

# **Vermilion Housing Authority**



**Board of Commissioners**

**September 16, 2021**

**Board Packet**



Vermilion Housing Authority

1607 Clyman Lane


Danville, IL 61832

P: (217) 443-0621 F: (217) 431-7059

Jaclyn Vinson, Executive Director

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TO: All Interested Parties

FROM: Jaclyn Vinson, Executive Director 

DATE: September 13, 2021

SUBJECT: Board of Commissioners Monthly Meeting

The regular meeting of the Board of Commissioners of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority is scheduled for **Thursday, September 16, 2021 at 4:00 p.m. will be held via teleconference.**

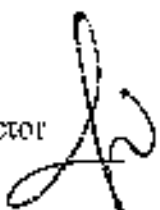
JV:sh



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The regular meeting of the Board of Commissioners of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority is scheduled for **Thursday, September 16, 2021 at 4:00 p.m. will be held via teleconference.**

Copies of information and business items are enclosed. Please contact me at (217) 444-3101 if you have any questions.

JV:sh  
Enclosures



**BOARD OF COMMISSIONERS  
REGULAR MEETING  
VIA TELECONFERENCE  
THURSDAY, SEPTEMBER 16, 2021  
AGENDA**

1. Pledge of Allegiance
2. Roll Call
3. Approval of Agenda [voice vote]
4. Public and Resident Comments:  
*Comments will be accepted on items listed on the agenda for action at the September Board of Commissioners meeting with a 3 minute limit or with an authorized form signed and turned in prior to the meeting-ED*
5. Approval of August 19, 2021 - VHA Board Minutes and Closed Session Minutes (pages 1-14)
6. Police Reports (pages 15-16)
7. Department Reports:
  - (a) Public Housing (pages 17-19)
  - (b) HCV (pages 20-21)
  - (c) Finance (pages 22-39)
  - (d) Personnel (page 40)
8. New Business [all the below items – roll call vote]
  - \* (a) Disposition of 2003 Ford Escape (pages 41-42)
  - \* (b) Disposition of 2000 Chevy 15 Passenger Van as well as Turtle Top Retrofit (pages 43-44)
  - \* (c) Disposition of John Deere 737 2 Track 54" Mower (pages 45-46)
  - \* (d) Purchase of 2 – 2022 Chevy Silverado's (pages 47-49)
  - \* (e) Disposition of 2005 Chevy Silverado 2500 (pages 50-51)

- \* (f) Project Services Agreement for Fair Oaks Demolition (pages 52-65)
  - \* (g) Project Services Agreement for Ramey Court Demolition (pages 66-79)
9. **Other Business - None**
  10. **Closed Session for Real Estate Matters**  
Pursuant to the IL Open Meetings Act:  
5 ILCS 120/2(c)(5): The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired
  11. **Chairman/Commissioner Comments**
  12. **Adjournment**

**\*NEED BOARD APPROVAL AND/OR RESOLUTION**

-The next regularly scheduled meeting of the Board of Commissioners is October 21, 2021 at Fair Oaks Administration Building Board Room, 1607 Clyman Lane, Danville, IL. We will begin at 4:00 p.m. The Annual Meeting will start at 4:00 with the election of officers.

MINUTES OF  
August 19, 2021  
REGULAR BOARD MEETING

The Board of Commissioners of the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority met in regular session on August 19, 2021 at 4:04 p.m. and via Zoom. Chairman O'Shaughnessy asked Elder Parks to lead a prayer in lieu of the "Pledge of Allegiance." Upon roll call requested by Chairman O'Shaughnessy, those present and absent were:

**PRESENT:** Chairman Pat O'Shaughnessy, Vice-Chairman – Tyson Parks, Carla Boyd, Alicia Geddis (4:09 p.m.), Lindsay VanFleet and Deanna Witzel  
**ABSENT:** Gary Miller  
**ALSO PRESENT:** Executive Director, Jaclyn Vinson; Intake Specialist, Sue Harden; Chief Financial Officer, Amber McCoy and Director of Housing Operations, Brittany Savalick

Chairman O'Shaughnessy called for any additions or deletions to item number 3 on the agenda. None were presented. Chairman O'Shaughnessy then called for a motion to approve the agenda as presented. Commissioner Witzel moved that the agenda be approved as presented. Vice Chairman Parks seconded the motion. Chairman O'Shaughnessy called for a roll call vote to approve the agenda which produced the following:

**AYES:** C. Boyd, P. O'Shaughnessy, T. Parks, L. VanFleet and D. Witzel  
**NAYES:** None  
**ABSENT:** A. Geddis and G. Miller

Chairman O'Shaughnessy opened the floor to public and resident comments, item number 4 on the agenda. None were presented.

Chairman O'Shaughnessy asked for any additions or deletions to the minutes from the June 17, 2021 Regular Board Meeting Minutes item number 5 on the agenda. None were presented. Chairman O'Shaughnessy stated that if there were no additions or corrections, he needs a motion to approve the minutes. Commissioner Boyd made a motion that the minutes from the June 17, 2021 Regular Board Meeting Minutes be approved. Vice Chairman Parks seconded the motion. Chairman O'Shaughnessy called for a roll call vote to approve the minutes of the June 17, 2021 Regular Board Meeting Minutes which produced the following:

**AYES:** A. Geddis, P. O'Shaughnessy, T. Parks, L. VanFleet, D. Witzel and C. Boyd

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NAYES: None  
ABSENT: G. Miller

Chairman O'Shaughnessy asked for item number 6 on the agenda – Police Reports. Mrs. Vinson stated there were 21 police calls for June and 22 for July. A question and answer session followed.

Chairman O'Shaughnessy asked for item number 7 on the agenda – Director's reports.

(a) **Public Housing** – Brittany Savalick went over the June and July reports. She stated they were at 100% for June and 99% for July occupancy for all AMP's. She also went over the ROSS Grant. A question and answer session followed.

(b) **LICV/Section 8** – Brittany Savalick went over the June and July reports. She stated they have 475 active vouchers for June and 478 for July.

(c) **Family Services** – Mrs. Vinson went over the June report.

(d) **Finance** – Amber McCoy went over the Finance, TAR's and Expenditures Reports for June and July. Discussion was held followed by a question and answer session.

(e) **Personnel** – Mrs. Vinson went over the June and July reports.

Chairman O'Shaughnessy asked if there were any other questions regarding the reports. None were presented.

Chairman O'Shaughnessy asked for item number 8 on the agenda – Civil Rights Policy; Confidentiality Agreement; Disposition Policy; Cash Management Policy; Amendment to Lease Agreement with the Community Development Institute; Roof Replacement at Fair Oaks and Installation of Surveillance System at Beeler Terrace and Churchill Towers.

(a) **Civil Rights Policy** – Mrs. Vinson went over the changes. Chairman O'Shaughnessy asked if there were any questions. None were presented. Commissioner Geddis made a motion to approve the Civil Rights Policy. Commissioner Boyd seconded it.

#### RESOLUTION NO. 2021-19

RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS  
d/b/a VERMILION HOUSING AUTHORITY

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**WHEREAS**, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

**WHEREAS**, in furtherance of its purpose, to approve the Civil Rights Policy; and

**WHEREAS**, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority, desires to approve such action.

**NOW, THEREFORE**, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the Civil Rights Policy.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

Chairman O'Shaughnessy called for a roll call vote to approve the Civil Rights Policy which produced the following:

AYES: P. O'Shaughnessy, T. Parks, I. Vanleet, D. Witzel, C. Boyd and A. Geddis  
NAYES: None  
ABSENT: G. Miller

Chairman O'Shaughnessy thereupon declared said motion carried.

(b) **Confidentiality Agreement** - Mrs. Vinson went over the changes. Chairman O'Shaughnessy asked if there were any questions. None were presented.

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Commissioner Geddis made a motion to approve the Confidentiality Agreement. Vice Chairman Parks seconded it.

**RESOLUTION NO. 2021-20**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS  
d/b/a VERMILION HOUSING AUTHORITY**

**WHEREAS**, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

**WHEREAS**, in furtherance of its purpose, to approve the Confidentiality Agreement; and

**WHEREAS**, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority, desires to approve such action,

**NOW, THEREFORE**, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the Confidentiality Agreement.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

Chairman O'Shaughnessy called for a roll call vote to approve the Confidentiality Agreement which produced the following:

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AYES: T. Parks, L. VanFleet, C. Boyd, A. Geddis, P. O'Shaughnessy and D. Witzel  
NAYES: None  
ABSENT: G. Miller

Chairman O'Shaughnessy thereupon declared said motion carried.

(c) **Disposition Policy** - Mrs. Vinson went over the changes. Chairman O'Shaughnessy asked if there were any questions. None were presented. Commissioner Geddis made a motion to approve the Disposition Policy. Commissioner Boyd seconded it.

### **RESOLUTION NO. 2021-21**

#### **RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS d/b/a VERMILION HOUSING AUTHORITY**

**WHEREAS**, the Housing Authority of the City of Danville, Illinois d/b/a/ Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

**WHEREAS**, in furtherance of its purpose, to approve the Disposition Policy; and

**WHEREAS**, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority, desires to approve such action.

**NOW, THEREFORE**, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the Disposition Policy.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.

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

Chairman O'Shaughnessy called for a roll call vote to approve the Disposition Policy which produced the following:

AYES: L. VanFleet, D. Witzel, C. Boyd, A. Geddis, P. O'Shaughnessy and T. Parks  
NAYES: None  
ABSENT: G. Miller

Chairman O'Shaughnessy thereupon declared said motion carried.

(d) **Cash Management Policy** – Mrs. Vinson went over the changes. Chairman O'Shaughnessy asked if there were any questions. None were presented. Vice Chairman Parks made a motion to approve the Cash Management Policy. Commissioner Witzel seconded it.

#### RESOLUTION NO. 2021-22

##### RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS d/b/a VERMILION HOUSING AUTHORITY

**WHEREAS**, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

**WHEREAS**, in furtherance of its purpose, to approve the Cash Management Policy; and

**WHEREAS**, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority, desires to approve such action.

**NOW, THEREFORE**, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.

Section 2. Approval of the Cash Management Policy.

Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.

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

Chairman O'Shaughnessy called for a roll call vote to approve the Cash Management Policy which produced the following:

AYES: D. Witzel, C. Boyd, A. Geddis, P. O'Shaughnessy, T. Parks and L. VanFleet  
NAYES: None  
ABSENT: G. Miller

Chairman O'Shaughnessy thereupon declared said motion carried.

(c) **Amendment to Lease Agreement with the Community Development Institute** – Mrs. Vinson went over the amendment. Chairman O'Shaughnessy asked if there were any questions. None were presented. Commissioner Witzel made a motion to approve the Amendment to Lease Agreement with the Community Development Institute. Commissioner VanFleet seconded it.

## RESOLUTION NO. 2021-23

### RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS d/b/a VERMILION HOUSING AUTHORITY

**WHEREAS**, the Housing Authority of the City of Danville, Illinois d/b/a Vermillion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

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**WHEREAS**, in furtherance of its purpose, to approve the Amendment to Lease Agreement between the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority and Community Development Institute (Head Start); and

**WHEREAS**, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority, desires to approve such action.

**NOW, THEREFORE**, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the Amendment to Lease Agreement between the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority and Community Development Institute (Head Start).
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

Chairman O'Shaughnessy called for a roll call vote to approve the Amendment to Lease Agreement with the Community Development Institute which produced the following:

AYES: C. Boyd, A. Geddis, P. O'Shaughnessy, T. Parks, L. VanFleet and D. Witzel  
NAYES: None  
ABSENT: G. Miller

Chairman O'Shaughnessy thereupon declared said motion carried.

(1) **Roof Replacement at Fair Oaks** – Mrs. Vinson went over the bids. Chairman O'Shaughnessy asked if there were any questions. None were presented. Commissioner Witzel made a motion to approve the Roof Replacement at Fair Oaks. Commissioner Boyd seconded it.

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**RESOLUTION NO. 2021-24**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS  
d/b/a VERMILION HOUSING AUTHORITY**

**WHEREAS**, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

**WHEREAS**, in furtherance of its purpose, the Authority to approve Freeman Exteriors for roof replacement on 2 buildings at Fair Oaks not to exceed \$37,673.77; and

**WHEREAS**, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority desires to approve such action.

**NOW, THEREFORE**, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of Freeman Exteriors for roof replacement on 2 buildings at Fair Oaks not to exceed \$37,673.77.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

Chairman O'Shaughnessy called for a roll call vote to approve the Roof Replacement at Fair Oaks which produced the following:

**AYES:** A. Geddis, P. O'Shaughnessy, T. Parks, L. VanFleet, D. Witzel and C. Boyd

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NAYES: None  
ABSENT: G. Miller

Chairman O'Shaughnessy thereupon declared said motion carried.

(g) **Installation of Surveillance System at Beeler Terrace and Churchill Towers** – Mrs. Vinson went over the bids. Chairman O'Shaughnessy asked if there were any questions. None were presented. Commissioner Geddis made a motion to approve the Installation of Surveillance System at Beeler Terrace and Churchill Towers. Commissioner Witzel seconded it.

### RESOLUTION NO. 2021-25

#### RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS d/b/a VERMILION HOUSING AUTHORITY

**WHEREAS**, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

**WHEREAS**, in furtherance of its purpose, the Authority to approve the installation of security cameras at Beeler Terrace and replace at Churchill Towers by Gibson Teldata, Inc. with an amount not to exceed \$91,448.75; and

**WHEREAS**, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority desires to approve such action.

**NOW, THEREFORE**, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the installation of security cameras at Beeler Terrace and replace at Churchill Towers by Gibson Teldata, Inc. with an amount not to exceed \$91,448.75.

Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.

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

Chairman O'Shaughnessy called for a roll call vote to approve the Installation of Surveillance System at Beeler Terrace and Churchill Towers which produced the following:

AYES: P. O'Shaughnessy, T. Parks, L. VanFleet, D. Witzel, C. Boyd and A. Geddis  
NAYES: None  
ABSENT: G. Miller

Chairman O'Shaughnessy thereupon declared said motion carried.

Chairman O'Shaughnessy asked for item 9 on the agenda – Other Business – None.

Chairman O'Shaughnessy asked for item 10 on the agenda – Closed Session for Real Estate Matters. Chairman O'Shaughnessy asked for a motion and a second to go into Closed Session for Real Estate Matters Pursuant to the IL Open Meetings Act:

5 ILCS 120/2(c)(5): The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired.

Commissioner Witzel moved to go into closed session to discuss the above-matter. Vice Chairman Parks seconded the motion. Chairman O'Shaughnessy called for a roll call vote to go into closed session which produced the following:

AYES: C. Boyd, A. Geddis, P. O'Shaughnessy, T. Parks, L. VanFleet and D. Witzel  
NAYES: None  
ABSENT: G. Miller

Upon roll call vote, Chairman O'Shaughnessy thereupon declared said motion carried and moved into closed session at 4:53 p.m.

Commissioner Boyd made a motion to come out of closed session. Commissioner Geddis seconded the motion. Chairman O'Shaughnessy called for a roll call vote to reconvened into open session which produced the following:



AYES: C. Boyd, A. Geddis, P. O'Shaughnessy, T. Parks, T. VanFleet and D. Witzel  
NAYES: None  
ABSENT: G. Miller

The Board reconvened into open session at 5:05 p.m.

Chairman O'Shaughnessy as for item 11 on the agenda - Chairman/Commissioner Comments. None were presented.

Chairman O'Shaughnessy stated that with the agenda items satisfied he would entertain a motion to adjourn the meeting. Commissioner Geddis made the motion to adjourn. Commissioner Boyd seconded the motion. Chairman O'Shaughnessy called for a roll call vote to adjourn the meeting which produced the following:

AYES: C. Boyd, A. Geddis, P. O'Shaughnessy, T. Parks, L. VanFleet and D. Witzel  
NAYES: None  
ABSENT: G. Miller

The meeting was adjourned at 5:15 p.m.

\_\_\_\_\_ Date: \_\_\_\_\_

Chairman  
The Housing Authority of the City of  
Danville, Illinois d/b/a Vermilion Housing Authority,  
Board of Commissioners

\_\_\_\_\_ Date: \_\_\_\_\_

Secretary/Treasurer  
The Housing Authority of the City of  
Danville, Illinois d/b/a Vermilion Housing Authority,  
Board of Commissioners

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**VHA - Police Reports in Commercial News - August 2021**

<b>Date</b>	<b>Type</b>	<b>Location</b>	<b>Description</b>
8/1/2021	Police	Beeler	Domestic battery in the 300 block of Washington
8/3/2021	Police	Beeler	Criminal trespass in the 300 block of Bradley
8/3/2021	Police	Fair Oaks	Aggravated battery in the 1600 block of Fairchild
8/3/2021	Police	Fair Oaks	Burglary in the 900 block of Hubbard
8/3/2021	Police	Fair Oaks	Criminal trespass in the 900 block of Hartshorn
8/4/2021	Police	Fair Oaks	Battery in the 1600 block of Fairchild
8/11/2021	Police	Beeler	Disorderly conduct in the 300 block of Bradley
8/14/2021	Police	Fair Oaks	Home invasion in the 1000 block of Campbell
8/19/2021	Police	Fair Oaks	Wanted on a warrant, resisting and obstructing, possession of a controlled substance with intent to deliver, and possession of cocaine at Clyman and Redden. A man was arrested
8/20/2021	Police	Fair Oaks	Domestic battery in the 900 block of Hubbard
8/20/2021	Police	Fair Oaks	Theft in the 900 block of Hubbard
8/22/2021	Police	Fair Oaks	Reckless discharge of a firearm at Redden and Clyman

\*Year to Date Comparisons on Next Page

Total Police Calls	FY 2022		FY 2021	
	2022	2021	2022	2021
March:	101	106	101	106
February:				
January:				
December:				
November:				
October:				
September:				
August:				
July:				
June:				
May:				
Apr:				

Total Calls for the Month:	FY 2022		FY 2021	
	2022	2021	2022	2021
12	101	106	101	106

FO - Full Call  
 BI - Inmate Transfer  
 MI - Misdemeanor  
 CI - Child  
 NOT - Not on Call  
 O - Out of Area  
 P - Police  
 R - County Jail  
 \*Includes County Properties as well

Aug-21

AMP	End of Month Occupancy	TOTAL UNITS PER COMMUNITY	Vacant for Demo	OCCUPIED UNITS
AMP 101-Fair Oaks	100%	260	0	260
AMP 102-Beeler, Churchill, Madison Ct.	100%	102	0	102
AMP 103- Mer Che	100%	93	0	93
AMP 104- County Sites	90%	211	25	186
<b>GRAND TOTAL THIS MONTH</b>		<b>674</b>	<b>25</b>	<b>649</b>
<b>GRAND TOTAL LAST MONTH</b>		<b>674</b>	<b>24</b>	<b>650</b>

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<b>Demo Update- August 21</b>	
<b>Fair Oaks</b>	
Transferred/Transferring	32
Porting	23
Moved out on own	15
Leased up with HCV in VC	22
Total	92
<b>Ramey Court</b>	
Transferred/ Pending possible transfer	3
Leased up in VC	4
Vacant Prior to Approval	8
Porting	1
Moved out on own	5
Total	26

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## August 2021 Board Report

### Resident Opportunity & Self Sufficiency (ROSS)

#### Meetings:

- Jennifer Spinks from Child Care Resource Services
- Tammy Lakelanó Molina Healthcare
- VHA staff meetings

#### Referrals:

- 2 to DACC GED
- 4 to VHA Intake

#### Trainings:

- Global Leadership Conference
- American Association of Service Coordinators (AASC) Virtual Conference
- Nan McKay Resident Opportunity Self-Sufficiency (ROSS) Virtual Training

#### Program:

- Fair Hope Clothing Give Away for Public Housing residents
- Prepped for Clothing Give Away for Housing Choice Voucher (HCV) participants with HCV Specialists
- Met with Samantha Bruens, Property Manager, Hoopston (North County)
  - Familiarize with site (Centennial Manor)
  - Set dates and times for programming at North properties
  - Working to provide information to South County properties
- Continuing to become familiar with grant requirements
- Toured the American Jobs Center (AJC)
- Continuing to receive referrals from VHA Property Managers and community

## Housing Choice Voucher August 2021 Board Report

### UTILIZATION

- New Admissions: 4
- Terminations: 10
  - 3- Program Compliance
  - 3- Voluntary
  - 3- Port-Out (Absorbed)
  - 1- Deceased

**Demolition Phase 1 Update:** 20 families initially leased up in Vermilion County with a tenant protection voucher. Of those 20, 11 are still active tenants in VC, 5 have since ported (1 to NC, 1 to Lake County, 2 to Cook County, 1 to Chicago), and 4 have been terminated from the program. Of those that were terminated 3 were program compliance (2 left with no notice) and the 4<sup>th</sup> was over-income for 180 days or more.

Mon.	2019		2020		2021		2021		2021		2021 Total	
	FUP	Reg.	FUP	Reg.	DEMO	RC DEMO	VASH	VASH 16	CP	Port-Out		PMII
1	387	449	9	338			47	51	5	12	4	466
2	387	454	8	339			46	52	5	14	4	468
3	384	460	7	337	3		43	53	5	14	4	468
4	390	470	7	342	7		42	55	5	14	4	476
5	402	458	7	340	11		42	56	5	15	4	480
6	403	460	6	333	14		43	54	5	16	4	475
7	407	460	5	328	20	3	43	51	5	16	4	475
8	405	469	7	325	21	3	42	52	5	19	4	478
9	406	464	7	319	23	3	41	50	6	16	6	473
10	417	466										
11	425	465										
12	436	463										
<b>Grand Total</b>	<b>5549</b>	<b>5547</b>	<b>63</b>	<b>3001</b>	<b>61</b>	<b>9</b>	<b>394</b>	<b>474</b>	<b>46</b>	<b>136</b>	<b>38</b>	<b>4839</b>

**Legend:**

FUP- Family Unification

Reg.- Regular

VASH- Veteran Administration Supportive Housing

VASH16- Cannon Place (Project-Based)

CP- Crosspoint Referral

Port-Out- Payable Port-Outs

PMII- Prairie Meadows Phase II (Project-Based)

**FUNDING**

Month	UMA	UMI	ARA	HAP	PUC
JAN	910	866	800	800	800
FEB	910	870	800	800	800
MAR	910	880	800	800	800
APR	910	886	800	800	800
MAY	910	890	800	800	800
JUNE	910	896	800	800	800
JULY	910	904	800	800	800
YTD	6370	3310	5600	5600	5600

Month	AR	AR	AR	AR	PUC
JAN	\$224,433	\$221,406	99%	\$245.12	\$245.12
FEB	\$224,433	\$230,136	103%	\$255.85	\$255.85
MAR	\$224,433	\$229,112	102%	\$252.81	\$252.81
APR	\$231,273	\$232,469	101%	\$256.88	\$256.88
MAY	\$231,273	\$231,243	100%	\$254.87	\$254.87
JUNE	\$231,273	\$235,128	102%	\$258.57	\$258.57
JULY	\$231,273	\$237,983	103%	\$260.07	\$260.07
YTD	\$1,599,206	\$1,620,479	101%	\$259.57	\$259.57

UMA- Unit Months Available  
 UMI- Unit Months Leased  
 ARA- Annual Budget Authority  
 HAP- Housing Assistance Payment  
 PUC- Per Unit Cost (Average)





To: Jaclyn Vinson, Executive Director  
 From: Amber McCoy, Chief Financial Officer  
 Date: September 7, 2021  
 Re: Finance Report

**Public Housing Operating Fund**

	August 2021	FY 20210
CCCC	\$9,319.46	\$58,162.91
AMP 101	(\$90,015.67)	\$143,301.58
AMP 102	(\$6,781.21)	\$23,114.34
AMP 105	(\$2,405.47)	\$79,774.50
AMP 104	(\$13,520.80)	\$19,510.51
Total	(\$103,403.79)	\$269,753.74

**Housing Choice Voucher - Section 8**

Section 8 is currently showing a gain of \$32,926.65 for the month and an overall gain of \$71,298.45 for the year.

**Public Housing Capital Fund**

Capital Fund 2018, HAFD, funds were drawn down in the amount of \$22,604.26. Capital Fund 2019, HAFD, funds were drawn down in the amount of \$39,054.50. Capital Fund 2020, HAFD, funds were drawn down in the amount of \$0.00. Capital Fund 2020, VCHA, funds were drawn down in the amount of \$4,685.48.

**CAITE's Act Funding**

	August 2021	Expended	Available Balance
		6/30/20-Close	
AMP 101	\$14,477.74	\$14,859.41	\$1,989.59
AMP 102	\$2,342.53	\$27,249.84	\$19,560.56
AMP 103	\$0.00	\$77,985.00	\$0.00
AMP 104	\$2,599.89	\$93,603.54	\$1,057.66
HCV - Section 8	\$15,048.90	\$111,857.05	\$3,442.97
Total	\$34,469.06	\$328,545.84	\$26,104.88

**Tenant Receivables Outstanding**

Tenant accounts receivables for the month have decreased in total to \$48,696.77.

**Notable AP Expenditures**

Freeman Exterior	\$22,604.26	Fair Oaks roof replacement
Hawkins Ash Clean	\$28,000.00	Performed annual audit
Schomburg & Schomburg Construction	\$36,370.86	Fair Oaks water and sanitary sewer relocation

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Vermillion Housing Authority

Balance Sheet - Detail

Reporting for periods as of 8/31/2021

Assets	Total Public Housing	100 COCC	101 Fair Oaks	102 Reeler Hill Medison	103 Mericle	201 County	800 HCY
111001 Gen Op Fund	1,380,965.01	5,382,305.61	0.00	0.00	0.00	0.00	0.00
111105 HCY Fund	0.00	0.00	0.00	0.00	0.00	0.00	258,569.52
111700 Felly Cash	500.00	500.00	0.00	0.00	0.00	0.00	0.00
112700 Interfund	2,625.15	(2,131,884.66)	2,552,874.85	40,785.55	79,821.20	452,741.64	(77.77)
112700 All Tenants	43,861.77	0.00	14,247.46	5,432.91	1,583.61	19,707.59	197,007.89
112765 Allow Doubtful	(5,860.00)	0.00	(787.25)	(78.50)	(1,182.50)	(4,891.75)	(197,007.89)
112500 Acct Res. HUD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
121700 Prepaid W/C	37,452.37	84,467.97	0.00	0.00	0.00	0.00	0.00
121701 Prepaid Ins	59,451.42	200.61	24,787.30	9,216.38	7,082.02	17,587.59	1,004.22
121702 Prepaid Soft	0.00	0.00	0.00	0.00	0.00	0.00	1,474.07
121705 Prepaid HCY	0.00	0.00	0.00	0.00	0.00	0.00	1,930.00
140001 Vehicles	742,711.68	0.00	184,280.66	18,772.03	18,492.30	21,157.03	22,873.00
140002 Equipment	1,105,076.01	89,021.33	409,280.70	179,188.90	11,047.71	386,448.03	0.00
140003 Development	17,061,887.85	225,444.93	2,251,689.02	2,246,107.03	1,001,757.30	10,571,229.04	0.00
140004 Structures	28,745,695.43	854,889.97	10,244,844.20	3,600,859.81	3,652,211.28	27,112,773.03	0.00
140005 Acc. in Deprec	(38,657,988.05)	(1,239,810.45)	(12,518,838.75)	(11,370,461.15)	(7,612,687.18)	(18,457,468.37)	(1,897.55)
140006 Imp	914,571.00	29,110.55	297,766.05	1,1874.31	127,413.03	191,260.32	0.00
142100 EPC	4,544,177.24	0.00	1,927,148.00	1,957,148.33	958,824.44	0.00	0.00
<b>Total Assets</b>	<b>\$ 12,788,402.52</b>	<b>\$ 169,268.98</b>	<b>\$ 5,086,641.68</b>	<b>\$ 2,100,892.41</b>	<b>\$ 1,646,241.47</b>	<b>\$ 3,526,158.03</b>	<b>\$ 260,010.89</b>
<b>Liability</b>							
211100 Acc. Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211400 Supp. Des	67,567.62	0.00	24,032.00	9,040.00	3,831.62	20,113.00	0.00
211701 Health Ins	(28,902.72)	(58,300.73)	0.00	0.00	0.00	0.00	0.00
211705 Dent. Ins	(1,690.10)	(2,881.15)	0.00	0.00	0.00	0.00	0.00
211716 Unempl. Ins.	(1,782.16)	(1,782.16)	0.00	0.00	0.00	0.00	0.00
211727 Gar. Incent	86.54	80.24	0.00	0.00	0.00	0.00	0.00
211728 V. Inc.	(96.85)	(96.85)	0.00	0.00	0.00	0.00	0.00
211729 Life Ins	(101.80)	(101.80)	0.00	0.00	0.00	0.00	0.00
211750 Res. Training	1,062.81	0.00	8,421.32	5,772.62	892.75	4,766.58	0.00
211810 Surp	706.98	706.98	0.00	0.00	0.00	0.00	0.00
212000 Accrued PA	22,119.34	3,550.51	4,791.45	1,455.01	1,885.88	2,987.45	2,050.44
212001 Accrued Tax	1,009.62	135.80	362.72	132.07	104.49	726.54	150.24
213200 EPC Accrnt	0.00	0.00	0.00	0.00	0.00	0.00	0.00
213300 EPC Ovr Prin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
213301 EPC Inv	7,207.32	0.00	5,887.20	2,090.51	1,775.58	0.00	0.00
213302 EPC Repairs	1,115.35	0.00	185.71	(57.72)	2,057.36	0.00	0.00
213402 Accrued Vac	30,853.72	10,898.22	8,940.28	3,085.28	3,344.35	14,745.59	4,751.03
213701 P. ILOP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
224000 Prepaid Rents	13,145.82	0.00	596.25	3,090.46	2,177.75	5,687.37	0.00
224500 Unearned Rents	0.00	0.00	0.00	0.00	0.00	0.00	2,742.07
290000 Loan EPC	1,709,043.76	0.00	809,357.07	495,175.31	413,250.36	0.00	0.00
<b>Total Liability</b>	<b>\$ 1,828,752.28</b>	<b>\$ (29,398.04)</b>	<b>\$ 857,455.21</b>	<b>\$ 521,487.09</b>	<b>\$ 426,409.36</b>	<b>\$ 55,626.61</b>	<b>\$ 10,452.68</b>
<b>Equity</b>							
280000 Net P/B Assets	7,429,713.87	98,748.21	1,144,091.25	1,158,083.21	1,265,470.27	3,205,945.29	24,456.40
280500 Unrestricted	4,001,777.22	204,077.25	3,397,119.17	851,442.44	22,949.03	150,073.88	199,000.91
281000 Restricted	(1,407,898.55)	0.00	(570,794.02)	(334,945.27)	(102,150.02)	0.00	0.00
282502 Res. in. HAP	0.00	0.00	0.00	0.00	0.00	0.00	(2,150.21)
<b>Total</b>	<b>\$ 10,662,006.51</b>	<b>\$ 348,424.06</b>	<b>\$ 4,070,684.89</b>	<b>\$ 1,613,480.90</b>	<b>\$ 1,190,667.67</b>	<b>\$ 3,450,918.91</b>	<b>\$ 187,855.32</b>
Current Year HAP +/-	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ (2,556.00)
Current Year Oper +/-	\$ 298,768.76	\$ 29,162.91	\$ 162,501.88	\$ 20,114.34	\$ 25,274.44	\$ 19,010.51	\$ (1,286.43)
Current Year Net Assets	\$ 298,768.76	\$ 29,162.91	\$ 162,501.88	\$ 20,114.34	\$ 25,274.44	\$ 19,010.51	\$ (1,286.43)
<b>Total Equity</b>	<b>\$ 10,961,650.29</b>	<b>\$ 368,586.07</b>	<b>\$ 4,234,186.47</b>	<b>\$ 1,633,595.32</b>	<b>\$ 1,229,742.11</b>	<b>\$ 3,470,579.12</b>	<b>\$ 248,558.01</b>
<b>Liabilities &amp; Net Assets</b>	<b>\$ 12,788,402.52</b>	<b>\$ 169,268.98</b>	<b>\$ 5,086,641.68</b>	<b>\$ 2,300,892.41</b>	<b>\$ 1,646,241.47</b>	<b>\$ 3,526,158.03</b>	<b>\$ 260,010.89</b>

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Vermillion Housing Authority  
**Operating Statement - Public Housing - Public Housing Combined**  
 August 2021

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ 798,722.00	\$ 71,012.00	\$ 381,830.77	48%
Non - Dwelling Rental	\$ 22,080.00	\$ 920.00	\$ 6,440.00	29%
Interest Income	\$ 9,278.00	\$ 611.35	\$ 3,143.84	34%
Other Income	\$ 187,279.00	\$ 13,560.75	\$ 56,143.77	30%
Subsidy	\$ 3,335,002.00	\$ 158,973.00	\$ 1,769,118.00	38%
<b>Total Revenue</b>	<b>\$ 4,352,361.00</b>	<b>\$ 245,077.10</b>	<b>\$ 1,716,675.38</b>	<b>39%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 510,482.00	\$ 28,909.74	\$ 186,050.20	36%
Legal	\$ 70,542.00	\$ (250.00)	\$ 8,167.50	12%
PBA Mngt. Exp.	\$ -	\$ -	\$ -	0%
Mileage/Travel/Training	\$ 4,775.00	\$ 1,281.02	\$ 6,566.76	138%
Other Administrative Exp	\$ 136,360.00	\$ 33,432.38	\$ 65,115.49	48%
<b>Total Administrative Expense</b>	<b>\$ 722,159.00</b>	<b>\$ 73,373.14</b>	<b>\$ 265,909.95</b>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 15,408.00	\$ 1,282.39	\$ 6,427.86	42%
<b>Total Tenant Services Expenses</b>	<b>\$ 15,408.00</b>	<b>\$ 1,282.39</b>	<b>\$ 6,427.86</b>	
<b>Total Utility Expenses</b>	<b>\$ 537,590.00</b>	<b>\$ 67,033.43</b>	<b>\$ 264,401.13</b>	<b>49%</b>
<i>Maintenance</i>				
Salaries	\$ 590,707.00	\$ 35,271.12	\$ 200,260.24	34%
Materials	\$ 226,595.00	\$ 21,039.78	\$ 68,145.20	30%
Contracts	\$ 442,207.00	\$ 48,968.56	\$ 154,125.44	35%
<b>Total Maintenance Expenses</b>	<b>\$ 1,259,509.00</b>	<b>\$ 105,279.46</b>	<b>\$ 422,530.87</b>	
<i>General Expenses</i>				
Insurance	\$ 178,480.00	\$ 14,873.61	\$ 74,368.05	42%
Employee Benefits	\$ 559,581.00	\$ 43,301.65	\$ 206,674.91	37%
Depreciation Expense	\$ 345,400.00	\$ 26,969.94	\$ 134,849.70	39%
Casualty Losses	\$ 5,000.00	\$ -	\$ (56,095.53)	0%
Collection Losses	\$ 29,418.00	\$ 17,667.84	\$ 55,560.78	189%
Energy Perf Cont Expense	\$ 155,021.00	\$ 4,932.43	\$ 43,290.79	28%
<b>Total General Expenses</b>	<b>\$ 1,273,300.00</b>	<b>\$ 107,545.47</b>	<b>\$ 458,548.70</b>	
<b>Total Expenses</b>	<b>\$ 3,807,966.00</b>	<b>\$ 354,513.89</b>	<b>\$ 1,417,912.60</b>	<b>37%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 544,395.00</b>	<b>\$ (109,436.79)</b>	<b>\$ 298,762.78</b>	

Percent of Budget Month 5 of 12

42%

00000024

**Vermilion Housing Authority**  
**Operating Statement - Public Housing - COCC Fund 100**  
**August 2021**

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ -	\$ -	\$ -	0%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ -	\$ -	\$ -	0%
Other Income	\$ 49,871.00	\$ -	\$ -	0%
Subsidy	\$ -	\$ -	\$ -	0%
<b>Total Revenue</b>	<b>\$ 49,871.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 233,527.00	\$ 15,855.31	\$ 55,124.48	36%
Legal	\$ 4,545.00	\$ -	\$ 515.00	11%
PBA Mngl. Exp.	\$ (628,731.00)	\$ (41,695.00)	\$ (219,857.50)	51%
Mileage/Travel/Training	\$ 3,110.00	\$ 1,250.00	\$ 6,502.14	209%
Other Administrative Exp	\$ 17,870.00	\$ 2,212.02	\$ 11,415.00	64%
<b>Total Administrative Expense</b>	<b>\$ (160,672.00)</b>	<b>\$ (21,377.67)</b>	<b>\$ (116,310.79)</b>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ -	\$ -	\$ -	0%
<b>Total Tenant Services Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Total Utility Expenses</b>	<b>\$ 14,668.00</b>	<b>\$ 1,387.70</b>	<b>\$ 5,412.53</b>	<b>37%</b>
<i>Maintenance</i>				
Salaries	\$ -	\$ -	\$ -	0%
Materials	\$ 100.00	\$ 120.00	\$ 969.70	970%
Contracts	\$ 48,129.00	\$ 864.51	\$ 4,730.01	10%
<b>Total Maintenance Expenses</b>	<b>\$ 48,229.00</b>	<b>\$ 984.51</b>	<b>\$ 5,699.71</b>	
<i>General Expenses</i>				
Insurance	\$ 602.00	\$ 50.17	\$ 250.85	42%
Employee Benefits	\$ 127,590.00	\$ 9,635.77	\$ 46,784.79	37%
Depreciation Expense	\$ -	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ -	\$ -	\$ -	0%
Energy Perf Cont Expense	\$ -	\$ -	\$ -	0%
<b>Total General Expenses</b>	<b>\$ 128,192.00</b>	<b>\$ 9,685.94</b>	<b>\$ 47,035.64</b>	
<b>Total Expenses</b>	<b>\$ 21,417.00</b>	<b>\$ (9,319.46)</b>	<b>\$ (58,162.91)</b>	<b>-272%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 28,457.00</b>	<b>\$ 9,319.46</b>	<b>\$ 58,162.91</b>	

Percent of Budget Month 5 of 12

42%

00000025

Vermillion Housing Authority  
 Operating Statement - Public Housing - Fair Oaks AMP 101  
 August 2021

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ 84,575.00	\$ 10,562.00	\$ 74,067.75	83%
Non - Dwelling Rental	\$ 22,040.00	\$ 920.00	\$ 6,440.00	29%
Interest Income	\$ 3,618.00	\$ 238.48	\$ 1,225.10	34%
Other Income	\$ 40,155.00	\$ 7,563.25	\$ 28,431.01	71%
Subsidy	\$ 1,344,381.00	\$ 35,007.00	\$ 615,302.00	33%
<b>Total Revenue</b>	<b>\$ 1,994,819.00</b>	<b>\$ 54,390.68</b>	<b>\$ 726,266.86</b>	<b>36%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 105,781.00	\$ 8,555.47	\$ 38,073.48	36%
Legal	\$ 73,850.00	\$ -	\$ 1,910.00	8%
PBA Mngt. Exp.	\$ 157,170.00	\$ 11,857.50	\$ 59,052.50	44%
Mileage/Travel/Training	\$ 9.00	\$ -	\$ -	0%
Other Administrative Exp	\$ 47,571.00	\$ 14,928.84	\$ 24,645.36	52%
<b>Total Administrative Expense</b>	<b>\$ 334,381.00</b>	<b>\$ 35,341.81</b>	<b>\$ 133,682.34</b>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 5,928.00	\$ 493.38	\$ 2,473.03	42%
<b>Total Tenant Services Expenses</b>	<b>\$ 5,928.00</b>	<b>\$ 493.38</b>	<b>\$ 2,473.03</b>	
<b>Total Utility Expenses</b>	<b>\$ 206,103.00</b>	<b>\$ 29,586.24</b>	<b>\$ 111,547.73</b>	<b>54%</b>
<i>Maintenance</i>				
Salaries	\$ 248,725.00	\$ 10,620.25	\$ 81,078.78	33%
Materials	\$ 132,174.00	\$ 4,186.26	\$ 19,284.76	15%
Contracts	\$ 178,823.00	\$ 22,845.19	\$ 71,048.94	40%
<b>Total Maintenance Expenses</b>	<b>\$ 559,722.00</b>	<b>\$ 37,651.70</b>	<b>\$ 171,412.48</b>	
<i>General Expenses</i>				
Insurance	\$ 74,331.00	\$ 6,199.33	\$ 30,995.65	42%
Employee Benefits	\$ 141,559.00	\$ 10,757.47	\$ 55,148.90	39%
Depreciation Expense	\$ 131,552.00	\$ 10,954.53	\$ 54,772.65	42%
Casualty Losses	\$ 5,000.00	\$ -	\$ (56,095.53)	0%
Collection Losses	\$ 1,000.00	\$ 11,093.64	\$ 79,791.15	2973%
Energy Perf Cont Expense	\$ 72,860.00	\$ 2,318.24	\$ 29,235.88	40%
<b>Total General Expenses</b>	<b>\$ 426,362.00</b>	<b>\$ 41,333.21</b>	<b>\$ 143,849.70</b>	
<b>Total Expenses</b>	<b>\$ 1,532,496.00</b>	<b>\$ 144,406.35</b>	<b>\$ 562,965.28</b>	<b>37%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 462,323.00</b>	<b>\$ (90,015.67)</b>	<b>\$ 163,301.58</b>	

Percent of Budget Month 5 of 12

42%

00000026

**Vermilion Housing Authority**  
**Operating Statement - Public Housing - Beeler/Madison/Churchill AMP 102**  
**August 2021**

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ 190,203.00	\$ 16,472.00	\$ 81,974.00	43%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 1,485.00	\$ 97.82	\$ 502.01	34%
Other Income	\$ 21,865.00	\$ 1,738.50	\$ 4,786.58	20%
Subsidy	\$ 470,102.00	\$ 38,765.00	\$ 201,844.00	43%
<b>Total Revenue</b>	<b>\$ 685,655.00</b>	<b>\$ 57,073.32</b>	<b>\$ 288,507.50</b>	<b>42%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 47,412.00	\$ 3,819.94	\$ 17,160.89	30%
Legal	\$ 392.00	\$ -	\$ -	0%
PBA Mgmt. Exp.	\$ 77,280.00	\$ 8,370.00	\$ 41,772.50	54%
Mileage/Travel/Training	\$ 264.00	\$ 2.91	\$ 4.48	2%
Other Administrative Exp	\$ 16,185.00	\$ 4,308.73	\$ 7,633.07	47%
<b>Total Administrative Expense</b>	<b>\$ 141,493.00</b>	<b>\$ 16,501.58</b>	<b>\$ 66,601.94</b>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,592.00	\$ 215.73	\$ 1,081.32	42%
<b>Total Tenant Services Expenses</b>	<b>\$ 2,592.00</b>	<b>\$ 215.73</b>	<b>\$ 1,081.32</b>	
<b>Total Utility Expenses</b>	<b>\$ 84,726.00</b>	<b>\$ 11,059.43</b>	<b>\$ 33,746.58</b>	<b>47%</b>
<i>Maintenance</i>				
Salaries	\$ 105,059.00	\$ 7,256.20	\$ 34,861.14	33%
Materials	\$ 25,978.00	\$ 3,447.77	\$ 9,107.94	35%
Contracts	\$ 60,082.00	\$ 6,253.15	\$ 19,028.79	32%
<b>Total Maintenance Expenses</b>	<b>\$ 192,129.00</b>	<b>\$ 16,957.17</b>	<b>\$ 62,977.87</b>	
<i>General Expenses</i>				
Insurance	\$ 27,350.00	\$ 2,279.22	\$ 11,396.10	42%
Employee Benefits	\$ 77,784.00	\$ 6,355.19	\$ 28,487.75	37%
Depreciation Expense	\$ 103,503.00	\$ 8,623.96	\$ 43,119.80	42%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 1,502.00	\$ 437.00	\$ 691.25	0%
Energy Perf Cont Expense	\$ 44,956.00	\$ 1,430.41	\$ 6,290.64	14%
<b>Total General Expenses</b>	<b>\$ 255,495.00</b>	<b>\$ 19,125.77</b>	<b>\$ 89,985.54</b>	
<b>Total Expenses</b>	<b>\$ 676,425.00</b>	<b>\$ 63,854.63</b>	<b>\$ 260,393.25</b>	<b>98%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 9,230.00</b>	<b>\$ (6,781.31)</b>	<b>\$ 28,114.34</b>	

Percent of Budget Month 5 of 12

42%

00000027

Vermilion Housing Authority  
 Operating Statement - Public Housing - Merche AMP 103  
 August 2021

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ 1,79,040.00	\$ 13,858.00	\$ 71,970.00	40%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 1,299.00	\$ 85.59	\$ 440.14	34%
Other Income	\$ 9,081.00	\$ 1,193.50	\$ 7,658.95	84%
Subsidy	\$ 338,555.00	\$ 27,914.00	\$ 155,779.00	46%
<b>Total Revenue</b>	<b>\$ 577,975.00</b>	<b>\$ 43,951.09</b>	<b>\$ 235,848.09</b>	<b>41%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 47,671.00	\$ 3,484.41	\$ 18,153.75	39%
Legal	\$ 300.00	\$ 125.00	\$ 25.00	8%
PBA Mngt. Exp.	\$ 65,430.00	\$ 7,207.50	\$ 35,882.50	55%
Mileage/Travel/Training	\$ 443.00	\$ -	\$ 3.14	1%
Other Administrative Exp	\$ 12,321.00	\$ 4,000.04	\$ 7,578.30	62%
<i>Total Administrative Expense</i>	<i>\$ 125,995.00</i>	<i>\$ 14,442.95</i>	<i>\$ 61,942.69</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,184.00	\$ 181.77	\$ 911.11	42%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,184.00</i>	<i>\$ 181.77</i>	<i>\$ 911.11</i>	
<i>Total Utility Expenses</i>	<i>\$ 68,220.00</i>	<i>\$ 7,589.40</i>	<i>\$ 33,512.34</i>	<i>49%</i>
<i>Maintenance</i>				
Salaries	\$ 71,671.00	\$ 5,733.97	\$ 23,471.31	33%
Materials	\$ 15,580.00	\$ 1,318.50	\$ 8,082.24	52%
Contracts	\$ 47,811.00	\$ 4,339.50	\$ 17,114.50	36%
<i>Total Maintenance Expenses</i>	<i>\$ 134,462.00</i>	<i>\$ 11,392.12</i>	<i>\$ 48,668.05</i>	
<i>General Expenses</i>				
Insurance	\$ 23,015.00	\$ 1,820.49	\$ 9,602.15	42%
Employee Benefits	\$ 44,530.00	\$ 3,246.46	\$ 14,882.59	33%
Depreciation Expense	\$ 49,086.00	\$ 1,086.39	\$ 20,431.95	42%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collector Losses	\$ 21,165.00	\$ 1,736.20	\$ 8,558.20	75%
Energy Perf Cont Expense	\$ 37,205.00	\$ 1,183.78	\$ 7,764.27	21%
<i>Total General Expenses</i>	<i>\$ 165,281.00</i>	<i>\$ 12,173.32</i>	<i>\$ 61,239.46</i>	
<b>Total Expenses</b>	<b>\$ 496,082.00</b>	<b>\$ 48,829.56</b>	<b>\$ 206,273.65</b>	<b>42%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 31,893.00</b>	<b>\$ 12,438.47</b>	<b>\$ 29,574.44</b>	

Percent of Budget Month 5 of 12

42%

00000028

Vermilion Housing Authority  
 Operating Statement - Public Housing - County Properties AMP 104  
 August 2021

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ 341,901.00	\$ 29,020.00	\$ 153,613.02	45%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 2,876.00	\$ 188.53	\$ 974.59	3%
Other Income	\$ 64,294.00	\$ 2,825.50	\$ 15,267.23	24%
Subsidy	\$ 681,964.00	\$ 57,287.00	\$ 296,194.00	43%
<b>Total Revenue</b>	<b>\$ 1,694,035.00</b>	<b>\$ 90,222.01</b>	<b>\$ 466,053.84</b>	<b>43%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 76,091.00	\$ 6,193.61	\$ 27,228.69	36%
Legal	\$ 41,505.00	\$ -	\$ 5,717.50	14%
PDA Mngt. Exp.	\$ 128,880.00	\$ 14,260.00	\$ 73,160.00	57%
Mileage/Travel/Training	\$ 1,149.00	\$ 28.11	\$ 57.00	5%
Other Administrative Exp	\$ 12,407.00	\$ 7,982.75	\$ 13,524.67	93%
<b>Total Administrative Expense</b>	<b>\$ 290,032.00</b>	<b>\$ 28,464.47</b>	<b>\$ 119,987.86</b>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 4,704.00	\$ 391.51	\$ 1,962.40	42%
<b>Total Tenant Services Expenses</b>	<b>\$ 4,704.00</b>	<b>\$ 391.51</b>	<b>\$ 1,962.40</b>	
<b>Total Utility Expenses</b>	<b>\$ 163,873.00</b>	<b>\$ 17,360.59</b>	<b>\$ 74,181.95</b>	<b>45%</b>
<i>Maintenance</i>				
Salaries	\$ 161,812.00	\$ 11,660.70	\$ 60,069.01	37%
Materials	\$ 52,763.00	\$ 11,972.16	\$ 30,700.55	58%
Contracts	\$ 107,362.00	\$ 14,666.15	\$ 12,203.19	39%
<b>Total Maintenance Expenses</b>	<b>\$ 324,967.00</b>	<b>\$ 38,299.01</b>	<b>\$ 103,072.75</b>	
<i>General Expenses</i>				
Insurance	\$ 53,092.00	\$ 4,424.40	\$ 22,122.00	42%
Employee Benefits	\$ 158,118.00	\$ 13,096.77	\$ 81,370.88	37%
Depreciation Expense	\$ 61,709.00	\$ 3,305.06	\$ 16,525.30	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 15,051.00	\$ 1,401.00	\$ 16,520.18	110%
Energy Perf Cost Expense	\$ -	\$ -	\$ -	0%
<b>Total General Expenses</b>	<b>\$ 297,970.00</b>	<b>\$ 25,227.23</b>	<b>\$ 136,538.36</b>	
<b>Total Expenses</b>	<b>\$ 1,081,546.00</b>	<b>\$ 109,742.81</b>	<b>\$ 446,443.33</b>	<b>41%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 612,489.00</b>	<b>\$ (19,520.80)</b>	<b>\$ 19,610.51</b>	

Percent of Budget Month 5 of 12

42%

00000029



Vermilion Housing Authority  
 Operating Statement - HCV - Section 8  
 August 2021

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Fraud Recovery	\$ 22,500.00	\$ 7,128.68	\$ 11,497.32	51%
Interest Income	\$ 500.00	\$ 40.52	\$ 209.47	42%
Administrative Fees	\$ 301,761.00	\$ 24,283.00	\$ 127,517.03	42%
<b>Total Revenue</b>	<b>\$ 324,761.00</b>	<b>\$ 26,452.20</b>	<b>\$ 139,223.74</b>	<b>43%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 182,751.00	\$ 0.19	\$ 13,704.95	8%
Legal	\$ 1,000.00	\$ -	\$ 200.00	0%
Mileage/Travel/Training	\$ -	\$ -	\$ 177.76	0%
Other Administrative Exp	\$ 33,834.00	\$ 6,201.48	\$ 17,882.61	53%
<i>Total Administrative Expense</i>	<i>\$ 217,585.00</i>	<i>\$ 6,201.67</i>	<i>\$ 32,055.35</i>	
<i>General Expenses</i>				
Insurance	\$ 4,812.00	\$ 461.06	\$ 2,005.30	42%
Employee Benefits	\$ 90,691.00	\$ 6,538.27	\$ 31,941.85	35%
Depreciation Expense	\$ 11,075.00	\$ 384.55	\$ 1,922.75	17%
<i>Total General Expenses</i>	<i>\$ 106,578.00</i>	<i>\$ 7,323.88</i>	<i>\$ 35,869.90</i>	
<b>Total Expenses</b>	<b>\$ 324,163.00</b>	<b>\$ 13,525.55</b>	<b>\$ 67,925.25</b>	<b>21%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 598.00</b>	<b>\$ 12,926.65</b>	<b>\$ 71,298.49</b>	

Percent of Budget Month 5 of 12 42%

00000030

August 31, 2021

**CAPITAL FUND 2020 - COUNTY**

Obligation Date 5/31/2021  
 Closed Obligation 3/15/2025

	Budget	Expended Current Month	Expended Grand-To-Date	Available Balance	Percent Available	5/31/2021 Obligation
Operations 1400	\$ 79,529.00	\$ -	\$ 79,529.00	\$ -	0.0%	\$ 79,529.00
Mgmt. Improvements 1400						
Management Improvements	\$ 12,224.00	\$ 151.33	\$ 11,383.61	\$ 840.36	6.9%	\$ 12,124.00
Administration 1400						
Administration Costs	\$ 39,914.90	\$ -	\$ 39,914.90	\$ -	0.0%	\$ 39,914.90
Non-Dwelling Site Work						
Crack Seal, Sealcoat and Insulate	\$ 24,404.30	\$ -	\$ -	\$ 24,404.30	100.0%	\$ -
Non-Dwelling Construction - Mechanical						
Replace Trash Compactor - Central Avenue	\$ -	\$ -	\$ -	\$ -	-	\$ -
Install Infrared Film - Security and Breach Security Doors	\$ -	\$ -	\$ -	\$ -	-	\$ -
Non-Dwelling Unit - Interior 1400						
Commercial Kitchen Corridor Renovation	\$ 60,426.00	\$ 4,504.13	\$ 59,385.39	\$ 740.61	1.2%	\$ 60,426.00
Dwelling Unit - Interior 1400						
Appliances - Refrigerators and Stoves	\$ 10,000.00	\$ -	\$ -	\$ 13,000.00	100.0%	\$ -
Dwelling Unit - Exterior 1400						
Pool Deck Resurfacing - Seaside Court	\$ 14,574.00	\$ -	\$ 9,214.60	\$ 5,359.40	36.5%	\$ 9,214.60
Dwelling Unit - Demolition 1400						
Demolition and Removal - In-House Court	\$ 100,000.00	\$ -	\$ 3,750.00	\$ 106,250.00	97.7%	\$ 3,750.00
<b>Total</b>	<b>\$ 121,373.00</b>	<b>\$ 4,655.43</b>	<b>\$ 201,278.30</b>	<b>\$ 127,090.70</b>	<b>49.1%</b>	<b>\$ 205,259.30</b>

Percent Obligated 51.4%

00000031

## CAPITAL FUND 2018 - DANVILLE

Original Date: 8/10/2021  
 Issue Date: 8/28/2021

	Budget	Expended Outstanding	Expended Grant To Date	Available Balance	Percent Available	8/31/2021 Obligation
<b>Operations 1405</b>	\$ 228,173.00	\$ -	\$ 228,173.00	\$ -	0.0%	\$ 228,173.00
<b>Right Improvements 1408</b>						
IT Improvements	\$ 55,400.00	\$ -	\$ 55,400.00	\$ -	-	\$ 55,400.00
Marketing and Advertising	\$ -	\$ -	\$ -	\$ -	-	\$ -
Staff/Resident Council/Board Training	\$ 4,700.00	\$ -	\$ 4,700.00	\$ -	-	\$ 4,700.00
News and Check Information	\$ 1,400.00	\$ -	\$ 1,400.00	\$ -	-	\$ 1,400.00
	\$ 61,600.00	\$ -	\$ 61,600.00	\$ -	0.0%	\$ 61,600.00
<b>Administration 1416</b>						
Administrative Support Staff	\$ 114,085.50	\$ -	\$ 114,085.50	\$ -	0.0%	\$ 114,085.50
<b>Contract Administration 1420</b>						
Salary/Employee Benefits - Administration Coordinator	\$ 56,240.17	\$ -	\$ 56,240.17	\$ -	-	\$ 56,240.17
Financial Cost Accounting	\$ 43,150.00	\$ -	\$ 43,150.00	\$ -	-	\$ 43,150.00
	\$ 99,390.17	\$ -	\$ 99,390.17	\$ -	0.0%	\$ 99,390.17
<b>Non-Dwelling Improvements 1450</b>						
Administrative Building Lobby	\$ 97,947.00	\$ -	\$ 97,947.00	\$ -	-	\$ 97,947.00
Fair Oaks Administration Yard	\$ 102,977.50	\$ -	\$ 102,977.50	\$ -	-	\$ 102,977.50
Mission Lobby and Common Area Remodeling	\$ 215,140.00	\$ -	\$ 215,140.00	\$ -	-	\$ 215,140.00
	\$ 416,064.50	\$ -	\$ 416,064.50	\$ -	0.0%	\$ 416,064.50
<b>Non-Dwelling Construction - Mechanical 1480</b>						
Fire Suppression System	\$ -	\$ -	\$ -	\$ -	-	\$ -
AC Unit Replacement	\$ 17,785.00	\$ -	\$ 17,785.00	\$ -	-	\$ 17,785.00
Chiller Replacement	\$ -	\$ -	\$ -	\$ -	-	\$ -
	\$ 17,785.00	\$ -	\$ 17,785.00	\$ -	0.0%	\$ 17,785.00
<b>Dwelling Unit - Site Work 1490</b>						
Sanitary and Water Line Repairs	\$ 58,401.10	\$ -	\$ 58,401.10	\$ 7,950.57	-	\$ 58,401.10
Leaking/Tee Work	\$ 11,037.00	\$ -	\$ 11,037.00	\$ -	-	\$ 11,037.00
Removal of Appliances	\$ -	\$ -	\$ -	\$ -	-	\$ -
	\$ 69,438.10	\$ -	\$ 69,438.10	\$ 7,950.57	7.0%	\$ 69,438.10
<b>Dwelling Unit - Exterior 1490</b>						
Window Replacement	\$ 50,334.00	\$ -	\$ 50,334.00	\$ -	-	\$ 50,334.00
Scaff Replacement	\$ 128,553.30	\$ 22,027.20	\$ 128,553.30	\$ 11,080.50	11.6%	\$ 128,553.30
	\$ 178,887.30	\$ 22,027.20	\$ 178,887.30	\$ 11,080.50	11.6%	\$ 178,887.30
<b>Total</b>	\$ 1,117,305.00	\$ 21,900.40	\$ 1,128,556.52	\$ 21,030.48	2.0%	\$ 1,157,386.90

Percent Obligated

100.0%

NOTE: Positive amounts available represent funds that can still be drawn. Negative amounts in the "Available" column indicate the amount that is not available to fund the item without a budget revision.

00000032

**CAPITAL FUND 2019 - DANVILLE**

Original Date: 4/15/2022  
 File Number: 415/2774

	Budget	Expended Current Month	Expended YTD-To-Date	Available Balance	Percent Available	FY 2023 Obligation
<b>Operations 1406</b>	\$ 250,748.00	\$ -	\$ 239,748.00	\$ -	0.0%	\$ 239,748.00
<b>Minor Improvements 1408</b>						
Temp Repairs	\$ 50,000.00	\$ -	\$ 50,000.00	\$ -		
Cameras	\$ 35,885.85	\$ -	\$ 22,715.01	\$ 13,170.84		
Maintenance and Advertising	\$ -	\$ -	\$ -	\$ -		
Staff/Resident Council/Board Training	\$ 12,534.21	\$ -	\$ 12,940.22	\$ -		
Underpass Check Information	\$ 7,034.92	\$ 403.65	\$ 7,071.27	\$ -		
	\$ 104,855.00	\$ 403.65	\$ 101,816.25	\$ 3,038.75	2.9%	\$ 104,855.00
<b>Administration 1410</b>						
Administration Costs - HA Value	\$ 119,874.00	\$ -	\$ 77,000.00	\$ 42,874.00	41.6%	\$ 119,874.00
<b>Contract Activities - Jan 1-60</b>						
Architecture and Engineer Fees	\$ 90,000.00	\$ 2,590.79	\$ 87,409.21	\$ 2,590.79		\$ 89,409.21
	\$ 90,000.00	\$ 2,590.79	\$ 87,409.21	\$ 2,590.79	28.7%	\$ 89,409.21
<b>Non-Building Construction - Mechanical 1480</b>						
Door Replacement	\$ 10,480.00	\$ -	\$ 10,480.00	\$ -		
	\$ 10,480.00	\$ -	\$ 10,480.00	\$ -	0.0%	\$ 10,480.00
<b>Building Unit - Site Work 1480</b>						
Sewer and Water Line Repair	\$ 291,054.87	\$ 16,320.06	\$ 192,996.33	\$ 98,058.54		
Security Fencing - Fair Oaks	\$ -	\$ -	\$ -	\$ -		
Landscape Upgrade	\$ 79,034.22	\$ -	\$ 79,034.20	\$ -		
	\$ 370,089.09	\$ 16,320.06	\$ 272,030.53	\$ 98,058.54	42.5%	\$ 370,089.09
<b>Building Unit - Demolition 1480</b>						
Demolition - Fair Oaks	\$ 10,610.72	\$ 120.00	\$ 10,490.72	\$ 1,120.00		
	\$ 10,610.72	\$ 120.00	\$ 10,490.72	\$ 1,120.00	28.6%	\$ 10,610.72
<b>Total</b>	<b>\$ 1,150,907.69</b>	<b>\$ 39,054.50</b>	<b>\$ 837,709.29</b>	<b>\$ 313,198.40</b>	<b>23.3%</b>	<b>\$ 1,150,907.69</b>

Percent Obligated 98.0%

**CAPITAL FUND 2020 - DANVILLE**

Obligation Date: 3/21/2025  
 Close Out Date: 3/23/21

	Budget	Expended Current Month	Expended Grant-To-Daily	Available Balance	Percent Available	3/21/2025 Obligation:
<b>Operations 1100</b>	\$ 256,526.80	\$ -	\$ -	\$ 256,526.80	100.0%	\$ 256,526.80
<b>Plant Improvements 1400</b>						
Marketing and Advertising	\$ 1,000.00	\$ -	\$ 168.74	\$ 2,858.75		
Redesign Check Information	\$ 6,000.00	\$ -	\$ -	\$ 6,000.00		
	\$ 11,000.00	\$ -	\$ 168.74	\$ 10,831.26	58.9%	\$ 8,000.00
<b>Administration 1420</b>						
Art Installation Costs	\$ 128,269.40	\$ -	\$ -	\$ 128,269.40	100.0%	\$ 128,269.40
<b>Non-Dwelling Interior 1480</b>						
Replacement Tile and Flooring - Maintenance Center	\$ 145,557.00	\$ -	\$ 132,417.50	\$ 13,139.50	2.2%	\$ 145,557.00
<b>Dwelling Unit - Exterior 1520</b>						
Window Replacement - Civic Building	\$ -	\$ -	\$ -	\$ -		
Door Replacement - screen and Exterior Security Doors	\$ -	\$ -	\$ -	\$ -		
	\$ -	\$ -	\$ -	\$ -		\$ -
<b>Dwelling Unit - Site Work 1480</b>						
Sewer and Water Main - Sewery	\$ 10,105.00	\$ -	\$ -	\$ 10,105.00		
Sidewalk - Patching	\$ 10,105.00	\$ -	\$ 10,105.00	\$ -		
	\$ 20,210.00	\$ -	\$ 10,105.00	\$ 10,105.00	50.0%	\$ 10,105.00
<b>Dwelling Unit - Demolition 1480</b>						
Demolition and Relocation - 1st - 3rd	\$ 728,050.80	\$ -	\$ -	\$ 728,050.80	100.0%	\$ -
<b>Total</b>	\$ 1,283,783.00	\$ -	\$ 142,582.24	\$ 1,141,200.76	89.0%	\$ 568,932.20

Percent Obligated: 42.7%

00000034

August 31, 2021

### CARE's Act Funding

	Grant Amount	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available
AMP 101 - Fair Oaks	\$ 316,842.00	\$ 17,472.24	\$ 314,858.41	\$ 1,983.59	0.6%
AMP 102- Beeler, Madison, Churchill	\$ 76,830.00	\$ 2,362.53	\$ 57,249.44	\$ 19,580.56	25.5%
AMP 103 - Merche	\$ 44,985.00	\$	\$ 44,985.00	\$ -	0.0%
AMP 104- County Properties	\$ 100,701.00	\$ 2,569.45	\$ 99,603.54	\$ 1,097.46	1.1%
HCV - Section B	\$ 115,296.00	\$ 15,048.80	\$ 111,853.03	\$ 3,442.97	3.0%
<b>Total</b>	<b>\$ 654,654.00</b>	<b>\$ 39,453.25</b>	<b>\$ 628,549.42</b>	<b>\$ 25,104.58</b>	<b>4.0%</b>

00000035

**Vermilion Housing Authority**  
**First Financial Bank - Authority Account**  
 August 2021

**Balance Sheet**

**Assets**

111105 Cash	320,571.94
111110 CD - Matures 12.18.20	-
<b>Total Assets</b>	<u>320,571.94</u>

**Liabilities**

2111 Accounts Payable	0.00
<b>Total Liabilities</b>	0.00

**Equity**

2820 Operating Reserves - Retained Earnings	320,531.63
Current Year Operating - Gain/(-loss)	40.31
<b>Total Liabilities &amp; Equity</b>	<u>320,571.94</u>

**Income Statement**

	Current Month	Year to Date
<b>Operating Revenue</b>		
Interest Income	8.17	40.31
Other Income	0.00	0.00
<b>Total Revenue</b>	<u>8.17</u>	<u>40.31</u>
<b>Operating Expenses</b>		
Other Administrative Expenses	0.00	0.00
<b>Total Expenses</b>	<u>0.00</u>	<u>0.00</u>
 Surplus - (Deficit)	 8.17	 40.31

00000036

**Vermillion Housing Authority**  
**Tenant Receivables Outstanding**  
**PHAS Financial Indicator**  
**August 2021**

Definition: This subindicator measures the tenant accounts receivable of a project against the tenant charges for the project's fiscal year.

IF the ratio is less than 1.5 - the agencies score is 5.

IF the ratio is equal to or greater than 1.5 and less than 2.5 - the agencies score is 2.

IF the ratio is equal to or greater than 2.5 - the agencies score is 0.

\*\*Ratio is based on a pro-rated calculation of annualized rental income.

March-21	\$	29,970.40	4.52%
April-21	\$	36,200.77	4.67%
May-21	\$	44,961.60	5.80%
June-21	\$	53,814.81	6.94%
July-21	\$	44,625.71	5.76%
August-21	\$	43,884.77	5.66%
September-21			0.00%
October-21			0.00%
November-21			0.00%
December-21			0.00%
January-22			0.00%
February-22			0.00%
March-22			0.00%

00000037



# Vermilion Housing Authority

## AP Expenditures August 2021

Able Hands	\$600.00
All Source LLC	\$76.95
Ameron Ip	\$16,065.12
Aqua Illinois Inc	\$20,816.55
AWRBCO Tyler Taylor	\$200.00
B & D Sales And Service	\$98.50
Burton Currolls Inc.	\$1,990.00
Berry's Garden Center	\$1,496.78
Better NOE	\$660.00
Blaine Window Hardware	\$110.86
Botts Locksmith	\$5,370.25
Brandon Gilbert	\$130.38
Brickyard Disposal & Recycling Inc	\$1,580.46
Brittany Savallet	\$31.02
Call One	\$2,024.74
Canady Laboratories, Inc.	\$716.80
City of Hoopston	\$3,511.55
Classique Sash & Door	\$316.23
Clean Line Sewer Service	\$95.00
Comcast Cable	\$633.45
Commercial News	\$347.26
Constellation NewEnergy, Inc.	\$383.12
Danville Area Community College	\$1,573.58
Danville Sanitary	\$7,882.50
Danville's Flooring Warehouse Inc.	\$743.98
Farnsworth Group Inc.	\$7,084.92
Fastenal	\$1,269.18
Frank J. Strahl & Sons Inc	\$2,394.79
Freseman Exteriors	\$22,604.26
General Electric Co	\$649.00
Georgetown Waterworks	\$5,062.42
Gibson Teldata, Inc.	\$1,072.10
Good n Wright	\$975.00
Granger, Inc	\$2,798.67
Dawkins Ash CPAs	\$28,000.00
H&I Supply Facilities Maintenance	\$15,334.80
Health Alliance	\$29,063.27
Housing-Renewal & Local Agency Retirement	\$12,843.72
Illini FS	\$2,222.04
Illinois Notary "Discount" Bonding Co.	\$53.95
Illinois Office of the State Fire Marshal	\$600.00
Jaelyn Vinson	\$158.83
Kelly Printing Company Inc.	\$542.00
Kone Inc.	\$863.58
Lahne Lawncare	\$660.00
Latoz Hardware Inc.	\$39.27
Lowe's	\$1,133.61
Mervis Industries, Inc	\$500.00
McCliffa Small Business Center	\$1,738.92
Midwest Mailing & Shipping Inc. :	\$193.57
Municipal Water Utility	\$109.00
MyTana Mfg Co Inc	\$55.61
Napa Auto Parts	\$151.99
NFC Cloud Communications America, INC.	\$349.38
Olympic Hardware	\$7.00

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Paul's Auto & Truck Repair	\$40.00
PDQ Supply Inc.	\$1,432.82
Quadient Finance USA, Inc	\$2,000.00
Quicklube Homestead	\$45.63
Quicklube South	\$98.81
Quill	\$2,073.60
Ray's Pest Control	\$2,255.00
Republic Services	\$9,214.90
Rogers Supply Company Inc.	\$196.24
S.E.A. Group, Inc.	\$550.00
Solutium Energy Services	\$574.24
Sarahi Oquendo	\$400.00
Schomburg & Schomburg Construction	\$36,320.06
Smithereen Pest Management Services	\$3,543.83
Sparklight Business	\$569.04
Sprague Lawn Care	\$3,600.00
Verizon Wireless	\$223.25
Village of Jericho	\$199.50
Village of Rossville	\$749.05
Vision Service Plus	\$147.41
Wagner Communications Inc.	\$365.09
Watson Tire & Automotive Inc.	\$4,819.50
Watts Copy System	\$530.15
Woodard's Computing Services	\$85.00
YR Tireman	\$667.44
<b>Total for all Vendors</b>	<b>276,686.60</b>

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## Memorandum

**TO:** Board of Commissioners  
**FROM:** Jaclyn Vinson, Executive Director  
**DATE:** September 7, 2021  
**RE:** Personnel Monthly Report for the Month of August 2021

**1. The following personnel action was taken in August 2021:**

Teresa Suggs – Maintenance Laborer – Terminated  
Kendell Jackson – Maintenance Laborer – Hired  
Ralph Plecker – Maintenance Laborer - Hired

**2. Staff/Commissioners attended the following training through the Executive Office in August 2021:**

Global Leadership Summit – Danville, IL	Jaclyn Vinson, Amber McCoy, Brittany Savalick, Melissa Welker, Tamera Forthenberry, Phil Coon, Sue Harden, Jim Booher, Chad Holmes
Resident Opportunity & Self-Sufficiency – Danville, IL	Tamera Forthenberry

**RESOLUTION NO. 2021-26**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS  
d/b/a VERMILION HOUSING AUTHORITY**

**WHEREAS**, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

**WHEREAS**, in furtherance of its purpose, to approve the disposition of the 2003 Ford Escape; and

**WHEREAS**, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority, desires to approve such action,

**NOW, THEREFORE**, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the disposition of the 2003 Ford Escape.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

ADOPTED at the regular meeting of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority in regular and public session this 16<sup>th</sup> day of September, 2021.

Ayes .. \_\_\_\_\_ Nays \_\_\_\_\_ Absent .. \_\_\_\_\_

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THE HOUSING AUTHORITY OF THE CITY OF  
DANVILLE d/b/a VERMILION HOUSING  
AUTHORITY

By: \_\_\_\_\_  
Its: Chairman

Attest:

By: \_\_\_\_\_  
Its: Secretary/Treasurer

00000042

**RESOLUTION NO. 2021-27**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS  
d/b/a VERMILION HOUSING AUTHORITY**

**WHEREAS**, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

**WHEREAS**, in furtherance of its purpose, to approve the disposition of the 2000 Chevy 15 Passenger Van as well as Turtle Top Retrofit; and

**WHEREAS**, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority, desires to approve such action,

**NOW, THEREFORE**, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the disposition of the 2000 Chevy 15 Passenger Van as well as Turtle Top Retrofit.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

ADOPTED at the regular meeting of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority in regular and public session this 16<sup>th</sup> day of September, 2021.

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Ayes \_\_\_\_\_

Nays \_\_\_\_\_

Absent \_\_\_\_\_

THE HOUSING AUTHORITY OF THE CITY OF  
DANVILLE d/b/a VERMILION HOUSING  
AUTHORITY

By: \_\_\_\_\_  
Its: Chairman

Attest:

By: \_\_\_\_\_  
Its: Secretary/Treasurer

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**RESOLUTION NO. 2021-28**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS  
d/b/a VERMILION HOUSING AUTHORITY**

**WHEREAS**, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

**WHEREAS**, in furtherance of its purpose, to approve the disposition of the John Deere 737 2 Track 54" Mower; and

**WHEREAS**, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority, desires to approve such action.

**NOW, THEREFORE**, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the disposition of the John Deere 737 2 Track 54" Mower.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

ADOPTED at the regular meeting of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority in regular and public session this 16<sup>th</sup> day of September, 2021.

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Ayes \_\_\_\_\_ Nays \_\_\_\_\_ Absent \_\_\_\_\_

THE HOUSING AUTHORITY OF THE CITY OF  
DANVILLE d/b/a VERMILION HOUSING  
AUTHORITY

By: \_\_\_\_\_  
Its: Chairman

Attest:

By: \_\_\_\_\_  
Its: Secretary/Treasurer

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\* Order Placement Form \*  
**Miles Chevrolet, LLC**

Miles Chevrolet has been awarded State Contract # 19-416CMS-BOSS4-P-11941 for the

## 2022 Chevrolet Silverado Regular Cab Pick-up

**2WD \$22,484.00**

**4WD \$26,884.00**

**Standard Equipment:**

2 Door Regular Cab - 5 Foot Bed	3.3L V6 E85 Flex Fuel Engine	P265/70R17 Tires (5)	2.42 Rear Axle
Anti-Lock Brakes w/ Dual Life Brakes	17 Painted Steel Wheels	Full Size Spare Tire	Keyless Entry (2)
8 Speed Automatic Transmission	Painted Front & Rear Bumpers	Electric Power Steering	Tinted Glass
External Engine Oil Cooler	Corner Step Rear Bumper	HD Black Vinyl Flooring	Air Conditioning
External Transmission Cooler	40/20/40 Vinyl Bench Seat	170 Amp Alternator	Cruise Control
Halogen Reflector Headlamps	Daytime Running Lights	720 CCA HD Battery	Tilt Wheel
Cab Mounted Cargo Light	Heated Power OSRV Mirrors	Onstar Fuel Mile	Infotainment Wipers
Apple Car Play - Android Auto	R 3.5ga Instrument Cluster	12V Power Outlet	Power Windows
Voice Commands - Bluetooth	EZ Lift Locking Tail Gate	USB Port on I/P	Power Door Locks
Infotainment 3 w/ 7" Touch Screen	Side Red Rail Protector Caps	Tail Gate Protector Cap	Rear Vision Camera

**CONTRACT OPTIONS**

**Please Check Options Desired**

Engine Block Heater	\$	100.00
<input checked="" type="checkbox"/> Tow Package w/ 7 Pin Connector	\$	360.00
Skid Plates (4WD only)	\$	150.00
<input checked="" type="checkbox"/> Limited Slip Differential	\$	395.00
Cloth Interior	\$	N/C
<input checked="" type="checkbox"/> In State Delivery - Single Unit	\$	900.00
<input checked="" type="checkbox"/> In State Delivery - Multiple Units	\$	275.00

<input checked="" type="checkbox"/> Driver LED (4) W/ta, Blue or Red;	\$	1295.00
Aluminum Wheels	\$	400.00
Capot w/ Rubberized Vinyl Mats	\$	190.00
Spats Guards (Motor Front & Rear)	\$	230.00
Running Guards (Round or Oval / Black or Chrome)	\$	650.00
Bed Liner (Under Coat or Spray On)	\$	359.00
Undercoating - Sound Shield	\$	199.00
Snow Plow Prep Package	\$	400.00
Back Up Alarm (97 Decibels)	\$	125.00
<input checked="" type="checkbox"/> Upgrade to Double Cab	\$	1500.00
Upgrade to Crew Cab	\$	2900.00
<input checked="" type="checkbox"/> Illinois Title & Municipal Plates	\$	755.00

**NON-CONTRACT OPTIONS**

Extra Keys (each)	\$	45.00
Trailer Brake Controller	\$	275.00
Rear Window Defogger	\$	225.00
4.3L V8 Engine (not E85 rated)	\$	(700.00)

**All Fleet Silverado Pickups come with the GM 5 year / 100,000 mile Drivetrain Warranty and Free Roadside Assistance for 5 year / 100,000 miles**

Exterior Color /

Quantity  Black  Silver  Blue  Satin Steel  
 White  Red  Gray  Special Paint + \$ 795  
 (Interiors are Black)

City, County or Village Housing Authority of the City of Danville Tax Exemption # E89 833492

Address 1007 Cushman Ln City Danville State IL Zip 61832

Contact Jaclyn Vinson Phone 217-444-3101 Email jvinson@vermillionhousing.com

Total Price \$ 29,237 Quantity 2 Grand Total \$ 58,474.00

Britney Zola, Fleet Mgr. Miles Chevrolet 150 W. Pershing Rd. Decatur, IL 62526

Phone (217) 872-2070

Fax (217) 872-2069

Email: [bzola@vtain.com](mailto:bzola@vtain.com)

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**RESOLUTION NO. 2021-29**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS  
d/b/a VERMILION HOUSING AUTHORITY**

**WHEREAS**, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

**WHEREAS**, in furtherance of its purpose, the Authority to approve the purchase of 2 – 2022 Chevy Silverado's from Miles Chevrolet, Decatur, IL at a cost not to exceed \$58,474.00; and

**WHEREAS**, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority desires to approve such action.

**NOW, THEREFORE**, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of purchase of 2 – 2022 Chevy Silverado's from Miles Chevrolet, Decatur IL at a cost not to exceed \$58,474.00.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

ADOPTED at the regular meeting of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority in regular and public session this 16<sup>th</sup> day of September, 2021.

Ayes \_\_\_\_\_ Nays \_\_\_\_\_ Absent \_\_\_\_\_

THE HOUSING AUTHORITY OF THE CITY OF  
DANVILLE d/b/a VERMILION HOUSING  
AUTHORITY

By: \_\_\_\_\_  
Its: Chairman

Attest:

By: \_\_\_\_\_  
Its: Secretary/Treasurer

00000049

**RESOLUTION NO. 2021-30**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS  
d/b/a VERMILION HOUSING AUTHORITY**

**WHEREAS**, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

**WHEREAS**, in furtherance of its purpose, to approve the disposition of the 2005 Chevy Silverado 3500; and

**WHEREAS**, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority, desires to approve such action.

**NOW, THEREFORE**, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the disposition of the 2005 Chevy Silverado 3500.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

ADOPTED at the regular meeting of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority in regular and public session this 16<sup>th</sup> day of September, 2021.

Ayes \_\_\_\_\_

Nays \_\_\_\_\_

Absent \_\_\_\_\_

THE HOUSING AUTHORITY OF THE CITY OF  
DANVILLE d/b/a VERMILION HOUSING  
AUTHORITY

By: \_\_\_\_\_  
Its: Chairman

Attest:

By: \_\_\_\_\_  
Its: Secretary/Treasurer



1771 West University Avenue  
Champaign, Illinois 61820  
618.298.7400  
www.farnsworth.com

August 24, 2021

Ms. Jacyl Vinson  
Executive Director  
Vermilion Housing Authority  
1607 Clyman Lane  
Danville, IL 61832

RE: Project Services Agreement for Fair Oaks Demolition

Dear Jackie:

Many thanks once again for the opportunity to work with you and the Vermilion Housing Authority. We have enjoyed working on past projects with you and your team and are excited for the possibility to continue working with you on this project.

Farnsworth Group, Inc. ("Farnsworth Group") is pleased to present this Project Services Agreement ("Agreement") to Vermilion Housing Authority ("Client") to provide architectural and engineering design services for the Fair Oaks Demolition located in Danville, IL. We have prepared this Project Services Agreement to match the scope of the work as we understand it, identified as follows:

- Prepare bidding documents for the demolition of 13 buildings at Fair Oaks along the east side of the property.
- Demolition will also include removal of the roads and sidewalks leading to the respective buildings. All utilities will be capped and abandoned in place.

Thank you again for the opportunity to provide you with this Project Services Agreement. Should you have any questions regarding this Project Services Agreement, we would be pleased to discuss. We look forward to working with you on this exciting project.

Sincerely,

FARNSWORTH GROUP, INC.

Scott Dunge, AIA  
Senior Architectural Manager



PROJECT SERVICES AGREEMENT

# Fair Oaks Demolition

Vermilion Housing Authority

August 24, 2021

00009053



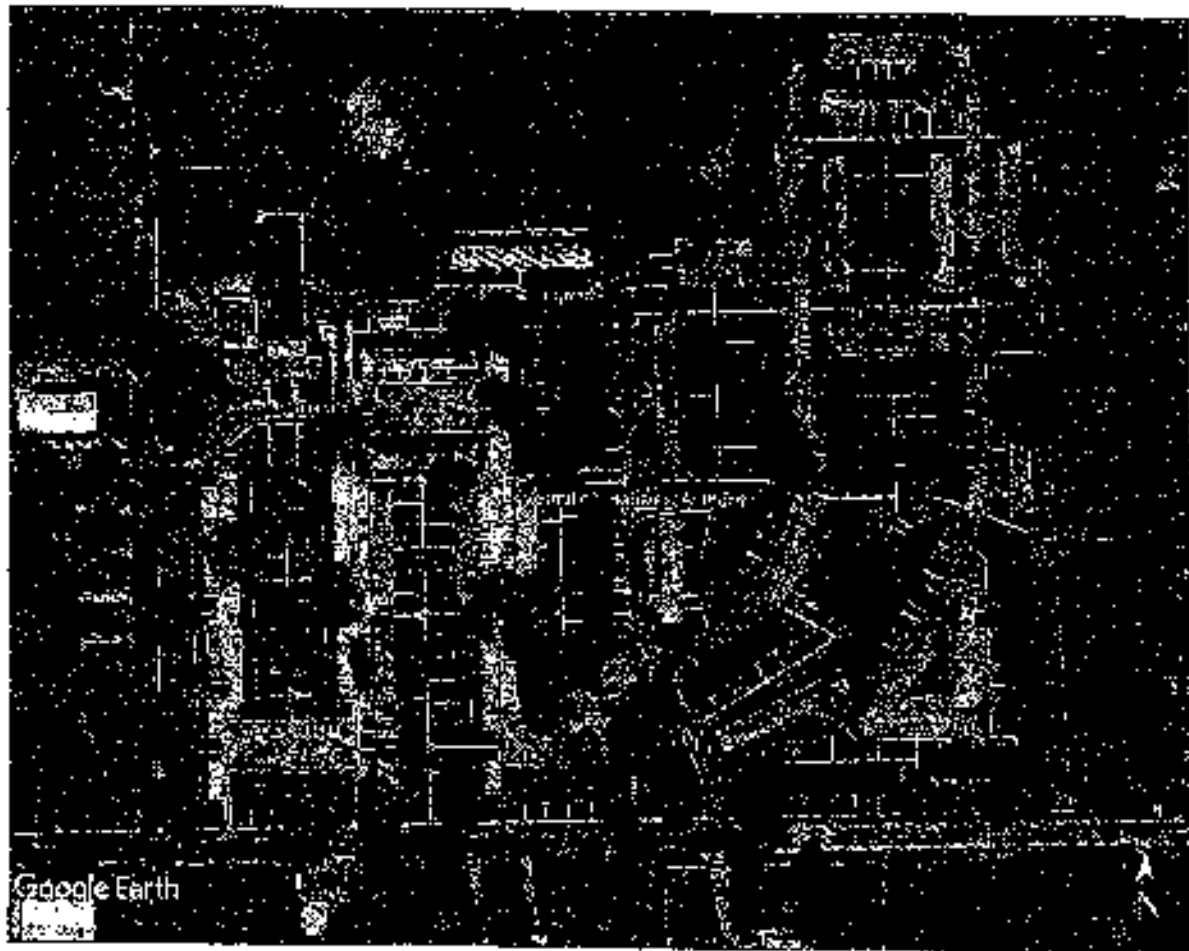
## PROJECT OVERVIEW /

Our understanding of the project is based on our phone conversation on August 2, 2021.

The Vermilion Housing Authority has been working on demolition of the Fair Oaks for several years. The HUD Section 18 process is well underway. Farnsworth Group's scope of work includes preparation of bidding and permit documents.

The existing sanitary sewer, water services, and natural gas service will be capped at the main and then all underground lines will be abandoned in place. The existing storm sewer will be maintained to accommodate site drainage. Overhead electrical services will be removed back to the source. Underground electrical service wiring will be removed back to the source, but the conduits will be abandoned below grade.

Thirteen buildings will be demolished at Fair Oaks. They are located in the center of the property and on the east side. The buildings are highlighted in the image below in red.



The project will be bid to a single prime contractor and be part of a design-bid-build delivery method.

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## SCOPE OF PROFESSIONAL SERVICES /

### SCOPE OF WORK

Farnsworth Group's scope of work includes a full-service approach within the parameters set by the scope identified within this proposal. We have included architecture and civil engineering design services, as well as necessary interface with the Client, review agencies, and other Client retained consultants and vendors. The scope of work includes the services generally described as follows:

- A. Architecture
  - 1. Project Management
    - A. Coordinate the project team and act as a single point of contact.
    - B. Submit drawings for owner review and bidding.
  - 2. Construction Documents
    - A. One site visit to document existing conditions.
    - B. Prepare site plan utilizing Google Earth images that depicts extents of demolition for each property.
    - C. Prepare building photos assembled into a deliverable that depicts existing conditions and typical requirements for the contractor's scope of work.
    - D. Technical and front end specifications.
  - 3. Bidding and Award
    - A. Submit deliverables to the City of Danville for permit review.
    - B. Respond to questions from prospective bidders.
    - C. Issue clarifications as required.
    - D. Attend one pre-bid meeting.
    - E. Attend one bid opening.
    - F. Recommend award and prepare a contract between H-ACB and the contractor.
  - 4. Construction Administration
    - A. Conduct one pre-construction meeting.
    - B. Respond to questions from selected contractor.
    - C. Review contractor pay requests.
    - D. Provide up to 4 site visits during construction to review contractor progress. These will be conducted at regular intervals to review work as it progresses.
    - E. One site visit to prepare a punch list.
    - F. One site visit to verify punch list completion.
- B. Civil Engineering
  - 1. Construction Documents
    - A. Prepare site permit documents as required by the governing bodies. We anticipate the following agencies will require review of the plans.
      - i. IEPA – Erosion Control Permit (NOI).
      - ii. IDNR – Endangered Species.
      - iii. HHPA - Historic preservation.
    - B. Technical specifications as required for permit review.

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2. Bidding and Award
  - A. Submit deliverables to the appropriate governing bodies for permit review.
  - B. Respond to questions from prospective bidders.
3. Construction Administration
  - A. Respond to questions from selected contractor.

#### DELIVERABLES

The scope of work includes drawings sized at 24 x 36 and technical specifications in an 8.5 x 11 booklet format.

#### MAIN POINT OF CONTACT /

The Main Point of Contact with Farnsworth Group for this project will be:

Scott Burge, AIA  
 Farnsworth Group, Inc.  
 2271 West Bradley Avenue  
 Champaign, IL 61821  
 (217) 352-7408  
[sburge@fwi.com](mailto:sburge@fwi.com)

#### PROFESSIONAL FEES /

Farnsworth Group proposes to provide the described services for a fixed fee as described in the table below, plus normal reimbursable expenses. Additional details regarding payment terms and related policies are included in the attached General Conditions.

Construction Documents	\$ 5,750	
Bidding & Construction Admin	\$ 4,500	
Total	\$10,250	

#### PROJECT TIMELINE /

We understand that all work shall be completed over the Winter. Upon your notice to proceed, we are prepared to begin work within 2 weeks. We anticipate approximately 2-3 weeks to complete the bidding documents and getting the project ready for submittal to prospective contractors and the local permitting bodies. The bid phase will take 3-4 weeks.

#### ASSUMPTIONS AND CLARIFICATIONS /

The following assumptions and clarifications support the fees for this proposal.

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#### A. General

1. We have prepared this proposal assuming the work at Fair Oaks and Ramey Court would occur at the same time. If it is VHA's intention to not complete this work at the same time, we will reassess necessary services and fees.
2. The number of meetings, site visits or travel included in this proposal are mentioned in the scope of services section. Additional meetings, site visits or travel may be requested on an hourly basis.
3. This work is expected to commence in September 2021. Significant delays in start date may require reassessing necessary services, schedule, and fees.
4. We have assumed that no capacity or other upgrades or system evaluations are needed for the utility services.
5. Schedule relies on timely receipt of information to support design efforts.
6. Detailed construction schedule is not included in the scope.
7. Record as-built drawings are not included; nor are Record As-Built drawing revisions and reformatting based on contractor provided as-built markups.
8. Readily available access to the project site will be provided.
9. Revisions caused by Client, Tenants, Authority Having Jurisdiction (AHJ), other governmental review agencies or any other entity that causes work already performed to be revised is excluded.

#### B. Civil

1. We have assumed the building foundations will be removed from the site and appropriate fill suitable for new construction will be used as fill.
2. Offsite site design is not included, including utility services.
3. Traffic control plan is not included.
4. Permitting utility cut-hole services is not included.
5. Storm Water Management Plan in support of the contractor's application for storm water discharge permitting if required. Temporary erosion control BMP's and details will be provided on the grading plan and civil details respectively.
6. Subdivision Plat or Re-Plat drawings or documents is not included.
7. Preparing easements or exhibits is not included.
8. When complete, the site will be level and seeded.

#### ADDITIONAL SERVICES /

The following services are not included in the fees for this proposal, but may be relevant to the project and can be provided at your request for an additional fee:

- Multiple revisions and changes of scope both during and after each phase of service.
- Preparation of plans or specifications not specifically defined by this agreement.
- Site surveying.
- Geotechnical engineering for subsurface exploration.
- Environmental engineering for hazardous materials identification and/or removal.
- Environmental engineering for Phase 1 and Phase 2 services.
- Subsurface Utility Engineering (SUE).

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- Landscape architecture.
- Value engineering exercises.
- Meetings and/or hearings with Planning and Zoning or City Council.
- Assistance with material testing or special inspections.
- Postings, notfications, and other related services are not included in the proposed scope of work.
- Completion of required HUD Section 18 information.

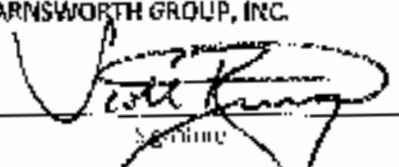
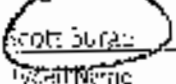
**CLIENT RESPONSIBILITIES /**

The following services or items are required to be provided by you in order to allow Farnsworth to complete the scope of services outlined above.

- Provide any available PDF or AutoCAD drawings of existing surveys, site plan, base drawings, mapping, and exhibits.
- All required notifications that originate with the Client (signs, public announcements, etc).
- Payment of any application fees, recording costs, and other fees that could be associated in the scope of the project.
- Timely feedback to questions throughout the project duration.
- Access to the project site including access to the interior of one typical apartment at each of the two campuses.

**AGREEMENT /**

Please indicate your acceptance of this Agreement including the attached Schedule of Charges and General Conditions by signing and returning one copy for our records.

<b>FARNSWORTH GROUP, INC.</b>	<b>VERMILION HOUSING AUTHORITY</b>
	_____
Signature	Signature
	_____
Typed Name	Typed Name
Senior Architectural Manager	Executive Director
Title	Title
August 24, 2021	_____
Date	Date

Provide Bidding & Construction Administration Services?  Yes  No

00000058



**Schedule of Charges - January 1, 2021**  
 (Effective Until January 1, 2022 Unless Otherwise Noted)

<b>Engineering/Surveying Professional Staff</b>	<b>Per Hour</b>
Administrative Support .....	\$ 70.00
Engineering Associate I/Cx Specialist I .....	\$ 118.00
Engineering Associate II/Cx Specialist II .....	\$ 132.00
Engineer/I and Surveyor/Senior Cx Specialist .....	\$ 140.00
Senior Engineer/Senior Land Surveyor/Cx Project Manager .....	\$ 148.00
Project Engineer/Project Land Surveyor/Senior Cx Project Manager .....	\$ 160.00
Senior Project Engineer/Senior Project Land Surveyor/Cx Manager .....	\$ 176.00
Engineering Manager/Land Surveying Manager/Senior Cx Manager .....	\$ 199.00
Senior Engineering Manager/Senior Land Surveying Manager/Senior Cx Director .....	\$ 210.00
 <b>Technical Staff</b>	
Technician I .....	\$ 76.00
Technician II .....	\$ 102.00
Cx Technician .....	\$ 112.00
Senior Technician .....	\$ 130.00
Chief Technician .....	\$ 130.00
Designer/Computer Specialist/Lead Technician .....	\$ 141.00
Senior Designer .....	\$ 146.00
Project Designer/Project Technician .....	\$ 160.00
Senior Project Designer/Systems Integration Manager .....	\$ 175.00
Design Manager/Government Affairs Manager .....	\$ 188.00
Technical Manager .....	\$ 190.00
Senior Technical Manager .....	\$ 210.00
 <b>Architecture/Landscape Architecture/Interior Design Professional Staff</b>	
Designer I .....	\$ 127.00
Senior Interior Designer/Designer II/Historical Preservation Technician I .....	\$ 127.00
Architect/Interior Design Manager/Designer I/Project Coordinator .....	\$ 133.00
Senior Architect/Senior Project Coordinator .....	\$ 143.00
Project Architect/Project Manager/Historical Preservation Specialist .....	\$ 151.00
Senior Project Architect/Senior Project Manager .....	\$ 170.00
Architectural Manager/Historical Preservation Specialist II .....	\$ 181.00
Senior Architectural Manager .....	\$ 190.00
Architecture Principal .....	\$ 210.00
 <b>Firm Principals</b>	
Firm Principal/Vice President .....	\$ 215.00
 <b>Units</b>	
Overtime, 1 Hour/Day by Client - Non-exempt Employees .....	Only 1.25x billing rate
Expert Testimony .....	2x billing rate
Per diem .....	\$55.00/day
ATV & Trailer .....	\$11.00/hr
Field Vehicle .....	\$14.00/hr
Automobile mileage .....	50.59/mile
Software/CAD/Print Station .....	\$15.00/hr
Hand Held GPS .....	\$11.00/hr
GPS Unit (each) .....	\$22.00/hr
Utility Locator/Robotic Total Station .....	\$25.00/hr
Stationary Scanner .....	\$300.00/day
Subcontractors & Other Reimbursable Expenses Related to Project* .....	Cost + 10%
* Includes the actual cost of prints/copies, supplies, travel charges, testing services, conferencing services, and other costs directly incidental to the performance of the above services.	



Date: August 24, 2021
Client: Vermilion Housing Authority
Project: Fair Oaks Demolition

Standard of Care: Services performed by Farnsworth Group under this Agreement will be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions.

Entire Agreement: These General Conditions and the signed documents to which they are attached constitute the entire Agreement between Client and Farnsworth Group and are referred to hereinafter collectively as the "Agreement".

Precedence: All purchases of Services are expressly invited and conditioned upon acceptance of this Agreement. The Agreement shall take precedence over any increase or modification provisions contained in any proposal, contract, purchase order, requisition, or any other document regarding Farnsworth Group's services.

Fee Schedule: Where a payment fee has been agreed to between the parties, any work to be designated in the signed document advance herein and by any other means shall be based upon hourly charges for services and costs incurred by Farnsworth Group, as more fully set forth in a Schedule of Charges attached hereto and by reference made a part hereof.

Opinions of Cost: Farnsworth Group's opinions or probable Project cost or construction cost for the Project will be based solely upon its own experiences with construction. Since Farnsworth Group has no control over the cost of labor, materials or equipment, or over its methods of labor management, or over competitive bidding or market conditions, Farnsworth Group cannot and does not guarantee that proposals, bids, or the construction cost will not vary from its estimates of probable cost.

Invoices: Client will pay Farnsworth Group the fees set forth in the Agreement (the "Fees"). Charges for services will be billed at least as frequently as monthly, and at the completion of Project. Client shall compensate Farnsworth Group for any sales or value added taxes which apply to the services rendered under the Agreement and any amendment thereto.

will be paid by Client to Farnsworth Group per Farnsworth Group's then current Schedule of Charges. Client will reimburse Farnsworth Group at the rate of cost plus 10% for reasonable materials and expenses incurred in connection with travel requested by Client outside the metropolitan area in which the individual employee or contractor of Farnsworth Group normally works.

Confidentiality: Each party shall retain as confidential all information and data furnished to the other party which is designated in writing by such other party as confidential at the time of transmission and are obtained or acquired by the receiving party in connection with the Agreement, and said party shall not reveal such information to any third party, however, nothing herein is meant to preclude either disclosing and/or otherwise using (or making it) when the information is actually known to the receiving party before being obtained or derived from the transmitting party or (ii) when the information is generally available to the public without the receiving party's fault at any time before or after it is received from the transmitting party; or (iii) when the information is disclosed in good faith at any time by the receiving party from a third party who has the same in good faith and who is not under any obligation to the transmitting party to report thereof; or (iv) as required by law or court order to be disclosed.

Compliance with Law: In the performance of services to be provided hereunder, Farnsworth Group and Client agree to comply with applicable federal, state, and local laws and ordinances and applicable local government or quasi-governmental rules and regulations.

Modification to the Agreement: Client or Farnsworth Group may from time to time request modifications or changes in the scope of services to be performed hereunder. Such requests, including any increase or decrease in the amount of Farnsworth Group's compensation, to which Client and Farnsworth Group mutually agree shall be incorporated in the Agreement by a written amendment to the Agreement.

Notice: All notices, replies or communications under this Agreement must be written and will be deemed given and received: (a) by personal delivery, on the date of actual delivery; (b) by electronic mail, on the transmission date if sent before 4:30 pm U.S. central time on a business day or, in any other case, on the next business day, or (c) by delivery by a recognized overnight courier, on the next business day following deposit for next business day delivery; or (d) by certified mail, return receipt requested with postage prepaid, on the third business day following deposit. Notices must be addressed at the address or e-mail address shown below for each other address as may be designated by notices to such Party.

To Client:
[Company Name]
Attn: \_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
From: \_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_

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to Hamsworth Group:  
Hamsworth Group, Inc.  
Attn: \_\_\_\_\_  
\_\_\_\_\_  
E-mail: \_\_\_\_\_

With a copy (which will be considered released to)  
Hamsworth Group, Inc.  
Attn: Cate Creggitt  
100 Walnut Street, Suite 200  
Peoria, IL 61624  
Technology: ccregitt@FW.com

**Facsimile/PDF Signatures:** Execution and delivery of this Agreement, by delivery of a facsimile or portable document format (PDF) copy bearing the facsimile or PDF signature of any party hereto, shall constitute a valid and binding execution and delivery of this Agreement by such party. Such facsimile and PDF copies shall constitute prima facie original documents.

**Force Majeure:** Obligations of either party under the Agreement, other than payment obligations, shall be suspended, and each party shall not be liable for damages or other remedies available or may be provided for, commencing hereafter, in whole or in part, due to contingencies beyond its reasonable control, including, but not limited to strikes, riots, war, fire, acts of God (including, but not limited to any law, regulation or order, whether valid or invalid, of the United States or America or any other governmental body or any instrumentality thereof), whether now existing or hereafter created, inability to procure materials or obtain necessary permits (provided, however, the party so prevented has complied with its obligations insofar as it reasonably should), or other events beyond its control. Each party shall promptly notify the other party hereof.

**Assignment:** Client shall not transfer or assign any rights under or interest in this Agreement, without the written consent of Hamsworth Group.

**Dispute Resolution:** In an effort to resolve any conflicts that arise during the performance of professional services for the Project or following completion of the Project, Client and Hamsworth Group agree that all disputes shall first be negotiated between senior officers of Client and Hamsworth Group for a thirty (30) day period, being submitted to mediation. In the event negotiation and mediation are not successful, either Client or Hamsworth Group may seek a resolution in any state or federal court that has the required jurisdiction within 180 days of the conclusion of mediation.

**Timeliness of Performance:** Hamsworth Group will begin work under the Agreement upon receipt of a fully executed copy of the Agreement. Client and Hamsworth Group understand that many factors outside Hamsworth Group's control may affect its ability to complete the services to be provided under the Agreement. Hamsworth Group will perform these services with reasonable diligence and expediency consistent with sound professional practices.

**Suspension:** Client or Hamsworth Group may suspend all or a portion of the work under the Agreement by notifying the other party in writing. If suspension circumstances beyond control of Client or Hamsworth Group make normal progress of the work impossible, Hamsworth Group may suspend work in the event Client does not pay invoices when due, and Hamsworth Group shall have no liability whatsoever to Client, and Client agrees to make no claim for any delay or damages as a result of such suspension. The time for completion of the work shall be extended by the number of days work is suspended. If the period of suspension exceeds ninety (90) days, Hamsworth Group shall be entitled to an equitable adjustment in compensation for additional labor and management expenses.

**Termination:** Either party, by failing to perform any of the terms or provisions of the Agreement, and continuing in default for a period of fifteen (15) days after written notice thereof, the party not in default shall have the right to immediately terminate the Agreement. The non-defaulting party shall be entitled to all remedies under Illinois law at the time of breach, including, without limitation, the right to recover as work product of its damages, reasonable attorney's fees and court costs.

**Reuse of Documents:** All documents including reports, drawings, specifications, and electronic media produced by Hamsworth Group and/or any subcontractor pursuant to this Agreement and instruments of its services for use solely with respect to this Project. Hamsworth Group and/or any subcontractor shall be deemed the authors and Clients of the materials/instruments of services and shall

own all common law, statutory and other reserved rights, including copyrights. They are not intended or understood to be suitable for reuse by Client or others on or extension of the Project or on any other project. Any reuse without specific written permission or adaptation by Hamsworth Group will be at Client's sole risk, and without liability to Hamsworth Group, and Client shall indemnify and hold harmless Hamsworth Group and any subcontractors from all claims, damages, costs and expenses, including court costs and attorney's fees, arising out of or resulting therefrom. Any such permission or adaptation will entitle Hamsworth Group to further compensation of fees to be agreed upon by Client and Hamsworth Group.

**Subcontracting:** Hamsworth Group shall have the right to subcontract any part of the services and if it does hereafter without the consent of Client.

**Third Party Beneficiaries:** Nothing contained in the Agreement shall create a contractual relationship with or a cause of action in favor of a third party other than either Client or Hamsworth Group, except as expressly provided herein. Hamsworth Group's services under the Agreement are being performed solely for Client's benefit, and no other party or entity shall have any claim against Hamsworth Group pursuant to the Agreement or the performance or non-performance of services hereunder or reliance upon any report or document prepared hereunder. Neither Hamsworth Group nor Client shall have any obligation to indemnify each other from third party claims, except as expressly provided herein. Client and Hamsworth Group agree to include a similar provision in all contracts with construction contractors and subcontractors, vendors, and other entities having in the Project in conformity with the intent of this provision.

**Right of Entry:** Client shall provide for Hamsworth Group and/or any subcontractor's right to enter a property owned by Client and/or others in order for Hamsworth Group and/or any subcontractor to fulfill the scope of services to this Project. Client understands that, as of exploration equipment may inadvertently cause some damage, the removal of which is not part of the Agreement, unless explicitly so provided.

**Recognition of Risk:** Client acknowledges and accepts the fact that (1) data on site conditions such as geological, geotechnical, ground water and other substances and materials can vary from those encountered at the times and locations where such data were obtained, and that the limitation of the available data can cause uncertainty with respect to the interpretation of conditions at Client's site; and (2) a duty is necessary to perform the Agreement, commonly used exploration methods (e.g., drilling, borings or trench excavating) involve an inherent risk of contamination of previously uncontaminated soils and waters. Hamsworth Group and/or any subcontractor's application of its professional judgment will be subject to factors outlined in (1) and (2) above. Client waives any claim against Hamsworth Group and/or any subcontractor, and agrees to indemnify and hold Hamsworth Group and/or any subcontractor harmless from any claim or liability for injury or loss which may arise as a result of alleged contamination caused by any site exploration. Client further agrees to compensate Hamsworth Group and/or any subcontractor for any time spent or expenses incurred by Hamsworth Group and/or any subcontractor to defend or settle any such claim, in accordance with Hamsworth Group and/or any subcontractor's prevailing fee schedule and expense reimbursement policy.

**Authority and Responsibility:** Client agrees that Hamsworth Group and any subcontractors shall not guarantee the work of any construction contractor or other third party subcontractor. Client shall have no responsibility for supervision or control as to the work of persons doing the work, shall not have charge of the work, shall not be responsible for safety in, on, or about the jobsite or have any control of the safety or adequacy of any equipment, utility, equipment, scaffolding, supports, forms, or other work aids.

#### Electronic Files Transfer.

(a) Hamsworth Group may prepare a electronic files which contain machine-readable information containing information for a project (Project Files). Client may request that Client facilitate Client's understanding of the Project. The Parties recognize that the Project Files are subject to alteration, either intentionally or unintentionally, due to, among other things, transmission, conversion, media degradation, software error or human error. The Parties further understand that the transfer of Project Files from the system and format used by Hamsworth Group to an electronic system or format cannot be accomplished without the possibility of omissions and/or errors.

(b) Upon request, Hamsworth Group will supply Project Files to Client. Upon



The express terms and conditions set forth herein.

(j) The Project Files may not be used for any purpose not related specifically to the Client's project. Use of these files for development of other projects additional to the project, or duplication of the project at any location is expressly prohibited.

(k) The Project Files are provided for informational purposes only and are not intended as an end product. The Project Files may be a work in progress and Farnsworth Group is under no obligation to provide Client with any updated versions of the Project Files.

(l) Client acknowledges and understands that the Project Files may include confidential data contained in the contract documents, addenda, or other pertinent contract-related documents. Client acknowledges and understands that the Project Files may contain data which is not included in the contract documents.

(m) **BIM Data Files:** With respect to the use of Building Information Model (BIM) data files, both Parties agree as follows:

(i) Farnsworth Group will provide only those BIM Tools created for Client's project. There is no representation the BIM Files are complete or comprise a complete model of the building.

(ii) The level of development of the model will be defined consistent with AIA Document G202-2010, as agreed by the parties. After reviewing and verifying the accuracy of the information contained within Farnsworth Group's BIM Files, Client shall not be responsible for development to a higher level of development for its own use, but in doing so, expressly agrees to assume all risks associated therewith.

**Liabilities:** Client shall be responsible for designating the location of utility lines and other essential structures within the property line of the Project. Client agrees to waive any claim against Farnsworth Group or any subcontractor used to identify and hold harmless from any claim or liability for injury or loss arising from Farnsworth Group and/or any subcontractor or other persons encountering, using or otherwise making claims that are not included in Farnsworth Group's information and which were not properly located on Documents furnished to Farnsworth Group. Client further agrees to compensate Farnsworth Group and/or any subcontractor for any time spent or expense incurred by Farnsworth Group and/or any subcontractor in defense of any such claim, in accordance with Farnsworth Group and/or any subcontractor's provider fee schedule and expense reimbursement policy.

**Samples:** All samples of any type (soil, rock, water, manufactured materials, etc.), if needed, shall be developed solely (EC) days after submittal of Project Information. Upon Client's authorization, samples will be either delivered in accordance with Client's instructions or ordered for an agreed design.

**Discovery of Unanticipated Hazardous Substances or Pollutants:** Hazardous substances are those as defined by prevailing Federal, State, or local laws. Pollutants mean any solid, liquid, gaseous, or thermal matter in a liquid form, including smoke, vapor, soil, fumes, acids, alkalis, chemicals and waste. Hazardous substances or pollutants may exist at a site where they would not normally be expected to be present. Client and Farnsworth Group shall enter a written agreement that the discovery of unanticipated hazardous substances or pollutants constitutes a change condition mandating a re-evaluation of the scope of services or termination or services. Client and Farnsworth Group and/or any subcontractor also agree that the discovery of unanticipated hazardous substances or pollutants will make it necessary for Farnsworth Group and/or any subcontractor to take immediate measures to protect human health and safety, and/or the environment. Farnsworth Group and/or any subcontractor shall notify Client as soon as possible if unanticipated known or suspected hazardous substances or pollutants are encountered. Client and/or any subcontractor shall not be responsible for any measures that are justified in progress and protect the health and safety of Farnsworth Group and/or any subcontractor's personnel and the public, and/or the environment, and Client agrees to reimburse Farnsworth Group and/or any subcontractor for the additional cost of such measures. In addition, Client waives any claim against Farnsworth Group and/or any subcontractor and agrees to indemnify and hold harmless Farnsworth Group and/or any subcontractor harmless from any claim or liability for injury or loss arising from the presence of unanticipated known or suspected hazardous substances or pollutants. Client also agrees to compensate Farnsworth Group

and/or any subcontractor for any third party claim or expense incurred by Farnsworth Group and/or any subcontractor in defense of any such claim, with such compensation to be based upon Farnsworth Group and/or any subcontractor's liability for negligence and without reimbursement of policy. Further, Client recognizes that Farnsworth Group and/or any subcontractor has neither responsibility nor liability for the removal, handling, transportation, or disposal of asbestos containing materials, nor will Farnsworth Group and/or any subcontractor act as an asbestos abatement contractor or asbestos consultant, as defined in regulations under the Clean Air Act.

**Job Site:** Client agrees that services performed by Farnsworth Group and/or any subcontractor during construction will be limited to providing observation of the progress of the work and to address questions by Client's representative concerning items marked with the Contract Documents. It is hereby agreed to be interpreted as an inspection service, a construction supervisor service, or guaranteeing the construction of works or construction subcontractor's performance. Farnsworth Group and/or any subcontractor will not be responsible for construction means, methods, techniques, equipment, or procedures or for safety precautions and programs. Farnsworth Group and/or any subcontractor shall not be responsible for construction contract or construction subcontractor's obligations in any but the ways according to the Contract Documents. Farnsworth Group and/or any subcontractor will act in no way as an agent of Client and will not have authority to effect construction contracts or construction subcontractor's work or to stop work.

**Shop Drawing Review:** Client agrees that Farnsworth Group and/or any subcontractor shall review shop drawings and/or submit shop drawings to their general contractor with Farnsworth Group and/or any subcontractor's design concept and general performance with information given in the Contract Documents. Farnsworth Group and/or any subcontractor shall not be responsible for any aspects of shop drawing and/or submit that affect or are affected by the means, methods, techniques, assumptions and procedures of construction, safety precautions and programs including, but not limited to the construction contracts or construction subcontractor's responsibility. The construction contractor or construction subcontractor will be responsible for dimensions, lengths, elevations and materials, which are to be confirmed and checked at the jobsite, and for coordination of the work with that of all other trades. Client represents that the construction contractor and construction subcontractor shall be made aware by Client of the responsibility to review shop drawings and/or submit and approve them in these respects before submitting them to Farnsworth Group and/or any subcontractor.

**LEED Certification and Energy Models:** Client agrees that Farnsworth Group and/or any subcontractor shall guarantee the LEED certification of any facility for which Farnsworth Group and/or any subcontractor shall be providing LEED consulting or energy modeling services. The minimum are specific requirements for energy models used to meet LEED certification intentions but result in energy usage models that may differ from actual energy usage. Farnsworth Group and/or any subcontractor will endeavor to model energy usage very closely to actual usage, but Client agrees that Farnsworth Group and/or any subcontractor will not be responsible or liable in any way for financial budgets for energy use developed from the predictions of LEED-compliant energy models. LEED certification and the number of LEED points awarded for energy efficiency are solely the responsibility of the U.S. Green Building Council and Green Building Certification Institute.

**Environmental Site Assessment:** An Environmental Site Assessment is a study of those locations regarding the potential for hazardous environmental contamination in connection with a Subject Property. Performance of Environmental Site Assessment is intended to reduce, but not eliminate, uncertainty regarding potential for recognized environmental conditions in connection with a Subject Property. In order to conduct the Environmental Site Assessment, information will be obtained and reviewed from various sources, including, but not limited to, interview questionnaires, databases and files, and historical records. Farnsworth Group is not be responsible for the quality, accuracy, and content of information from these sources. Any information items provided in the Environmental Site Assessment Report are provided at the discretion of the environmental professional for the benefit of Client. Inclusion of any non-actual information does not imply a review of any other non-actual items with the Environmental Site Assessment Investigator or report. The Environmental Site Assessment records prepared for the use are exclusive use of Client, Farnsworth

Group does not intend, will not be written consent, for the Phase 1 B1 when work. The Assessment Report to be disseminated to anyone outside Client or to be used or relied upon by anyone outside Client. Use of the report by any other person or entity is unauthorized and such use is at their sole risk.

**Consequential Damages:** Notwithstanding any other provision of the Agreement, unless the Client has specifically permitted by law, neither Client nor Farnsworth Group, their respective officers, directors, partners, employees, independent contractors or subcontractors shall be liable to the other or shall make any claim for incidental, indirect, or consequential damages arising out of or connected in any way with the Project or Services performed under this Agreement. This mutual waiver of consequential damages shall include, but not be limited to, loss of use, loss of profit, loss of business, loss of income, loss of reputation and any other consequential damages that either party may have incurred or may cause of action including negligence, strict liability, or a claim of contract and breach of contract and related warranties. Both Client and Farnsworth Group shall provide similar waivers of consequential damages protecting all the entities or persons whose interests are affected and substantially with others involved in the Project.

**Personal Liability:** It is intended by the parties to the Agreement that Farnsworth Group as well as in connection with the Project shall not subject Farnsworth Group, its individual employees, officers or directors to any personal liability exposure for their acts or omissions with respect to the Project. Therefore, and notwithstanding anything to the contrary contained herein, Client agrees that as Client's sole and exclusive remedy, any claim, demand, or suit shall be directed solely to the Client against Farnsworth Group, not an individual partner, officer, employee, or any of Farnsworth Group's individual employees, officers or directors.

**General Insurance and Limitation:** Farnsworth Group is covered by commercial general liability insurance, automobile liability insurance and workers compensation insurance with limits which Farnsworth Group considers reasonable. Certificates of all insurance shall be added to Client upon request in writing. Within the limits and conditions of such insurance, Farnsworth Group agrees to indemnify and hold Client harmless from any loss, damage or liability arising directly from any negligent act by Farnsworth Group. Farnsworth Group shall not be responsible for any loss, damage or liability beyond the amounts, limits and conditions of such insurance. Farnsworth Group shall not be responsible for any loss, damage or liability arising from any act by Client, its agents, staff, other consultants, independent contractors, third parties or others working on the Project, nor will Farnsworth Group have any provision of control. Notwithstanding the foregoing agreement to indemnify and hold harmless, the parties agree that Farnsworth Group has no duty to defend Client, sue and against any claims, causes of action or proceedings of any kind.

**Professional Liability Insurance and Limitation:** Farnsworth Group is covered by professional liability insurance for its professional acts, errors and omissions with limits which Farnsworth Group considers reasonable. Certificates of insurance shall be provided to Client upon request in writing. Within the limits and conditions of such insurance, Farnsworth Group agrees to indemnify and hold Client harmless from any loss, damage or liability arising to the extent or cause solely by Farnsworth Group that exceed the industry standard of care for the services provided. Farnsworth Group shall not be responsible for any loss, damage or liability beyond the amounts, limits and conditions of such insurance. Farnsworth Group shall not be responsible for any loss, damage or liability arising from any act, error or omission by Client, its agents, staff, other consultants, independent contractors, third parties or others working on the Project, over which Farnsworth Group has no supervisory or control. Notwithstanding the foregoing agreement to indemnify and hold harmless, the parties agree that Farnsworth Group has no duty to defend Client, sue and against any claims, causes of action or proceedings of any kind.

**ADDITIONAL LIMITATION:** IN RECOGNITION OF THE RELATIVE RISKS AND BENEFITS OF THE PROJECT TO BOTH CLIENT AND FARNSWORTH GROUP, THE PARTIES HAVE MUTUALLY LOCATED SUCH THAT CLIENT AGREES THAT FOR THE COMPENSATION HEREIN PROVIDED, FARNSWORTH GROUP CANNOT BE HELD LIABLE TO DAMAGES DISPROPORTIONATE TO THE NATURE AND SCOPE OF FARNSWORTH GROUP'S SERVICES OR THE COMPENSATION PAYABLE TO IT HEREUNDER. IN ADDITION TO THE MAXIMUM EXTENT PERMITTED BY LAW, CLIENT AGREES THAT THE LIABILITY OF FARNSWORTH GROUP TO CLIENT FOR ANY AND ALL CAUSES OF ACTION INCLUDING WITHOUT LIMITATION CONTRIBUTION ASSERTED BY CLIENT AND ARISING OUT OF OR RELATED TO THE NEGLIGENCE, STRICT LIABILITY, CONTRACTS, ERRORS OR OMISSIONS OF FARNSWORTH GROUP IN PERFORMING PROFESSIONAL

SERVICES SHALL BE LIMITED TO FIFTY THOUSAND DOLLARS (\$50,000.00), THE TOTAL FEES PAID TO FARNSWORTH GROUP BY CLIENT UNDER THIS AGREEMENT (WHICHEVER IS GREATER) (LIMITATION). CLIENT HEREBY WAIVES AND RELEASES (I) ALL PRESENT AND FUTURE CLAIMS AGAINST FARNSWORTH GROUP OTHER THAN THOSE DESCRIBED IN THE PREVIOUS SENTENCE, AND (II) ANY LIABILITY OF FARNSWORTH GROUP IN EXCESS OF THE LIMITATION, IN CONSIDERATION OF THE PROVISIONS CONTAINED HEREIN AND FOR OTHER SEPARATE, VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, CLIENT ACKNOWLEDGES AND AGREES THAT (I) SUBJECT TO THE LIMITATION, FARNSWORTH GROUP WOULD NOT HAVE PERFORMED THE SERVICES, (II) CLIENT HAS HAD THE OPPORTUNITY TO NEGOTIATE THE TERMS OF THE LIMITATION AS PART OF AN arms-length TRANSACTION, (III) THE LIMITATION AMOUNT MAY BE LESS THAN THE AMOUNT OF PROFESSIONAL LIABILITY INSURANCE REQUIRED BY FARNSWORTH GROUP UNDER THE AGREEMENT, (IV) THE LIMITATION IS MERELY A LIMITATION OF, AND NOT AN EXculpATION FROM, FARNSWORTH GROUP'S LIABILITY AND DOES NOT IN ANY WAY ULTIMATELY OBLIGATE TO BE HARMLESS OR HOLD HARMLESS FARNSWORTH GROUP, (V) THE LIMITATION IS AN AGREED REMEDY, AND (VI) THE LIMITATION AMOUNT IS NEITHER NOMINAL NOR A DISADVANTAGE TO FARNSWORTH GROUP PERFORMING THE SERVICES IN ACCORDANCE WITH THE STANDARD OF CARE.

**Subpoenas:** Client's responsibility for notification for payment of time charges and expenses resulting from the required responses by Farnsworth Group to any subpoenaed subpoenas issued by any party calling the Farnsworth Group and/or any subcontractor in connection with the services performed under the Agreement. Client gets a subpoena for scheduled in effect. Client gets the subpoena returned.

**Statutes of Repose and Limitation:** All legal causes of action between the parties to the Agreement shall accrue and any applicable statutes of repose or limitation shall begin to run on the date of Substantial Completion. If the act or failure to act complained of occurs after the date of Substantial Completion, then the date of final completion shall be used, but in no event shall any statute of repose or limitation begin to run any later than the date Farnsworth Group's services are completed or terminated.

**Severability:** If any term or provision of the Agreement is held to be invalid or unenforceable under any applicable statute or rule of law, such holding shall be confined only to the provision at issue and the remainder of the Agreement shall remain in full force and effect.

**Waiver:** No waiver by either party of any breach, default, or violation of any term, condition, representation, agreement, covenant, condition, or provision by either party shall constitute a waiver of any subsequent breach, default, or violation of the same or any other term, condition, representation, agreement, covenant, condition, or provision hereof. All waivers must be in writing.

**Survival:** Notwithstanding termination or termination of the Agreement, all rights, duties, obligations of the parties to the Agreement shall survive such termination or termination and remain in full force and effect until filed.

**Governing Law:** The Agreement shall be governed by and interpreted pursuant to the laws of the State of Illinois without regard to conflict of law provisions.

113-966

**RESOLUTION NO. 2021-31**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS  
d/b/a VERMILION HOUSING AUTHORITY**

**WHEREAS**, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

**WHEREAS**, in furtherance of its purpose, to approve the issuance of a Project Services Agreement for Fair Oaks Demolition with Farnsworth Group at a cost not to exceed \$10,250.00; and

**WHEREAS**, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority, desires to approve such action.

**NOW, THEREFORE**, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the Project Services Agreement with Farnsworth Group for Fair Oaks Demolition at a cost not to exceed \$10,250.00.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

ADOPTED at the regular meeting of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority in regular and public session this 16<sup>th</sup> day of September, 2021.

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Ayes \_\_\_\_\_ Nays \_\_\_\_\_ Absent \_\_\_\_\_

THE HOUSING AUTHORITY OF THE CITY OF  
DANVILLE d/b/a VERMILION HOUSING  
AUTHORITY

By: \_\_\_\_\_  
Its: Chairman

Attest:

By: \_\_\_\_\_  
Its: Secretary/Treasurer



271 Union Street  
Providence, RI 02903  
603.252.7400

[www.farnsworth.com](http://www.farnsworth.com)

August 24, 2021

Ms. Jaclyn Vinson  
Executive Director  
Vermilion Housing Authority  
1507 Clyman Lane  
Danville, IL 61832

RE: Project Services Agreement for Ramey Court Demolition

Dear Jackie:

Many thanks once again for the opportunity to work with you and the Vermilion Housing Authority. We have enjoyed working on past projects with you and your team and are excited for the possibility to continue working with you on this project.

Farnsworth Group, Inc. ("Farnsworth Group") is pleased to present this Project Services Agreement ("Agreement") to Vermilion Housing Authority ("Client") to provide architectural and engineering design services for the Ramey Court Demolition located in Georgetown, IL. We have prepared this Project Services Agreement to match the scope of the work as we understand it, identified as follows:

- Prepare bidding documents for the demolition of all 13 buildings at Ramey Court. Demolition will also include removal of the roads and sidewalks leading to the respective buildings. All utilities will be capped and abandoned in place.

Thank you again for the opportunity to provide you with this Project Services Agreement. Should you have any questions regarding this Project Services Agreement, we would be pleased to discuss. We look forward to working with you on this exciting project.

Sincerely,

FARNSWORTH GROUP, INC.

Scott Durgic, AIA  
Senior Architectural Manager



PROJECT SERVICES AGREEMENT

# Ramey Court Demolition

Vermilion Housing Authority

August 24, 2021

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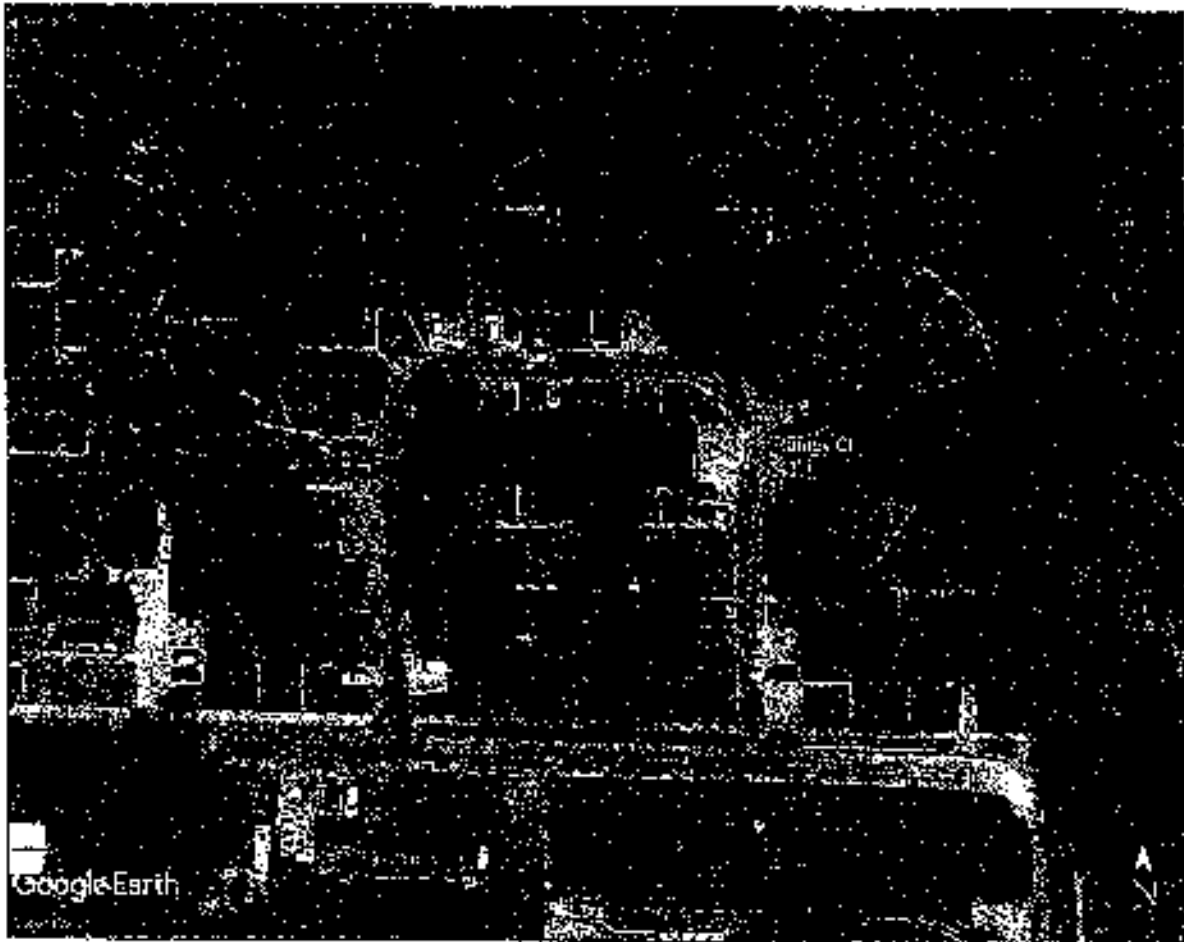
**PROJECT OVERVIEW /**

Our understanding of the project is based on our phone conversation on August 2, 2021.

The Vermilion Housing Authority has been working on demolition of Ramsey Court for several years. The HUD Section 18 process is well underway. Farnsworth Group's scope of work includes preparations of bidding and permit documents.

The existing sanitary sewer, water services, and natural gas service will be capped at the main and then all underground lines will be abandoned in place. The existing storm sewer will be maintained to accommodate site drainage. Overhead electrical services will be removed back to the source. Underground electrical service wiring will be removed back to the source, but the conduits will be abandoned below grade.

The entire complex at Ramsey Court will be demolished. This includes thirteen buildings which are highlighted in the image below in red.



The project will be bid to a single prime contractor and be part of a design-bid-build delivery method.

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## SCOPE OF PROFESSIONAL SERVICES /

### SCOPE OF WORK

Farnsworth Group's scope of work includes a full service approach within the parameters set by the scope identified within this proposal. We have included architecture and civil engineering design services, as well as necessary interface with the Client, review agencies, and other Client retained consultants and vendors. The scope of work includes the services generally described as follows:

- A. Architecture
  1. Project Management
    - A. Coordinate the project team and act as a single point of contact.
    - B. Submit drawings for owner review and bidding.
  2. Construction Documents
    - A. One site visit to document existing conditions.
    - B. Prepare site plan utilizing Google Earth images that depicts extents of demolition for each property.
    - C. Prepare building photos assembled into a deliverable that depicts existing conditions and typical requirements for the contractor's scope of work.
    - D. Technical and front end specifications.
  3. Bidding and Award
    - A. Submit deliverables to the City of Danville and Georgetown for permit review.
    - B. Respond to questions from prospective bidders.
    - C. Issue clarifications as required.
    - D. Attend one pre-bid meeting.
    - E. Attend one bid opening.
    - F. Recommend award and prepare a contract between HACE and the contractor.
  4. Construction Administration
    - A. Conduct one pre-construction meeting.
    - B. Respond to questions from selected contractor.
    - C. Review contractor buy requests.
    - D. Provide up to 4 site visits during construction to review contractor progress. These will be conducted at regular intervals to review work as it progresses.
    - E. One site visit to prepare a punch list.
    - F. One site visit to verify punch list completion.
- B. Civil Engineering
  1. Construction Documents
    - A. Prepare site permit documents as required by the governing bodies. We anticipate the following agencies will require review of the plans.
      - i. EPA – Erosion Control Permit (NOI).
      - ii. DNR – Endangered Species.
      - iii. HHPA – Historic preservation.
    - B. Technical specifications as required for permit review.



2. Bidding and Award
  - A. Submit deliverables to the appropriate governing bodies for permit review.
  - B. Respond to questions from prospective bidders.
3. Construction Administration
  - A. Respond to questions from selected contractor.

**DELIVERABLES**

The scope of work includes drawings sized at 24 x 36 and technical specifications in an 8.5 x 11 booklet format.

**MAIN POINT OF CONTACT /**

The Main Point of Contact with Farnsworth Group for this project will be:

Scott Budge, AIA  
 Farnsworth Group, Inc.  
 2211 West Bradley Avenue  
 Champaign, IL 61821  
 (217) 352-7408  
[sbudge@fw.com](mailto:sbudge@fw.com)

**PROFESSIONAL FEES /**

Farnsworth Group proposes to provide the described services for a fixed fee as described in the table below, plus normal reimbursable expenses. Additional details regarding payment terms and related policies are included in the attached General Conditions.

Construction Documents	\$ 5,750	
Bidding & Construction Admin	\$ 4,500	
<b>Total</b>	<b>\$10,250</b>	

**PROJECT TIMELINE /**

We understand that all work shall be completed over the Winter. Upon your notice to proceed, we are prepared to begin work within 2 weeks. We anticipate approximately 2-3 weeks to complete the bidding documents and getting the project ready for submittal to prospective contractors and the local permitting agencies. The bid phase will take 3-4 weeks.

**ASSUMPTIONS AND CLARIFICATIONS /**

The following assumptions and clarifications support the fees for this proposal.

A. General

1. We have prepared this proposal assuming the work at Fair Oaks and Toney Court would occur at the same time. If it is VHA's intention to not complete this work at the same time, we will reassess necessary services and fees.
2. The number of meetings, site visits or travel included in this proposal are mentioned in the scope of services section. Additional meetings, site visits or travel may be requested on an hourly basis.
3. This work is expected to commence in September 2021. Significant delays in start date may require reassessing necessary services, schedule, and fees.
4. We have assumed that no capacity or other upgrades or system evaluations are needed for the utility services.
5. Schedule relies on timely receipt of information to support design efforts.
6. Detailed construction schedule is not included in the scope.
7. Record as-built drawings are not included; nor are Record As-Built drawing revisions and reformatting based on contractor provided as-built markups.
8. Readily available access to the project site will be provided.
9. Revisions caused by Client, Tenants, Authority Having Jurisdiction (AHJ), other governmental review agencies or any other entity that causes work already performed to be revised is excluded.

B. Civil

1. We have assumed the building foundations will be removed from the site and appropriate fill suitable for new construction will be used as fill.
2. Offsite site design is not included, including utility services.
3. Traffic control plan is not included.
4. Performing utility pot hole services is not included.
5. Storm Water Management Plan in support of the contractor's application for storm water discharge permitting if required. Temporary erosion control BMP's and details will be provided on the grading plan and civil details respectively.
6. Subdivision, Plat or Re-Plat drawings or documents is not included.
7. Preparing easements or exhibits is not included.
8. When complete, the site will be level and seeded.

ADDITIONAL SERVICES /

The following services are not included in the fees for this proposal, but may be relevant to the project and can be provided at your request for an additional fee:

- Multiple revisions and changes of scope both during and after each phase of service.
- Preparation of plans or specifications not specifically defined by this agreement.
- Site surveying.
- Geotechnical engineering for subsurface exploration.
- Environmental engineering for hazardous materials identification and/or removal.
- Environmental engineering for Phase 1 and Phase 2 services.
- Subsurface Utility Engineering (SUE).

- Landscape architecture.
- Value engineering exercises.
- Meetings and/or hearings with Planning and Zoning or City Council.
- Assistance with material testing or special inspections.
- Postings, notifications, and other related services are not included in the proposed scope of work.
- Completion of required HUD Section 18 Information.

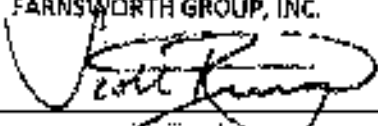
**CLIENT RESPONSIBILITIES /**

The following services or items are required to be provided by you in order to allow Farnsworth to complete the scope of services outlined above.

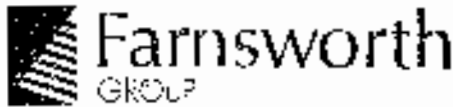
- Provide any available PDF or AutoCAD drawings of existing surveys, site plan, base drawings, mapping, and exhibits.
- All required notifications that originate with the Client (signs, public announcements, etc).
- Payment of any application fees, recording costs, and other fees that could be associated in the scope of the project.
- Timely feedback to questions throughout the project duration.
- Access to the project site including access to the interior of one typical apartment at each of the two campuses.

**AGREEMENT /**

Please indicate your acceptance of this Agreement including the attached Schedule of Charges and General Conditions by signing and returning one copy for our records.

<p><b>FARNSWORTH GROUP, INC.</b></p> 	<p><b>VERMILION HOUSING AUTHORITY</b></p>
<p>_____ Signature</p>	<p>_____ Signature</p>
<p>Scott Burke Typed Name</p>	<p>Jaclyn Vinson Typed Name</p>
<p>Senior Architectural Manager Title</p>	<p>Executive Director Title</p>
<p>August 24, 2021 Date</p>	<p>_____ Date</p>

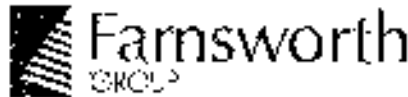
Provide Bidding & Construction Administration Services?  Yes  No



**Schedule of Charges - January 1, 2021**  
 (Effective Until January 1, 2022, unless otherwise indicated)

Engineering/Surveying Professional Staff	Per Hour
Administrative Support	\$ 70.00
Engineering Associate I/Cx Specialist I	\$ 118.00
Engineering Associate II/Cx Specialist II	\$ 132.00
Engineer/Land Surveyor/Senior Cx Specialist I	\$ 140.00
Senior Engineer/Senior I Land Surveyor/Cx Project Manager	\$ 148.00
Project Engineer/Project Land Surveyor/Senior Cx Project Manager	\$ 150.00
Senior Project Engineer/Senior Project Land Surveyor/Cx Manager	\$ 178.00
Engineering Manager/Land Surveying Manager/Senior Cx Manager	\$ 189.00
Senior Engineering Manager/Senior Land Surveying Manager/Senior Cx Director	\$ 250.00
<b>Technical Staff</b>	
Technician	\$ 76.00
Technician I	\$ 102.00
Cx Technician	\$ 112.00
Senior Technician	\$ 112.00
Chief Technician	\$ 130.00
Designer/Computer Specialist/Lead Technician	\$ 141.00
Senior Designer	\$ 148.00
Project Designer/Project Technician	\$ 160.00
Senior Project Designer/Systems Integration Manager	\$ 175.00
Design Manager/Government Affairs Manager	\$ 188.00
Technical Manager	\$ 194.00
Senior Technical Manager	\$ 210.00
<b>Architecture/Landscape Architecture/Interior Design Professional Staff</b>	
Designer	\$ 107.00
Senior Interior Designer/Designer I/Historical Preservation Technician	\$ 117.00
Architect/Interior Design Manager/Designer II/Project Coordinator	\$ 139.00
Senior Architect/Senior Project Coordinator	\$ 143.00
Project Architect/Project Manager/Historical Preservation Specialist I	\$ 154.00
Senior Project Architect/Senior Project Manager	\$ 170.00
Architectural Manager/Historical Preservation Specialist II	\$ 181.00
Senior Architectural Manager	\$ 190.00
Architecture Principal	\$ 210.00
<b>Firm Principals</b>	
Firm Principal/Vice President	\$ 215.00
<b>Units</b>	
Quantity, if required by Client Non-employee Employees	Only 1.25x billing rate
Expert Testimony	2x billing rate
Per Diem	\$85.00/day
ATV & Trailer	\$11.00/hr
Helicopter	\$14.00/hr
Automobile mileage	\$0.50/mile
Schooler/CAD/Revis Station	\$15.00/hr
Lead Field GPS	\$11.00/hr
GPS Unit (each)	\$22.00/hr
Job Trailer/Robotic Total Station	\$26.00/hr
Statutory Survey Fee	\$300.00/day
Submittals & Other Reimbursable Expenses Related to Project*	Cost + 10%

\* Includes the actual cost of prints/copies, supplies, travel charges, testing services, conferencing services, and other costs directly incurred in the performance of the above services.



Date: August 24, 2021
Client: Vermilion Housing Authority
Project: Ramsey Court Demolition

Standard of Care: Services performed by Farnsworth Group under the Agreement will be considered in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions.

Entire Agreement: These General Conditions and the signed document to which they are attached constitute the entire Agreement between Client and Farnsworth Group and are referred to hereinafter collectively as the Agreement.

Precedence: All provisions of any order are expressly limited and conditioned upon acceptance of this Agreement. The Agreement shall take precedence over any inconsistent or contradictory provisions contained in any proposal, estimate, purchase order, requisition, notice to proceed, or any document regarding Farnsworth Group's services.

Fee Schedule: Where lump sum fees have been agreed to between the parties they shall be so designated in the signed document attached hereto and by reference make a part hereof. Where fees are based upon hourly charges for as stated above and as provided by Farnsworth Group, they shall be based upon the hourly fee schedule annually submitted by Farnsworth Group, as currently set forth in a Schedule of Charges attached hereto and by reference made a part hereof.

Opinions of Cost: Farnsworth Group's opinions of accurate Project cost or construction cost for the Project will be based solely upon its own experience with construction. Since Farnsworth Group has no control over the cost of labor, materials or equipment, except a confirmed inability of determining prices, a lower competitive bidding or market conditions, Farnsworth Group cannot and does not guarantee that proposed fees or the construction cost will not vary from its opinions of probable cost.

Invoices: Client will pay Farnsworth Group the fees set forth in the Agreement (the "Fees"). Charges for services will be billed at least as frequently as monthly and at the completion of Project. Client shall compensate Farnsworth Group for any fees or value added taxes which apply to the services rendered under the Agreement or any laws court thereon.

will be paid by Client or Farnsworth Group or Farnsworth Group's then current Successor or Changes. Client will reimburse Farnsworth Group at the rate of cost plus 10% for reasonable meals and travel expenses incurred in connection with travel necessitated by Client outside the metropolitan area in which the individual employee or contractor of Farnsworth Group normally works.

Confidentiality: Each party shall retain as confidential all information and data furnished to it by the other party which are designated in writing by each other party as confidential at the time of transmission and are disclosed or received by the receiving party in confidence with the Agreement, and each party shall not reveal such information to any third party. However, nothing herein is meant to preclude either disclosing or otherwise using information if when the information is already known to the receiving party before being disclosed or received from the transmitting party, or if when the information is generally available to the public through the receiving party's fault, or if in any time before or after it is requested from the transmitting party, or if where the information is obtained lawfully in good faith and any liability the receiving party to a third party who has the same in good faith and who is not under any obligation to the transmitting party is waived in respect of or is required by law or otherwise to be disclosed.

Compliance with Law: In the performance of services to be provided hereunder, Farnsworth Group and Client agree to comply with applicable federal, state, and local laws and ordinances and applicable local governmental or quasi-governmental laws, rules, and regulations.

Modification to the Agreement: Client or Farnsworth Group may from time to time request modifications or changes in the scope of services to be performed hereunder. Such changes, including any increase or decrease in the amount of Farnsworth Group's compensation, whether Client and Farnsworth Group mutually agree shall be incorporated in the Agreement by a written amendment to the Agreement.

Notice: All notices required or permitted under this Agreement must be written and filed in duplicate and received (a) by personal delivery on the date of such delivery (b) by electronic mail, or the facsimile transmission sent before 4:00 p.m. U.S. central time on a business day or, in any other case, on the next business day (c) if by insured by registered overnight courier, or (d) if by express day following deposit for next business day delivery, or (e) if by certified mail, return receipt requested with postage prepaid, on the fifth business day following deposit. Notice must be addressed at the address or electronic mail address shown on each other address as may be designated in writing by each party.

If to Client
[Company Email]
Attn: \_\_\_\_\_
\_\_\_\_\_
E-mail: \_\_\_\_\_

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To: Farnsworth Group  
Farnsworth Group, Inc.  
Attn: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
From: \_\_\_\_\_

With a copy (which will not constitute notice) to:  
Farnsworth Group, Inc.  
Attn: Chris Cicchini  
100 Walnut Street, Suite 200  
Peoria, IL 61654  
Email: [ccicchi@fng.com](mailto:ccicchi@fng.com)

Facsimile; PDF Signatures. Executable and delivery of this Agreement by delivery of a facsimile or suitable document (i.e., PDF) copy bearing the facsimile or PDF signature of any party hereto shall constitute a valid and binding execution and delivery of the Agreement by such party. Such facsimile and PDF copies shall constitute enforceable original documents.

**Force Majeure:** Obligations of either party under this Agreement, other than payment obligations, shall be suspended, and such party shall not be liable for damages or other remedies while such party is prevented from complying therewith, in whole or in part, due to conditions beyond its reasonable control, including, but not limited to strikes, riots, war, fire, acts of God, injunction, confinement with any law, regulation, or order of a governmental body or local, of the United States or of America or any other governmental body or any international treaty, whether now existing or hereafter enacted, partially or totally necessary, or any necessary permits, provided, however, the party so prevented from complying with its obligations hereunder shall promptly notify the other party thereof.

**Assignment:** Client shall not assign or assign any rights under or interest in this Agreement, without the written consent of Farnsworth Group.

**Dispute Resolution:** In an event a dispute or conflict arises during the performance of professional services for the Project or following completion of the Project, Client and Farnsworth Group agree that all disputes shall first be "negotiated" between senior officials of Client and Farnsworth Group for up to thirty (30) days before being submitted to mediation. If a consent negotiation or mediation is not successful, either Client or Farnsworth Group may seek a resolution through either federal court that has the required jurisdiction within 100 days of the conclusion of mediation.

**Timeliness of Performance:** Farnsworth Group will begin work under the Agreement upon receipt of a fully executed copy of this Agreement. Client and Farnsworth Group are aware that many factors outside Farnsworth Group's control may affect its ability to complete the services to be provided under the Agreement. Farnsworth Group will perform these services with reasonable diligence and expedition consistent with sound professional practice.

**Suspension:** Client or Farnsworth Group may suspend all or a portion of the work under the Agreement by notifying the other party in writing. Unforeseen circumstances beyond control of Client or Farnsworth Group may, in some instances, make the work impossible. Farnsworth Group may suspend work if the work Client can no longer proceed when Client and Farnsworth Group shall have mutually agreed upon. Client and Client agrees to make no claim for any delay or damage as a result of such suspension. The time for completion of the work shall be extended by a number of days work is suspended. If the period of suspension exceeds ninety (90) days, Farnsworth Group shall be entitled to an appropriate adjustment in compensation for start-up, accounting and management expenses.

**Termination:** If either party defaults in performing any of the law and provisions of the Agreement, and notifies in default for a period of fifteen (15) days after written notice hereof, the party not in default shall have the right to terminate and rescind this Agreement. The non-defaulting party shall be entitled to all available remedies and shall be entitled to the time of breach, including, without limitation, the right to recover reasonable amount of its damages, reasonable attorney's fees and court costs.

**Reuse of Documents:** All documents including reports, drawings, specifications, and electronic records prepared by Farnsworth Group and/or any subcontractor pursuant to this Agreement are instruments of the service for use solely with respect to this Project. Farnsworth Group and/or any subcontractor shall be deemed to authorize Client's employees and/or instruments of service and shall

retain all other or law, statute, and other reserved rights including copyrights. They are not intended or represented to be suitable for reuse by Client or others in connection with the Project or on any other project. Any reuse without specific written verification or adaptation by Farnsworth Group will be at Client's sole risk, and without liability to Farnsworth Group, and Client shall indemnify and hold harmless Farnsworth Group of any subsequent liability, claims, damages, losses, and expenses including court costs and attorney's fees arising out of or resulting therefrom. Any such verification or adaptation will entitle Farnsworth Group to further compensation on a fee for time agreed upon by Client and Farnsworth Group.

**Subcontracting:** Farnsworth Group shall have the right to subcontract any part of the services and duties hereunder within the discretion of Client.

**Third Party Beneficiaries:** Nothing contained in the Agreement shall create a contractual relationship with or a cause of action in favor of a third party other than either Client or Farnsworth Group, except as expressly provided herein. Farnsworth Group's services under the Agreement are being performed solely for Client's benefit and no other party or entity shall have any claim against Farnsworth Group because of the Agreement, or the performance or non-performance of services hereunder, or reliance upon any tool or document prepared hereunder. Neither Farnsworth Group nor Client shall have any obligation to indemnify each other for third party claims, except as expressly provided herein. Client and Farnsworth Group agree to resolve a similar provision in all contracts with construction consultants and subcontractors, vendors and other entities involved in the Project to carry out the client's project.

**Right of Entry:** Client shall provide for Farnsworth Group and/or any authorized third party to enter property owned by Client and/or other's lands for Farnsworth Group and/or any subcontractor to fulfill the scope of services for this Project. Client understands that use of exploration equipment may unavoidably cause some damage to the condition of which is not part of the Agreement unless explicitly so provided.

**Recognition of Risk:** Client acknowledges and accepts the risk that: (1) data or site conditions such as geology, geotechnical, ground water and other substances and materials, can vary from those encountered at the times and locations where such data were obtained; and that this variation may be a cause of claim or cause of liability with respect to the interpretation of conditions at Client's site; and (2) although necessary to perform the Agreement, commonly used exploration methods (e.g., drilling, borings or trench excavating) involve an inherent risk of contamination of previously undisturbed soils and waters. Farnsworth Group and/or any subcontractor's application of the aforesaid shall be subject to factors outlined in (1) and (2) above. Client waives any claim against Farnsworth Group and/or any subcontractor, and agrees to indemnify and hold Farnsworth Group and/or any subcontractor harmless from any claim or liability for injury or loss which may arise as a result of alleged contamination caused by any site exploration. Client further agrees to compensate Farnsworth Group and/or any subcontractor for any time spent or expenses incurred by Farnsworth Group and/or any subcontractor in case of any such claim, in accordance with Farnsworth Group and/or any subcontractor's prevailing rule schedule and expense reimbursement policy.

**Authority and Responsibility:** Client agrees that Farnsworth Group and/or any subcontractor shall not guarantee the work of any construction contractor or construction consultant, shall have no authority to stop work, shall have no supervision or control as to the work or persons doing the work, shall not be charge of the work, shall not be responsible for safety, health, environmental, claims, or have any control of the safety or adequacy of any equipment, building component, or building aspects, claims or other work risks.

**Electronic Files Transfer.**

(a) Farnsworth Group may use any electronic files which contain machine-readable information concerning the "client project" ("Project Files"). Client may not transfer Project Files to third parties in understanding of the project. The Parties recognize that the Project Files are subject to alteration, other functionality or unintentional loss or among other causes, transmission, conversion, media degradation, software error or human error. The Parties further recognize that the transfer of Project Files from the system and format used by Farnsworth Group to an alternate system or format cannot be accomplished without the introduction of anomalies and/or errors.

(b) Upon request, Farnsworth Group will supply Project Files to Client over

The terms here are conditions (see, i.e., herein):

(i) The Project Files may not be used for any purpose not related specifically to the Client's project. Use of these files for development of other projects, additions to the project, or utilization of the project at any location is expressly prohibited.

(ii) The Project Files are provided for information purposes only and are not intended as a contract or product. The Project Files may not be a work in process, and Farnsworth Group is under no obligation to provide Client with any updates version(s) of the Project Files.

(iii) Client acknowledges and understands that the Project Files may not reflect all data contained in the contract documents, records, or other pertinent contract-related documents. Client acknowledges and understands that the Project Files may contain data which is not included in the contract documents.

(c) **BIM Data File:** With regard to the transfer of Building Information Model (BIM) data files, both Parties agree as follows:

(i) Farnsworth Group will provide only those BIM files created for Client's project. There is no representation that the BIM files are comprehensive or complete a complete scale of the building.

(ii) The level of development of the model will be defined consistent with AIA Document G202-2013 as agreed upon by both Parties. After creating and verifying the accuracy of the information contained within Farnsworth Group's BIM files, Client understands and develops its own reliance to a higher level of development for its own uses but, not being so, expressly agrees to assume the responsibility thereof.

**Liability:** Client shall be responsible for designating the location of all utilities above and underneath structures within the property line of the Project. Client agrees to waive any claim against Farnsworth Group and/or any subcontractor, and to indemnify and hold them harmless from any claim or liability for injury or loss arising from Farnsworth Group and/or any subcontractor or other persons encountering utilities or other than marked objects that were not called to Farnsworth Group's attention or which were not properly located or documented furnished to Farnsworth Group. Client further agrees to compensate Farnsworth Group and/or any subcontractor for any time spent or expenses incurred by Farnsworth Group and/or any subcontractor in defense of any such claim, in accordance with Farnsworth Group and/or any subcontractor's prevailing fee schedule and separate non-representability.

**Samples:** All samples of any type (soil, rock, water, manufactured materials, biological, etc.) will be discarded sixty (60) days after submittal of Project deliverables. Upon Client's authorization, samples will be either delivered in accordance with Client's instructions or stored for an agreed charge.

**Discovery of Unanticipated Hazardous Substances or Pollutants:** Hazardous substances are those so defined by prevailing Federal, State, or Local laws. Pollutants mean any solid, liquid, gaseous, or thermal liquid or contaminant including smoke, vapor, soot, fumes, acids, alkalis, chemicals, etc. Toxic, flammable, hazardous substances or pollutants may exist at a site where they would not normally be expected to be present. Client and Farnsworth Group and/or any subcontractor agree that the discovery of unanticipated hazardous substances or pollutants signifies a changed condition mandating a reevaluation of the scope of services or termination of services. Client and Farnsworth Group and/or any subcontractor also agree that the discovery of unanticipated hazardous substances or pollutants will, if necessary for Farnsworth Group and/or any subcontractor to take immediate measures to protect human health and safety, or for the environment. Farnsworth Group and/or any subcontractor agreed to notify Client as soon as possible of unanticipated known or suspected hazardous substances or pollutants are encountered. Client encourages Farnsworth Group and/or any subcontractor to take any and all measures that Farnsworth Group and/or any subcontractor's professional opinion and justified to preserve and protect the health and safety of Farnsworth Group and/or any subcontractor's personnel and the public, and/or the environment, and Client agrees to reimburse Farnsworth Group and/or any subcontractor for the additional cost of such measures. In addition, Client waives any claim against Farnsworth Group and/or any subcontractor, and agrees to indemnify and hold Farnsworth Group and/or any subcontractor harmless from any claim or liability for injury or loss arising from the presence of unanticipated known or suspected hazardous substances or pollutants. Client also agrees to compensate Farnsworth Group

and/or any subcontractor, if in any time spent and expense incurred by Farnsworth Group and/or any subcontractor in defense of any such claim, with such compensation to be based upon Farnsworth Group and/or any subcontractor's prevailing fee schedule and expense reimbursement policy. Further, Client recognizes that Farnsworth Group and/or any subcontractor has neither responsibility nor liability for the removal, handling, transportation, or disposal of substances containing materials that will Farnsworth Group and/or any subcontractor, and/or any subcontractor's operations as included in the above non-representability as defined in any law(s) under the Clean Air Act.

**Job Site:** Client agrees that any services performed by Farnsworth Group and/or any subcontractor during construction will be limited to providing observation of the progress of the work and to address questions by Client's representative concerning conformance with the Contract Documents. This service is not to be taken as an inspection service, a construction supervisor service, or guaranteeing the construction contractor's or construction subcontractor's performance. Farnsworth Group and/or any subcontractor will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety procedures and programs. Farnsworth Group and/or any subcontractor will not be responsible for construction or materials or construction subcontractor's liability obligation in any other work according to the Contract Documents. Farnsworth Group and/or any subcontractor will not be considered an agent of Client, and will not have authority to direct construction contractor's or construction subcontractor's work or to stop work.

**Shop Drawing Review:** Client agrees that Farnsworth Group and/or any subcontractor shall review shop drawings and other materials solely for their general conformance with Farnsworth Group and/or any subcontractor's design concept and general requirements with information given in the Contract Documents. Farnsworth Group and/or any subcontractor and will not be responsible for any aspects of a shop drawing or other materials that affect or are affected by the means, methods, techniques, sequences, or procedures of construction, safety practices and programs incidental thereto, all of which are the construction contractor's or construction subcontractor's responsibility. The review does not constitute an endorsement or approval of the work by the contractor. Client represents that the construction contractor and construction subcontractor shall be made aware by Client of the responsibility to review shop drawings and/or materials and approve them in those respects before submitting them to Farnsworth Group and/or any subcontractor.

**LEED Certification and Energy Models:** Client agrees that Farnsworth Group and/or any subcontractor do not guarantee the LEED certification of any facility for which Farnsworth Group and/or any subcontractor provides commissioning, LEED consulting or energy modeling services. The techniques and specific requirements for any energy models used to model LEED credits have limitations that result in energy usage predictions that may differ from actual energy usage. Farnsworth Group and/or any subcontractor will endeavor to model energy usage very closely in actual usage, but Client agrees that Farnsworth Group and/or any subcontractor will not be responsible or liable in any way for the actual budget for energy use developed for the predictions of LEED compliant energy models. LEED certification and the number of LEED points awarded for energy efficiency are solely the responsibility of the U.S. Green Building Council and Green Building Certification Institute.

**Environmental Site Assessments:** No Environmental Site Assessment can wholly eliminate uncertainty regarding the potential for Contaminated Environmental Conditions in connection with a Subject Property. A preliminary or an Initial or only Site Assessment is intended to reduce, but not eliminate, uncertainty regarding potential for Recognized Environmental Conditions in connection with a Subject Property. In order to conduct the Environmental Site Assessment, information will be obtained and reviewed from available sources, potentially including, but not limited to, interview questionnaires, database searches, and historical records. Farnsworth Group is not responsible for the quality, accuracy, and content of information from these sources. Any non-unique items provided in the Phase I Environmental Site Assessment Report are provided at the discretion of the environmental professional for the benefit of Client. Inclusion of any non-unique findings does not imply a review of any other non-unique items with the Environmental Site Assessment investigation or report. This Environmental Site Assessment report is prepared for the sole and exclusive use of Client. Farnsworth



Group does not intend, without its written consent, for the Project and/or the Initial Site Assessment Report to be disseminated to anyone outside Client and to be used or relied upon by anyone outside Client. Use of the report by any other person or entity is unauthorized and such use is at their sole risk.

**Consequential Damages:** A notwithstanding any other provision of the Agreement, and to the extent not prohibited by law, neither Client nor Farnsworth Group, their respective officers, directors, partners, employees, consultants or subcontractors shall be liable to the other or shall make any claim for personal, indirect, or consequential damages arising out of or connected in any way to the Project or devices incorporated into the Agreement. This includes waiver of consequential damages and includes, but not be limited to, loss of use, loss of profit, loss of business, loss of income, loss of reputation and any other non-economic damages that either party may have incurred from any cause of action including negligence, strict liability, breach of contract and breach of shift and implied warranty. Both Client and Farnsworth Group shall require similar waivers of consequential damages including all the entities or persons named herein in all contracts and agreements with one another in the Project.

**Personal Liability:** It is intended by the parties to the Agreement that Farnsworth Group's actions in connection with the Project shall not subject Farnsworth Group's individual employees, officers or members to any personal legal exposure for the risks associated with this Project. Therefore, and notwithstanding anything to the contrary contained herein, Client agrees that as Client's sole and exclusive remedy, any claim, demand, or suit shall be directed and administered only against Farnsworth Group, Inc., and its successors and not against any of Farnsworth Group's individual employees, officers or directors.

**General Insurance and Limitation:** Farnsworth Group is covered by commercial general liability insurance, automobile liability insurance and workers compensation and accident benefits with Farnsworth Group as the insureds. Certificates of all insurance shall be provided to Client upon request in writing. Within the limits and conditions of such insurance, Farnsworth Group agrees to indemnify and hold Client harmless from any loss, damage or liability arising directly from any negligence by Farnsworth Group. Farnsworth Group shall not be responsible for any loss, damage or liability beyond the amounts, limits and conditions of such insurance. Farnsworth Group shall not be responsible for any loss, damage or liability arising from any act by Client, its agents, shift, other consultants, third parties or others working on the Project over which Farnsworth Group has no supervision or control. Notwithstanding the foregoing agreement to indemnify and hold harmless, the parties agree that Farnsworth Group has no duty to defend Client from and against any claims, causes of action or proceedings of any kind.

**Professional Liability Insurance and Limitation:** Farnsworth Group is covered by professional liability insurance for its professional acts, errors and omissions with Farnsworth Group as the insured. Certificates of insurance shall be provided to Client upon request in writing. Within the limits and conditions of such insurance, Farnsworth Group agrees to indemnify and hold Client harmless from loss, damage or liability arising from any act or omission by Farnsworth Group that caused the injury, damage or loss for the services provided. Farnsworth Group shall not be responsible for any loss, damage or liability beyond the amounts, limits and conditions of such insurance. Farnsworth Group shall not be responsible for any loss, damage or liability arising from any act, error or omission by Client, its agents, shift, other consultants, third parties or contractors, third parties or others working on the Project over which Farnsworth Group has no supervision or control. Notwithstanding the foregoing agreement to indemnify and hold harmless, the parties agree that Farnsworth Group has no duty to defend Client from and against any claims, causes of action or proceedings of any kind.

**ADDITIONAL LIMITATION: IN RECOGNITION OF THE RELATIVE RISKS AND BENEFITS OF THE PROJECT TO BOTH CLIENT AND FARNSWORTH GROUP, THE RISKS HAVE BEEN ALLOCATED SUCH THAT CLIENT AGREES THAT FOR THE COMPENSATION HEREIN PROVIDED, FARNSWORTH GROUP CONSENTS TO EXPOSE ITSELF TO DAMAGES DISPROPORTIONATE TO THE NATURE AND SCOPE OF FARNSWORTH GROUP'S SERVICES OR THE COMPENSATION PAYABLE TO IT HEREUNDER. THEREFORE, TO THE MAXIMUM EXTENT PERMITTED BY LAW, CLIENT AGREES THAT THE LIABILITY OF FARNSWORTH GROUP TO CLIENT FOR ANY AND ALL CAUSES OF ACTION, INCLUDING WITHOUT LIMITATION, CONTRIBUTION, ASSERTED BY CLIENT OR ARISING OUT OF OR RELATED TO THE NEGLIGENCE, ACTS, ERRORS OR OMISSIONS OF FARNSWORTH GROUP IN PERFORMING PROFESSIONAL**

**SERVICES SHALL BE LIMITED TO FIFTY THOUSAND DOLLARS (\$50,000) OR THE TOTAL FEES PAID TO FARNSWORTH GROUP BY CLIENT UNDER THE AGREEMENT WHICH EVER IS GREATER (LIMITATION). CLIENT FREELY WAIVES AND RELEASES (I) ALL PRESENT AND FUTURE CLAIMS AGAINST FARNSWORTH GROUP OTHER THAN THOSE DESCRIBED IN THE PREVIOUS SENTENCE, AND (II) ANY LIABILITY OF FARNSWORTH GROUP IN EXCESS OF THE LIMITATION IN CONSIDERATION OF THE PROMISES CONTAINED HEREIN AND FOR OTHER SEPARATE VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED. CLIENT ACKNOWLEDGES AND AGREES THAT (I) BUT FOR THE LIMITATION, FARNSWORTH GROUP WOULD NOT HAVE PERFORMED THE SERVICES, (II) CLIENT HAS HAD THE OPPORTUNITY TO NEGOTIATE THE TERMS OF THE LIMITATION AS PART OF AN AMOUNT-LENGTH TRANSACTION, (III) THE LIMITATION AMOUNT MAY BE LESS THAN THE AMOUNT OF PROFESSIONAL LIABILITY INSURANCE REQUIRED OF FARNSWORTH GROUP UNDER THE AGREEMENT, (IV) THE LIMITATION IS MERELY A LIMITATION OF, AND NOT AN EXCLUSION FROM, FARNSWORTH GROUP'S LIABILITY AND DOES NOT IN ANY WAY OBLIGATE CLIENT TO DEFEND, INDEMNIFY OR HOLD HARMLESS FARNSWORTH GROUP, (V) THE LIMITATION IS AN AGREED REMEDY, AND (VI) THE LIMITATION AMOUNT IS NEITHER A FLOOR NOR A CEILING TO FARNSWORTH GROUP PERFORMING THE SERVICES IN ACCORDANCE WITH THE STANDARD OF CARE.**

**Subpoenas:** Client is responsible, after notice to the recipient of such charges and expense resulting from the required response by Farnsworth Group and/or any subcontractor to subpoena issued by any party other than Farnsworth Group and/or any subcontractor in conjunction with the services performed under the Agreement. Client agrees to pay or reimburse Farnsworth Group for the costs of such subpoenas.

**Statutes of Repose and Limitation:** All legal causes of action between the parties to the Agreement shall accrue and any applicable statutes of repose or in lieu on shall begin to run not later than the date of Substantial Completion. If the accrual or failure to act complies or occurs after the date of Substantial Completion, then the date of the claim shall be used, but in no event shall a statute of repose or limitation begin to run later than the date Farnsworth Group's business is completed or ceases.

**Severability:** If any term or provision of the Agreement is held to be invalid or unenforceable under any applicable statute or rule of law, such holding shall be unenforceable only to the extent so held, and the remainder of the Agreement shall remain in full to be enforceable.

**Waiver:** No waiver by either party of any breach, default, or violation of any term, warranty, representation, agreement, covenant, condition or promise or non-compliance with any other term, warranty, representation, agreement, covenant, condition, or promise hereof. All waivers must be in writing.

**Survival:** Notwithstanding completion or termination of the Agreement by any manner, all rights, duties, obligations of the parties to the Agreement shall survive with completion or termination and remain in full force and effect until fulfilled.

**Governing Law:** The Agreement shall be governed by and its construction shall be based on the laws of the State of Illinois with the exception of conflict of law principles.

1.0.005



**RESOLUTION NO. 2021-32**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS  
d/b/a VERMILION HOUSING AUTHORITY**

**WHEREAS**, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

**WHEREAS**, in furtherance of its purpose, to approve the issuance of a Project Services Agreement for Ramey Court Demolition with Farnsworth Group at a cost not to exceed \$10,250.00; and

**WHEREAS**, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority, desires to approve such action.

**NOW, THEREFORE**, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the Project Services Agreement with Farnsworth Group for Ramey Court Demolition at a cost not to exceed \$10,250.00.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

ADOPTED at the regular meeting of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority in regular and public session this 16<sup>th</sup> day of September, 2021.

Ayes \_\_\_\_\_

Nays \_\_\_\_\_

Absent . . . . .

THE HOUSING AUTHORITY OF THE CITY OF  
DANVILLE d/b/a VERMILION HOUSING  
AUTHORITY

By: \_\_\_\_\_  
Its: Chairman

Attest:

By: \_\_\_\_\_  
Its: Secretary/Treasurer