Vermilion Housing Authority

VERMILION
HOUSING AUTHORITY

Board of Commissioners

October 15, 2026

Board Packet

VERMILION
HOUSING AUTHORITY

Vermilion Housing Authority
1607 Clyman Lane
Danville, IL 61832
P: (217) 443-0621 F: (217) 431-7059

TO: All Interested Parties

FROM: Jaclyn Vinson, Executive Director

DATE: Wednesday, October 7, 2026

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, October 15, 2026, at 5:00 p.m. at the Fair Oaks Administration Building Board Room, 1607 Clyman Lane, Danville, Illinois.

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TO: Board of Commissioners

FROM: Jaclyn Vinson, Executive Director

DATE: Wednesday, October 7, 2026

SUBJECT: Board of Commissioners Monthly Meeting

The next 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, October 15, 2026, at 5:00 p.m. at the Fair Oaks Administration Building Board Room, 1607 Clyman Lane, Danville, Illinois.

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

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BOARD OF COMMISSIONERS
REGULAR MEETING
FAIR OAKS ADMINISTRATION BUILDING BOARD ROOM
THURSDAY, OCTOBER 15, 2026
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 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 September 17, 2026 - VHA Board Minutes (Pages 6-13)

6. Police Reports (Pages 14-15)

7. Department Reports
   (a) Public Housing (Pages 16-17)
   (b) HCV (Pages 18-19)
   (c) Finance (Pages 20-36)
   (d) Personnel (Page 37)

8. New Business [all the below items – roll call vote]
   * (a) A/E Agreement for Fair Oaks Perimeter Fence (Pages 38-50)
   * (b) A/E Agreement for Richie Manor Pavement Replacement (Pages 51-63)
   * (c) Staff Health Insurance (Pages 64-66)
   * (d) 2027 Meeting and Holiday Schedule (Pages 67-69)
   * (e) Sale of 33 N. Hazel (Pages 70-78)
   * (f) Accept Resignation of Commissioner Watson (Pages 79-80)

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9. Other Business
   (a) Project Updates

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 November 19, 2026, at VHA MerChe Manor Community Room, 723 Oak Street, Danville, IL. We will begin at 5:00 p.m.

MINUTES OF
SEPTEMBER 17, 2026
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 September 17, 2026, at 5:02 p.m. at the Churchill Towers Community Room, 101 East Seminary, Danville, Illinois. Upon roll call requested by Chair O'Shaughnessy, those present and absent were:

PRESENT:	Vice Chair - Carla Boyd, Vic McFadden, Chair - Pat O'Shaughnessy, Tim Tutton, and Deanna Witzel
ABSENT:	Brittany Morris- Randle and Courtney Watson
ALSO PRESENT:	Executive Director, Jaclyn Vinson; Deputy Director, Amber McCoy; Housing Operations Director, Brittany Savalick

Chair O'Shaughnessy called for any additions or deletions to item number 3 on the agenda. None were presented. Chair O'Shaughnessy then called for a motion to approve the agenda as presented. Vice Chair Boyd moved that the agenda be approved as presented. Commissioner Witzel seconded the motion. Upon unanimous ayes, approval was granted.

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

Chair O'Shaughnessy asked for any additions or deletions to the minutes from the July 16, 2026, Regular Board Meeting item number 5 on the agenda. Chair O'Shaughnessy asked if there were any questions. None were presented. Chair O'Shaughnessy stated that if there were no additions or corrections, she needs a motion to approve the minutes. Commissioner McFadden made a motion that the minutes from the July 16, 2026, Regular Board Meeting Minutes be approved. Commissioner Tutton seconded the motion. Upon unanimous ayes, approval was granted.

Chair O'Shaughnessy asked for item number 6 on the agenda – Police Reports. Mrs. Vinson stated she does have copies of the police reports. A question and answer session followed.

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

(a) Public Housing – Brittany Savalick went over the Public Housing and ROSS Grant reports. A question and answer session followed.

(b) HCV/Section 8 – Brittany Savalick went over the HCV report. A question and answer session followed.

(c) Finance – Amber McCoy went over the Finance, TAR's and Expenditures report for Finance. A question and answer session followed.

(d) Personnel – Amber McCoy went over the Personnel report. A question and answer session followed.

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

Chair O'Shaughnessy asked for item number 8 on the agenda – Administration Building Exterior Painting, Revised Fiscal Year 2027 Public Housing Budget, and Centennial Manor Domestic Water Boiler and Circulation Pump.

(a) Administration Building Exterior Painting – Mrs. Vinson and Mrs. McCoy went over the proposal. Chair O'Shaughnessy asked if John James was the Danville John James. Mrs. Vinson stated that his name is John Rackow. Commissioner McFadden stated he is amazed by the price difference. Chair O'Shaughnessy asked if there were any other questions. None were presented. Commissioner Witzel made a motion for the approval of the Administration Building Exterior Painting and Commissioner McFadden seconded it.

RESOLUTION NO. 2026-15

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 contract with John James Paints for the Administration Building Exterior Painting at Fair Oaks in Danville, Illinois, not to exceed $14,604.75; 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 contract with John James Paints for the Administration Building Exterior Painting at Fair Oaks in Danville, Illinois, not to exceed $14,604.75.

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.

Chair O'Shaughnessy called for a roll call vote to approve the Administration Building Exterior Painting which produced the following:

AYES:	C. Boyd, V. McFadden, P. O'Shaughnessy, T. Tutton, and D. Witzel
NAYES:	None
ABSENT:	B. Morris-Randle and C. Watson

Chair O'Shaughnessy there upon declared said motion carried.

(b) Revised Fiscal Year 2027 Public Housing Budget – Mrs. Vinson and Mrs. McCoy went over the revised budget. Chair O'Shaughnessy asked if the project-based management fees were actually paid. Mrs. McCoy stated not physically with cash; it reallocates the interfund for cash from the AMPs to the COCC. Commissioner McFadden

stated he would like to see the original budget. Mrs. Vinson had copies of the original budget made and distributed to the Board. Chair O'Shaughnessy asked how much surplus was in the original budget. Mrs. McCoy stated the original budget was presented showing a gain of approximately $8,000, essentially break even. Mrs. Vinson stated that this was not time sensitive and we could bring it back next month. Vice Chair Boyd asked for a slow walk through the numbers, comparing both the original and revised budget. Mrs. McCoy explained the three biggest changes were with operating subsidy, capital fund operations income, and project-based management fees. Chair O'Shaughnessy asked which line item the capital fund money is on. Mrs. Vinson stated that it was a part of the other income line item. Mrs. Vinson stated that the variance on the right side of the original budget document, is the difference between the original and the revised budget. Mrs. McCoy stated the original budget had around 1.4 million dollars in the other income line item, which included capital funds 2025 and 2026 and that the 2026 dollars were removed to save for other projects next year. Chair O'Shaughnessy clarified that we weren't really giving it up. Mrs. McCoy stated no we are not losing anything, just saving it for later. Mrs. McCoy went through the obligation dates for the capital fund programs. Mrs. McCoy stated a budget revision is not a requirement; it's a guideline but due to the change in income and expenses she thought it was appropriate to revise the budget. Chair O'Shaughnessy stated its better to be transparent. Commissioner Tutton stated he was comfortable now after seeing the original and the revised numbers. Vice Chair Boyd stated we are moving money out of one line item and raising the fee to the programs. Mrs. McCoy stated that yes, the rules are different for Public Housing at the AMP level versus at the COCC level. Mrs. McCoy stated this is a strategic initiative to utilize our reserves. Mrs. Vinson stated you cannot use reserves for capital projects without HUDs approval. Vice Chair Boyd clarified this was to minimize how much we have in reserves. Mrs. Vinson stated yes. Chair O'Shaughnessy asked if there were any more questions. None were presented. Commissioner McFadden made a motion for the approval of the Revised Fiscal Year 2027 Public Housing Budget and Commissioner Witzel seconded it.

RESOLUTION NO. 2026-16

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 Revised Public Housing Operating Budget for the Fiscal Year 2027 (April 1, 2026 to March 31, 2027); 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 Revised Public Housing Operating Budget for the Fiscal Year 2027 (April 1, 2026 to March 31, 2027).

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.

Chair O'Shaughnessy called for a roll call vote to approve the Revised Fiscal Year 20257 Public Housing Budget which produced the following:

AYES:	C. Boyd, V. McFadden, P. O'Shaughnessy, T. Tutton, and D. Witzel
NAYES:	None
ABSENT:	B. Morris-Randle and C. Watson

Chair O'Shaughnessy there upon declared said motion carried.

(c) Centennial Manor Domestic Water Boiler and Circulation Pump – Mrs. Vinson went over the proposal. Chair O'Shaughnessy asked if there were any questions.

None were presented. Commissioner Witzel made a motion for the approval of the Centennial Manor Domestic Water Boiler and Circulation Pump and Commissioner McFadden seconded it.

RESOLUTION NO. 2026-17

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 contract with Ridge Plumbing for the Domestic Water Boiler and Circulation Pump Replacement at Centennial Manor in Hoopeston, Illinois, not to exceed $26,325.00; 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 contract with Ridge Plumbing for the Domestic Water Boiler and Circulation Pump Replacement at Centennial Manor in Hoopeston, Illinois, not to exceed $26,325.00.

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.

Chair O'Shaughnessy called for a roll call vote to approve the Centennial Manor Domestic Water Boiler and Circulation Pump which produced the following:

AYES:	C. Boyd, V. McFadden, P. O'Shaughnessy, T. Tutton, and D. Witzel
NAYES:	None
ABSENT:	B. Morris-Randle and C. Watson

Chair O'Shaughnessy there upon declared said motion carried.

Chair O'Shaughnessy asked for item 9 on the agenda – Other Business – Project Updates.

(a) **Project Updates** – Mrs. Vinson went over the project updates. A question and answer session followed.

(b) **Audit for FY 2026** – Mrs. Vinson went over the project updates.

Chair O'Shaughnessy asked for item 10 on the agenda – Closed Session for 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.

None were presented.

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

Chair O'Shaughnessy stated that with the agenda items satisfied she would entertain a motion to adjourn the meeting. Vice Chair Boyd made the motion to adjourn. Commissioner Witzel seconded the motion. Upon unanimous ayes, the meeting was adjourned at 5:53 p.m.

_____Date: _____

Chair
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

VHA - Police Reports - September 2026		
Date	**Location**	**Description**
9/1/2026	Fair Oaks	Criminal damage to property under $500 at 902 Redden.
9/1/2026	Fair Oaks	Criminal trespass to state supported property at 920 Lewis.
9/6/2026	MerChe	Mental health crisis at 723 Oak, Unit 505.
9/7/2026	Fair Oaks	Warrant in state at 922 Lewis.
9/9/2026	Fair Oaks	Driving with a suspended license at 949 Redden.
9/14/2026	Beeler	Assault with a deadly weapon at 322 Washington.
9/16/2026	Fair Oaks	Domestic battery at 1631 Redden.
9/17/2026	Beeler	Theft under $500 at 308 Bradley.
9/18/2026	Fair Oaks	Child abandonment at 914 Lewis.
9/20/2026	Fair Oaks	Domestic battery at 907 Redden.
9/28/2026	Beeler	Involuntary admission at 322 Bradley.
9/29/2026	Fair Oaks	Domestic battery at 1600 Fairchild.
*Year to Date Comparisons on Next Page		

	FY 2027	FY 2026		FY 2027	FY 2026	FY 2027	FY 2026
Total Police Calls			**YTD Police:**	100	196		
March:		22					FO-14/BT-6/MC-2
February:		15					FO-10/BT-2/MC-3
January:		12					FO-9/BT-1/MC-1/CH-1
December:		12					FO-9/BT-1/MC-2
November:		11					FO-9/CH-1/MC-1
October:		16					FO-8/BT-4/MC-4
September:	12	10				FO-8/BT-3/MC-1	FO-8/BT-2
August:	22	25				FO-17/BT-4/MC-1	FO-14/BT-8/MC-2/CH-1
July:	14	11				FO-11/BT-1/MC-2	FO-6/MC-2/CH-3
June:	13	14				FO-8/BT-2/MC-3	FO-10/BT-1/MC-2/CH-1
May:	20	23				FO-14/BT-2/MC-3/CH-1	FO-12/BT-3/MC-5/CH-3
April:	19	25				FO-11/BT-4/MC-3/CH-1	FO-18/BT-2/MC-4/CH-1

				FY 2027	FY 2026
Total Calls for the Month:	12		**YTD Calls:**	100	196

FO - Fair Oaks
BT - Beeler Terrace
MC - Mer Che
CH - Churchill
MCT - Madison Court
CM - Centenial Manor
PVC - Parkview Court
KC - Kennedy Court
*Includes County Properties as well

Monthly Occupancy September 2026

AMP	End of Month Occupany	TOTAL UNITS PER	OCCUPIED UNIT %
AMP 101-Fair Oaks			
	157	159	99%
AMP 102-Beeler, Churchill, Madison Ct.			
	107	107	100%
AMP 103- Mer Che			
	92	93	99%
AMP 104- County Sites			
	134	136	99%
GRAND TOTAL THIS MONTH	490	495	99%
GRAND TOTAL LAST MONTH	489	495	99%

SEPTEMBER 2026 VHA Board Report

Resident Opportunity & Self Sufficiency (ROSS)

Current Active ROSS Participants: 57

Meetings:

- CoC (Continuum of Care)
- VHA Housing Operations
- Igrow
- CRIS Healthy Aging CCR (Coordinated Community Response to Elder Abuse)
- ROSS Networking Group
- CQC (Vermilion County Community Quality Control – Illinois Department of Human Services)
  - Collaborative partnership between FCRC's (Family Community Resource Center) and community stakeholders to foster trust and transparent communication, ensuring clear guidance to resolve misunderstandings, and ultimately optimizing service delivery for the community.

Training:

- Hoarding Training Certification Series 1-3 (of 12-part series)
- HUD: Using the 8OSS Data Dashboard to Strengthen Your Program

Referrals: Referrals made to Community Organizations/Services

- Fair Hope
- East Central Illinois Community Action
- Danville District 118

Program:

- Appointments:
  - 8 of 8 Fair Oaks/ Follow-Up/Assessment/Intake-Enrollment
  - 1 of 1Churchill and Beeler/Follow-Up/Assessment/Intake-Enrollment
  - 0 of 1Centennial Follow/Rossville - Up/Assessment/Intake-Enrollment
  - 1 of 1 Fairmount/Allerton

- Housekeeping Workshop at Fair Oaks

Other:

- Aetna Health at Fair Oaks
- Carle Mobile Community Health Outreach at MerChe, Centennial, Churchill and Georgetown

Housing Choice Voucher
September 2026 Board Report

- New Admissions: 1 – Project Based – Prairie Meadows Phase II
- Terminations: 6
  - 2 – Program Compliance
    - 1 – Failed to Submit RFTA
    - 1 - Skipped
  - 2 – Voluntary
  - 2 – Ports - Absorbed

Mon.	2025	2026										
		CP	DEMO II	FUP	PMII	Port-Out	PVC DEMO	RC DEMO	Reg.	VASH	VASH 16	Total
1	522	7	6	6	7	17	11	3	412	49	58	576
2	519	7	6	6	7	18	11	3	408	47	55	568
3	516	7	6	6	7	18	11	3	407	47	55	567
4	525	7	6	6	7	19	11	3	399	44	58	560
5	535	7	5	6	7	19	11	3	395	43	57	553
6	553	6	5	6	7	19	11	2	389	46	53	544
7	564	6	5	6	7	16	11	2	384	44	54	535
8	570	6	5	6	6	15	11	2	379	44	56	530
9	581	6	5	6	6	16	11	2	371	45	56	524
10	582											
11	580											
12	583											
Grand Total	**6630**	**59**	**49**	**54**	**61**	**157**	**99**	**23**	**3544**	**409**	**502**	**4957**

***Totals reflect retroactive terminations and lease ups as of 1st of month, delayed port-outs, and pending move-ins ***

Legend:

CP- Crosspoint Referral

Demo II – FO Demo Phase II

FUP- Family Unification

PMII- Prairie Meadows Phase II (Project-Based)

Port-Out- Payable Port-Outs

PVC Demo: Parkview Court Demo

RC Demo: Ramey Court Demo

Reg.- Regular

VASH- Veteran Administration Supportive Housing

VASH16- Cannon Place (Project-Based)

FUNDING

Month	UMA	UML	Leasing %
JAN	965	576	60%
FEB	965	568	59%
MAR	965	567	59%
APR	965	560	58%
MAY	965	553	57%
JUNE	965	543	56%
JULY	965	535	55%
AUG	935	530	55%
SEP	935	924	54%
OCT			
NOV			
DEC			
YTD	11580	4958	57%

Month	ABA	HAP	BA Utilization	PUC
JAN	$354,165	$392,660	111%	$682
FEB	$354,165	$388,711	110%	$678
MAR	$354,165	$387,109	109%	$684
APR	$354,924	$377,611	106%	$676
MAY	$354,924	$373,995	105%	$676
JUNE	$373,411	$371,438	99%	$684
JULY	$333,371	$370,789	111%	$693
AUG	$333,371	$368,090	110%	$695
SEP	$333,371	$362,367	109%	$692
OCT				
NOV				
DEC				
YTD	$3,479, 238	$3,750,873	108%	$685

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

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1607 Clyman Lane
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P: (217) 443-0621 F: (217) 431-7059

To: **Amber McCoy, Deputy Director**

From: **Tamra Hartman, Finance Manager**

Date: **October 6, 2026**

Re: **Finance Report**

Public Housing Operating Fund

	September 2026	FY 27 YTD
COCC	$2,862.76	($8,686.70)
AMP 101	($21,350.30)	($138,839.93)
AMP 102	$99,481.09	($4,355.98)
AMP 103	$64,510.29	($11,438.40)
AMP 104	($30,478.94)	($128,043.23)
Total	$115,024.90	($291,364.24)

Housing Choice Voucher - Section 8

Section 8 is currently showing a gain of **$12,238.40** for the month and an overall gain of **$37,707.14** for the year.

Public Housing Capital Fund

Capital Fund 2024, VHA, funds were drawn down in the amount of **$340.32.**

Capital Fund 2025, VHA, funds were drawn down in the amount of **$183,470.03.**

Capital Fund 2026, VHA, funds were drawn down in the amount of **$4,736.06.**

Notable AP Expenditures

Connor Company	$15,478.02	Fair Oaks boilers and Centennial Manor zone valves.

ROSS Grant Funding

ROSS funds were drawn down in the amount of $5,107.73.

Tenant Receivables Outstanding

Tenant accounts receivable for the month have decreased in total to $23,940.89.

Vermilion Housing Authority
Balance Sheet - Detail
Reporting for periods as of 09/30/2026

Assets	Total Public Housing	100 COCC	101 Fair Oaks	102 Beeler CH Madison	103 Merche	104 County	800 HCV
111112 IF Gen Account	5,344,815.89	5,344,815.89	0.00	0.00	0.00	0.00	0.00
111113 IF HCV Account	0.00	0.00	0.00	0.00	0.00	0.00	301,364.86
111700 Petty Cash	500.00	500.00	0.00	0.00	0.00	0.00	0.00
112000 Interfund	506.77	(4,505,607.89)	3,165,444.06	277,038.32	143,013.33	920,618.95	(506.77)
112200 AR Tenants	23,940.89	0.00	8,481.79	6,933.89	3,750.54	4,774.67	137,723.94
112265 Allow Doubtful A	(237.50)	0.00	(179.50)	(28.00)	0.00	(30.00)	(137,723.94)
113000 Acct Rec FCHA	0.00	0.00	0.00	0.00	0.00	0.00	0.00
113001 Accr Rec AHRMA	22,829.88	0.00	0.00	22,829.88	0.00	0.00	0.00
121100 Prepaid WC	22,764.38	22,764.38	0.00	0.00	0.00	0.00	0.00
121101 Prepaid Ins	51,539.81	2,101.80	19,903.65	9,750.89	7,828.06	11,955.41	857.25
121102 Prepaid Soft	7,430.48	0.00	2,360.25	1,573.47	1,486.06	2,010.70	1,311.24
121103 Prepaid HCV	0.00	0.00	0.00	0.00	0.00	0.00	1,458.31
140001 Vehicles	531,535.43	0.00	347,286.58	56,319.00	18,492.00	109,437.85	23,073.00
140002 Equipment	1,153,888.67	76,799.56	496,711.66	248,313.53	40,815.42	291,248.50	0.00
140003 Development	13,751,472.79	325,444.90	2,161,339.92	2,543,107.00	1,361,767.00	7,359,813.97	0.00
140004 Structures	28,664,683.99	854,399.97	12,712,778.24	9,173,631.21	4,425,321.71	1,498,552.86	0.00
140005 Accum Deprec	(40,828,009.70)	(1,252,102.32)	(14,569,815.91)	(12,544,430.42)	(5,569,913.28)	(6,891,747.77)	(23,073.00)
140006 Land	914,591.00	36,160.55	397,766.05	151,874.31	137,410.09	191,380.00	0.00
140100 EPC	4,844,122.24	0.00	1,937,648.90	1,937,648.90	968,824.44	0.00	0.00
Total Assets	**$ 14,506,375.02**	**$ 905,276.84**	**$ 6,679,725.69**	**$ 1,884,561.98**	**$ 1,538,795.37**	**$ 3,498,015.14**	**$ 304,484.89**
Liability							
211100 Acct Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211361 Interest	281,761.52	281,761.52	0.00	0.00	0.00	0.00	0.00
211400 Sec Dep	61,650.00	0.00	27,000.00	10,450.00	5,350.00	18,850.00	0.00
211704 Health Ins	(42,528.77)	(42,528.77)	0.00	0.00	0.00	0.00	0.00
211705 Dental Ins	141.16	141.16	0.00	0.00	0.00	0.00	0.00
211714 Retirement	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211716 Unemployment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211717 Garnishments	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211724 Cobra - Dental	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211725 Vision	(322.63)	(322.63)	0.00	0.00	0.00	0.00	0.00
211726 Life Ins	(448.79)	(448.79)	0.00	0.00	0.00	0.00	0.00
211727 Globe Life	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211905 Negative Rent Pay	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211906 Res Training	19,276.00	0.00	3,772.85	3,421.44	7,466.18	4,615.53	0.00
211913 Scrap	2,766.00	2,766.00	0.00	0.00	0.00	0.00	0.00
212000 Accrued PR	48,731.76	15,906.19	14,116.69	6,026.19	5,781.85	6,900.84	5,531.43
212001 Accrued Tax	3,727.98	1,216.82	1,079.93	461.00	442.32	527.91	341.21
213200 EPC Accrued Inter	0.00	0.00	0.00	0.00	0.00	0.00	0.00
213301 EPC M V	16,211.77	0.00	7,295.28	4,863.64	4,052.85	0.00	0.00
213302 EPC Replace	4,262.86	0.00	1,122.23	1,034.94	2,105.69	0.00	0.00
213402 Accrued Vac	0.00	0.00	0.00	0.00	0.00	0.00	0.00
213700 PILOT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
224000 Prepaid Rents	14,615.96	0.00	2,519.20	3,385.70	1,700.80	7,010.26	0.00
999900 Unposted Susper	0.00	0.00	0.00	0.00	0.00	0.00	0.00
230000 Loan EPC	782,192.86	0.00	351,986.78	234,653.86	195,552.22	0.00	0.00
Total Liability	**$ 1,192,037.68**	**$ 258,491.50**	**$ 408,892.96**	**$ 264,296.77**	**$ 222,451.91**	**$ 37,904.54**	**$ 5,872.64**
Equity							
280200 Net Fix Assets	8,529,484.40	39,425.06	3,022,339.64	1,100,844.38	1,341,932.08	3,024,943.24	18,458.40
280600 Unrestricted	6,544,216.76	616,046.98	4,358,126.65	918,722.08	88,110.46	563,210.59	228,009.45
281000 Unreserved	(1,467,999.58)	0.00	(970,793.63)	(394,945.27)	(102,260.68)	0.00	0.00
282602 Restrict HAP	0.00	0.00	0.00	0.00	0.00	0.00	(9,704.74)
Total	**$ 13,605,701.58**	**$ 655,472.04**	**$ 6,409,672.66**	**$ 1,624,621.19**	**$ 1,327,781.86**	**$ 3,588,153.83**	**$ 236,763.11**
Current Year HAP +/-	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 24,142.00
Current Year Oper +/-	$ (291,364.24)	$ (8,686.70)	$ (138,839.93)	$ (4,355.98)	$ (11,438.40)	$ (128,043.23)	$ 37,707.14
Current Year Net Assets	**$ (291,364.24)**	**$ (8,686.70)**	**$ (138,839.93)**	**$ (4,355.98)**	**$ (11,438.40)**	**$ (128,043.23)**	**$ 61,849.14**
Total Equity	**$ 13,314,337.34**	**$ 646,785.34**	**$ 6,270,832.73**	**$ 1,620,265.21**	**$ 1,316,343.46**	**$ 3,460,110.60**	**$ 298,612.25**
Liabilities & Net Assets	**$ 14,506,375.02**	**$ 905,276.84**	**$ 6,679,725.69**	**$ 1,884,561.98**	**$ 1,538,795.37**	**$ 3,498,015.14**	**$ 304,484.89**

Vermilion Housing Authority
Operating Statement - Public Housing - Public Housing Combined
September 2026

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	$ 1,075,362.00	$ 85,675.00	$ 515,783.05	48%
Non - Dwelling Rental	$ -	$ -	$ -	0%
Interest Income	$ -	$ -	$ -	0%
Other Income	$ 1,405,601.00	$ 189,926.76	$ 256,056.13	18%
Subsidy	$ 2,966,470.00	$ 225,272.00	$ 1,345,864.00	45%
Total Revenue	$ 5,447,433.00	$ 500,873.76	$ 2,117,703.18	39%
Operating Expenses				
Administrative				
Salaries	$ 949,832.00	$ 60,562.14	$ 434,325.54	46%
Legal	$ 16,796.00	$ (2,000.00)	$ 9,267.50	55%
PBA Mngt. Exp.	$ 1.00	$ (10,218.00)	$ (63,316.50)	0%
Mileage/Travel/Training	$ 10,712.00	$ 583.87	$ 7,145.44	67%
Other Administrative Exp	$ 87,331.00	$ 2,055.95	$ 39,895.77	46%
Total Administrative Expense	$ 1,064,672.00	$ 50,983.96	$ 427,317.75	
Tenant Services				
Other Tenant Services Exp	$ 11,685.00	$ 889.09	$ 5,411.15	46%
Total Tenant Services Expenses	$ 11,685.00	$ 889.09	$ 5,411.15	
Total Utility Expenses	$ 656,953.00	$ 54,694.92	$ 330,194.93	50%
Maintenance				
Salaries	$ 784,334.00	$ 51,938.38	$ 378,454.49	48%
Materials	$ 480,370.00	$ 59,235.17	$ 233,874.72	49%
Contracts	$ 707,867.00	$ 36,955.90	$ 304,759.56	43%
Total Maintenance Expenses	$ 1,972,571.00	$ 148,129.45	$ 917,088.77	
General Expenses				
Insurance	$ 188,164.00	$ 17,179.91	$ 47,811.71	25%
Employee Benefits	$ 910,484.00	$ 67,471.22	$ 418,359.50	46%
Depreciation Expense	$ 357,981.00	$ 27,947.62	$ 167,685.72	47%
PILOT	$ 38,964.00	$ -	$ -	0%
Casualty Losses	$ 10,000.00	$ -	$ -	0%
Collection Losses	$ 102,337.00	$ 12,834.69	$ 43,644.76	43%
Energy Perf Cont Expense	$ 125,447.00	$ 5,718.00	$ 51,553.13	41%
Total General Expenses	$ 1,733,377.00	$ 131,151.44	$ 729,054.82	
Total Expenses	$ 5,439,258.00	$ 385,848.86	$ 2,409,067.42	44%
Surplus - (Deficit)	$ 8,175.00	$ 115,024.90	$ (291,364.24)	

Percent of Budget Month 6 of 12 50%

Vermilion Housing Authority
Operating Statement - Public Housing - COCC Fund 100
September 2026

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	$ -	$ -	$ -	0%
Non - Dwelling Rental	$ -	$ -	$ -	0%
Interest Income	$ -	$ -	$ -	0%
Other Income	$ 362,519.00	$ -	$ 7,307.39	2%
Subsidy	$ -	$ -	$ -	0%
Total Revenue	$ 362,519.00	$ -	$ 7,307.39	2%
Operating Expenses				
Administrative				
Salaries	$ 454,676.00	$ 33,205.02	$ 223,518.85	49%
Legal	$ 800.00	$ -	$ 315.00	39%
PBA Mngt. Exp.	$ (397,102.00)	$ (59,420.96)	$ (361,384.26)	91%
Mileage/Travel/Training	$ 2,888.00	$ 568.98	$ 3,024.06	105%
Other Administrative Exp	$ 19,643.00	$ (428.22)	$ 5,862.01	30%
Total Administrative Expense	$ 80,905.00	$ (26,075.18)	$ (128,664.34)	
Tenant Services				
Other Tenant Services Exp	$ -	$ -	$ -	0%
Total Tenant Services Expenses	$ -	$ -	$ -	
Total Utility Expenses	$ 24,392.00	$ 2,573.84	$ 12,825.75	53%
Maintenance	$ -	$ -	$ -	
Salaries	$ -	$ -	$ -	0%
Materials	$ 942.00	$ 35.00	$ 3,186.58	338%
Contracts	$ 22,285.00	$ 1,078.99	$ 15,632.56	70%
Total Maintenance Expenses	$ 23,227.00	$ 1,113.99	$ 18,819.14	
General Expenses				
Insurance	$ 8,407.00	$ 700.60	$ 164.39	2%
Employee Benefits	$ 222,849.00	$ 18,611.01	$ 111,571.27	50%
Depreciation Expense	$ 2,556.00	$ 212.98	$ 1,277.88	50%
PILOT	$ -	$ -	$ -	0%
Casualty Losses	$ -	$ -	$ -	0%
Collection Losses	$ -	$ -	$ -	0%
Energy Perf Cont Expense	$ -	$ -	$ -	0%
Total General Expenses	$ 233,812.00	$ 19,524.59	$ 113,013.54	
Total Expenses	$ 362,336.00	$ (2,862.76)	$ 15,994.09	4%
Surplus - (Deficit)	$ 183.00	$ 2,862.76	$ (8,686.70)	

Percent of Budget Month 6 of 12 50%

Vermilion Housing Authority
Operating Statement - Public Housing - Fair Oaks AMP 101
September 2026

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	$ 194,694.00	$ 13,448.00	$ 90,056.60	46%
Non - Dwelling Rental	$ -	$ -	$ -	0%
Interest Income	$ -	$ -	$ -	0%
Other Income	$ 289,084.00	$ 4,814.00	$ 34,280.00	12%
Subsidy	$ 1,417,525.00	$ 107,645.00	$ 643,592.00	45%
Total Revenue	$ 1,901,303.00	$ 125,907.00	$ 767,928.60	40%
Operating Expenses				
Administrative				
Salaries	$ 154,403.00	$ 8,448.61	$ 67,670.74	44%
Legal	$ 5,283.00	$ (1,250.00)	$ 4,187.50	79%
PBA Mngt. Exp.	$ 127,238.00	$ 16,119.19	$ 96,407.13	76%
Mileage/Travel/Training	$ 2,547.00		$ 523.59	0%
Other Administrative Exp	$ 21,489.00	$ 1,102.72	$ 11,980.58	56%
Total Administrative Expense	$ 310,960.00	$ 24,420.52	$ 180,769.54	
Tenant Services				
Other Tenant Services Exp	$ 3,729.00	$ 283.71	$ 1,697.71	46%
Total Tenant Services Expenses	$ 3,729.00	$ 283.71	$ 1,697.71	
Total Utility Expenses	$ 215,892.00	$ 16,242.32	$ 103,692.77	48%
Maintenance				
Salaries	$ 333,701.00	$ 22,796.99	$ 170,376.31	51%
Materials	$ 261,195.00	$ 29,803.11	$ 119,501.02	46%
Contracts	$ 211,821.00	$ 5,784.01	$ 73,991.65	35%
Total Maintenance Expenses	$ 806,717.00	$ 58,384.11	$ 363,868.98	
General Expenses				
Insurance	$ 79,615.00	$ 6,634.56	$ 20,892.64	26%
Employee Benefits	$ 237,434.00	$ 17,256.18	$ 111,515.35	47%
Depreciation Expense	$ 155,535.00	$ 12,961.25	$ 77,767.50	50%
PILOT	$ -	$ -	$ -	0%
Casualty Losses	$ 5,000.00	$ -	$ -	0%
Collection Losses	$ 27,334.00	$ 8,501.55	$ 23,365.14	85%
Energy Perf Cont Expense	$ 56,451.00	$ 2,573.10	$ 23,198.90	41%
Total General Expenses	$ 561,369.00	$ 47,926.64	$ 256,739.53	
Total Expenses	$ 1,898,667.00	$ 147,257.30	$ 906,768.53	48%
Surplus - (Deficit)	$ 2,636.00	$ (21,350.30)	$ (138,839.93)	

Percent of Budget Month 6 of 12 50%

Vermilion Housing Authority
Operating Statement - Public Housing - Beeler/Madison/Churchill AMP 102
September 2026

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	$ 284,279.00	$ 22,655.00	$ 136,494.50	48%
Non - Dwelling Rental	$ -	$ -	$ -	0%
Interest Income	$ -	$ -	$ -	0%
Other Income	$ 314,033.00	$ 105,555.82	$ 114,029.39	36%
Subsidy	$ 526,507.00	$ 39,983.00	$ 238,543.00	45%
Total Revenue	$ 1,124,819.00	$ 168,193.82	$ 489,066.89	43%
Operating Expenses				
Administrative				
Salaries	$ 112,149.00	$ 6,143.34	$ 44,284.86	39%
Legal	$ 2,252.00	$ -	$ 1,005.00	0%
PBA Mngt. Exp.	$ 85,725.00	$ 10,985.69	$ 65,298.12	76%
Mileage/Travel/Training	$ 1,828.00	$ 3.95	$ 1,388.96	0%
Other Administrative Exp	$ 15,093.00	$ 437.98	$ 7,217.76	48%
Total Administrative Expense	$ 217,047.00	$ 17,570.96	$ 119,194.70	
Tenant Services				
Other Tenant Services Exp	$ 2,541.00	$ 193.36	$ 1,157.06	46%
Total Tenant Services Expenses	$ 2,541.00	$ 193.36	$ 1,157.06	
Total Utility Expenses	$ 138,515.00	$ 8,054.54	$ 57,235.88	41%
Maintenance				
Salaries	$ 148,246.00	$ 8,906.30	$ 68,058.34	46%
Materials	$ 76,876.00	$ 2,139.74	$ 30,893.74	40%
Contracts	$ 144,008.00	$ 7,115.90	$ 68,231.19	47%
Total Maintenance Expenses	$ 369,130.00	$ 18,161.94	$ 167,183.27	
General Expenses				
Insurance	$ 39,003.00	$ 3,250.29	$ 11,055.41	28%
Employee Benefits	$ 165,486.00	$ 10,835.92	$ 65,968.62	40%
Depreciation Expense	$ 104,392.00	$ 8,699.32	$ 52,195.92	50%
PILOT	$ 13,428.00	$ -	$ -	0%
Casualty Losses	$ 5,000.00	$ -	$ -	0%
Collection Losses	$ 30,886.00	$ 231.00	$ 3,966.07	13%
Energy Perf Cont Expense	$ 37,634.00	$ 1,715.40	$ 15,465.94	41%
Total General Expenses	$ 395,829.00	$ 24,731.93	$ 148,651.96	
Total Expenses	$ 1,123,062.00	$ 68,712.73	$ 493,422.87	44%
Surplus - (Deficit)	$ 1,757.00	$ 99,481.09	$ (4,355.98)	

Percent of Budget Month 6 of 12 50%

Vermilion Housing Authority
Operating Statement - Public Housing - Merche AMP 103
September 2026

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	$ 227,941.00	$ 19,136.00	$ 110,003.70	48%
Non - Dwelling Rental	$ -	$ -	$ -	0%
Interest Income	$ -	$ -	$ -	0%
Other Income	$ 216,044.00	$ 77,074.69	$ 87,603.19	41%
Subsidy	$ 392,939.00	$ 29,840.00	$ 177,837.00	45%
Total Revenue	$ 836,924.00	$ 126,050.69	$ 375,443.89	45%
Operating Expenses				
Administrative				
Salaries	$ 96,450.00	$ 5,758.89	$ 43,430.12	45%
Legal	$ 2,184.00	$ -	$ 3,430.00	157%
PBA Mngt. Exp.	$ 75,127.00	$ 8,340.30	$ 53,405.15	71%
Mileage/Travel/Training	$ 1,060.00	$ 10.94	$ 1,677.62	0%
Other Administrative Exp	$ 13,584.00	$ 389.06	$ 5,960.92	44%
Total Administrative Expense	$ 188,405.00	$ 14,499.19	$ 107,903.81	
Tenant Services				
Other Tenant Services Exp	$ 2,209.00	$ 168.06	$ 1,096.53	50%
Total Tenant Services Expenses	$ 2,209.00	$ 168.06	$ 1,096.53	
Total Utility Expenses	$ 118,335.00	$ 10,183.21	$ 63,072.23	53%
Maintenance				
Salaries	$ 112,254.00	$ 8,605.26	$ 55,795.62	50%
Materials	$ 43,406.00	$ 6,377.29	$ 14,894.99	34%
Contracts	$ 123,151.00	$ 4,625.34	$ 41,855.40	34%
Total Maintenance Expenses	$ 278,811.00	$ 19,607.89	$ 112,546.01	
General Expenses				
Insurance	$ 31,312.00	$ 2,609.37	$ 8,694.17	28%
Employee Benefits	$ 91,199.00	$ 7,736.28	$ 45,995.70	50%
Depreciation Expense	$ 48,441.00	$ 4,036.77	$ 24,220.62	50%
PILOT	$ 11,386.00	$ -	$ -	0%
Casualty Losses	$ -	$ -	$ -	0%
Collection Losses	$ 34,022.00	$ 1,270.13	$ 10,464.93	31%
Energy Perf Cont Expense	$ 31,362.00	$ 1,429.50	$ 12,888.29	41%
Total General Expenses	$ 247,722.00	$ 17,082.05	$ 102,263.71	
Total Expenses	$ 835,482.00	$ 61,540.40	$ 386,882.29	46%
Surplus - (Deficit)	$ 1,442.00	$ 64,510.29	$ (11,438.40)	

Percent of Budget Month 6 of 12 50%

Vermilion Housing Authority
Operating Statement - Public Housing - County Properties AMP 104
September 2026

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	$ 368,448.00	$ 30,436.00	$ 179,228.25	49%
Non - Dwelling Rental	$ -	$ -	$ -	0%
Interest Income	$ -	$ -	$ -	0%
Other Income	$ 223,921.00	$ 2,482.25	$ 12,836.16	6%
Subsidy	$ 629,499.00	$ 47,804.00	$ 285,892.00	45%
Total Revenue	$ 1,221,868.00	$ 80,722.25	$ 477,956.41	39%
Operating Expenses				
Administrative				
Salaries	$ 132,154.00	$ 7,006.28	$ 55,420.97	42%
Legal	$ 6,277.00	$ (750.00)	$ 330.00	5%
PBA Mngt. Exp.	$ 109,013.00	$ 13,757.78	$ 82,957.36	76%
Mileage/Travel/Training	$ 2,389.00	$ -	$ 531.21	0%
Other Administrative Exp	$ 17,522.00	$ 554.41	$ 8,874.50	51%
Total Administrative Expense	$ 267,355.00	$ 20,568.47	$ 148,114.04	
Tenant Services				
Other Tenant Services Exp	$ 3,206.00	$ 243.96	$ 1,459.85	46%
Total Tenant Services Expenses	$ 3,206.00	$ 243.96	$ 1,459.85	
Total Utility Expenses	$ 159,819.00	$ 17,641.01	$ 93,368.30	58%
Maintenance				
Salaries	$ 190,133.00	$ 11,629.83	$ 84,224.22	44%
Materials	$ 97,951.00	$ 20,880.03	$ 65,398.39	67%
Contracts	$ 206,602.00	$ 18,351.66	$ 105,048.76	51%
Total Maintenance Expenses	$ 494,686.00	$ 50,861.52	$ 254,671.37	
General Expenses				
Insurance	$ 29,827.00	$ 3,985.09	$ 7,005.10	23%
Employee Benefits	$ 193,516.00	$ 13,031.83	$ 83,308.56	43%
Depreciation Expense	$ 47,057.00	$ 2,037.30	$ 12,223.80	26%
PILOT	$ 14,150.00	$ -	$ -	0%
Casualty Losses	$ -	$ -	$ -	0%
Collection Losses	$ 10,095.00	$ 2,832.01	$ 5,848.62	58%
Energy Perf Cont Expense	$ -	$ -	$ -	0%
Total General Expenses	$ 294,645.00	$ 21,886.23	$ 108,386.08	
Total Expenses	$ 1,219,711.00	$ 111,201.19	$ 605,999.64	50%
Surplus - (Deficit)	$ 2,157.00	$ (30,478.94)	$ (128,043.23)	

Percent of Budget Month 6 of 12 50%

Vermilion Housing Authority
Operating Statement - HCV - Section 8
September 2026

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Fraud Recovery	$ 11,640.00	$ 246.91	$ 2,530.01	22%
Interest Income	$ 12,136.00	$ 860.89	$ 4,791.09	39%
Other Income (Ports)	$ -	$ 1,198.91	$ 8,456.28	
Administrative Fees	$ 464,240.00	$ 46,961.00	$ 271,266.00	58%
Total Revenue	$ 488,016.00	$ 49,267.71	$ 287,043.38	59%
Operating Expenses				
Administrative				
Salaries	$ 200,943.00	$ 14,173.15	$ 93,401.22	46%
Legal	$ 500.00	$ -	$ 337.50	0%
Mileage/Travel/Training	$ 1,500.00	$ 92.42	$ 592.42	39%
Other Administrative Exp	$ 64,716.00	$ 3,998.19	$ 42,531.39	66%
Program Management Fee	$ 132,210.00	$ 10,218.00	$ 63,316.50	48%
Total Administrative Expense	$ 399,869.00	$ 28,481.76	$ 200,179.03	
General Expenses				
Insurance	$ 3,429.00	$ 285.75	$ (1,097.89)	-32%
Employee Benefits	$ 82,380.00	$ 8,261.80	$ 50,255.10	61%
Depreciation Expense	$ -	$ -	$ -	0%
Total General Expenses	$ 85,809.00	$ 8,547.55	$ 49,157.21	
Total Expenses	$ 485,678.00	$ 37,029.31	$ 249,336.24	51%
Surplus - (Deficit)	$ 2,338.00	$ 12,238.40	$ 37,707.14	

Percent of Budget Month 6 of 12 50%

September 30, 2026

CAPITAL FUND 2024 - Vermilion Housing Authority

Obligation Date: 5/5/2026
Close Out Date: 5/5/2028

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available	9/30/2026 Obligation
Operations 1406	$ 124,944.00	$ -	$ 124,944.00	$ -	0.0%	$ 124,944.00
Mgmt. Improvements 1408						
Marketing and Advertising	$ -	$ -	$ -	$ -		$ -
Surveillance System	$ 7,962.73	$ -	$ 7,962.73	$ -		$ 7,962.73
Staff Training	$ 15,688.46	$ -	$ 15,688.46	$ -		$ 15,688.46
IT Improvements	$ -	$ -	$ -	$ -		$ -
Backround Check Information	$ 17,348.81	$ 340.32	$ 15,713.01	$ 1,635.80		$ 15,713.01
	$ 41,000.00	$ 340.32	$ 39,364.20	$ 1,635.80	4.0%	$ 39,364.20
Administration 1410						
Administration Costs	$ 62,472.00	$ -	$ 62,472.00	$ -	0.0%	$ 62,472.00
Contract Administration 1480						
A/E Services	$ 66,150.00		$ 66,150.00	$ -		$ 66,150.00
	$ 66,150.00	$ -	$ 66,150.00	$ -	0.0%	$ 66,150.00
Dwelling Unit - Interior/Exterior 1480						
Unit Modernization - Fair Oaks	$ 208,281.13	$ -	$ 208,281.13	$ -		$ 208,281.13
	$ 208,281.13	$ -	$ 208,281.13	$ -	0.0%	$ 208,281.13
Non-Dwelling/Dwelling Unit - Site Work 1480						
Fencing Install - Fair Oaks	$ -	$ -	$ -	$ -		$ -
Facade - MerChe	$ 1,374,220.69	$ -	$ 1,374,220.69	$ -		$ 1,374,220.69
Water Heater Replacement- Churchill	$ -	$ -	$ -	$ -		$ -
MCM Elevator Upgrade	$ 132,199.00	$ -	$ 132,199.00	$ -		$ 132,199.00
Fencing Upgrade - MerChe	$ 30,445.43	$ -	$ 30,445.43	$ -		$ 30,445.43
Sewer and Water Line Repairs	$ -	$ -	$ -	$ -		$ -
Maintenance Shop	$ -	$ -	$ -	$ -		$ -
Community Room - MerChe	$ -	$ -	$ -	$ -		$ -
Rooftop HVAC Replacment - LIPH Suite/Admin Building	$ 50,325.25	$ -	$ 50,325.25	$ -		$ 50,325.25
Hot Water Tank - MerChe	$ -	$ -	$ -	$ -		
Roadway Patching & Preservation	$ 159,964.00	$ -	$ 159,964.00	$ -		$ 159,964.00
Tuckpointing - Admin Building	$ 34,000.00	$ -	$ 34,000.00	$ -		$ 34,000.00
Landscape Upgrades	$ 6,639.50	$ -	$ 6,639.50	$ -		$ 6,639.50
	$ 1,787,793.87	$ -	$ 1,787,793.87	$ -	0.0%	$ 1,787,793.87
1480 Total	$ 2,062,225.00	$ -	$ 2,062,225.00	$ -	0%	$ 2,062,225.00
Total	$ 2,290,641.00	$ 340.32	$ 2,289,005.20	$ 1,635.80	0.1%	$ 2,289,005.20

Percent Obligated **99.9%**

September 30, 2026

CAPITAL FUND 2025 - Vermilion Housing Authority

Obligation Date: 5/12/2027
Close Out Date: 5/12/2029

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available	9/30/2026 Obligation
Operations 1406	$ 472,213.17	$ 179,785.76	$ 179,785.76	$ 292,427.41	61.9%	$ 179,785.76
Mgmt. Improvements 1408						
Marketing and Advertising	$ -	$ -	$ -	$ -		$ -
Surveillance System	$ -	$ -	$ -	$ -		$ -
Staff Training	$ -	$ -	$ -	$ -		$ -
IT Improvements	$ 13,743.22	$ 3,684.27	$ 13,743.22	$ -		$ 13,743.22
Backround Check Information	$ -	$ -	$ -	$ -		$ -
	$ 13,743.22	$ 3,684.27	$ 13,743.22	$ -	0.0%	$ 13,743.22
Administration 1410						
Administration Costs	$ -	$ -	$ -	$ -		$ -
Contract Administration 1480						
A/E Services	$ 2,851.92	$ -	$ 2,851.92	$ -		$ 2,851.92
	$ 2,851.92	$ -	$ 2,851.92	$ -	0.0%	$ 2,851.92
Dwelling Unit - Interior/Exterior 1480						
Unit Modernization - Fair Oaks	$ -	$ -	$ -	$ -		$ -
	$ -	$ -	$ -	$ -		$ -
Non-Dwelling/Dwelling Unit - Site Work 1480						
Door Replacement - Mer Che	$ -	$ -	$ -	$ -		$ -
Facade - MerChe	$ 1,832,057.69		$ 1,585,116.19	$ 246,941.50		$ 1,832,057.69
Sewer and Water Line Repairs - Fair Oaks	$ -	$ -	$ -	$ -		$ -
Roadway Patching & Preservation & Improvemnts	$ -	$ -	$ -	$ -		$ -
Landscape Upgrades	$ -	$ -	$ -	$ -		$ -
	$ 1,832,057.69	$ -	$ 1,585,116.19	$ 246,941.50	13.5%	$ 1,832,057.69
1480 Total	$ 1,834,909.61	$ -	$ 1,587,968.11	$ 246,941.50	13.5%	$ 1,834,909.61
Total	$ 2,320,866.00	$ 183,470.03	$ 1,781,497.09	$ 539,368.91	23.2%	$ 2,028,438.59

Percent Obligated **87.4%**

September 30, 2026

CAPITAL FUND 2026 - Vermilion Housing Authority

Obligation Date: 3/31/2028
Close Out Date: 3/31/2030

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available	9/30/2026 Obligation
Operations 1406	$ 460,617.40	$ -	$ -	$ 460,617.40	100.0%	$ -
Mgmt. Improvements 1408						
Marketing and Advertising	$ 8,000.00	$ -	$ -	$ 8,000.00		$ -
Surveillance System	$ 100,000.00	$ -	$ -	$ 100,000.00		$ -
Staff Training	$ 9,000.00	$ -	$ -	$ 9,000.00		$ -
IT Improvements	$ 35,000.00	$ 1,016.06	$ 1,016.06	$ 33,983.94		$ 1,016.06
Backround Check Information	$ 8,000.00	$ -	$ -	$ 8,000.00		$ -
	$ 160,000.00	**$ 1,016.06**	**$ 1,016.06**	**$ 158,983.94**	**99.4%**	**$ 1,016.06**
Administration 1410						
Administration Costs	$ 219,292.30	$ -	$ -	$ 219,292.30		$ -
	$ 219,292.30			$ 219,292.30	100.0%	$ -
Contract Administration 1480						
A/E Services	$ 61,016.40		$ 20,308.80	$ 40,707.60		$ 20,308.80
Physical Needs Assessment	$ 50,000.00	$ -	$ -	$ 50,000.00		$ -
	$ 111,016.40	**$ -**	**$ 20,308.80**	**$ 90,707.60**	**81.7%**	**$ 20,308.80**
Dwelling Unit - Interior/Exterior 1480						
Door Replacement	$ 13,000.00	$ -	$ -	$ 13,000.00		$ -
Unit Modernization - Fair Oaks	$ 75,000.00	$ -	$ -	$ 75,000.00		$ -
Window Wrap & Metal Façade Replacement	$ 115,000.00	$ -	$ -	$ 115,000.00		$ -
Water Heater Replacement - AMP 102	$ 50,000.00	$ -	$ -	$ 50,000.00		$ -
New Zone Valves	$ 25,000.00	$ -	$ -	$ 25,000.00		$ -
	$ 278,000.00	**$ -**	**$ -**	**$ 278,000.00**	**100.0%**	**$ -**
Non-Dwelling/Dwelling Unit - Site Work 1480						
Sewer and Water Line Repairs - Fair Oaks	$ 10,000.00	$ -	$ -	$ 10,000.00		$ -
Roadway Patching & Preservation & Improvemnts	$ 535,000.00	$ -	**$ 17,617.75**	$ 517,382.25		**$ 351,394.75**
Fencing	$ 280,000.00	$ -	$ -	$ 280,000.00		**$ 27,090.10**
Landscape Upgrades	$ 31,836.00	$ 3,720.00	**$ 19,150.00**	$ 12,686.00		**$ 19,150.00**
Playground	$ 107,160.90	$ -	$ -	$ 107,160.90		$ -
	$ 963,996.90	$ 3,720.00	**$ 36,767.75**	**$ 927,229.15**	**96.2%**	**$ 397,634.85**
1480 Total	$ 1,353,013.30	$ 3,720.00	$ 57,076.55	$ 1,295,936.75	95.8%	$ 417,943.65
Total	**$ 2,192,923.00**	**$ 4,736.06**	**$ 58,092.61**	**$ 2,134,830.39**	**97.4%**	**$ 418,959.71**
				Percent Obligated		**19.1%**

ROSS Grant - Vermilion Housing Authority
ROSS241891
September 2026

Start Date: 6/1/2024
Close Out Date: 5/31/2027

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available
Project Coordinator 1168					
Project Coordinator	$ 175,159.00	$ 5,041.61	**$ 139,149.14**	$ 36,009.86	
	$ 175,159.00	**$ 5,041.61**	**$ 139,149.14**	**$ 36,009.86**	**20.6%**
Training Costs 1268					
Training Costs	$ 7,500.00	$ -	**$ 5,825.69**	$ 1,674.31	
	$ 7,500.00	**$ -**	**$ 5,825.69**	**$ 1,674.31**	**22.3%**
Adminstrative Costs 1868					
Adminstrative Costs	$ 18,266.00	$ 66.12	**$ 14,853.54**	$ 3,412.46	
	$ 18,266.00	**$ 66.12**	**$ 14,853.54**	**$ 3,412.46**	**18.7%**
Total	**$ 200,925.00**	**$ 5,107.73**	**$ 159,828.37**	**$ 41,096.63**	**20.5%**

Vermilion Housing Authority
First Financial Bank - Authority Account
September 2026

Balance Sheet

Assets	
111105 Cash	322,132.61
Total Assets	322,132.61
Liabilities	
2111 Accounts Payable	0.00
Total Liabilities	0.00
Equity	
2820 Operating Reserves - Retained Earnings	321,890.47
Current Year Operating - Gain/(Loss)	242.14
Total Liabilities & Equity	322,132.61

Income Statement

	Current Month	Year to Date
Operating Revenue		
Interest Income	39.71	242.14
Other Income	0.00	0.00
Total Revenue	39.71	242.14
Operating Expenses		
Other Administrative Expenses	0.00	0.00
Total Expenses	0.00	0.00
Surplus - (Deficit)	39.71	242.14

Vermilion Housing Authority
Tenant Receivables Outstanding
PHAS Financial Indicator
September 2026

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-26	$	5,197.00	0.51%
April-26	$	3,807.87	0.37%
May-26	$	11,887.35	1.15%
June-26	$	19,156.94	1.84%
July-26	$	23,744.76	2.26%
August-26	$	28,999.72	2.38%
September-26	$	23,940.89	2.23%
October-26			0.00%
November-26			0.00%
December-26			0.00%
January-27			0.00%
February-27			0.00%
March-27			0.00%

Vermilion Housing Authority

Ap Expenditures

September 2026

All Source LLC	$1,944.20
Ameren Illinois	$22,418.19
American Quick Lube	$379.93
Anderson Electric	$548.96
Aqua Illinois Inc	$15,713.05
Blue Cross and Blue Shield of Illinois	$44,958.62
Botts Locksmith	$908.00
Brickyard Landfill - 4725	$744.51
Brittany Savalick	$107.31
Caliber Collision	$2,250.13
Carnaghi Towing & Repair	$75.00
Caveman Tree Service LLC	$4,100.00
City of Danville	$7,683.13
City of Hoopeston	$4,007.50
C-N Custom Steel Work, Inc.	$5,788.00
Comcast Cable	$629.49
Companion Life Insurance Company	$1,999.82
Connor Company	$15,478.02
Constellation NewEnergy, Inc.	$308.83
Courtesy Ford Inc.	$5,162.19
Fastenal	$724.07
Georgetown Waterworks	$3,791.64
Gibson Teldata, Inc.	$5,453.03
Grainger, Inc	$671.08
Grunau Company Inc	$132.00
Hd Supply Facilities Maintenance	$6,983.12
Heather Puls	$285.00
Hillard Bynum	$200.00
Housing-Renewal & Local Agency Retiremen	$18,735.00
Illinois Landfill	$188.27
Jaclyn Vinson	$419.98
Johnson Controls Security Solutions	$5,968.32
Kelly Printing Company Inc.	$167.78
Kirby Risk Corporation	$192.68
Kone Inc.	$1,023.01
Kruger Tuckpointing	$7,400.00
Lahne Lawncare	$850.00
Lansing Housing Products Inc	$263.00
Latoz Hardware Inc.	$152.48
Linden Coffey	$50.00
Lowe's	$3,238.03
Menards - Menards Of Danville	$119.97
Municipal Water Utility	$170.00
Nelson's Lawn Care	$8,580.00
Olympic Hardware	$18.99
Online Information Services Inc.	$398.17
Orkin, LLC	$4,058.00
PDQ Supply Inc.	$549.78
Quadient Leasing USA, Inc.	$424.32
Quill	$912.07
Republic Services #726	$375.23
Ridge Plumbing Contractor, LLC	$5,604.54
Rita F Buckley	$100.00
Securitas Technology Corporation	$260.49
Sherwin-Williams	$666.50
Sparklight Business	$336.96
Stuard & Associates, Inc	$420.00
Sunrise FS	$2,072.41
Tamera Forthenberry	$66.12
Tee Jay Central, Inc	$545.00
TK Elevator Corporation	$3,223.30
Totality IT, LLC	$2,280.00

Verizon Connect	$341.10
Verizon Wireless	$68.37
Village of Rossville	$575.16
Wagner Communications Inc.	$662.57
Watts Copy System	$528.78
Willie Hall and Son's Tree Service	$750.00
Total for all Vendors	**$226,201.20**

VERMILION
HOUSING AUTHORITY

Vermilion Housing Authority
1607 Clyman Lane
Danville, IL 61832
P: (217) 443-0621 F: (217) 431-7059

Memorandum

TO: Board of Commissioners

FROM: Amber McCoy, Deputy Director

DATE: October 1, 2026

RE: Personnel Monthly Report for the Month of September 2026

1. **The following personnel action was taken in September 2026:**

   Rachel West – Eligibility Specialist – Terminated

2. **Staff/Commissioners attended the following training through the Executive Office in September 2026:**

   Community Hoarding Intervention — Tamera Forthenberry
   Danville, IL

Farnsworth GROUP

PROJECT SERVICES AGREEMENT

Fair Oaks Perimeter Fence

Vermilion Housing Authority

September 16, 2026

Farnsworth GROUP

2211 West Bradley Avenue
Champaign, Illinois 61821
p 217.352.7408

www.f-w.com

September 16, 2026

Jaclyn Vinson
Executive Director
Vermilion Housing Authority
1607 Clyman Lane
Danville, IL 61832

RE: Project Services Agreement for Fair Oaks Perimeter Fence

Dear Jackie:

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

Design a fence to extend along the east perimeter of Fair Oaks.

Please let me know if there are any questions regarding the scope as we've outlined above. The following pages provide more specific details regarding the scope of work, project approach, project team, etc. We appreciate your consideration and look forward to working with you on this project.

Sincerely,

FARNSWORTH GROUP, INC.

Scott Burge, AIA
Architect

PROJECT OVERVIEW /

Our understanding of the project is based on the email correspondence between Jaclyn Vinson and Scott Burge on August 11, 2026.

VHA would like to install a perimeter fence along the east side of Fair Oaks located at the northeast corner of Fairchild Street and Fowler Avenue in Danville. The fencing will follow the path similar to the red and blue lines on the graphic below. The red line represents a more ornate fence that is similar to the masonry pilaster and aluminum picket fence on the north side of the Danville High School football field. The blue line represents a less ornate fence that will be an 8'-0" tall chain link fence. The exact location of the transition between the ornamental and less ornamental fence will be determined during design and is flexible.



This proposal covers detailed design, bidding, and construction administration.

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, site surveying, 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. Prepare the submittal and submit to VHA and prospective bidders.

2. Construction Documents
    A. Design the ornamental fence aesthetics.
    B. Research zoning requirements for the City of Danville.
    C. Select fence materials for the ornamental fence.
    D. Prepare the architectural deliverables.
3. Bidding Assistance
    A. Submit deliverables to the City of Danville (if required) for permit review.
    B. Respond to questions from prospective bidders.
    C. Issue clarifications via addenda as required.
    D. Conduct one in-person pre-bid meeting.
    E. Conduct one in-person bid opening.
    F. Evaluate bids and prepare recommendation for VHA Board.
    G. Write contract between VHA and selected contractor.
4. Construction Administration
    A. Conduct one pre-construction meeting.
    B. Respond to questions from selected contractor.
    C. Prepare minor revisions to the drawings to address questions during construction.
    D. Review contractor submittals.
    E. Review contractor pay requests.
    F. Provide up to two (2) site visits during construction to review contractor progress.
    G. One (1) site visit to prepare a punch list.
    H. Up to one (1) site visit to verify completion of punch list.

B. Site Surveying
1. Boundary Survey
    A. Identify the property boundary adjacent to the proposed fencing route.
2. Topographic Survey
    A. Complete a land title search to locate any known easements extending through the proposed site improvement area.
    B. Obtain spot elevations on a 50-foot grid interval. This generally includes a 50'-0" wide corridor centered on the proposed fence route.

C. Civil Engineering
1. Construction Documents
    A. Prepare site layout and overall design.
    B. Coordinate location of fence in relation to property lines and known utilities.
    C. Submit for local permits as required.
    D. Prepare the civil engineering deliverables.
2. Bidding Assistance
    A. Respond to questions from prospective bidders and issue clarifications via addenda.
3. Construction Administration
    A. Review contractor submittals.
    B. Provide up to four (4) site visits during construction to review progress. One (1) of these site visits includes a punch list.

DELIVERABLES

The scope of work includes a 50% and 100% construction document set of drawings on 24 x 36 PDFs and an 8.5 x 11 specification manual. The information provided on the deliverables is more specifically described as follows:

A. Architecture
   1. Construction Documents: General notes and legend, ornamental fence foundation plan, and masonry pilaster details.
   2. Specifications: Front end and technical specifications.

B. Site Surveying
   1. Drawings: An existing condition drawing to use for preparing the civil drawings.

C. Civil Engineering
   1. Construction Documents: Site notes and legend, site layout plan, grading notes as required, and site details.
   2. Specifications: To be provided on the drawings.

MAIN POINT OF CONTACT /

The point of contact for Farnsworth Group will be:

Scott Burge, AIA
2211 West Bradley Avenue
Champaign, IL 61821
(217) 352-7408
sburge@f-w.com

PROFESSIONAL FEES /

Farnsworth Group proposes to provide the described services for a fixed fee of **$39,900 (thirty-nine thousand, nine hundred dollars),** plus normal reimbursable expenses. Additional details regarding payment terms and related policies are included in the attached General Conditions.

PROJECT TIMELINE /

Upon your notice to proceed, we are prepared to begin work within 2 weeks. We anticipate the site survey work to take approximately 2-4 weeks to complete. After the survey is completed, we can begin the site design, which will take approximately 4 weeks to complete.

ASSUMPTIONS AND CLARIFICATIONS /

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

A. General
   1. The project does not include any site lighting design.
   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. Design revisions required as a result of code changes adopted after delivery of 100% construction documents are not included.
   4. The following codes and standards apply to this project:
      a. 2021 International Building Code.
      b. City of Danville Zoning Code.
   5. This work is expected to commence on or before October 2026. Significant delays in start date may require reassessing necessary services, schedule, and fees.
   6. Record as-built drawings are not included; nor are Record As-Built drawing revisions and reformatting based on contractor provided as-built markups.
   7. 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. Performing utility pot-hole services is not included.
   2. Preparing easements or exhibits is not included.
   3. Subsurface Utility Engineering (SUE) is not included.

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.
- Geotechnical Engineering for subsurface exploration.
- Landscape Architecture.
- Electrical Engineering and/or lighting design.
- Environmental Engineering.
- Value Engineering exercises.
- Meetings and/or hearings with Planning and Zoning or City Council.
- Attendance at additional meetings or site visits requested by the VHA.
- Assistance with material testing and special inspections.
- Construction staking.
- Architectural renderings or special presentation graphics.
- Postings, notifications, and other related services are not included in the proposed scope of work. Farnsworth Group can provide these services as an additional service upon request.

CLIENT RESPONSIBILITIES /

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

- Provide any available hard copy, 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.
- Access to the project site.
- Timely feedback throughout the project duration.

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.

FARNSWORTH GROUP, INC.	**VHA**
Signature	Signature
Scott Burge	Jaclyn Vinson
Typed Name	Typed Name
Senior Architectural Manager	Executive Director
Title	Title
September 16, 2026	
Date	Date

Date: September 16, 2026

Client: Vermilion Housing Authority

Project: Fair Oaks Perimeter Fence

Standard of Care: Services performed by Farnsworth Group under the Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other representation expressed or implied, and no warranty or guarantee, is included or intended in the Agreement, or in any report, opinion, document, or otherwise.

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". The Agreement supersedes all prior communications, understandings and agreements, whether written or oral. Both parties have participated fully in the preparation and revision of the Agreement, and each party and its counsel have reviewed the final document. Any rule of contract construction regarding ambiguities being construed against the drafting party shall not apply in the interpreting of the Agreement, including any Section Headings or Captions.

Precedence: All purchases of Services are expressly limited to and conditioned upon acceptance of this Agreement. The Agreement shall take precedence over any inconsistent or contradictory provisions contained in any proposal, contract, purchase order, requisition, notice to proceed, or like document regarding Farnsworth Group's services. Any additional or conflicting terms or conditions contained in any purchase order, statement of work, or other document issued by Client will not be binding upon Farnsworth Group and are expressly rejected by Farnsworth Group.

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 made a part hereof. Where fees are based upon hourly charges for services and costs incurred by Farnsworth Group, they shall be based upon the hourly fee schedule annually adopted by Farnsworth Group, as more fully set forth in a Schedule of Charges attached hereto and by reference made a part hereof. Such fees in the initial year of the Agreement shall be those represented by said Schedule of Charges, and these fees will annually change at the beginning of each calendar year after the date of the Agreement.

Opinions of Cost: Farnsworth Group's opinions of probable 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, or over a contractor's method of determining prices, 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 opinions of probable cost. If Client wishes greater assurance as to the construction cost, Client should employ an independent cost estimator.

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 or any amendment thereto. Client shall reimburse Farnsworth Group for the amount of such taxes in addition to the compensation due for services. Payment of invoices shall not be subject to any discounts or set-offs by Client unless agreed to in writing by Farnsworth Group. Invoices are delinquent if payment has not been received within thirty (30) days from date of invoice. Amounts outstanding more than thirty (30) days will accrue interest at the rate of 1.5% per month (compounded), or if lower, the maximum rate permitted by applicable law. Should a past due amount exceed sixty (60) days, Farnsworth Group shall have the right to suspend all Services, without liability of any kind to Client, until full payment is received. All time spent and expenses incurred (including attorney's fees) in connection with collection of any delinquent amount 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 meals and travel 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 it by the other party which are 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 information (i) 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 acquired from the transmitting party; or (iii) where the information is obtained or acquired 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 in respect thereof; or (iv) is 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 lawful governmental or quasi-governmental order, 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, to which 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 will be deemed given and received (a) if by personal delivery, on the date of such delivery, (b) if by electronic mail, on the transmission date if sent before 4:00 pm U.S. central time on a business day or, in any other case, on the next business day, (c) if by nationally recognized overnight courier, on the next business day following deposit for next business day delivery, or (d) if by certified mail, return receipt requested with postage prepaid, on the third business day following deposit. Notice must be addressed at the address or electronic mail address shown below for, or such other address as may be designated by notice by such Party:

If to Client:
Vermilion Housing Authority
Attn: Jaclyn Vinson
1607 Clyman Lane
Danville, IL 61832
E-mail: jvinson@vermilionhousing.com

If to Farnsworth Group:
Farnsworth Group, Inc.
Attn: Scott Burge
2211 West Bradley Avenue
Champaign, IL 61821
E-mail: sburge@f-w.com

With a copy (which will not constitute notice) to:
Farnsworth Group, Inc.
Attn: Michael Redington
200 West College Avenue, Suite 301
Normal, Illinois 61761

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 enforceable original documents.

Force Majeure: Obligations of either party under the 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 herewith, in whole or in part, due to contingencies beyond its reasonable control, including, but not limited to strikes, riots, war, fire, acts of God, injunction, compliance with any law, regulation, or order, whether valid or invalid, of the United States of America or any other governmental body or any instrumentality thereof, whether now existing or hereafter created, inability to secure materials or obtain 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 transfer or assign any rights under or interest in the Agreement, without the written consent of Farnsworth Group.

Dispute Resolution: Client and Farnsworth Group, Inc. agree that any dispute arising out of or relating to this Agreement shall first be submitted, upon written request, to good-faith negotiation between senior representatives of the Parties. If the dispute is not resolved within thirty (30) days of such request the Parties shall, as a condition precedent to arbitration, submit the dispute to non-binding mediation. If the dispute is not resolved within thirty (30) days after submission to mediation or one Party fails to respond or participate in mediation within such period, either Party may demand arbitration administered by the American Arbitration Association in accordance with its then-current Construction Industry Arbitration Rules. The Parties shall equally share the costs of any arbitration or arbitrator' fees. The Parties shall be responsible for their own attorneys' fees and costs except as otherwise provided in this Agreement.

The arbitration shall be final and binding on the Parties, subject only to the limited grounds for vacatur or modification set forth in the Federal Arbitration Act, 9 U.S.C. §§ 1 et seq., and judgment upon the award may be entered in any court of competent jurisdiction.
The applicable statute of limitations shall be tolled from the date a Party submits a written request for negotiation through the conclusion of mediation (including any mutually agreed upon extension).

Timeliness of Performance: Farnsworth Group will begin work under the Agreement upon receipt of a fully executed copy of the 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 expediency consistent with sound professional practices.

Suspension: Client or Farnsworth Group may suspend all or a portion of the work under the Agreement by notifying the other party in writing if unforeseen circumstances beyond control of Client or Farnsworth Group make normal progress of the work impossible. Farnsworth Group may suspend work in the event Client does not pay invoices when due, and Farnsworth Group shall have no liability whatsoever to 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 the number of days work is suspended. If the period of suspension exceeds ninety (90) days, Farnsworth Group shall be entitled to an equitable adjustment in compensation for start-up, accounting and management expenses.

Termination: If either party defaults in performing any of the terms or provisions of the Agreement, and continues 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.

Reuse of Documents: All documents including reports, drawings, specifications, and electronic media prepared by Farnsworth Group and / or any subconsultant pursuant to the Agreement are instruments of its services for use solely with respect to this Project. Farnsworth Group and / or any subconsultant shall be deemed the authors and Clients of their respective instruments of service and shall retain all common law, statutory and other reserved rights, including copyrights. They are not intended or represented to be suitable for reuse by Client or others on extensions of 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 or any subconsultant from all 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 at rates to be agreed upon by Client and Farnsworth Group.

Subcontracting: Farnsworth Group shall have the right to subcontract any part of the services and duties hereunder 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 against 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 nonperformance of services hereunder; or reliance upon any report or document prepared hereunder. Neither Farnsworth Group nor Client shall have any obligation to indemnify each other from third party claims, except as expressly provided herein. Client and Farnsworth Group agree to require a similar provision in all contracts with construction contractors and subconsultants, vendors, and other entities involved in the Project to carry out the intent of this provision.

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

Recognition of Risk: Client acknowledges and accepts the risk 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 this limitation on the available data can cause uncertainty 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 uncontaminated soils and waters. Farnsworth Group's and / or any subconsultant's application of its present judgment will be subject to factors outlined in (1) and (2) above. Client waives any claim against Farnsworth Group and / or any subconsultant, and agrees to indemnify and hold Farnsworth Group and / or any subconsultant 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 subconsultant for any time spent or expenses incurred by Farnsworth Group and / or any subconsultant in defense of any such claim, in accordance with Farnsworth Group's and / or any subconsultant's prevailing fee schedule and expense reimbursement policy.

Authority and Responsibility: Client agrees that Farnsworth Group and any subconsultant shall not guarantee the work of any construction contractor or construction subconsultant, shall have no authority to stop work, shall have no supervision or control as to the work or persons doing the work, shall not have charge of the work, shall not be responsible for safety in, on, or about the job site, or have any control of the safety or adequacy of any equipment, building component, scaffolding, supports, forms, or other work aids.

Electronic Files Transfer.

(a) Farnsworth Group may prepare electronic files which contain machine-readable information or certain information for a project ("Project Files"). Client may request Project Files to 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 causes, 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 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 upon the express terms and conditions set forth 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 duplication of the project at any location is expressly prohibited.

(ii) The Project Files are provided for information purposes only and are not intended as an end product. The Project Files may be a work in process, and Farnsworth Group is under no obligation to provide Client with any updated 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, 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.

(c) BIM Digital Files. With regard to the transfer of Building Information Model (BIM) digital files, both Parties agree as follows:

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

(ii) The level of development of the model will be defined to be consistent with AIA Document G202-2013, as agreed by the parties. After reviewing and verifying the accuracy of the information contained within Farnsworth Group's BIM files, Client is authorized to develop its own model to a higher level of development for its own uses, but, in doing so, expressly agrees to assume all risks associated therewith.

Utilities: Client shall be responsible for designating the location of all utility lines and subterranean structures within the property line of the Project. Client agrees to waive any claim against Farnsworth Group and / or any subconsultant, and to indemnify and hold harmless from any claim or liability for injury or loss arising from Farnsworth Group and / or any subconsultant or other persons encountering utilities or other man-made objects that were not called to Farnsworth Group's attention or which were not properly located on documents furnished to Farnsworth Group. Client further agrees to compensate Farnsworth Group and / or any subconsultant for any time spent or expenses incurred by Farnsworth Group and / or any subconsultant in defense of any such claim, in accordance with Farnsworth Group's and / or any subconsultant's prevailing fee schedule and expense reimbursement policy.

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 irritant or contaminant including smoke, vapor, soot, fumes, acids, alkalies, chemicals and waste. Hazardous substances or pollutants may exist at a site where they would not reasonably be expected to be present. Client and Farnsworth Group and / or any subconsultant agree that the discovery of unanticipated hazardous substances or pollutants constitutes a "changed condition" mandating a renegotiation of the scope of services or termination of services. Client and Farnsworth Group and / or any subconsultant also agree that the discovery of unanticipated hazardous substances or pollutants will make it necessary for Farnsworth Group and / or any subconsultant to take immediate measures to protect human health and safety, and / or the environment. Farnsworth Group and / or any subconsultant agree to notify Client as soon as possible if unanticipated known or suspected hazardous substances or pollutants are encountered. Client encourages Farnsworth Group and / or any subconsultant to take any and all measures that in Farnsworth Group's and / or any subconsultant's professional opinion are justified to preserve and protect the health and safety of Farnsworth Group's and / or any subconsultant's personnel and the public, and / or the environment, and Client agrees to compensate Farnsworth Group and / or any subconsultant for the additional cost of such measures. In addition, Client waives any claim against Farnsworth Group and / or any subconsultant, and agrees to indemnify and hold Farnsworth Group and / or any subconsultant 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 subconsultant for any time spent and expenses incurred by Farnsworth Group and / or any subconsultant in defense of any such claim, with such compensation to be based upon Farnsworth Group's and / or any subconsultant's prevailing fee schedule and expense reimbursement policy. Further, Client recognizes that Farnsworth Group and / or any subconsultant has neither responsibility nor liability for the removal, handling, transportation, or disposal of asbestos containing materials, nor will Farnsworth Group and / or any subconsultant act as one who owns or operates an asbestos demolition or renovation activity, as defined in regulations under the Clean Air Act.

Job Site: Client agrees that services performed by Farnsworth Group and / or any subconsultant 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 activity is not to be interpreted as an inspection service, a construction supervision service, or guaranteeing the construction contractor's or construction subconsultant's performance. Farnsworth Group and / or any subconsultant will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs. Farnsworth Group and / or any subconsultant will not be responsible for construction contractor's or construction subconsultant's obligation to carry out the work according to the Contract Documents. Farnsworth Group and / or any subconsultant will not be considered an agent of Client and will not have authority to direct construction contractor's or construction subconsultant's work or to stop work.

Shop Drawing Review: Client agrees that Farnsworth Group and / or any subconsultant shall review shop drawings and / or submittals solely for their general conformance with Farnsworth Group's and / or any subconsultant's design concept and general conformance with information given in the Contract Documents. Farnsworth Group and / or any subconsultant shall not be responsible for any aspects of a shop drawing and / or submittal that affect or are affected by the means, methods, techniques, sequences, and procedures of construction, safety precautions and programs incidental thereto, all of which are the construction contractor's or construction subconsultant's responsibility. The construction contractor or construction subconsultant will be responsible for dimensions, lengths, elevations and quantities, which are to be confirmed and correlated at the jobsite, and for coordination of the work with that of all other trades. Client represents that the construction contractor and construction subconsultant shall be made aware by Client of the responsibility to review shop drawings and / or submittals and approve them in these respects before submitting them to Farnsworth Group and / or any subconsultant.

LEED Certification and Energy Models: Client agrees that Farnsworth Group and / or any subconsultant do not guarantee the LEED certification of any facility for which Farnsworth Group and / or any subconsultant provides commissioning, LEED consulting or energy modeling services. The techniques and specific requirements for energy models used to meet LEED criteria have limitations that result in energy usage predictions that may differ from actual energy usage. Farnsworth Group and / or any subconsultant will endeavor to model energy usage very closely to actual usage, but Client agrees that Farnsworth Group and / or any subconsultant will not be responsible or liable in any way for inaccurate 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 Assessments: No Environmental Site Assessment can wholly eliminate uncertainty regarding the potential for Recognized Environmental Conditions in connection with a Subject Property. Performance of an 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 outside sources, potentially including, but not limited to, interview questionnaires, database searches, and historical records. Farnsworth Group is not be responsible for the quality, accuracy, and content of information from these sources. Any non-scope 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-scope finding(s) does not imply a review of any other non-scope items with the Environmental Site Assessment investigation or report. The 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 Phase 1 Environmental Site Assessment Report to be disseminated to anyone beside Client, or to be used or relied upon by anyone beside 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, and to the fullest extent permitted by law, neither Client nor Farnsworth Group, their respective officers, directors, partners, employees, contractors or subconsultants 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 to 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 from any cause of action including negligence, strict liability, breach of contract and breach of strict and implied warranty. Both Client and Farnsworth Group shall require similar waivers of consequential damages protecting all the entities or persons named herein in all contracts and subcontracts with others involved in Project.

Personal Liability: It is intended by the parties to the Agreement that Farnsworth Group's services in connection with the Project shall not subject Farnsworth Group's individual employees, officers or directors 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 / or asserted only against "Farnsworth Group, Inc., an Illinois corporation," 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 insurance with limits which Farnsworth Group considers reasonable. 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 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 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 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 loss, damage or liability arising from errors or omissions 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 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.

AGGREGATE LIMITATION OF LIABILITY: 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 CANNOT 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, AND NOTWITHSTANDING ANY OTHER PROVISION OF THIS AGREEMENT, CLIENT AGREES THAT THE TOTAL LIABILITY OF FARNSWORTH GROUP TO CLIENT AND ANYONE CLAIMING BY, THROUGH, OR UNDER CLIENT, FOR ANY AND ALL CAUSES OF ACTION ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PERFORMANCE OF SERVICES BY FARNSWORTH GROUP SHALL BE LIMITED IN THE ACCUMULATIVE AGGREGATE TO TWO HUNDRED FIFTY THOUSAND DOLLARS ($250,000) OR 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 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 "ARMS-LENGTH" TRANSACTION, (III) THE LIMITATION AMOUNT MAY BE LESS THAN THE AMOUNT OF INSURANCE REQUIRED OF 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 OBLIGATE CLIENT TO DEFEND, INDEMNIFY OR HOLD HARMLESS FARNSWORTH GROUP, (V) THE LIMITATION IS AN AGREED REMEDY, AND (VI) THE LIMITATION AMOUNT IS NEITHER NOMINAL NOR A DISINCENTIVE TO FARNSWORTH GROUP PERFORMING THE SERVICES IN ACCORDANCE WITH THE STANDARD OF CARE.

Subpoenas: Client is responsible, after notification, for payment of time charges and expenses resulting from the required response by Farnsworth Group and / or any subconsultant to subpoenas issued by any party other than Farnsworth Group and / or any subconsultant in conjunction with the services performed under the Agreement. Charges are based on fee schedules in effect at the time the subpoena is served.

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 not later than 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 of 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 applied only to the provision so held, 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, warranty, representation, agreement, covenant, condition, or provision hereof shall constitute a waiver of any subsequent breach, default, or violation of the same or any other term, warranty, representation, agreement, covenant, condition, or provision hereof. All waivers must be in writing.

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

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 principles.

RESOLUTION NO. 2026-18

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 contract with Farnsworth Group for A/E Services for the Perimeter Fence Project at Fair Oaks in Danville, Illinois, not to exceed $39,900.00; 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 contract with Farnsworth Group for A/E Services for the Perimeter Fence Project at Fair Oaks in Danville, Illinois, not to exceed $39,900.00.

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 15th day of October, 2026.

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

Farnsworth GROUP

PROJECT SERVICES AGREEMENT

Richie Manor Pavement Replacement

Vermilion Housing Authority

September 24, 2026

Farnsworth GROUP

2211 West Bradley Avenue
Champaign, Illinois 61821
p 217.352.7408

www.f-w.com

September 24, 2026

Jaclyn Vinson
Executive Director
Vermilion Housing Authority
1607 Clyman Lane
Danville, IL 61832

RE: Project Services Agreement for Richie Manor Pavement Replacement

Dear Jackie:

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

Replace pavement throughout the Richie Manor development in Georgetown, IL.

Please let me know if there are any questions regarding the scope as we've outlined above. The following pages provide more specific details regarding the scope of work, project approach, project team, etc. We appreciate your consideration and look forward to working with you on this project.

Sincerely,

FARNSWORTH GROUP, INC.

Scott Burge, AIA
Architect

PROJECT OVERVIEW /

Our understanding of the project is based on the email between Jaclyn Vinson and Scott Burge on August 24, 2026.

Richie Manor is located at 205 E. West Street in Georgetown, IL. It consists of five buildings that contain four apartments per building, and one building that contains an office. The pavement around each of the six buildings is damaged and/or does not provide an ADA compliant path into each of the apartments. VHA would like to provide the following pavement repairs.

- Pour new radius curb around center drive.
- Remove existing asphalt; mill and lay new asphalt including; main entry drive and 2 parking areas on E. West Street.
- Remove clotheslines and associated concrete pads by units 17, 18 & 19.
- Remove extra concrete by units 17, 18 & 19.
- Pour ADA complaint ramps.
- Repair damaged concrete at units 3, 6, 9, 13, 17, and 18.
- Pour new concrete sidewalk from the cut at unit 12 all the way to the cut at unit 9.
- Remove and replace sidewalk from circle parking lot by unit 5 to units 5 & 6.
- Remove and replace pad outside unit 5.
- Add ADA ramp and pad to unit 6.
- Remove and/or replace the sidewalk by the office.



This proposal covers design, permitting, bidding assistance, and construction administration.

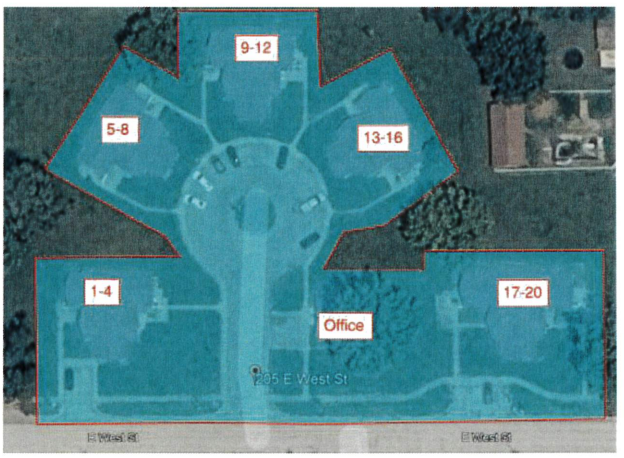
SCOPE OF PROFESSIONAL SERVICES /

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, site surveying, 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. Prepare the submittal and submit to VHA and prospective bidders.
   2. Construction Documents
      A. Prepare the architectural deliverables.
   3. Bidding Assistance
      A. Respond to questions from prospective bidders.
      B. Issue clarifications via addenda as required.
      C. Conduct one in-person pre-bid meeting.
      D. Conduct one in-person bid opening.
      E. Evaluate bids and prepare recommendation for VHA Board.
      F. Write contract between VHA and selected contractor.
   4. Construction Administration
      A. Conduct one pre-construction meeting.
      B. Respond to questions from selected contractor.
      C. Prepare minor revisions to the drawings to address questions during construction.
      D. Review contractor submittals.
      E. Review contractor pay requests.
      F. Provide up to two (2) site visits during construction.

B. Site Surveying
   1. Topographic Survey
      A. Obtain spot elevations on a 50-foot grid interval. This generally includes the area shown highlighted blue in the graphic below.



      B. Prepare the site surveying deliverables.

C. Civil Engineering
    1. Construction Documents
        A. Prepare site layout, pavement design, and overall design.
        B. Design ADA accessible ramps to each apartment unit.
        C. Submit for local permits as required.
        D. Prepare the civil engineering deliverables.
    2. Bidding Assistance
        A. Respond to questions from prospective bidders and issue clarifications via addenda.
3. Construction Administration
        A. Review contractor submittals.
        B. Provide up to three (3) site visits during construction to review progress.
        C. Provide up to one (1) site visit to prepare a punch list.
        D. Distribute punch list to project team.

DELIVERABLES

The scope of work includes a 50% and 100% construction document set of drawings on 24 x 36 PDFs and an 8.5 x 11 specification manual. The information provided on the deliverables is more specifically described as follows:

A. Architecture
    1. Specifications: Front-end specifications.

B. Site Surveying
    1. Drawings: An existing condition drawing to use for preparing the civil drawings.

C. Civil Engineering
    1. Construction Documents: Site notes and legend, site layout plan, grading notes as required, and site details.
    2. Specifications: To be provided on the drawings.

MAIN POINT OF CONTACT /

The point of contact for Farnsworth Group will be:

Scott Burge, AIA
2211 West Bradley Avenue
Champaign, IL 61821
(217) 352-7408
sburge@f-w.com

PROFESSIONAL FEES /

Farnsworth Group proposes to provide the described services for a fixed fee of **$47,900 (forty-seven thousand, nine hundred dollars),** plus normal reimbursable expenses. Additional details regarding payment terms and related policies are included in the attached General Conditions.

PROJECT TIMELINE /

Upon your notice to proceed, we are prepared to begin work within 2 weeks. We anticipate the site survey work to take approximately 2-4 weeks to complete. After the survey is completed, we can begin the site design, which will take approximately 6-8 weeks to complete. Assuming Farnsworth Group receives a signed agreement by mid-October, bidding will occur in early January 2027. Construction will start in the spring of 2027.

ASSUMPTIONS AND CLARIFICATIONS /

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

A. General
   1. The project does not include any site lighting design.
   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. Design revisions required as a result of code changes adopted after delivery of 100% construction documents are not included.
   4. The following codes and standards apply to this project:
      a. 2021 International Building Code.
   5. This work is expected to commence on or before October 2026. Significant delays in start date may require reassessing necessary services, schedule, and fees.
   6. Record as-built drawings are not included; nor are Record As-Built drawing revisions and reformatting based on contractor provided as-built markups.
   7. 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. IEPA or SWPPP permits are not required and have not been included.
   2. Performing utility pot-hole services is not included.
   3. Preparing easements or exhibits is not included.
   4. Subsurface Utility Engineering (SUE) is not included.

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.
- Geotechnical Engineering for subsurface exploration.
- Landscape Architecture.
- Electrical Engineering and/or lighting design.
- Environmental Engineering.

- Value Engineering exercises.
- Meetings and/or hearings with Planning and Zoning or City Council.
- Attendance at additional meetings or site visits requested by the VHA.
- Assistance with material testing.
- Assistance with special inspections.
- Boundary survey.
- Construction staking.
- Architectural renderings or special presentation graphics.
- Postings, notifications, and other related services are not included in the proposed scope of work. Farnsworth Group can provide these services as an additional service upon request.

CLIENT RESPONSIBILITIES /

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

- Provide any available hard copy, 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.
- Access to the project site.
- Timely feedback throughout the project duration.
- Notification of tenants as required by HUD policy.

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.

FARNSWORTH GROUP, INC.	**VHA**
Signature	Signature
Scott Burge	Jaclyn Vinson
Typed Name	Typed Name
Senior Architectural Manager	Executive Director
Title	Title
September 24, 2026	
Date	Date

Farnsworth GROUP

GENERAL CONDITIONS

Date: September 24, 2026

Client: Vermilion Housing Authority

Project: Richie Manor Pavement Replacement

Standard of Care: Services performed by Farnsworth Group under the Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other representation expressed or implied, and no warranty or guarantee, is included or intended in the Agreement, or in any report, opinion, document, or otherwise.

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". The Agreement supersedes all prior communications, understandings and agreements, whether written or oral. Both parties have participated fully in the preparation and revision of the Agreement, and each party and its counsel have reviewed the final document. Any rule of contract construction regarding ambiguities being construed against the drafting party shall not apply in the interpreting of the Agreement, including any Section Headings or Captions.

Precedence: All purchases of Services are expressly limited to and conditioned upon acceptance of this Agreement. The Agreement shall take precedence over any inconsistent or contradictory provisions contained in any proposal, contract, purchase order, requisition, notice to proceed, or like document regarding Farnsworth Group's services. Any additional or conflicting terms or conditions contained in any purchase order, statement of work, or other document issued by Client will not be binding upon Farnsworth Group and are expressly rejected by Farnsworth Group.

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 made a part hereof. Where fees are based upon hourly charges for services and costs incurred by Farnsworth Group, they shall be based upon the hourly fee schedule annually adopted by Farnsworth Group, as more fully set forth in a Schedule of Charges attached hereto and by reference made a part hereof. Such fees in the initial year of the Agreement shall be those represented by said Schedule of Charges, and these fees will annually change at the beginning of each calendar year after the date of the Agreement.

Opinions of Cost: Farnsworth Group's opinions of probable 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, or over a contractor's method of determining prices, 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 opinions of probable cost. If Client wishes greater assurance as to the construction cost, Client should employ an independent cost estimator.

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 or any amendment thereto. Client shall reimburse Farnsworth Group for the amount of such taxes in addition to the compensation due for services. Payment of invoices shall not be subject to any discounts or set-offs by Client unless agreed to in writing by Farnsworth Group. Invoices are delinquent if payment has not been received within thirty (30) days from date of invoice. Amounts outstanding more than thirty (30) days will accrue interest at the rate of 1.5% per month (compounded), or if lower, the maximum rate permitted by applicable law. Should a past due amount exceed sixty (60) days, Farnsworth Group shall have the right to suspend all Services, without liability of any kind to Client, until full payment is received. All time spent and expenses incurred (including attorney's fees) in connection with collection of any delinquent amount 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 meals and travel 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 it by the other party which are 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 information (i) 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 acquired from the transmitting party; or (iii) where the information is obtained or acquired 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 in respect thereof; or (iv) is 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 lawful governmental or quasi-governmental order, 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, to which 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 will be deemed given and received (a) if by personal delivery, on the date of such delivery, (b) if by electronic mail, on the transmission date if sent before 4:00 pm U.S. central time on a business day or, in any other case, on the next business day, (c) if by nationally recognized overnight courier, on the next business day following deposit for next business day delivery, or (d) if by certified mail, return receipt requested with postage prepaid, on the third business day following deposit. Notice must be addressed at the address or electronic mail address shown below for, or such other address as may be designated by notice by such Party:

If to Client:
Vermilion Housing Authority
Attn: Jaclyn Vinson
1607 Clyman Lane
Danville, IL 61832
E-mail: jvinson@vermilionhousing.com

If to Farnsworth Group:
Farnsworth Group, Inc.
Attn: Scott Burge
2211 West Bradley Avenue
Champaign, IL 61821
E-mail: sburge@f-w.com

With a copy (which will not constitute notice) to:
Farnsworth Group, Inc.
Attn: Michael Redington
200 West College Avenue, Suite 301
Normal, Illinois 61761

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 enforceable original documents.

Force Majeure: Obligations of either party under the 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 herewith, in whole or in part, due to contingencies beyond its reasonable control, including, but not limited to strikes, riots, war, fire, acts of God, injunction, compliance with any law, regulation, or order, whether valid or invalid, of the United States of America or any other governmental body or any instrumentality thereof, whether now existing or hereafter created, inability to secure materials or obtain 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 transfer or assign any rights under or interest in the Agreement, without the written consent of Farnsworth Group.

Dispute Resolution: Client and Farnsworth Group, Inc. agree that any dispute arising out of or relating to this Agreement shall first be submitted, upon written request, to good-faith negotiation between senior representatives of the Parties. If the dispute is not resolved within thirty (30) days of such request the Parties shall, as a condition precedent to arbitration, submit the dispute to non-binding mediation. If the dispute is not resolved within thirty (30) days after submission to mediation or one Party fails to respond or participate in mediation within such period, either Party may demand arbitration administered by the American Arbitration Association in accordance with its then-current Construction Industry Arbitration Rules. The Parties shall equally share the costs of any arbitration or arbitrator' fees. The Parties shall be responsible for their own attorneys' fees and costs except as otherwise provided in this Agreement.

The arbitration shall be final and binding on the Parties, subject only to the limited grounds for vacatur or modification set forth in the Federal Arbitration Act, 9 U.S.C. §§ 1 et seq., and judgment upon the award may be entered in any court of competent jurisdiction.
The applicable statute of limitations shall be tolled from the date a Party submits a written request for negotiation through the conclusion of mediation (including any mutually agreed upon extension).

Timeliness of Performance: Farnsworth Group will begin work under the Agreement upon receipt of a fully executed copy of the 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 expediency consistent with sound professional practices.

Suspension: Client or Farnsworth Group may suspend all or a portion of the work under the Agreement by notifying the other party in writing if unforeseen circumstances beyond control of Client or Farnsworth Group make normal progress of the work impossible. Farnsworth Group may suspend work in the event Client does not pay invoices when due, and Farnsworth Group shall have no liability whatsoever to 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 the number of days work is suspended. If the period of suspension exceeds ninety (90) days, Farnsworth Group shall be entitled to an equitable adjustment in compensation for start-up, accounting and management expenses.

Termination: If either party defaults in performing any of the terms or provisions of the Agreement, and continues 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.

Reuse of Documents: All documents including reports, drawings, specifications, and electronic media prepared by Farnsworth Group and / or any subconsultant pursuant to the Agreement are instruments of its services for use solely with respect to this Project. Farnsworth Group and / or any subconsultant shall be deemed the authors and Clients of their respective instruments of service and shall retain all common law, statutory and other reserved rights, including copyrights. They are not intended or represented to be suitable for reuse by Client or others on extensions of 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 or any subconsultant from all 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 at rates to be agreed upon by Client and Farnsworth Group.

Subcontracting: Farnsworth Group shall have the right to subcontract any part of the services and duties hereunder 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 against 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 nonperformance of services hereunder; or reliance upon any report or document prepared hereunder. Neither Farnsworth Group nor Client shall have any obligation to indemnify each other from third party claims, except as expressly provided herein. Client and Farnsworth Group agree to require a similar provision in all contracts with construction contractors and subconsultants, vendors, and other entities involved in the Project to carry out the intent of this provision.

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

Recognition of Risk: Client acknowledges and accepts the risk 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 this limitation on the available data can cause uncertainty 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 uncontaminated soils and waters. Farnsworth Group's and / or any subconsultant's application of its present judgment will be subject to factors outlined in (1) and (2) above. Client waives any claim against Farnsworth Group and / or any subconsultant, and agrees to indemnify and hold Farnsworth Group and / or any subconsultant 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 subconsultant for any time spent or expenses incurred by Farnsworth Group and / or any subconsultant in defense of any such claim, in accordance with Farnsworth Group's and / or any subconsultant's prevailing fee schedule and expense reimbursement policy.

Authority and Responsibility: Client agrees that Farnsworth Group and any subconsultant shall not guarantee the work of any construction contractor or construction subconsultant, shall have no authority to stop work, shall have no supervision or control as to the work or persons doing the work, shall not have charge of the work, shall not be responsible for safety in, on, or about the job site, or have any control of the safety or adequacy of any equipment, building component, scaffolding, supports, forms, or other work aids.

Electronic Files Transfer.

(a) Farnsworth Group may prepare electronic files which contain machine-readable information or certain information for a project ("Project Files"). Client may request Project Files to 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 causes, 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 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 upon the express terms and conditions set forth 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 duplication of the project at any location is expressly prohibited.

(ii) The Project Files are provided for information purposes only and are not intended as an end product. The Project Files may be a work in process, and Farnsworth Group is under no obligation to provide Client with any updated 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, 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.

(c) BIM Digital Files. With regard to the transfer of Building Information Model (BIM) digital files, both Parties agree as follows:

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

(ii) The level of development of the model will be defined to be consistent with AIA Document G202-2013, as agreed by the parties. After reviewing and verifying the accuracy of the information contained within Farnsworth Group's BIM files, Client is authorized to develop its own model to a higher level of development for its own uses, but, in doing so, expressly agrees to assume all risks associated therewith.

Utilities: Client shall be responsible for designating the location of all utility lines and subterranean structures within the property line of the Project. Client agrees to waive any claim against Farnsworth Group and / or any subconsultant, and to indemnify and hold harmless from any claim or liability for injury or loss arising from Farnsworth Group and / or any subconsultant or other persons encountering utilities or other man-made objects that were not called to Farnsworth Group's attention or which were not properly located on documents furnished to Farnsworth Group. Client further agrees to compensate Farnsworth Group and / or any subconsultant for any time spent or expenses incurred by Farnsworth Group and / or any subconsultant in defense of any such claim, in accordance with Farnsworth Group's and / or any subconsultant's prevailing fee schedule and expense reimbursement policy.

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 irritant or contaminant including smoke, vapor, soot, fumes, acids, alkalies, chemicals and waste. Hazardous substances or pollutants may exist at a site where they would not reasonably be expected to be present. Client and Farnsworth Group and / or any subconsultant agree that the discovery of unanticipated hazardous substances or pollutants constitutes a "changed condition" mandating a renegotiation of the scope of services or termination of services. Client and Farnsworth Group and / or any subconsultant also agree that the discovery of unanticipated hazardous substances or pollutants will make it necessary for Farnsworth Group and / or any subconsultant to take immediate measures to protect human health and safety, and / or the environment. Farnsworth Group and / or any subconsultant agree to notify Client as soon as possible if unanticipated known or suspected hazardous substances or pollutants are encountered. Client encourages Farnsworth Group and / or any subconsultant to take any and all measures that in Farnsworth Group's and / or any subconsultant's professional opinion are justified to preserve and protect the health and safety of Farnsworth Group's and / or any subconsultant's personnel and the public, and / or the environment, and Client agrees to compensate Farnsworth Group and / or any subconsultant for the additional cost of such measures. In addition, Client waives any claim against Farnsworth Group and / or any subconsultant, and agrees to indemnify and hold Farnsworth Group and / or any subconsultant 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 subconsultant for any time spent and expenses incurred by Farnsworth Group and / or any subconsultant in defense of any such claim, with such compensation to be based upon Farnsworth Group's and / or any subconsultant's prevailing fee schedule and expense reimbursement policy. Further, Client recognizes that Farnsworth Group and / or any subconsultant has neither responsibility nor liability for the removal, handling, transportation, or disposal of asbestos containing materials, nor will Farnsworth Group and / or any subconsultant act as one who owns or operates an asbestos demolition or renovation activity, as defined in regulations under the Clean Air Act.

Job Site: Client agrees that services performed by Farnsworth Group and / or any subconsultant 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 activity is not to be interpreted as an inspection service, a construction supervision service, or guaranteeing the construction contractor's or construction subconsultant's performance. Farnsworth Group and / or any subconsultant will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs. Farnsworth Group and / or any subconsultant will not be responsible for construction contractor's or construction subconsultant's obligation to carry out the work according to the Contract Documents. Farnsworth Group and / or any subconsultant will not be considered an agent of Client and will not have authority to direct construction contractor's or construction subconsultant's work or to stop work.

Shop Drawing Review: Client agrees that Farnsworth Group and / or any subconsultant shall review shop drawings and / or submittals solely for their general conformance with Farnsworth Group's and / or any subconsultant's design concept and general conformance with information given in the Contract Documents. Farnsworth Group and / or any subconsultant shall not be responsible for any aspects of a shop drawing and / or submittal that affect or are affected by the means, methods, techniques, sequences, and procedures of construction, safety precautions and programs incidental thereto, all of which are the construction contractor's or construction subconsultant's responsibility. The construction contractor or construction subconsultant will be responsible for dimensions, lengths, elevations and quantities, which are to be confirmed and correlated at the jobsite, and for coordination of the work with that of all other trades. Client represents that the construction contractor and construction subconsultant shall be made aware by Client of the responsibility to review shop drawings and / or submittals and approve them in these respects before submitting them to Farnsworth Group and / or any subconsultant.

LEED Certification and Energy Models: Client agrees that Farnsworth Group and / or any subconsultant do not guarantee the LEED certification of any facility for which Farnsworth Group and / or any subconsultant provides commissioning, LEED consulting or energy modeling services. The techniques and specific requirements for energy models used to meet LEED criteria have limitations that result in energy usage predictions that may differ from actual energy usage. Farnsworth Group and / or any subconsultant will endeavor to model energy usage very closely to actual usage, but Client agrees that Farnsworth Group and / or any subconsultant will not be responsible or liable in any way for inaccurate 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 Assessments: No Environmental Site Assessment can wholly eliminate uncertainty regarding the potential for Recognized Environmental Conditions in connection with a Subject Property. Performance of an 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 outside sources, potentially including, but not limited to, interview questionnaires, database searches, and historical records. Farnsworth Group is not be responsible for the quality, accuracy, and content of information from these sources. Any non-scope 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-scope finding(s) does not imply a review of any other non-scope items with the Environmental Site Assessment investigation or report. The 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 Phase 1 Environmental Site Assessment Report to be disseminated to anyone beside Client, or to be used or relied upon by anyone beside 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, and to the fullest extent permitted by law, neither Client nor Farnsworth Group, their respective officers, directors, partners, employees, contractors or subconsultants 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 to 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 from any cause of action including negligence, strict liability, breach of contract and breach of strict and implied warranty. Both Client and Farnsworth Group shall require similar waivers of consequential damages protecting all the entities or persons named herein in all contracts and subcontracts with others involved in Project.

Personal Liability: It is intended by the parties to the Agreement that Farnsworth Group's services in connection with the Project shall not subject Farnsworth Group's individual employees, officers or directors 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 / or asserted only against "Farnsworth Group, Inc., an Illinois corporation," 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 insurance with limits which Farnsworth Group considers reasonable. 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 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 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 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 loss, damage or liability arising from errors or omissions 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 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.

AGGREGATE LIMITATION OF LIABILITY: 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 CANNOT 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, AND NOTWITHSTANDING ANY OTHER PROVISION OF THIS AGREEMENT, CLIENT AGREES THAT THE TOTAL LIABILITY OF FARNSWORTH GROUP TO CLIENT AND ANYONE CLAIMING BY, THROUGH, OR UNDER CLIENT, FOR ANY AND ALL CAUSES OF ACTION ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PERFORMANCE OF SERVICES BY FARNSWORTH GROUP SHALL BE LIMITED IN THE ACCUMULATIVE AGGREGATE TO TWO HUNDRED FIFTY THOUSAND DOLLARS ($250,000) OR 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 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 "ARMS-LENGTH" TRANSACTION, (III) THE LIMITATION AMOUNT MAY BE LESS THAN THE AMOUNT OF INSURANCE REQUIRED OF 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 OBLIGATE CLIENT TO DEFEND, INDEMNIFY OR HOLD HARMLESS FARNSWORTH GROUP, (V) THE LIMITATION IS AN AGREED REMEDY, AND (VI) THE LIMITATION AMOUNT IS NEITHER NOMINAL NOR A DISINCENTIVE TO FARNSWORTH GROUP PERFORMING THE SERVICES IN ACCORDANCE WITH THE STANDARD OF CARE.

Subpoenas: Client is responsible, after notification, for payment of time charges and expenses resulting from the required response by Farnsworth Group and / or any subconsultant to subpoenas issued by any party other than Farnsworth Group and / or any subconsultant in conjunction with the services performed under the Agreement. Charges are based on fee schedules in effect at the time the subpoena is served.

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 not later than 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 of 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 applied only to the provision so held, 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, warranty, representation, agreement, covenant, condition, or provision hereof shall constitute a waiver of any subsequent breach, default, or violation of the same or any other term, warranty, representation, agreement, covenant, condition, or provision hereof. All waivers must be in writing.

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

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 principles.

RESOLUTION NO. 2026-19

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 contract with Farnsworth Group for A/E Services for the Pavement Replacement Project at Richie Manor in Georgetown, Illinois, not to exceed $47,900.00; 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 contract with Farnsworth Group for A/E Services for the Pavement Replacement Project at Richie Manor in Georgetown, Illinois, not to exceed $47,900.00.

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 15th day of October, 2026.

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

VERMILION
HOUSING AUTHORITY

Vermilion Housing Authority
1607 Clyman Lane
Danville, IL 61832
P: (217) 443-0621 F: (217) 431-7059
Jaclyn Vinson, Executive Director

MEMORANDUM

TO: **Board of Commissioners**

FROM: **Jaclyn Vinson, Executive Director**

DATE: **October 5, 2026**

RE: **Health Insurance Policy Renewal**

Due to unprecedented rate increases, effective December 1, 2026, the VHA will be making changes to its health insurance policy, including updates to plan coverage and the way employer contributions are calculated.

We are recommending approval to switch from our current Blue Cross Blue Shield Platinum Plan to a Gold Plan at a monthly premium of approximately $42,823.28.

Current Plan Summary: BCBS Platinum
Deductible $1,500/$3,000
Out of Pocket Max. $3,000/$6,000
Current Total Monthly Premium $37,865
Renewal Total Monthly Premium $49,579

Proposed Plan Summary: BCBS Gold
Deductible $2,600/$5,200
Out of Pocket Max. $5,250/$10,500
Estimated Total Monthly Premium Based on Current Enrollment $42,823

VHA's contribution toward employee health insurance coverage will transition from a flat-rate contribution to a percentage-based contribution of the applicable employee premium. VHA will contribute 88% of the health insurance premium for eligible employees enrolled in VHA's health plan. Employees will be responsible for the remaining 12% of the premium through payroll deductions.

We are recommending approval of moving forward with Blue Cross and Blue Shield of Illinois Gold Plan.

RESOLUTION NO. 2026-20

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, the Authority to approve the health insurance option, effective December 1, 2026 through November 30, 2027 with Blue Cross Blue Shield for BCBS Gold; 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 health insurance option, effective December 1, 2026 through November 30, 2027 with Blue Cross Blue Shield for BCBS Gold.

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 15th day of October, 2026.

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

2027 HOLIDAY SCHEDULE

HOLIDAYS	DATE
New Year's Day	Friday, January 1, 2027
Martin Luther King, Jr. Birthday	Monday, January 18, 2027
President's Day	Monday, February 15, 2027
Good Friday	Friday, March 26, 2027
Memorial Day	Monday, May 31, 2027
Juneteenth	Friday, June 18, 2027
Independence Day	Monday, July 5, 2027
Labor Day	Monday, September 6, 2027
Columbus Day	Monday, October 11, 2027
Veteran's Day	Thursday, November 11, 2027
Thanksgiving Day	Thursday, November 25, 2027
Day after Thanksgiving Day	Friday, November 26, 2027
Christmas Day	Monday, December 27, 2027
Discretionary Holiday (1)	Friday, December 24, 2027
Discretionary Holiday (2)	Friday, December 31, 2027

2027 BOARD OF COMMISSIONERS MEETING SCHEDULE
(3rd THURSDAY OF THE MONTH)

2027 DATE	TIME	LOCATION
January 21	5:00 p.m.	Administration Building, 1607 Clyman Lane, Danville
February 18	5:00 p.m.	Churchill Towers, 101 E. Seminary, Danville
March 18	5:00 p.m.	Mer Che Manor, 723 N. Oak Street, Danville
April 15	5:00 p.m.	Administration Building, 1607 Clyman Lane, Danville
May 20	5:00 p.m.	Churchill Towers, 101 E. Seminary, Danville
June 17	5:00 p.m.	Kennedy Court, 407 Kennedy Drive, Georgetown
July 15	5:00 p.m.	Centennial Manor, 426 E. Honeywell, Hoopeston
August 19	5:00 p.m.	Mer Che Manor, 723 N. Oak Street, Danville
September 16	5:00 p.m.	Administration Building, 1607 Clyman Lane, Danville
October 21	5:00 p.m.	Churchill Towers, 101 E. Seminary, Danville
November 18	5:00 p.m.	Mer Che Manor, 723 N. Oak Street, Danville
December 16	5:00 p.m.	Administration Building, 1607 Clyman Lane, Danville

RESOLUTION NO. 2026-21

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, the Authority to approve the 2027 Holiday and Board of Commissioners Meeting Schedule; 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 2027 Holiday and Board of Commissioners Meeting Schedule.

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 15th day of October, 2026.

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

ORDINANCE NO. 9596

AN ORDINANCE APPROVING THE PURCHASE OF REAL ESTATE AT 33 HAZEL FOR COMMUNITY IMPROVEMENT AND AMENDING BUDGET FOR FUND 122 FOR FY 26-27

WHEREAS, the Mayor, or his designee, have negotiated for the purchase of the properties described in the agreements attached hereto; and

WHEREAS, the City Council now finds it appropriate, necessary, and in the best interests of the City and its residents to authorize the Mayor to execute all documents necessary to acquire the real estate; and

WHEREAS, in order to effectuate the purchase of the real property, the requirements of Section 30.07(A) of the Code of Ordinances are to be waived.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DANVILLE, ILLINOIS, as follows:

Section 1: That the City Council hereby adopts as findings and facts, each and every finding recited in the preamble to this ordinance.

Section 2: That the requirements of Section 30.07(A) of the Code of Ordinances are hereby waived, and the purchase of the real property for the purchase price as set forth in the Contract is hereby approved.

Section 3: The attached draft contract(s) and any amended final versions between the property owners, and City of Danville, Buyer (Grantee), providing for the purchase of the property is hereby approved. The Mayor and his designees are authorized and directed to execute and deliver the same on behalf of the City including any other documents as may be necessary to complete the transactions. The City Comptroller is hereby authorized and directed to release and pay those funds necessary to complete the transactions.

Section 5: The real property authorized to be acquired pursuant to this Ordinance consists of the parcels identified with PINs as follows:

23-08-215-001
23-08-215-004
23-08-215-007

Section 5: This Purchase shall be made for these purchases shall be paid from Fund 122 Downtown TIF as listed.

Fund	Line Number	Expense
Fund 122	122-122-00-54026	$81,000

Section 6: The City Comptroller is authorized to amend the FY26-27 budget by amending the following budget lines:

Line-Item	Line Number	Increase by	Total
Fund 122 - Property Assembly	122-122-00-54026	$50,000	$50,000

Funds for the budget amendment shall be from Downtown TIF Reserves.

Section 7: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED this 15th day of September, 2026, by 11 Ayes, 1 Nays and 2 Absent.

APPROVED:

By: Richard J. Williams, Jr.
Mayor

ATTEST:

By: Rachel Haun
City Clerk

POSTED PUBLICLY SEP 16 2026

REAL ESTATE SALE AND PURCHASE AGREEMENT

This Real Estate Sale And Purchase Agreement (hereinafter, the "Agreement") is made and entered into by and between The Housing Authority of the City of Danville (hereinafter, "Seller"), and the City of Danville, Illinois, a municipal corporation (hereinafter, "Buyer") (collectively, the "Parties" and individually and generically, a "Party").

WITNESSETH:

IT IS AGREED AS FOLLOWS:

1. Property. Upon the terms and conditions hereinafter described, SELLER shall sell and BUYER shall purchase the following described real estate situated in Vermilion County, Illinois:

Parcel 1:
50 feet off the south end of Lot 7 in Block 2 North, Range 2 East of the Public Square in the Town of Danville, situated in Vermilion County, Illinois.
PIN: 23-08-215-007-0060-DEL 0056

Parcel 2:
73 and 3/4 feet off the North side of Lot 7 in Block 2 North, Range 2 East of the Public Square in the Town of Danville, situated in Vermilion County, Illinois.
PIN: 23-08-215-004-0060-DEL 0055

Parcel 3:
Lot 2 in Block 2 North, Range 2 East of the Public Square in the Town of Danville, situated in Vermilion County, Illinois.
PIN: 23-08-215-001-0060-DEL 0054

The property is commonly known as a vacant parking lot located in Danville, Illinois. Title is presently vested in The Housing Authority of the City of Danville, Illinois.

Subject to:
a. Liens and encumbrances suffered or permitted by Buyer, and taxes and assessments payable by Buyer;
b. Applicable zoning regulations and easements of record for public utilities and established roads and highways, including the easement recorded as Document No. 07-12593.
Hereinafter referred to as the "**PROPERTY**".

2. CONSIDERATION FOR SELLER'S SALE AND BUYER'S PURCHASE. Seller has offered the Property for purchase by Buyer's payment to Seller a sum equal to Eighty One Thousand Dollars ($81,000.00) together with Buyer paying all closing costs in connection with Buyer's purchase of the Property, payable at closing by wire transfer, certified funds, or other immediately available funds. Buyer has accepted Seller's offer to sell the Property to Buyer as stated in Seller's offer to sell.

3. Closing Agent. Vermilion County Title, Inc., 112 N. Vermilion Street, Danville, Illinois, shall serve as Closing Agent.

4. Closing. The transaction shall close at a mutually agreeable time, but not later than six (6) months after execution of this Agreement, unless extended by written agreement of the Parties.

5. Real Estate Taxes and Assessments. Seller agrees to pay, if not already done, the regular real estate property taxes assessed for year 2026 for the Property and payable in 2027. Buyer agrees to assume all subsequent taxes and assessments, if any, against the Property that are assessed against the Property after the date when the closing on the Property occurs. Seller shall be responsible for all real estate taxes attributable to its period of ownership through the Closing Date.

6. Deed. Seller shall execute and deliver to Buyer, or Buyer's nominee, a recordable Warranty Deed for the Property which shall be deemed to be subject to liens and encumbrances suffered or permitted by Buyer; those taxes and assessments payable by Buyer unless otherwise provided in this Agreement; and applicable zoning regulations and easements of record for public utilities and established roads and highways.

7. Title Insurance. Buyer may obtain an Owner's Policy of Title Insurance at Buyer's expense.

8. Revenue Stamps. The cost of state and county transfer taxes and revenue stamps, if applicable, shall be paid by Buyer.

9. Condition of Property. The PROPERTY IS being conveyed in their present "AS IS, WHERE IS" condition.

Buyer acknowledges that it has had adequate opportunity to inspect the property and is not relying upon any representations of Seller except those expressly contained herein.

10. Seller's Authority. Seller represents and warrants that:

a. It is the lawful owner of the PROPERTY;
b. It possesses authority to enter into this Agreement;

All approvals necessary for the conveyance of the PROPERTY have been obtained or will be obtained prior to closing.

11. Encumbrances. Seller warrants that no contract for the furnishing of any labor or material to the land or the improvements on the Property and no security agreements or leases in respect to any goods or chattels that have been or are to become attached to the land or any improvements thereon as fixtures will, at the time of the closing, be outstanding and not fully performed and satisfied, and further warrants that there are not and will not be at the time of Closing any unrecorded leases or contracts relating to the Property.

12. Default

a. Default by Buyer. If BUYER defaults under this Agreement, the damages suffered by SELLER would be difficult to ascertain. Therefore, SELLER and BUYER agree that, in the event of a default by BUYER, SELLER's sole and exclusive remedy, in lieu of all other remedies, shall be to terminate this Agreement. SELLER hereby specifically waives the right to seek specific performance of this Agreement by BUYER or any other remedy at law or in equity.

b. Default by Seller. If SELLER defaults under this Agreement, BUYER shall have the option to (i) seek specific performance of this Agreement, or (ii) terminate this Agreement. SELLER shall be liable for BUYER's expenses in the filing of any specific performance action, including reasonable attorney's fees and court costs. Seller shall be liable for Buyer's reasonable attorney fees and court costs incurred in a successful specific performance action.

13. Miscellaneous

a. This Agreement contains the entire agreement between the Parties.
b. Time is of the essence.
c. This Agreement shall be governed by the laws of the State of Illinois.
d. This Agreement may be executed in counterparts.
e. Any amendment must be in writing and signed by both Parties.

IN WITNESS WHEREOF, the Parties hereto have hereunto set their hands and seals as of the day and year below written.

SELLER:

THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS

By: _____

Name: _____

Title: _____

Date: _____

BUYER:

CITY OF DANVILLE

An Illinois Municipal Corporation

By: Rickey J Williams, Jr.

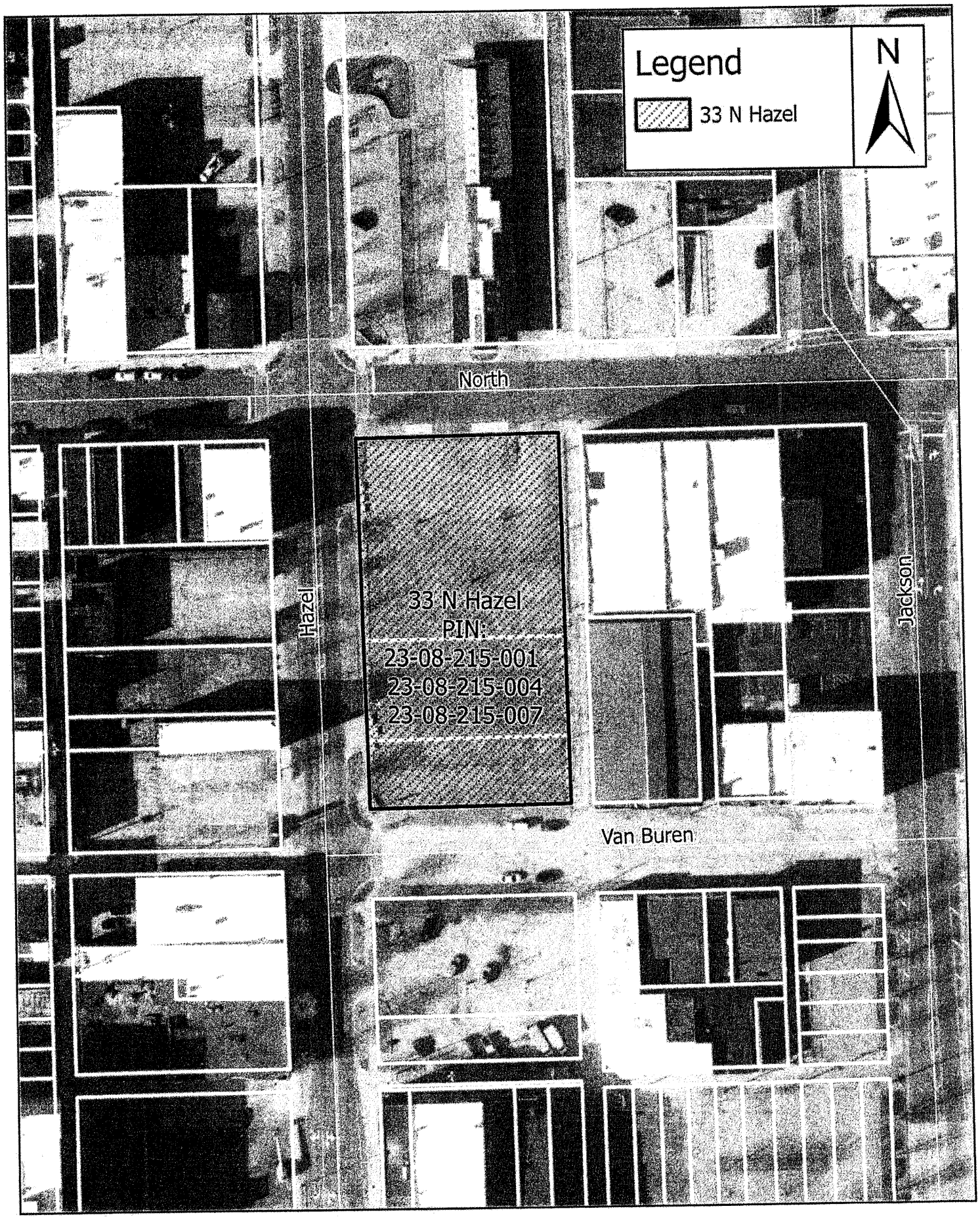
Mayor Rickey Williams, Jr.

Date: September 16, 2026

ATTEST:

Rachel Haun, City Clerk

Date: Rachel Haun


Legend
33 N Hazel
N
North
Hazel
33 N Hazel
PIN:
23-08-215-001
23-08-215-004
23-08-215-007
Van Buren
Jackson

RESOLUTION NO. 2026-22

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, the Authority to approve the sale of 33 N. Hazel Street in Danville, Illinois to the City of Danville for the appraised fair market value of $81,000.00; 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 sale of 33 N. Hazel Street in Danville, Illinois to the City of Danville for the appraised fair market value of $81,000.00.

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 15th day of October, 2026.

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

RESOLUTION NO. 2026-23

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 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 accept the resignation of Commissioner Courtney Watson (resigned 8/18/26); 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 to accept the resignation of Commissioner Courtney Watson (resigned 8/18/26).

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 15th day of October, 2026.

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