENDA MEMORANDUM

To: City Council

From: Darin DeHaan, City Manager

Subject: Appropriations

Action Requested: ☒ Approval ☐ Discussion ☐ Information Only

Meeting Date: 3/10/2026

Due to the delay in receiving our new squad cars as well as the council's decision to take advantage of the availability of an additional squad car we will fall short of funds in our General Fund Vehicle Replacement fund line item 01-01-8400. I am recommending the council approve the transfer of \$100,000 from the General Fund Contingency Line Item 01-01-9100 into the Vehicle Replacement fund 01-01-8400. This will cover the squad car purchases as well as the remaining FY payments on the Leaf Vac.

Vehicle Replacement Fund appropriation: \$350,0000

We appropriated \$250,000 for 01-01-9100 so \$150,000 will remain in that line item after the transfer.

Respectfully submitted,

Darin DeHaan, City Manager

Mayor: Ken Williams
City Manager: Darin DeHaan
City Clerk: Cheryl Hilton
City Attorney: Paul Chadwick
Chief of Police: Matt Kalnins

Council Member: Terry Schuster
Council Member: Josiah Flanagan
Council Member: Melanie Cozzi
Council Member: Tim Krug
Director of Public Works: Bill Covell



Our Mission: To foster an environment of economic growth and opportunity through effective partnerships with our citizens, businesses, and visitors while maintaining a high standard for quality of life in a progressive community which embraces its heritage.

CITY OF OREGON

115 N. 3rd Street, Oregon, IL 61061

Phn: 815-732-6321/ website: cityoforegon.org

To: Mayor Ken Williams & Oregon City Council

From: Darin J. DeHaan, City Manager & Staff

DATE: Mar 10, 2026

I am pleased to provide Mayor Williams and the Oregon City Council with the following synopsis of City Business for – Feb 21, 2026 – Mar 6, 2026

Submitted by Darin DeHaan - City Manager

- I submitted several grants this week for various projects throughout the city. One grant for a radar trailer, and a grant for our south 2nd street pollinator project.
- Continued work on VGT and Liquor license research for future consideration.
- I attended the Illinois Rural Community and Economic Development conference in Springfield along with Mayor Williams and Council Member Terry Schuster. They had great informative sessions on Rural Tourism, Economic Development, Housing and several other important subjects for our community. Mayor Williams and Angie Martin-Bakener presented Oregon's downtown revitalization as the Village Bakery as being a bright spot to spur that revitalization years ago. I heard so many great compliments about our community while at the conference.



- Continue efforts to connect potential businesses with rental spaces.
- Coordinated the city's response to several ordinance issues.
- Responded to several inquiries on both city business as well as potential businesses.
- Coordinated several projects and issues for the Coliseum building.

- Cheryl and I met with Harvard Bank President Phil Lehmann to review city accounts with his bank. Good discussion on steps we have implemented for account security as well.
- The Coliseum got its new gutter and downspouts. The old system had several leaks which was causing some water getting into the basement. Thank you to Bill Covell for helping coordinate this project. It's vitally important that we continue to invest in ways to preserve this historical building for the future.



- Continued discussions with department heads in reference to ongoing and pending city projects.
- Chris Manheim and I had a followup discussion with Hometown Consultants on our SCI grant process. This is definitely coming at the right time to help Oregon strategize for the future.
- Continue to work on housing and continue to provide potential strategies for council consideration.
- Worked on sustainability projects.

- Met with Public Works and Nachua township to coordinate some public parking spaces along N. Etnyre Avenue.
- Follow up on the IDHA housing survey and coordinated paperwork with volunteers.
- I'm very glad to hear from citizens that they are watching our live streams for our City Council meetings. Keeping our citizens informed is top priority. I always welcome questions about action taken at the meeting if people have them.

“As always I want to remind the community that I am always open to hearing your perspectives if there are things you feel need addressed. I'm available via phone, email, or you can always message me via facebook messenger from the City page. We work for you and your input and communication is vital for our success.” - Darin DeHaan

City Hall - Cheryl Hilton, City Clerk

- 4 Building permits were issued for the month of February.
- City Hall continues to hear from residents regarding undelivered utility bills. Residents are encouraged to sign up for email billing and direct debit. Please contact City Hall with any questions and how to get started.
- Yard waste and brush collection begins April 6th. The collection schedule has been posted to the City website and paper copies are available at City Hall. Please see the schedule for collection guidelines.

MEETING INFORMATION

Public Art Commission:

Next meeting TBD at Oregon City Hall Council Chambers. I attended the March 4th Public Art Committee meeting and they voted to accept the latest version of the welcome sign art. Once I get digital copies I will bring that to the council for final approval.

250th Anniversary of US Ad Hoc -

Next Meeting **Mar 19, 2026** at 5:00pm at Oregon City Hall Conference Room. I attended the 250 Anniversary Committee Meeting and will continue to help coordinate planning efforts with that group. John Dickson was voted in as Chair for that committee. Thank you to all of the volunteers. We will push out information once plans are finalized.

Sustainability Committee:

Next meeting: **Apr 13, 2026** at 9am Oregon City Hall Conference Room.

Planning & Zoning:

Next meeting Mar 17, 2026 at 5:30pm Oregon City Hall Council Chambers.

Tree Board:

Next meeting Mar 18, 2026 at 5:30pm at Oregon City Hall Conference Room.

City Council Meeting:

Next meeting Mar 24, 2026 at 5:30pm Oregon City Hall Council Chambers.

Economic and Community Development Committee:

Oregon has joined Mainstreet and Darin is in the process of viewing resources and other materials to see how we can utilize the concepts/program in Oregon.

PUBLIC WORKS

[Director of Public Works Submitted by Bill Covell](#)

Oregon Public Works Disposal of Property Auction

- **[Wisconsin Surplus](#)**
 - Welder
 - Water Heaters
 - Furnaces
 - Stihl Equipment
 - Saw
 - Washers & Dryers



Lot - 85240

Black & Decker 10" Miter Saw

SKU# : 550937



Lot - 85241

Pallet of Lawn and Garden Tools

SKU# : 550938



Lot - 85242

Craftsman Table Saw

SKU# : 550939



Lot - 85243

LG Top Load Washing Machine

SKU# : 550940



Lot - 85244

Whirlpool Dryer

SKU# : 550941



Lot - 85245

Goodman Natural Gas Furnace

SKU# : 550942



Lot - 85246

Goodman Natural Gas Furnace

SKU# : 550943



Lot - 85247

Samsung Gas Stove

SKU# : 550944



Lot - 85248

Whirlpool Front Load Dryer

SKU# : 550945



Lot - 85249

Amana Top Load Washing Machine

SKU# : 550946



Lot - 85250

AO Smith 70-Gallon Natural Gas Water Heater

SKU# : 550947



Lot - 85250

AO Smith 70-Gallon Natural Gas Water Heater

SKU# : 550947



Lot - 85251

Natural Gas Furnace

SKU# : 550948



Lot - 85252

Handi Kleen PL32-A Parts Washer

SKU# : 550949



Lot - 85253

Hobart IronMan230 Wire Feel Welder

SKU# : 550950

Daily Tasks

- Help Schedule
- Approve Bills
- Purchased supplies
- Monthly Fuel Reports
- Safety Training

Projects

- Headworks
 - Project—nothing new
- Lead Service Inventory
 - Updated Lead Line Inventory
- 2026 Local Road Projects
 - Measure paving patching
- 2026 MFT Project

- Reviewed engineers cost estimate
- Added additional streets
- City Hall Parking Lot
 - Review pavement conditions for patching
- Street Garage Parking Lot
 - Review site drainage
- Adams Street
 - Double checked measurements
- 2025 East Side Sidewalk
 - Followed up with Fehr Graham
- Pedestrian Crossing
 - Nothing new
- FY2026 Budget Requests
- Start the auctions for city property disposal auction

Meetings

- Department Head
- Safety Meeting
- Meeting with Township

Miscellaneous

- Worked on Fulcrum reports





Street Department Submitted by Jordan Plock

Daily Tasks

- a. Trash pickup of city trash cans
- b. City mechanic working on daily maintenance tasks

Projects

- a. Crew worked on cleaning up some scrub trees around the Moring property.
- b. Crew is currently running the leaf vac that was rented from Bonnell. We are making one pass through town to play catch up from what was not collected due to the early snow fall.
- c. Crew is updating osha related items at the Street Department garage.
- d. Crew removed 6 more stumps within the city right of way. We hope to get quite a few knocked off the list this year depending on weather.

Training

- a. Street Foreman led safety classes on HazCom.
- b. Worked on weekly safety training
- c. Foreman worked on continuing education classes
- d. Worked on updating our list of required OSHA training for the year.

General

- a. Street Foreman attended the department head meeting.
- b. Street Foreman met with the City Manager, Public Works Director, and Nachua Township on adding parking stalls on the East Side.
- c. Josh Pickering passed his General Standards Pesticide Licensing. Congrats Josh!
- d. Worked on ordering new planters and other supplies to move forward with the vision for the Downtown Beautification.
- e. Crew upfitted and replaced the watering tank with a repurposed tank from another city property.

Sewer Department Submitted by Scott Wallace

Daily tasks

- a. Daily chores
- b. Testing full set (process control/EPA Required Monitoring)
- c. Half testing (process control)
- d. Pumped Sludge
- e. Cleaned bar screens, netting of tanks, multiple times daily due to rags, debris
- f. Daily reporting of National Weather Service recordings
- g. Lift Station usage recording
- h. Assisted the Water Department
- i. Monthly reports to the EPA
- j. Generator/ Well checks
- k. Worked with various customers on water and sewer issues (leaks, sewer backups)

Head Works

- a. Funding for headworks will be submitted in March

Scada Upgrade

- a. Metro Cloud, Spoke with programmer on weekly report programming is coming along, working on forms that will become control screens

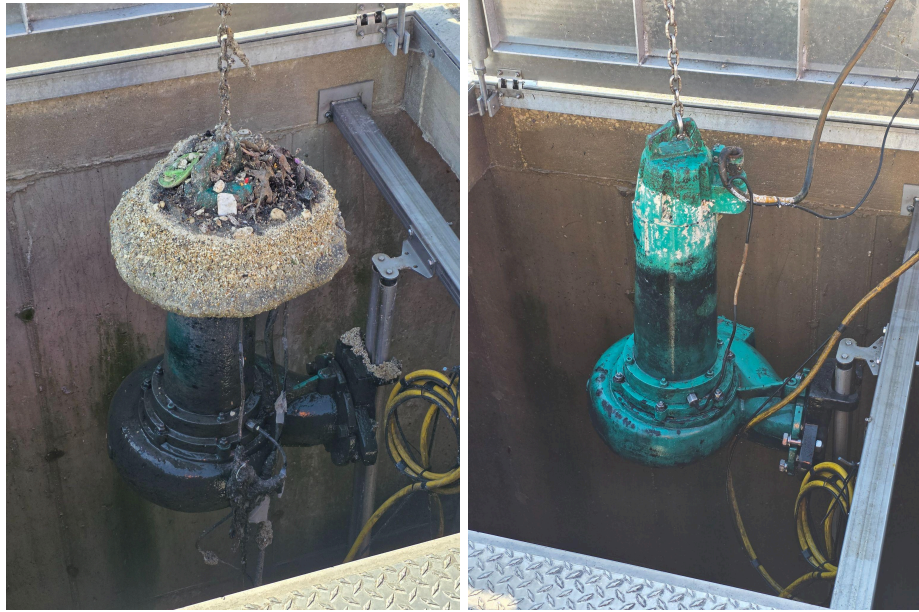
Training

- b. weekly safety training (OSHA HAZZARDS)

General

- a. Updated Emergency Response
- b. Updated MSDS sheets for lab (revised up to date)
- c. Completed 503 Regulation testing (this is Bi- Annual)
- d. Cleaned and Lubed telescopic valves at RAS station
- e. Removed rags on mixers in RAS conditioning tank
- f. Pulled Influent pump #1 Changed oil and clean housing

- g. Sludge Hauling with WasteWater Management of Northern Illinois
- h. Byron outage has begun with daily hauling to treatment plant



Water Department Submitted by Jeff Pennington

Daily Tasks

- a. Chores
- b. Daily Testing
- c. Julie Locates
- d. Final reads
- e. Water turn-ons
- f. Water shut-offs
- g. Generator checks

Wells

- a. Repaired Chemical feed pump parts as needed
- b. Received Chemical delivery from Hawkins for process/control
- c. Gasvoda fixed a leak on Air Relief valve at well #3.

Meter Replacement Program

- a. Been scheduling and replacing meters as time allows

EPA compliance

- a. Completed VOC, IOC, NO3/NO2 Samples for Epa compliance.
- b. Completed Radium sampling for Wells 2,3,5 for Epa compliance.
- c. Completed Bac-t Sampling and Fluoride samples for Epa Compliance.
- d. Completed Monthly Monitoring Report for Epa Compliance.
- e. Working on updating Lead and Copper Sample sites for Epa Compliance.
- f. Filled out and mailed license renewal for Jeff's Class 2 Wastewater license renewal for Epa compliance.

Training

- a. Safety meeting with the Public Works for OSHA hazards training during weekly meetings.
- b. Trained Aidan on how to properly collect VOC, IOC, NO3/NO2 Samples for Epa compliance.



General

- a. Department head is on Intermittent leave for Family medical needs starting 2/2/2025. Will continue to work with the Public Works Director to meet needs for EPA compliance and ensure the department is fulfilling tasks to operate properly.
- b. Assisted the Sewer department when needed
- c. Worked with customers on water leaks and sewer issues at numerous locations.
- d. Worked with customers on meter repairs, and replacement of meters.
- e. Investigated broken valve box on S. 5th st. scheduling to dig up and repair.



Oregon Police Department

Police Department Submitted by Chief Matthew Kalnins

- On March 3, 2026 the Oregon Police Department received the final 2 squad cars they had on order. A Ford SUV and a Ford F150. These two squads complete their fleet.



