



MMAS #1 10/30/18

Deborah Maas <deb@debmaaslegal.com>

Market Impact Study

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To: Deborah Maas <deb@debmaaslegal.com>

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Deb,

Pursuant to our conversation, I have outlined below the general steps and issues relevant to market impact studies.

When performing a market impact study, the ideal situation is to study the issue with recent and local market data. While this is not to imply that market data that is dated and/or researched from market areas outside the immediate vicinity of the subject case cannot or should not be relied on, the reliability of any market study and the credibility of the conclusions/opinions resulting from a market study are greater when the data is current, more comparable to the subject case, and from the local market area. Due to economic and scope of work issues, it is not uncommon for real estate valuation experts to rely on market studies from other market areas as well as studies completed by others; however, like any valuation assignment -- the results tend to be more reliable if based on current and local market data.

Joe



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MVAAS #2
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Additional financial provisions for the protection of future generations of taxpayers:

1. Personal indemnity provisions (personal guarantee; just like a bank requires) for each and every Petitioner regardless of corporate status or trust status;
2. Said indemnity provisions should include specific waiver of spendthrift clauses in trust documents to allow the trust corpus to be attached for collection purposes;
3. Said indemnity provisions should include specific waiver of corporate veil protections, as well as a statement expressly submitting themselves to the jurisdiction of the courts of Illinois;
4. All petitions should include an impact fee paid to each township (not apportioned) for road repair and maintenance;
5. All petitions should include an impact fee paid to each fire protection district within a thirty mile radius of any sited facility for the cost of developing an emergency response plan as well as the cost of additional equipment needs;
6. All petitioner must publish in a paper of local circulation (i.e. Ogle county Life) all assignments of interest as well as file same in the zoning office as part of the permanent records;
7. All petitioners must file in the zoning office Affidavits as to financial partners and include as attachments to said Affidavits same personal indemnity documents as the petitioners.