

CITY OF MONTICELLO
PIATT COUNTY, ILLINOIS

RESOLUTION 2026-19

A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY OF
MONTICELLO AND THEW ARNOTT PROPERTY LLC

ADOPTED BY THE CITY COUNCIL
CITY OF MONTICELLO
THE 9TH DAY OF FEBRUARY, 2026.

RESOLUTION 2026-19

**A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY OF
MONTICELLO AND THEW ARNOTT PROPERTY LLC**

WHEREAS, the City of Monticello (the “City”) is an Illinois municipal corporation organized and operating pursuant to Article VII of the Illinois Constitution of 1970 and the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*) (the “Code”); and

WHEREAS, the City Council previously approved ordinances (the “TIF Ordinances”) designating and establishing Monticello Tax Increment Financing District II (the “TIF District”); and

WHEREAS, the Monticello Tax Increment Financing District II Redevelopment Plan identifies fifteen goals and objectives to direct TIF expenditures for projects within the TIF District; and

WHEREAS, an industrial property commonly known as 1086 S. Market Street, Monticello (PIN 05-13-18-005-028-00) (“the Property”), owned by Thew Arnott Property LLC (the “Owner”) has been identified as blighted and the owner seeks assistance in pursuing redevelopment opportunities; and

WHEREAS, pursuing the redevelopment of the Property meets several of the goals and objectives identified in the Monticello Tax Increment Financing District II Redevelopment Plan; and

WHEREAS, facilitating activities encouraging the redevelopment of a property is appropriate for the City of Monticello to entertain and participate in; and

WHEREAS, The City wishes to pursuing a Site Readiness Grant funding opportunity to take steps towards redevelopment of the Property, utilizing TIF District revenues for TIF-District eligible expenses; and

WHEREAS, a partnership agreement is required and submitted between the Owner and the City of Monticello, at the time of application, demonstrating the following:

- a. The City of Monticello has the authority to conduct project activities on the site;

- b. The landowner, Thew Arnott Property, LLC intends to lease or sell the property for future industrial development at the conclusion of the project; and
- c. The site is not currently occupied by an active business; and

WHEREAS, the partnership agreement will be attached to this Resolution as “Exhibit A” and signed by the City and the Owner to be included with the grant application.

NOW, THEREFORE, BE IT RESOLVED as follows that the City Council of the City of Monticello does hereby authorize the Mayor to enter into an agreement with Thew Arnott Property, LLC for the purpose of pursuing the Site Readiness Grant for the property commonly known as 1086 S. Market Street, Monticello.

Passed by the City Council of the City of Monticello, Piatt County, Illinois, this 9th day of February, 2026, by the following roll-call vote:

AYES:

NAYES:

ABSENT:

City Clerk of the City of Monticello
Piatt County, Illinois

Approved by the Mayor of the City of Monticello, Piatt County, Illinois, this 9th day of February, 2026.

Mayor of the City of Monticello
Piatt County, Illinois

ATTEST:

City Clerk of the City of Monticello
Piatt County, Illinois
PUBLISHED this 10th day of February, 2026

CERTIFICATE OF PUBLICATION

I, Robin Throneburg, City Clerk of the City of Monticello, Piatt County, Illinois, do hereby certify that the foregoing “A Resolution Approving an Agreement Between the City of Monticello and Thew Arnott Property LLC” and attached is a true and correct copy of said resolution duly adopted and enacted by the City Council at its regular meeting on the 9th day of February, 2026, by the following roll-call vote: Ayes ; Nays ; absent ; and that the same was published by publication in pamphlet form on the 10th day of February, 2026.

Dated this 9th day of February, 2026.

City Clerk of the City of Monticello
Piatt County, Illinois

EXHIBIT A

PARTNERSHIP AGREEMENT

Between Thew Arnott Property LLC and the City of Monticello, Illinois

This Partnership Agreement (“Agreement”) is entered into as of February 9, 2026 by and between Thew Arnott Property LLC (“Owner”) and the City of Monticello, Illinois (“City”).

Section 1. Purpose.

This Agreement is provided in support of the City of Monticello’s application for a Site Readiness Grant through the Illinois Department of Commerce and Economic Opportunity (DCEO) for the property identified as 1086 S. Market Street (PIN 05-13-18-005-028-00).

Section 2. Site Authority.

The Owner affirms that the City of Monticello has the authority to conduct grant-related project activities on the Property, including contracting with professional firms to provide services including but not limited to site assessments, planning, engineering, environmental review, and other eligible site readiness activities, contingent upon grant award.

Section 3. Future Industrial Use.

The Owner certifies that Thew Arnott Property LLC intends to lease or sell the Property for future industrial development following completion of the grant-funded project.

Section 4. Current Site Status.

The Owner certifies that the Property is not currently occupied by an active business.

Section 5. No Financial Obligation.

This Agreement does not obligate either party to a future lease or sale with a specific entity or individual, nor does it create any financial obligation beyond participation in the grant program, if awarded.

Section 6. Term.

This Agreement shall remain in effect for the duration of the grant application process and, if awarded, through completion of the grant-funded activities.

Section 7. Governing Law

This Agreement shall be governed by the laws of the State of Illinois.

THEW ARNOTT PROPERTY, LLC

Signature: _____

Name / Title: _____

Date: _____

ATTEST

Signature: _____

Name/Title: _____

Date: _____

CITY OF MONTICELLO, ILLINOIS

Signature: _____

Name / Title: _____

Date: _____

ATTEST

Signature: _____

Name/Title: _____

Date: _____