

Sole Source Justification Form

Bulletin Reference Number

B-53653

Requesting Agency/University

IDNR

Sole Source Justification Form - Part I

Section I - General Information

Department/Bureau/Section: ORCP - AG Leasing

Need Identified Date: 05/01/2026

Supply/Service Need By Date: 3/1/2027

Project Title: 27AL2460 Hackmatack National Wildlife Refuge-Moraine Hills Farm Lease

Vendor: Ryan Gieseke V00013720

Provide a description of the supplies or services required:

Revenue generating farm lease of approximately 24.70 acres in 2027 through 2031 of land at Hackmatack National Wildlife Refuge for agricultural purposes. Lease 27AL2460 is located in McHenry County, Township 45 North, Range 7 East, Section 18, 3rd P.M.

Value: Estimated

Value of Initial Term, this Change Order or Amendment: 116,421.98

Will this Sole Source amend a Professional or Artistic Services contract? ☐ Yes ☒ No

*Sole Source may not be used for amendments for Professional or Artistic Services if the amendment would increase the value by more than 5% of the initial award or extend the term by more than 60 days.

Type: New Sole Source

Section II - Proposed Term

☐ One-Time Purchase ☒ Term Contract

Estimated Contract Begin Date: 3/1/2027

Estimated Contract End Date: 2/28/2032

Number of Potential Renewals: 0

Length of Each Renewal in Months: 0

Total Value of All Renewals: 0

If a Term Contract, does the term, including renewals, exceed 12 months? ☒ Yes ☐ No

If yes, provide a detailed justification including any economic benefit received for agreeing to a multi-year term:

20 ILCS 805/805-235 allows the Department of Natural Resources to Lease lands up to 10 years. It is a revenue generating lease.

Section III - Funding Source

Select the type of funding to be used (Check all that apply): ☐ State Appropriate Funds ☐ Federal Funds ☒ Other (Explain):

Revenue Generating Contract: Estimated value to State is \$12,350.00 (24.70 acres @ \$100.00/acre for 5 years). Estimated value to vendor is \$97,502.27.

Section IV - Sole Source Justification

This purchase is economically only available from a single source **primarily** because it is: (If "Other" explain in one sentence)

Ag Lease 2460 is under 50 acres (24.70 acres) and per Adm Code Title 17 Ch 1 Part 150 Section 150.20 c3 IDNR is allowed to Sole Source t

Are there secondary justification(s) for this sole source? ☐ Yes ☒ No

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Section V - Purchase History

Has the Agency or University Purchased these supplies or services in the past? ☒ Yes ☐ No

Term	Term From	Term To	Value	Description	Contract Number	Type
1	03/01/2019	02/28/2023	12,350	Four Year Contract - 24.70 acres at \$125.00 per acre per year	19AL2460	Sole Source
2	03/01/2023	02/28/2027	12,350	Four Year Contract - 24.70 acres at \$125.00 per acre per year	23AL2460	Sole Source
3						
4						
5						
6						
7						
8						
9						
10						

If more than 10, or if other comments, explain:

Section VI - Business Rationale

1. Provide a detailed explanation of the need for the supplies or services:

It is the Illinois Department of Natural Recourses (IDNR) policy is to use agricultural leases as a tool to support wildlife populations and recreational opportunities at sites owned or managed by IDNR. The leases developed under this program will promote ecologically sound agricultural practices to improve soil health, minimize soil erosion, improve water quality, and reduce chemical impacts to benefit wildlife populations and their habitats. IDNR recognizes its responsibility to be a leader in conservation agriculture and strives to develop an agricultural lease program to be used as models for producers throughout the state. Income generated from agricultural leases supports enhancement or establishment of wildlife habitat and recreational opportunities. See Attachment B for cropping plan, field numbers, crop and acreage per field.

2. Provide a list and describe in detail the specifications required to satisfy the need:

Lessee shall provide all necessary labor, machinery, tools, seed, fertilizer, equipment and insurance to do all of the work necessary for a farming operation in accordance with the requirements and within the time limits prescribed herein.

3. Provide detail explaining the justification selected in Section IV to explain why the requested supplies or services are the only ones available that can satisfy the agency or university requirements?

Ag Lease 2460 is under 50 acres (24.70 acres) and per Adm Code Title 17 Ch 1 Part 150 Section 150.20 c3 IDNR is allowed to Sole Source this Lease.

4. What are the unique features of the supplies or services that are not available in any other product or by any other vendor? Provide specific quantifiable factors/qualifications:

Vendor is a local farmer with the ability to provide all necessary labor, machinery, tools, seed, fertilizer, equipment and insurance to do all of the work necessary for a farming operation in accordance with the requirements and within the time limits prescribed herein.

5. Has the Agency or University considered alternative supplies or services to satisfy their need? ☐ Yes ☒ No

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5a. If no, why weren't alternatives evaluated?

Ag Lease 2460 is under 50 acres (24.70 acres) and per Adm Code Title 17 Ch 1 Part 150 Section 150.20 c3 IDNR is allowed to Sole Source this Lease.

6. Are there resellers or distributors?

☐ Yes ☐ No ☒ N/A

7. What efforts were made to get the best possible price (i.e. did the agency/university negotiate) and how did you determine the price for this purchase is considered fair and reasonable?

The Ag Lease Manager and Site Superintendent, the parcel was negotiated per Adm Code Title 17 Ch 1 Part 150 Section 150.20 c3.

8. Will this purchase obligate the State to this vendor for future purchases such as maintenance, licensing or continuing need?

☐ Yes ☒ No

9. What will be the financial or other impact to the State if this sole source is not approved and a competitive bid is required?

There would be an increased expense to the Department to properly maintain the site using Best Management Practices for agriculture and wildlife management. Revenues generated from this lease also helps offset cost to manage recreational opportunities. Loss of revenue to the site/agency would be \$3,087.50 annually.

10. Is there any additional information you would like to add to justify this sole source?

TITLE 17: CONSERVATION

CHAPTER I: DEPARTMENT OF NATURAL RESOURCES

SUBCHAPTER a: LANDS

PART 150

REGULATIONS FOR THE LETTING OF CONCESSIONS, FARM LEASES, SALE OF BUILDINGS AND FACILITIES, AND DEMOLITIONS

Section 150.20 Agricultural Management Leases

a) Agricultural management leases shall be for a period allowable under [20 ILCS 805/805-235]:

b) Agricultural management leases are subject to the Illinois Procurement Code [20 ILCS 50] and its applicable administrative rules.

c) Agricultural management leases shall be let by sealed competitive bids, except these leases may be negotiated under any of the following conditions:

1) when land has been recently purchased with an agreement that the previous owner or tenant will farm the property for the next one to two years (as part of the land transaction);

2) when the tract is completely surrounded by other private land;

3) when the leases are 50 acres or less;

4) when property acquired by lease or purchase is acquired late in the season;

5) when crops are already planted by a previous owner or tenant; or

6) when the Department of Natural Resources purchases less than fee simple interest in a property for development purposes.

(Source: Amended at 48 Ill. Reg. 8630, effective May 30, 2024)

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Section VII

Requesting Department Signature Required

I know and understand the contents of this Sole Source Justification and attest that all statements are true and correct and the fairness and reasonableness of the price was adequately confirmed.

Requesting Department Representative

Michael W Chandler

Digitally signed by Michael W
Chandler
Date: 2026.08.12 11:02:33 -05'00'

Phone Number

217/785-8773

Date

Aug 12, 2026

Printed Name

Mike Chandler

E-mail Address

Mike.Chandler@Illinois.gov

State Agency Bureau/Division Head or University Purchasing Director Approval and Signature Required

I know and understand the contents of this Sole Source Justification and attest that all statements are true and correct and the fairness and reasonableness of the price was adequately confirmed. (All prior form fields will lock once this e-signature is completed)

Agency Bureau/Division Head or University
Purchasing Director and Not a Designee

Maurice
Mosley

Digitally signed by Maurice
Mosley
Date: 2026.08.12 15:03:52
-05'00'

Phone Number

217/785-4494

Date

Printed Name

Maurice Mosley

E-mail Address

Maurice.Mosley@Illinois.gov

SPO Approval and Signature Required

☒ I have reviewed and understand the contents of this Sole Source Justification and agree with the State Agency or University determination.

☐ I have reviewed and understand the contents of this Sole Source Justification and do not agree with the State Agency or University determination. As a result, the State Agency or University must explore other sourcing methods to satisfy their need.

State Purchasing Officer Signature

Megan Dalton

Digitally signed by Megan Dalton
Date: 2026.08.18 09:52:38 -05'00'

Phone Number

217-622-5400

Date

Aug 18, 2026

Printed Name

Megan Dalton

E-mail Address

megan.dalton@illinois.gov

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Sole Source Justification Form - Part II

Section I - General Information

Project Title

Vendor

Initial Date of Procurement Bulletin Posting

Was a Sole Source hearing held per 30 ILCS 500/20-25?

☐ Yes - Complete Section II and III below (Section II will only be visible when this option is selected)

☐ No - Section II not required, go to Section III below

Section III - CPO Approval and Signature Required

☐ Based on my review, I authorize the Agency/University to proceed in accordance with the published Notice referenced above.

☐ Based upon my review, I authorize the Agency/University to proceed with the following Changes.

☐ Based on my review, the Agency/University is not authorized to proceed with this sole source as presented and my recommendation is that it be cancelled.

☐ Other

CPO Signature

CPO Phone

Printed Name

Date

CPO E-mail