

**AGENDA**  
**Administrative-Finance Committee**  
**February 2, 2026**  
**6:00 p.m. – City Hall Conference Room**

- 1. Call to Order**
- 2. Public Comment**
- 3. New Business**
  - a. Discussion of Strategic Initiatives**
  - b. Approval of a resolution authorizing the participation in the Northern Illinois Municipal Electric Collaborative (NIMEC) bid for the purpose of procuring electricity through a cooperative pool and authorizing the City Administrator to approve a contract with the lowest cost electricity provider for a period of up to 36 months**
  - c. Review establishing a tax of five percent (5%) upon the gross rental charge for the rental or leasing of any individual self-storage space in the City of Darien.**
  - d. Approval of Minutes – October 6, 2025**
- 4. Other Business**
- 5. Next Meeting – March 2, 2026**
- 6. Adjournment**



TO: Administrative Finance Committee

FROM: Bryon D. Vana

RE: Strategic Initiative Discussion

DATE: February 2, 2026

At the request of the committee, we will review and discuss the status of the strategic initiative goals and the timeline. A copy of the timeline is attached along with the backup for the initiatives.

# STRATEGIC INITIATIVE

## Goal Timeline

Review of Financial Policies	Quarter 1, 2025
Development of Policy Manual	Quarter 1, 2025
In Depth Admin./Finance Review	Quarter 1, 2025
Meet and Establish Goals w/ Park Dist.	Quarter 2, 2025
Discuss Develop. Of Joint Projects	Quarter 2, 2025
Interaction w/ CC Developer	Quarter 2, 2025
Plan for Economic Incentives	Quarter 3, 2025
Examine Fiscal Resources for Redevelopment	Quarter 3, 2025
Discuss Dist. 61 Land for Redevelopment	Quarter 4, 2025
Discuss Remodel of City Hall	Quarter 4, 2025
Park Dist. Involvement in Darien Fest and Oktoberfest	Quarter 4, 2025
PSA's Developed and Broadcast	Quarter 4, 2025
Development of Outdoor Pavilion	Quarter 1, 2026
Annual Town Hall Meeting	Quarter 1, 2026
First Podcasts	Quarter 3, 2026
Update City Videos	Quarter 4, 2027
Advertise Business Community	Quarter 3, 2028
Future Resident Web Page	Quarter 4, 2028
Advertise to Attract New Residents	Quarter 4, 2028

Each Goal focuses on the overall City Strategic Priorities. These goals align with the following five City Strategic Priorities:

- Maintain Fiscal Responsibility, Oversight and Planning

- Work with the Park District to Enhance Amenities and Improve Relationship. Develop a Method for Integrating Services by Groups
- Strengthening Community and Economic Development Efforts
- Support and Enhance Communication, Service Groups and Community Building
- Promoting Darien

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## **Conclusion**

The City of Darien has many strengths, chief among them its dedicated, thoughtful elected officials and staff. The heart of the community is found in the residents who care deeply about the City of Darien and want it to grow and thrive.

By investing in this Strategic Plan, Darien's leaders and key staff have collaborated both with each other and - most importantly - with the community. This collaboration resulted in new vision and mission statements, reflections on Darien's core values and identification of 12 strategic issues. Over the next four years, City leaders and key staff, in concert with Darien residents and business representatives, will address these strategic issues in a thoughtful, proactive manner according to each issue's priority ranking.

This commitment, focus and ongoing work promises to result in a thriving, engaged, aligned Darien into 2029 and beyond.



# STRATEGIC INITIATIVE

## Fiscal Responsibility



### GOAL

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The City will regularly review financial policies and practices in light of emerging local governmental trends and best practices and improvements from the use of new technology.



### OBJECTIVE

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Review and update established infrastructure plans for any updates recognizing technology available and process improvements that have been implemented.



### KEY ACTIONS

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- Develop a policy manual for current financial issues (i.e. operating reserve, transfer after audit, etc.)
- Implement more in-depth financial review by the Administrative/Finance Committee.



### TIMEFRAME

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- Review of Financial Policies and Practices Completed By: Q1, 2025
- Development of Policy Manual Completed By: Q1, 2025
- Implementing more in-depth financial review by Admin/Finance Completed By: Q1, 2-25

# STRATEGIC INITIATIVE

## Park District/Service Groups



### GOAL

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Initiate meetings with the Darien Park District that focus on common goals and shared core values.



### OBJECTIVES

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Invite the Darien Park District Board and Staff to a meeting with City elected officials and staff to develop a list of common goals and interests. If needed, utilize an outside consultant to facilitate the discussions between the city and the park district.



### KEY ACTIONS

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- Identify two to three areas of interest and establish partnership goals.
- Hold discussions with the park district in the development of joint programs that include the participation of other Darien service and social groups.
- Bring the Park District into the planning and implementation of the Darien Fest and Oktoberfest celebrations.
- Explore the potential for the development of an outdoor entertainment pavilion with the park district.



## TIMEFRAME

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- Meeting and establishing partnership goals Completed By: Q2, 2025
- Discussions regarding the development of joint programs Completed By: Q2, 2025
- Park District involved with Darien Fest and Oktoberfest Completed By: Q4, 2025
- Development of an Outdoor Pavilion/Entertainment Complex Completed by: Q1, 2026

**Legend:** Q1(May, June, July), Q2 (August, September, October), Q3 (November, December, January, Q4, January, February, March).

# STRATEGIC INITIATIVE

## Economic Development



### GOAL

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The City will engage in efforts to enhance its Economic and Community Development



### OBJECTIVES

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City Staff will initiate efforts to work with center owners to determine their needs and to promote redevelopment efforts.

The City Staff will examine the Old Lace School Property as a possible development site with unique marketing opportunities.

The City Staff and elected officials will examine fiscal resources and financial tools for accomplishing redevelopment goals.

The City Staff and elected officials will develop a plan to offer economic incentives for redevelopment in a fiscally prudent manner.



### KEY ACTIONS

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- The City will work with the new Chestnut Court Center owner to explore his plans for redeveloping the center.
- The City will explore redevelopment possibilities with the Brookhaven ownership group.
- The City will explore economic incentives that may assist in the redevelopment of businesses within the city.
- The City will facilitate a meeting with the District #61 administration and board to discuss the potential for redevelopment of this property as a city center.
- The City will examine fiscal resources for accomplishing redevelopment goals.



## TIMEFRAME

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- Interaction with Chestnut Court owner regarding center redevelopment  
Completed By: Q2, 2025
- Plan for developing economic incentives Completed By: Q3, 2025
- Discussion with District #61 regarding redeveloping property Completed By: Q4, 2025
- Re-examine fiscal resources available for accomplishing redevelopment goals  
Completed By: Q3, 2025

**Legend:** Q1(May, June, July),Q2 (August, September, October), Q3 (November, December, January, Q4, January, February, March).

# STRATEGIC INITIATIVE

## Support and Enhance Communication, Service Groups, and Community Building

### GOAL

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The City will work to engage the community through modern communication tools and personal contact

### OBJECTIVE

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Increase engagement between the city and public and personalize communication through public service announcements and interaction with the elected officials.

### KEY ACTIONS

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- Produce public service announcement (PSAs) videos of the services offered by the police department and municipal services department to increase engagement between the city and its employees
- Each Alderperson to hold a "town hall" type meeting annually
- Mayor to host bimonthly podcast to discuss city issues and add personal touch to the broadcast.

### TIMEFRAME

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- PSAs to be completed and broadcast by :Q4, 2026
- Annual Town Hall meetings will be held annually by: Q1, FYE 26
- First podcast to air by : Q3, FYE 2026

# STRATEGIC INITIATIVE

## Promoting Darien

### GOAL

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The City will promote Darien to non-residents.

### OBJECTIVE

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Promoting Darien to influence residential and commercial community growth and improve the City's attractiveness to new residents of all ages.

### KEY ACTIONS

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- Update Darien, IL: A Nice Place to Live video
- Create a new page on Darien's web site dedicated to future residents
- Advertise living in Darien on Zillow, Realtor.com, Red fin, etc., thereby attracting new residents to Darien.
- Conduct advertising campaign for local business community in Chicago Tribune, Daily Herald, Clipper Magazine, Valpak, etc. Thereby attracting new customers to Darien.

### TIMEFRAME

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- Update Darien, IL: A Nice Place to live video by: Q4, FYE 27
- Future resident page on Darien web site by: Q4, FYE 28
- Advertising to attract new Darien residents by Q4, FYE 28
- Advertise business community by Q3, FYE 2028



- Promoting Darien can positively influence community growth and the City's attractiveness to new residents of all ages.
- Promoting Darien can bring new visitors and businesses, providing additional tax revenues. (See Identified Issue 1)

**Legend:** Q1(May, June, July), Q2 (August, September, October), Q3 (November, December, January, Q4, January, February, March).

**AGENDA MEMO**  
**Administrative/Finance Committee**  
**February 2, 2026**

**ISSUE STATEMENT**

Approval of a resolution authorizing the participation in the Northern Illinois Municipal Electric Collaborative (NIMEC) bid for the purpose of procuring electricity through a cooperative pool and authorizing the City Administrator to approve a contract with the lowest cost electricity provider for a period of up to 36 months.

**BACKGROUND/HISTORY**

NIMEC will be holding its annual bid for various city pumping facilities and street lights. NIMEC is setting our annual bid date for March 11. To accept a bid on March 11, the City will need to execute our winning supplier's agreement by the end of the day. As such, staff will need to have signing authority delegated by a resolution from the City Council prior to March 11.

Below are the accounts that will be included in the upcoming bid.

Member	ComEd Choice ID	ComEd Acct #	Service Address
City of Darien	7276229200	7270901111	18W736 Manning
City of Darien	6633962643	6631521222	1220 Plainfield
City of Darien	8656265987	8659104000	9S720 Lemont Road
City of Darien	8324329825	8322346000	87th & Ridge Road
City of Darien	9043541261		7702 Cass Ave Lite
City of Darien	2267013563		2103 75th St. Pump
City of Darien	0448008035	0671277980	0 2510 Abbey Dr, Lot 278 Darien
City of Darien	0788318007	6471181395	SW Corner 75th St Plainfield Rd Darien
City of Darien	6753122017	6963161581	Lite Rt/25, contrlr S Frontage 0 E Cass St Darien
City of Darien	2343005070	1960819890	0 Cass Ave Lite Rt/25, N of James Peter Ct Darien
City of Darien	5223062098	5922682766	1702 Plainfield Rd.
City of Darien	0267129091	4592184530	0 SW cor 75th St, Adams

**STAFF/COMMITTEE RECOMMENDATION**

As directed

**ALTERNATE CONSIDERATION**

As directed.

**DECISION MODE**

This resolution will be placed on the February 17, 2026 City Council Agenda for formal consideration.

**A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A CONTRACT FOR THE PURCHASE OF ELECTRICITY FROM THE LOWEST COST ELECTRICITY PROVIDER FOR THE PURPOSES OF COMMERCIAL ACCOUNTS THROUGH THE NORTHERN ILLINOIS MUNICIPAL ELECTRIC COLLABORATIVE BID PROCESS**

**WHEREAS**, the City of Darien has previously joined the Northern Illinois Municipal Collaborative (NIMEC) for the purpose of procuring electricity through a cooperative pool in order to receive a more competitive bid price on electricity. NIMEC's membership consists of 160+ northern Illinois governmental organization;

**WHEREAS**, the City through its participation in the NIMEC bid process has previously entered into contracts with the lowest bidder for electricity for the City's facilities.

**WHEREAS**, Commonwealth Edison no longer offers a fixed rate for larger power accounts and street light accounts. ComEd prices larger sized accounts on a floating market rate that changes every hour. It is not possible to predict those rates for the following 12 months, as they are dependent upon weather, usage and other market factors. Fixed rates for medium and large sized accounts are only available from suppliers other than ComEd;

**WHEREAS**, because commodity pricing is volatile, the City Administrator will need to have the authority to sign a contract with the electricity provider which is deemed most favorable for the City on the same day that bids are presented by NIMEC, and determine if the desired contract should be for a one, two or three-year term;

**NOW, THEREFORE, BE IT RESOLVED**, that, in light of the time constraints applicable to the acceptance of a competitive bid for a supply of electricity, once the bids are received by NIMEC, the City Administrator is hereby authorized to sign the contract with the lowest bidder, with City Staff being hereby directed to place said contract on the first available City Council meeting following the execution thereof by the City for ratification by the City Council.

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS**, as follows:

**SECTION 1:** The City Council of the City of Darien hereby authorizes the City Administrator to enter into a contract for the purchase of electricity from the lowest cost electricity provider for the purposes of commercial accounts through the Northern Illinois Municipal Electric collaborative bid process

**SECTION 2:** This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

**PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS**, this 17<sup>th</sup> day of February 2026.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY,  
ILLINOIS**, this 17<sup>th</sup> day of February 2026.

\_\_\_\_\_  
JOSEPH A. MARCHESE, MAYOR

ATTEST:

\_\_\_\_\_  
JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

**AGENDA MEMO**  
**Administrative/Finance Committee**  
**February 2, 2026**

**ISSUE STATEMENT**

An ordinance establishing a tax of five percent (5%) upon the gross rental charge for the rental or leasing of any individual self-storage space in the City of Darien

**BACKGROUND/HISTORY**

As discussed during the 2025-26 budget meetings, staff is reviewing current general fund revenues. While the review will be comprehensive, there is one new revenue for the Administrative/Finance Committee to discuss. Alderman Leganski asked that I review a storage facility tax that he identified as part of Willowbrook's revenue.

In summary, staff recommended the committee consider recommending approval of an ordinance establishing a tax on the rental of spaces within self-service storage facilities at a rate of 5% of the gross rental charges imposed for the use or rental of the space. The tax is collected monthly. The self-storage facility is responsible for keeping records and submitting payment directly to the city. The amount of revenue varies depending on the number of facilities and occupied units. Darien currently has two self-storage facilities. Since we do not have information of the local facilities gross income, there are no preliminary revenue estimates available. As a comparison, Willowbrook has four facilities and generates approximately \$270,000 annually.

At its August 4, 2025 Admin/Finance committee meeting, the committee unanimously recommended approval of the new revenue. Based on the direction of the committee, the city attorney prepared the attached ordinance. Staff originally planned to include the ordinance at the September 2, 2025 city council meeting. However, at the request of Stanley Bonilla, Senior Vice President of Development Safeguard Self Storage, staff postponed this item until the October 6, 2025 council meeting. Mr. Bonilla requested additional time to provide the city with information relating to another revenue alternative that could replace a self-storage tax, which would include a partnership between the city and Safeguard to work on a battery storage facility that could generate revenue, by providing electricity into the electric power grid. The committee recommended the city postpone a vote on the ordinance until Safeguard could provide additional information.

Staff has now received the information from Safeguard on a battery storage facility. Safeguard hired Nexamp as their consultant to put the information together. Enclosed are two reports from Nexamp:

1. Background information on battery storage
2. A term sheet if Nexamp would operate the battery storage facility

In summary, these reports include the following information

**Revenue to City**

- \$40,000 annually once the facility is operational, with 2% annual escalation.
- \$20,000 annually prior to operations.

- Payments function as an annual land lease for the area occupied by the battery energy storage facility.

### **Project Development**

- Nexamp would be responsible for all permitting, construction, and development of the facility.
- The city would not have direct development or construction responsibilities.

### **Proposed Options**

- Option 1: City leases the land directly from Safeguard for a nominal fee and contracts directly with Nexamp.
- Option 2: Safeguard leases land directly to Nexamp and the city is not involved in the lease, except for zoning approval.

After considering the options, the staff recommends the council move forward with ordinance establishing a 5% tax on the rental of spaces within self-service storage facilities at a rate of 5% of the gross rental charges imposed for the use or rental of the space. Option 2 provides the most revenue to the city without involvement of the battery facility. Safeguard then could retain the extra revenue and make a business decision on how to use their new revenue. Attached is an email response dated 12-18-25 from Safeguard regarding the idea of them operating the battery storage facility.

If the committee considers recommending the tax, I suggest this be discussed in conjunction with the FYE 27 budget review.

### **STAFF/COMMITTEE RECOMMENDATION**

To be determined

### **ALTERNATE CONSIDERATION**

As directed.

### **DECISION MODE**

To be determined

**From:** [Stanley Bonilla](#)  
**To:** [Bryon Vana](#)  
**Cc:** [Ryan Murphy](#); [Joe Marchese](#); [Mary Sullivan](#)  
**Subject:** RE: Safeguard | Nexamp | E4 Kickoff  
**Date:** Monday, December 8, 2025 2:54:22 PM  
**Attachments:** [image002.jpg](#)  
[image003.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image001.png](#)  
[Nexamp Energy Storage - Safeguard Darien IL.pdf](#)  
[Nexamp Lease Term Sheet 2025 - Safeguard Self Storage Darien IL.pdf](#)

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Bryon,

Thank you for the note. I received the attached work-up from Nexamp regarding the battery storage project.

You're right that we did not discuss Safeguard operating the battery and keeping the storage revenue ourselves. At this point, we are primarily evaluating alternatives and looking for a structure that makes the most sense for both Safeguard and the City.

My preference, of course, would be to avoid any new tax altogether. I would also like to minimize the precedent of establishing a specific "storage revenue tax," as that could encourage other municipalities to follow suit. That said, if we do pursue a tax-based approach, a **step-up structure of 1 percent per year** would allow us to move through the development process at close to a neutral net impact, which would be very helpful.

Yours truly,

**Stanley Bonilla, Senior Vice President of Development**

Safeguard Self Storage  
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Plainview, NY 11803  
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**From:** Bryon Vana <[bvana@darienil.gov](mailto:bvana@darienil.gov)>

**Sent:** Monday, December 8, 2025 11:51 AM



**To:** Stanley Bonilla <[Sbonilla@safeguardit.com](mailto:Sbonilla@safeguardit.com)>

**Cc:** Ryan Murphy <[rmurphy@darienil.gov](mailto:rmurphy@darienil.gov)>; Joe Marchese <[jmarchese@darienil.gov](mailto:jmarchese@darienil.gov)>; Mary Sullivan <[MSullivan@darienil.gov](mailto:MSullivan@darienil.gov)>

**Subject:** RE: Safeguard | Nexamp | E4 Kickoff

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Stan

The end of last week has past and we haven't heard back yet.

I did want to ask why doesn't safeguard operate the electric battery supply and keep that revenue and the city simply move ahead with the 5% tax?

I don't recall that we discussed that option.

Thanks

Bryon

**Bryon Vana**

City Administrator Services MGT-GovTemps

1702 Plainfield Road, Darien, IL 60561

**Email:** [bvana@darienil.gov](mailto:bvana@darienil.gov)

**Office:** (630) 353-8114 | **Mobile:** (630) 514-1251

*Connect with the City of Darien!*



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**From:** Stanley Bonilla <[Sbonilla@safeguardit.com](mailto:Sbonilla@safeguardit.com)>

**Sent:** Monday, December 1, 2025 3:14 PM

**To:** Bryon Vana <[bvana@darienil.gov](mailto:bvana@darienil.gov)>

**Cc:** [mzalewski@taftlaw.com](mailto:mzalewski@taftlaw.com)

**Subject:** FW: Safeguard | Nexamp | E4 Kickoff

Bryon,

It looks like NexAmp can provide us with a plan and numbers by the end of the week.

Once I have them, I will send them your way, and we can set a call with the developer.

**Stanley Bonilla, Senior Vice President of Development**

Safeguard Self Storage

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**From:** Jonathan Siegle <[js@e4.eco](mailto:js@e4.eco)>

**Sent:** Monday, December 1, 2025 3:12 PM

**To:** Stanley Bonilla <[Sbonilla@safeguardit.com](mailto:Sbonilla@safeguardit.com)>

**Cc:** Alex Reilly <[AREilly@nexamp.com](mailto:AREilly@nexamp.com)>; Robert Woods III <[RWoods@nexamp.com](mailto:RWoods@nexamp.com)>; Kaylee LaChance <[KLaChance@nexamp.com](mailto:KLaChance@nexamp.com)>; Kevin Quay <[kq@e4.eco](mailto:kq@e4.eco)>; Mohamed Kassamali <[mkassamali@nexamp.com](mailto:mkassamali@nexamp.com)>; Lizzy Bruns <[EBruns@nexamp.com](mailto:EBruns@nexamp.com)>; Robert A. LaBrier <[Rlabrier@safeguardit.com](mailto:Rlabrier@safeguardit.com)>; Jim Goonan <[jgoonan@safeguardit.com](mailto:jgoonan@safeguardit.com)>

**Subject:** Re: Safeguard | Nexamp | E4 Kickoff

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Stan,

Thanks for the note.

Please give me until the end of the week. There are several pieces of information that we've been waiting on to provide the overview and the holidays slowed things down a bit. Will that work for you?

Thanks,  
Jonathan

On Mon, Dec 1, 2025 at 12:17 PM Stanley Bonilla <[Sbonilla@safeguardit.com](mailto:Sbonilla@safeguardit.com)> wrote:

Jonathan,  
Would you please provide me with a similar Power Point deck with a focus just on Darien IL and provide a proposal for that project? I need to get something to further my conversation with the City.

Thank you

**Stanley Bonilla, Senior Vice President of Development**

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An aerial photograph of the Safeguard Darien Site. The image shows a large area of solar panels installed on a grassy field. The panels are arranged in several rows, with some sections appearing to be under construction or recently installed. The surrounding landscape includes a parking lot in the lower left, a road, and a dense forest in the background. The sky is overcast with some light clouds, and the overall lighting suggests a late afternoon or early morning setting.

nexamp

# Safeguard Darien Site

Energy Storage Opportunity



# Get to Know Us

Will Thompson and Dan Leary returned from active duty in the Middle East with a plan to alleviate America's dependency on foreign resources, they founded Nexamp in 2007. Today, Nexamp is harnessing clean energy and channeling it back into communities across the country. As one of the largest clean energy developers in the U.S., we're maximizing our impact every day.

- We're a national, vertically integrated solar energy and storage company headquartered in Boston and Chicago
- We develop, manage, and maintain solar projects across the country
- We offer a range of residential and commercial energy solutions
- Our mission is to ensure equity, accessibility, and transparency through our vertically integrated model



# Powering our energy future

As the nation's leading community solar provider, Nexamp stands at the forefront of the clean energy revolution.

- **Comprehensive Solutions:**  
Solar power, energy storage, carport installations, and EV charging
- **Financial Backing:**  
Bolstered by Diamond Generating Corporation, Manulife Investment Management, and Generate Capital
- **Tailored Services:**  
Serving a diverse client base with deep expertise
- **Environmental Stewardship:**  
Initiatives such as pollinator-friendly habitats and sheep grazing
- **Proven Track Record:**  
Successfully developed, financed and constructed more than 350 solar and energy storage projects



# We've Achieved Scale While Delivering Results



1.1 GW

Under management



800MW

Under construction

200MWh +

Energy Storage capacity under construction or operating across 35 sites



350+

Completed projects



1.15+ mil

Solar modules deployed



10+ years

Consecutive top solar contractor



\$275

Average annual savings per community solar customer

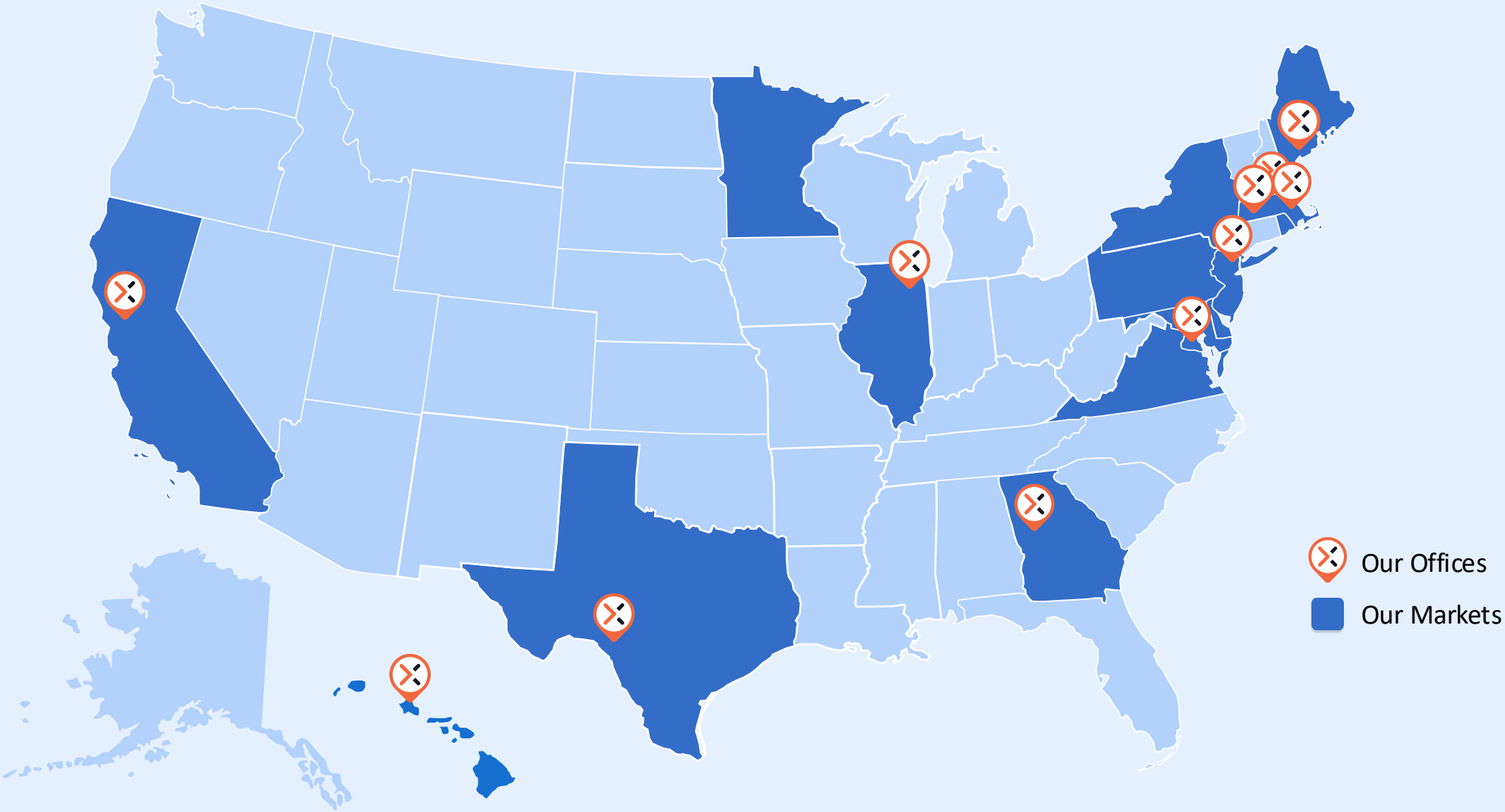


1,350

Gigawatt hours produced among Nexamp projects annually



# Our National Presence



# Integrated Company

We're a vertically integrated organization that manages each phase of the project to ensure consistent and repeatable results.



# Energy Storage

We encourage energy users and generators to implement battery storage solutions designed to improve their bottom line. Pairing solar with storage amplifies a solar facility's capacity and offers additional power to the grid.

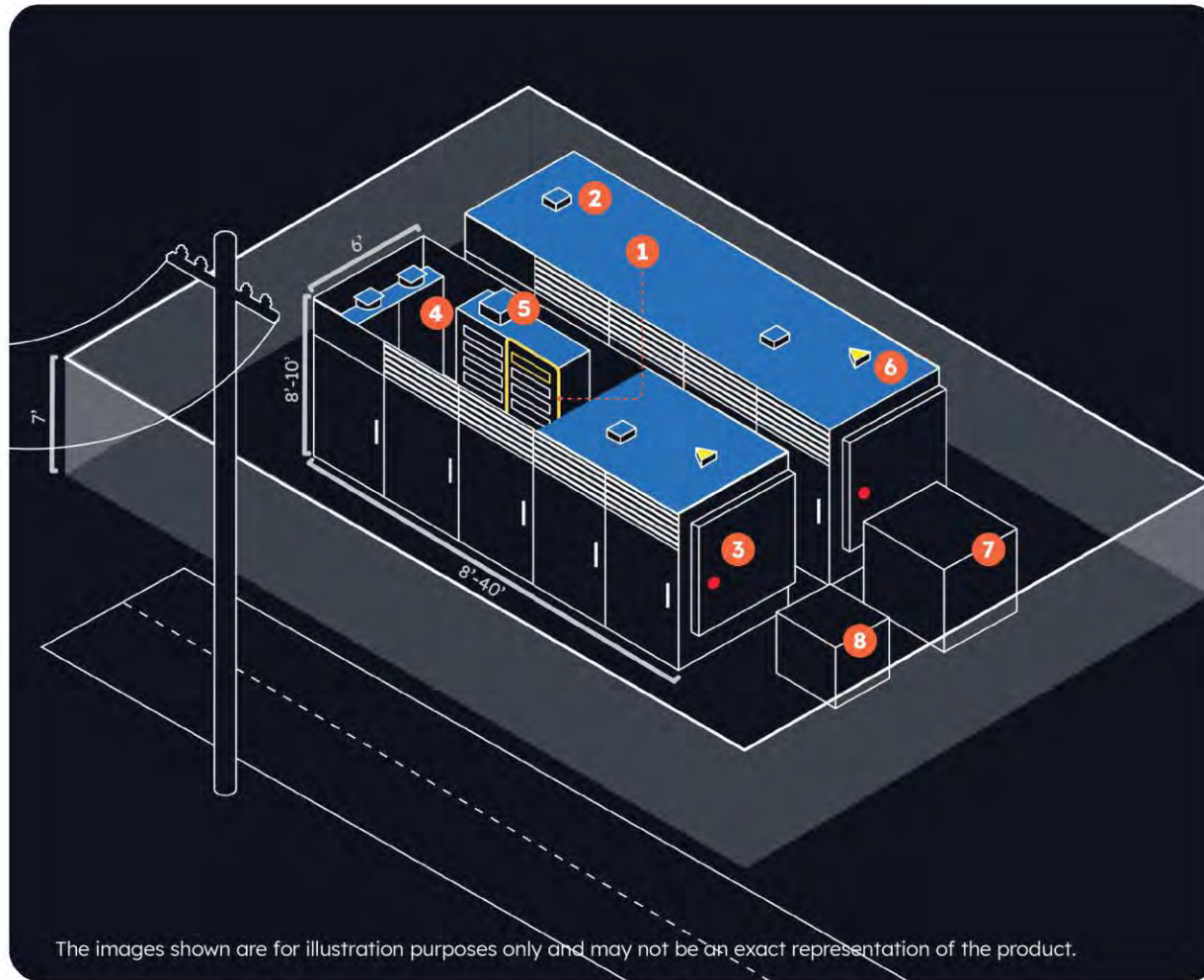
## Key Benefits:

- Optimizes solar facility performance
- Reduces peak demand
- Allows for energy arbitrage
- Provides resiliency to the grid
- Increases efficiency and cuts costs for commercial customers
- Reduces the use of fossil fuels and aids corporate targets
- Operates safely through coordinated emergency response and risk-reduction trainings with local fire departments

How Batteries Operate: We typically charge our batteries at night, during low demand, and discharge energy back into the local utility's grid during times of peak demand. The peak discharge periods are typically between 4pm-8pm and depend on the local network.



# Energy Storage Components



- 1 Battery Module
- 2 Environmentally rated battery enclosure
- 3 Emergency Stop Buttons
- 4 Thermal Management System (HVAC or Liquid Cooled Chiller)
- 5 BMS & Safety Sensors
- 6 Fire Alarm & Strobe
- 7 Transformer, DC/AC Inverter and Electrical Equipment
- 8 Energy Management System and Control Supervisory Control and Data Acquisition



# Nexamp Energy Storage Projects



DER Oakwood, Mount Kisco, NY



Hales Miles Renewables, Johnstown NY



Lansing Renewables, Lansing NY





# Safeguard Darien Site

# | IL Opportunity

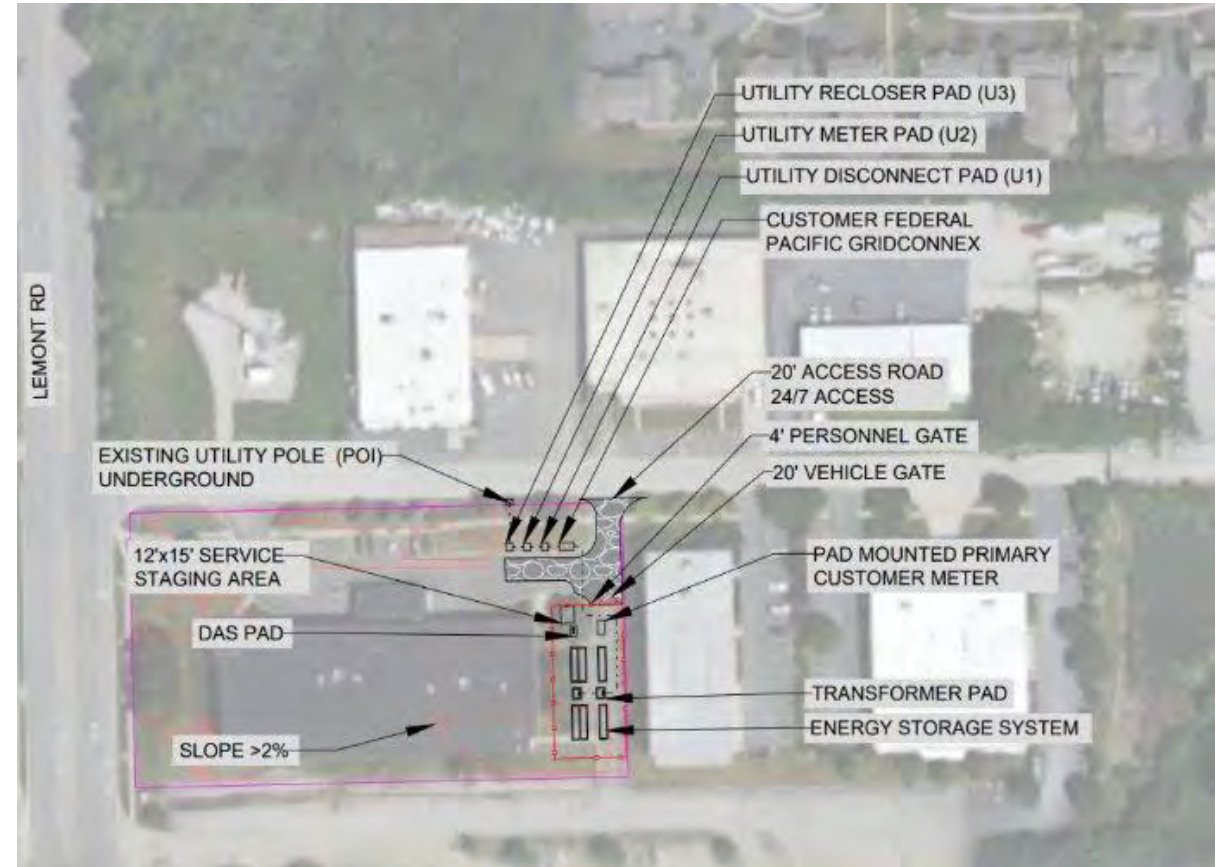
- 1 Illinois approved legislation to approve the implementation of standalone energy storage tariffs in the DG network. Program is uncapped with an anticipated rush of projects
- 2 Program will be live in 2026 and will be available for standalone storage, solar + storage and behind the meter storage. Value to be even across the state with lower real estate costs being priority.





# Darien

- Town of Darien, IL
- Speaking with the Town, they are comfortable with setback variance.
- 13kV network – 5MW proposed project.
- Pre-app required to determine interconnection viability – Waiting on Results
- Site is zoned in Office, Research & Light Industrial. Nexamp working on requirements with town planner



# Feedback on Design







## Next Steps

# | Next Steps

- Lease negotiations
- Nexamp to receive preapplication results. On positive results, Nexamp to submit interconnection.
- Nexamp to work with Town and Safeguard on design and process of variances/permitting.





nexamp

**Thank You**

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**Alex Reilly**

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# Proposed Terms for Option and Ground Lease Agreement between Nexamp Solar, LLC and Safeguard Self Storage.

December 2025

Based on a preliminary analysis of existing site conditions, Nexamp is proposing to develop and construct a Battery Energy Storage System on properties owned by **Safeguard Self Storage** at 8131 Lemont Road, Darien, IL 60561. The below table outlines Nexamp’s business terms for an Option and Ground Lease Agreement on the proposed project sites.

Project Phase	Duration	Notes
<b>Option Phase</b>	2 Year or commencement of the next phase	<ul style="list-style-type: none"> <li>○ During the Option Phase Nexamp will perform due diligence to evaluate utility interconnection and project fatal flaws.</li> <li>○ Owner can utilize the land for their own use</li> <li>○ An option to lease and lease agreement is required for each site</li> </ul>
<b>Development &amp; Construction Phase</b>	2 years or commencement of the next phase	<ul style="list-style-type: none"> <li>○ Nexamp will perform development tests and pursue project permitting and interconnection during the Development and Construction Phase.</li> <li>○ Development Phase rent will escalate by 2% annually.</li> <li>○ During development, until the commencement of construction, the Owner can continue to utilize the land for their own use.</li> <li>○ The project size and specific location on the property will be determined as part of the Development and Construction Phase.</li> <li>○ Nexamp retains the option to extend term for [2] 6 month, contingent upon Nexamp providing evidence that it continues to actively pursue the project.</li> </ul>
<b>Operation Phase</b>	25 Years	<ul style="list-style-type: none"> <li>○ The Operation Phase commences upon commercial operation of the facility.</li> <li>○ Operation Phase rent will escalate by 2% annually.</li> <li>○ Nexamp will require an easement for site and interconnection access for the duration of the operation phase term.</li> <li>○ Nexamp has five 5-year option extensions to term.</li> <li>○ At the end of the operation phase, the system will be decommissioned, and all equipment will be removed from the site</li> <li>○ Nexamp will be responsible for all personal property taxes that are assessed against the facility and for real estate taxes due on land occupied by the footprint of the energy storage facility. Nexamp tax obligations begin upon project commercial operation date.</li> </ul>

## Proposed Sites and Pricing

Site Location	Utility	Interconnection Type	Proposed System Size (MW)	Option Price/year	Dev/Con Price / year	Operations Price / sqft	Estimated sqft	Y1 Revenue
8131 Lemont Road Darien, IL 60561	ComEd	13kV Overhead	5	\$5,000	\$20,000	4	10,000	\$40,000

**Costs:** Nexamp will be responsible for all costs associated with developing, constructing, operating, and decommissioning a facility. Tenant and Landlord will each pay their own legal fees.

**Exclusivity:** In consideration of Nexamp's efforts and expenses concerning this transaction, The Landlord agrees that as long as Tenant is proceeding in good faith to conduct its due diligence and/or negotiate a formal written Lease during the term of this letter agreement ("LOI"), The Landlord will not accept any offers for the sale, lease or other disposition or use of the Property for energy infrastructure; provided, that The Landlord shall not be precluded at any time after the Lease has been executed from negotiating or entering into an agreement for the sale of the property subject to the terms of the Lease.

**Confidentiality:** This LOI is considered "Confidential Information" as set forth in the Mutual Non-Disclosure Agreement between Nexamp Solar, LLC on the one hand, Safe Guard Storage, on the other, as of [Date] and may not be shared with third parties aside from those third parties assisting Landlord in evaluating the terms set forth herein.

**Effective Date:** \_\_/\_\_/2025

This LOI represents a good faith attempt by the Parties to set forth general terms and conditions that are consistent with an anticipated Lease to be subsequently negotiated by the Parties. Notwithstanding the foregoing, with the exception of the provisions above relating to exclusivity, costs, and confidentiality, the terms and conditions set forth in this LOI will not be binding or enforceable on either Party. The exclusivity terms of this LOI are binding upon the Parties prior to the end of the term of this LOI (which term shall expire One hundred and Eighty (180) days from the Effective Date of this LOI, unless the term is extended by agreement).

**ACKNOWLEDGED BY:**

**Safeguard Self Storage**

By: \_\_\_\_\_

Title: \_\_\_\_\_

**NEXAMP SOLAR, LLC**

By: \_\_\_\_\_

Title: \_\_\_\_\_





**City of Darien**  
**Minutes of the Administrative/Finance Committee**  
**October 6, 2025**

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Alderwoman Sullivan called the meeting to order at 6:00 pm. Committee members Leganski and Schauer were present. Also in attendance was Mayor Marchese, City Administrator Bryon Vana, Treasurer Coren, April Padalik, Director, Darien Business Alliance & Community Events, Stanley Bonilla, Senior Vice President of Development Safeguard Self Storage, and Braeden E. Lord, Taft Law, also representing Safeguard.

**Approval of an ordinance disbanding the environmental committee**

Staff advised the city maintains various committees that provide recommendations to the council. The committees generally have different purposes. The city currently has a discretionary Environmental Committee. This committee began in 1987 with an initial focus on recycling, which was a new topic for Illinois communities in the late 1980s. Many of the issues they discussed were informational only and being handled by other groups such as city committees and DuPage County. Other volunteer groups, such as the garden club and Arbor Day group, now handle many of the issues the committee discussed. The challenge with discretionary committees is to maintain an active role after their initial priority, such as solid waste. In 2000, the committee began to review its role and functions. After their review in 2000, it is evident that they have struggled for topics and the committee cancelled many meetings for lack of agenda items. Since 2000, the committee has met once or twice per year with no meetings in 2024. Recently, staff was working to schedule a meeting for the committee and had difficulty in identifying topics and agenda items. Due to a continued lack of agenda items, staff is recommending the city council disband this committee. The committee discussed the topics and lack of agenda items for the committee. The committee unanimously recommended approval of an ordinance disbanding the Environmental Committee.

**Motion to approve the tax levy determination for general and special purposes for Fiscal Year 2025-2026**

Staff advised following the Council's decision process on the tax levy last year, the proposed draft ordinance requests a general corporate purpose (general fund=\$zero) and special corporate levy (police pension fund=\$3,109,271) for a total of =\$3,109,271 which represents a 23.72% increase over this year's non-debt extension of \$2,513,053.45. The police pension actuary report recommended a city contribution of \$3,109,271 for FYE27. This is a 4.64% increase (\$137,986) compared to last year's police pension contribution of \$2,971,285. Last year the council approved a tax levy of the full pension recommended by the actuary. As part of the budget meetings, the council approved a tax abatement in March of 2024 in the amount of \$459,324. The abatement kept last year's property tax request the same the previous years. Following the discussion, the committee unanimously recommended approval of the levy determination and ordinances which:

- Set the City's 2025 general property tax levy and special corporate tax levy (police pension fund) at \$3,109,271 (which is equal to the full-recommended pension contribution) and consider an abatement after the FYE 27 budget discussions.
- Set the City's 2025 Special Service Area I property tax levy at \$5,000.

**An ordinance establishing a tax of five percent (5%) upon the gross rental charge for the rental or leasing of any individual self-storage space in the City of Darien**

Staff advised as discussed during the 2025-26 budget meetings, staff is reviewing current general fund revenues. Alderman Leganski previously asked that I review a storage facility tax that he identified as part of Willowbrook's revenue. Staff recommended the committee consider recommending approval of an ordinance establishing a tax on the rental of spaces within self-service storage facilities at a rate of 5% of the gross rental charges imposed for the use or rental of the space. The tax is collected monthly. The self-storage facility is responsible for keeping records and submitting payment directly to the city. The amount of revenue varies depending on the number of facilities and occupied units. Darien currently has two self-storage facilities. Since we do not have information of the local facilities gross income, there are no preliminary revenue estimates available. As a comparison, Willowbrook has four facilities and generates approximately \$270,000 annually. At its August 4, 2025 Admin/Finance committee meeting, the committee unanimously recommended approval of the new revenue. Based on the direction of the committee the city attorney prepared an ordinance. Staff originally planned to include the ordinance at the September 2, 2025 city council meeting. However, at the request of Stanley Bonilla, Senior Vice President of Development Safeguard Self Storage, staff postponed this item until the October 6, 2025 council meeting. Mr. Bonilla requested additional time to provide the city with information relating to another revenue alternative that could replace a self-storage tax, which would include a partnership between the city and Safeguard to work on a battery storage facility that could generate revenue, by providing electricity into the electric power grid. The committee recommended the city postpone a vote on the ordinance until Safeguard could provide additional information.

**Review of events – Darien Business Alliance**

April Padalik Director, Darien Business Alliance & Community Events, provided an overview of the DBA and community events. April advised that the city is looking to work with individual shopping centers to promote business. April also reviewed the community events held this year. Staff and committee discussed the challenge and importance of scheduling bands and securing other necessary items prior to the budget approval.

**Minutes – September 2, 2025** - The committee unanimously approved the minutes.

**Adjournment** - The meeting adjourned at 7:01 p.m.

Approved:

Mary Sullivan, Chairwoman \_\_\_\_\_

Ted Schauer, Member \_\_\_\_\_

Gerry Leganski, Member \_\_\_\_\_