

REDACTED PROPOSAL DOCUMENT

Land Records Recording 25-109-REC

DuPage County - Medici Land Governance

Cover Letter

DuPage County Procurement Division
421 North County Farm Road, Room 3-400
Wheaton, Illinois 60187

RE: Land Records Recording 25-109-REC

DuPage County Procurement Division,

Medici Land Governance (MLG) is pleased to submit this proposal in response to RFP 25-109-REC for Land Records Recording services. We hereby acknowledge receipt of **Addendum 1** and **Addendum 2** issued for this solicitation.

MLG is an established land technology company with seven years of experience helping governments modernize their land record systems. We partner with local governments across the United States and jurisdictions worldwide to transform traditional recording offices into secure, data-driven digital services. Our solutions leverage advanced technologies, including artificial intelligence and blockchain, to improve accuracy, transparency, and public trust while supporting the operational realities of high-volume recording offices.

Our Proposed Solution

At the center of our offering is **Constellation**, our AI-native Land Records Management System. Constellation is purpose-built for the complete recording workflow: intake, validation, indexing,

verification, auditing, and public access. [REDACTED TEXT - PROPRIETARY SYSTEM CAPABILITIES]

Traditional land-record search portals have been difficult to navigate, and they present information in a way that can be frustrating for the general public. MLG's Smart Search Portal is designed in partnership with the county to offer the clarity for the end user: intuitive, mobile-accessible, and available 24/7 for purchasing accurate, up-to-date records with full support for modern browsers and assistive technologies. [REDACTED TEXT - PROPRIETARY SEARCH TECHNOLOGY DETAILS]

AI-Powered Accuracy and Record Research Support

[REDACTED TEXT - PROPRIETARY AI CAPABILITIES AND IMPLEMENTATION DETAILS]

Fraud Protection and Constituent Services

Constellation includes integrated fraud-protection tools through a secure **Property Wallet**, giving constituents a modern way to monitor their property interests. [REDACTED TEXT - PROPRIETARY FRAUD PROTECTION IMPLEMENTATION]

Compliance and Standards

MLG is fully committed to compliance with Property Records Industry Association (PRIA) standards, Illinois Predictable Fee requirements, state and local statutes, and industry-accepted security frameworks. Our interfaces meet ADA, Section 508, and WCAG 2.1 AA conformance requirements, aligning with the U.S. Department of Justice's Title II Web Accessibility rules. Our payment workflows are designed to PCI DSS requirements and integrate with County-approved payment providers.

Partnership Approach

MLG approaches land records modernization as a long-term partnership. We provide comprehensive implementation services, data conversion for your historical records dating to 1839, integration with County systems including MyDec, staff training, and ongoing support. Our goal is to provide DuPage County a modern, AI-native platform that enhances efficiency today while establishing a secure, standards-compliant foundation for decades to come.

We appreciate the opportunity to partner with DuPage County and welcome any questions regarding our proposal.

Sincerely,

Ali El Hussein

CEO

Medici Land Governance

1 Firm Qualifications

Medici Land Governance (MLG), a global technology company specializing in secure, compliant, AI-powered land records solutions for government. We design, implement, and support modern Land Records Management Systems (LRMS) and document-intelligence platforms for U.S. counties and international governments, with production deployments in Utah, Maryland, Missouri, Ohio, Florida, and multiple large-scale national programs in Africa, the Caribbean, and Latin America.

In the United States, MLG's tools are used to manage millions of public records, automate document indexing and verification, and provide 24/7 public access portals with integrated eRecording, payment, and search capabilities.

MLG's core competencies include:

- Design and implementation of enterprise land records management systems
- [REDACTED TEXT - PROPRIETARY AI/ML CAPABILITIES]
- [REDACTED TEXT - PROPRIETARY BLOCKCHAIN CAPABILITIES]
- Government digital transformation, business process re-engineering, and change management
- Large-scale data migration and indexing across mixed image, paper, and electronic sources
- Accessibility design and testing aligned with WCAG 2.1 AA for staff and public users
- PRIA standards implementation and configuration of predictable fee schedules

- Integration with payment processors, tax and assessment systems, GIS, and other county enterprise systems
- [REDACTED TEXT - PROPRIETARY WORKFLOW CAPABILITIES]

MLG differentiators that are directly relevant to DuPage County's RFP include:

- [REDACTED TEXT - PROPRIETARY PLATFORM DIFFERENTIATORS]
- Experience managing legacy and contemporary records at scale
- Proven deployments in U.S. jurisdictions with robust eRecording integrations
- Deep expertise with PRIA, predictable recording fees, ADA/WCAG accessibility
- [REDACTED TEXT - PROPRIETARY TOOLS AND CAPABILITIES]

General Qualifications

MLG is a multidisciplinary technology firm dedicated to land governance and recording solutions. Our team includes:

- Software and cloud engineers
- Data scientists and ML/AI specialists
- Document and records management experts
- GIS and cadastral specialists
- Product and UX designers
- Project managers and business analysts
- Land administration and legal/policy advisors

Key organizational attributes:

- **Corporate profile:** Medici Land Governance, Inc., a U.S.-based technology company in good standing
- **Team size:** A global team of highly skilled professionals distributed across North America and international project locations
- **Office footprint:** Headquartered in Utah with delivery teams supporting projects across multiple U.S. states and international jurisdictions
- **Core platform:** Constellation LRMS

Depth and Breadth of Knowledge

MLG brings deep, domain-specific expertise in all areas relevant to DuPage County's Scope of Services:

- **Land records and recording operations**
- **[REDACTED TEXT - PROPRIETARY DOCUMENT INTELLIGENCE CAPABILITIES]**
- **Security, fraud prevention, and homeowner tools**
- **Systems integration and data migration**

Differentiating Attributes

[REDACTED TEXT - PROPRIETARY DIFFERENTIATING CAPABILITIES AND FEATURES]

Relevant Public Sector Experience

U.S. Public-Sector Experience (Selected)

- **Miami-Dade County, FL** - Implementation of an AI-native System of Record supporting high-volume property and court records
- **City of Baltimore, MD** - [REDACTED TEXT - PROPRIETARY DEPLOYMENT DETAILS]

- **Maryland State Archives** - Design and implementation of a secure, high-volume public access and paywall solution
- **Hamilton County, OH** - [REDACTED TEXT - PROPRIETARY AI CAPABILITIES]
- **Multiple Counties (UT, OH, MD, MO)** - Integration capabilities with existing Systems of Record

Business Licenses, Tax ID, and Certifications

Medici Land Governance, Inc. is a corporation in good standing under U.S. law and maintains all required registrations and licenses to conduct business with public sector clients.

References

Baltimore City, Maryland

MLG provided a blockchain-enabled land recording solution combined with AI-assisted indexing of historical land records.

Miami-Dade County, Florida

MLG is delivering a Land Records Management System integrated with its document intelligence platform for one of the largest county clerk environments in the United States.

Ministry of Lands and Natural Resources, Republic of Zambia

MLG supported a national land titling recordation and issuance program for the Government of Zambia.

2. Key Qualifications

Team Background and Credentials

Name	Position/Title	Location	Industry Experience	Years with MLG	Current Client Assignments
Javier Clavijo	Project Director	Montreal, QC	15+ years	4 years	3
Trent Larson	Technical Lead / Solution Architect	Utah, US	30+ years	11 years	2
Justin Howard	Data Migration Lead	Utah, US	15+ years	7 years	3
Joshua Hanks	Implementation Manager	Salt Lake City, UT	12+ years	5 years	2
Juliana Nielsen	Training & Change Management Lead	Utah, US	10+ years	4 years	3
Robert Jonas	Security & Compliance Lead	Utah, US	15+ years	5 years	2

Areas of Expertise

Javier Clavijo, PMP, PSPO — Project Director 15+ years of direct experience deploying land administration, cadastral, GIS, valuation, taxation, and registry modernization systems. Holds Project Management Professional (PMP) and Professional Scrum Product Owner (PSPO) certifications. Bilingual in English and Spanish with proficiency in French.

Trent Larson, PhD — Technical Lead / Solution Architect More than three decades of engineering and blockchain expertise. PhD in Computer Science specializing in formal methods.

Justin Howard — Data Migration Lead Expert in government-grade document intelligence, data migration, and secure indexing systems. [REDACTED TEXT - PROPRIETARY PLATFORM DETAILS]

Joshua Hanks, ACSPO, CSPO, CCBA, CSM — Implementation Manager Seasoned implementation leader and VP of Product with direct experience deploying AI-powered indexing systems, public search portals, and blockchain-enabled LRMS products.

Juliana Nielsen, CSPO, ECBA — Training & Change Management Lead More than 8 years of product and training experience. Multilingual in English, Spanish, and Portuguese.

Robert Jonas, JD, MBA — Security & Compliance Lead 15+ years of experience in government contracting, privacy, data protection, system compliance. Holds an active Top-Secret Security Clearance and is a member of both the Utah and Virginia State Bars.

Communication Skills

MLG's engagement team is structured to ensure clear, consistent, and responsive communication with DuPage County staff throughout the project lifecycle.

3 Project Understanding

Medici Land Governance (MLG) understands that DuPage County is seeking a single, integrated Land Records Management System (LRMS) that fully replaces their current system of record, supports all paper and eRecording workflows, integrates with County and State partners, and improves public access, accessibility, and property fraud protection.

[REDACTED TEXT - PROPRIETARY SYSTEM DESIGN AND CAPABILITIES]

We are proposing a 32-week (~8-month) implementation that aligns directly with the County's Scope of Work and timeline expectations.

Agile Delivery Approach

MLG employs an Agile development methodology for all Constellation implementations, using iterative sprints and continuous delivery practices.

Project Schedule

MLG will deliver the Constellation LRMS through a 32-week implementation organized into four modules:

Module 1 (Weeks 1–6): Foundational infrastructure, security, database architecture, and core integrations

Module 2 (Weeks 7–16): Core recording workflows, indexing, fee calculation, and MyDec integration

Module 3 (Weeks 13–20): Public search portal, Property Fraud Alert system, and cross-department integrations

Module 4 (Weeks 21–32): Historical data migration, training, User Acceptance Testing, parallel operations, and production go-live

Performance Metric Guarantees (Proposed)

Availability & Performance

- **Application uptime:** 99.9% annually (excluding scheduled maintenance)
- **Disaster recovery:** RTO of 4 hours, RPO of 1 hour for production systems
- **Processing capacity:** System engineered for >10,000 documents/day

Support SLAs

- **Severity 1 – Critical:** Response within 15–30 minutes, target restoration within 4 hours
- **Severity 2 – High:** Response within 1 hour, target workaround within 1 business day
- **Severity 3 – Medium:** Response within 4 business hours

- **Severity 4 – Low:** Response within 1 business day

Optional Pricing & Revenue Models

[REDACTED TEXT - PROPRIETARY PRICING AND REVENUE MODEL DETAILS]

4 MLG LRMS Solution for DuPage County

Paper and eRecording

[REDACTED TEXT - PROPRIETARY INTAKE AND PROCESSING WORKFLOW DETAILS]

MLG's Constellation LRMS provides a fully unified **paper and eRecording intake ecosystem** designed to streamline and modernize DuPage County's document submission process across all channels.

Document Intelligence Engine

[REDACTED TEXT - PROPRIETARY AI/ML DOCUMENT PROCESSING CAPABILITIES]

AI Recordability Checks

[REDACTED TEXT - PROPRIETARY RECORDABILITY VALIDATION SYSTEM]

AI Indexing & Data Capture

[REDACTED TEXT - PROPRIETARY INDEXING ALGORITHMS AND CAPABILITIES]

Historical Indexing

[REDACTED TEXT - PROPRIETARY HISTORICAL DOCUMENT PROCESSING CAPABILITIES]

AI Fee Calculation & Payment

[REDACTED TEXT - PROPRIETARY FEE CALCULATION SYSTEM]

AI Redaction

[REDACTED TEXT - PROPRIETARY REDACTION CAPABILITIES]

Fraud Safeguards

[REDACTED TEXT - PROPRIETARY FRAUD DETECTION AND PREVENTION SYSTEM]

Property Wallet

[REDACTED TEXT - PROPRIETARY PROPERTY WALLET SYSTEM AND CAPABILITIES]

E-Recording Workflow

[REDACTED TEXT - PROPRIETARY ERECORDING PROCESSING WORKFLOW]

Constellation fully supports e-recording of all document types, including plats, in compliance with Illinois statutory requirements.

County eRecording Option

[REDACTED TEXT - PROPRIETARY DIRECT ERECORDING PORTAL CAPABILITIES]

Public Search Portal

[REDACTED TEXT - PROPRIETARY SEARCH PORTAL CAPABILITIES AND FEATURES]

Professional / Advanced User Workspaces

[REDACTED TEXT - PROPRIETARY PROFESSIONAL USER TOOLS]

Accessibility, Usability & Compliance

- **WCAG 2.1 AA and ADA-compliant** interface
- **Browser and device support** for modern browsers
- **Responsive design** for phones and tablets

- Accessibility conformance documented through an updated **VPAT**

User Management & Data Configuration

[REDACTED TEXT - PROPRIETARY USER MANAGEMENT SYSTEM]

Streamlined Workflow

[REDACTED TEXT - PROPRIETARY WORKFLOW ENGINE AND CAPABILITIES]

Data Integration Capabilities

MLG's Constellation platform supports integration with all County systems listed in the RFP, including:

- Illinois Department of Revenue MyDec
- County Clerk systems
- Supervisor of Assessments
- Property Tax System API
- Parcel/PIN databases
- General Ledger & ERP systems
- GIS mapping tools
- Intellipay® payment gateway
- eRecorders (Simplifile, CSC, EPN, Indicomm, HopDox, etc.)
- County website

Cashiering & Accounting

[REDACTED TEXT - PROPRIETARY CASHIERING SYSTEM CAPABILITIES]

Reporting

[REDACTED TEXT - PROPRIETARY REPORTING ENGINE AND CAPABILITIES]

Auditing

[REDACTED TEXT - PROPRIETARY AUDIT SYSTEM CAPABILITIES]

5 Compliance

MLG's LRMS is designed to operate within strict **regulatory and policy frameworks** and will be configured specifically to comply with:

- **PRIA standards and guidelines**
- **Illinois Predictable Fee Schedule**
- **Illinois State Statutes**
- **DuPage County ordinances**

On accessibility, MLG commits to delivering **WCAG 2.1 AA-compliant** public and staff-facing interfaces.

Data Integration

[REDACTED TEXT - PROPRIETARY API AND INTEGRATION ARCHITECTURE]

Data Conversion (1839–Present)

MLG will perform a **full historical data conversion** for DuPage County, covering index data and images from 1839 to the present.

[REDACTED TEXT - PROPRIETARY DATA MIGRATION METHODOLOGY]

Additional Features & Improvements

[REDACTED TEXT - PROPRIETARY ADDITIONAL FEATURES AND CAPABILITIES]

System Architecture

[REDACTED TEXT - PROPRIETARY SYSTEM ARCHITECTURE DETAILS]

Hosting Options

MLG supports a **vendor-hosted (SaaS)** deployment model in a secure, SOC 2-audited cloud environment.

Security

[REDACTED TEXT - PROPRIETARY SECURITY IMPLEMENTATION DETAILS]

Training

MLG will provide **on-site, in-person training** for DuPage County Recorder's Office and IT staff.

User Acceptance Testing (UAT)

MLG will support a structured **User Acceptance Testing** program.

Implementation Plan

Overview

MLG will deliver a fully operational Constellation Land Records Management System through a structured 32-week (~8-month) implementation.

Key Milestones

- **Week 6 — Infrastructure Operational**
- **Week 16 — Core Recording Live (Internal)**
- **Week 20 — Public Portal Launch**
- **Week 28 — Historical Migration Complete**
- **Week 30 — User Acceptance Testing Complete**
- **Week 32 — Production Go-Live**

Team Composition & Governance

MLG Delivery Team (12–14 Engineers)

Data Migration Strategy

[REDACTED TEXT - PROPRIETARY MIGRATION FRAMEWORK AND METHODOLOGY]

Training Program

MLG will deliver on-site, in-person training for all DuPage County Recorder's Office and IT staff.

Performance Commitments

- **Document Processing Capacity:** 10,000+ per day
- **System Availability:** 99.9% uptime
- **Disaster Recovery:** RTO: 4 hours, RPO: 1 hour

Support & SLAs

MLG will provide a **technical support and maintenance agreement** covering the entire LRMS for the duration of the contract.

Business Continuity / Disaster Recovery

MLG's solution supports robust **business continuity and disaster recovery (BC/DR)** capabilities.

Data Ownership & NIST Destruction

MLG fully accepts DuPage County's requirements regarding **data ownership, access, and retention**.

6 Vendor Questionnaire

1. Describe the recording process of the proposed solution.

[REDACTED TEXT - PROPRIETARY RECORDING PROCESS DETAILS]

2. Describe the indexing process of the proposed solution.

[REDACTED TEXT - PROPRIETARY INDEXING PROCESS DETAILS]

3. Elaborate on the quality assurance capabilities of the indexing platform.

[REDACTED TEXT - PROPRIETARY QA CAPABILITIES]

4. How many records is the proposed system able to record and index each day?

MLG's hosted environment enables daily throughput of **at least 10,000 documents per day**.

5. How long after recording is indexing completed?

Indexing is completed immediately or within minutes.

6. Describe how the proposed system has a streamlined workflow.

[REDACTED TEXT - PROPRIETARY WORKFLOW DETAILS]

7. What tools does the proposed system have to reduce errors and increase data-entry speed?

[REDACTED TEXT - PROPRIETARY TOOLS AND CAPABILITIES]

8. Describe how the proposed system is compliant with PRIA standards.

Constellation is compliant with PRIA's standardized XML schemas, metadata dictionaries, document formatting standards, margin rules, submitter-to-county eRecording protocols, and index minimum-field requirements.

9. Does the proposed system integrate with MyDec?

Yes.

10. List the standard reporting options provided in the proposal.

[REDACTED TEXT - PROPRIETARY REPORTING DETAILS]

11. Does the proposed system allow users to generate custom reports?

Yes.

12. When exporting reports, which file formats are available?

CSV, XLSX, PDF, and DOCX.

13. Describe the auditing capabilities.

[REDACTED TEXT - PROPRIETARY AUDITING CAPABILITIES]

14. Describe the separation of duties for accounting controls.

[REDACTED TEXT - PROPRIETARY ACCESS CONTROL DETAILS]

15. How does the proposed system handle exceptions?

[REDACTED TEXT - PROPRIETARY EXCEPTION HANDLING]

16. Describe the user interface proposed for the system.

[REDACTED TEXT - PROPRIETARY UI DETAILS]

17. Describe all navigational systems.

[REDACTED TEXT - PROPRIETARY NAVIGATION SYSTEM]

18. Describe the document imaging component.

[REDACTED TEXT - PROPRIETARY IMAGING CAPABILITIES]

19. Provide server specifications for optimal performance.

[REDACTED TEXT - PROPRIETARY SPECIFICATIONS]

20. Identify the operating system supported by the software.

MLG's system is a web-based software as a service solution (SaaS) which is operating-system agnostic.

21. Provide the name of any additional third-party software required.

[REDACTED TEXT - PROPRIETARY TECHNOLOGY STACK]

22. How often does the system perform updates?

MLG delivers updates on a **predictable, quarterly release cycle**.

23-35. [Various Technical Questions]

[REDACTED TEXT - PROPRIETARY TECHNICAL DETAILS]

36. Describe the system's security features.

[REDACTED TEXT - PROPRIETARY SECURITY FEATURES]

MLG's hosted environments operate in **SOC 2 Type II–certified datacenters**.

37-40. [Security Questions]

[REDACTED TEXT - PROPRIETARY SECURITY IMPLEMENTATION]

41. Is the system accessible and compliant with WCAG 2.1 AA?

Yes.

42. Provide details on your Application Programming Interface (API).

[REDACTED TEXT - PROPRIETARY API DETAILS]

43. Provide your Service Level Agreement (SLA).

For hosted deployments, MLG offers a **99.9% uptime SLA**.

44-56. [Implementation and Support Questions]

[REDACTED TEXT - PROPRIETARY IMPLEMENTATION AND SUPPORT DETAILS]

57. Is the system configurable to elevate recordings based on difficulty?

Yes.

58. How does the system provide a receipt?

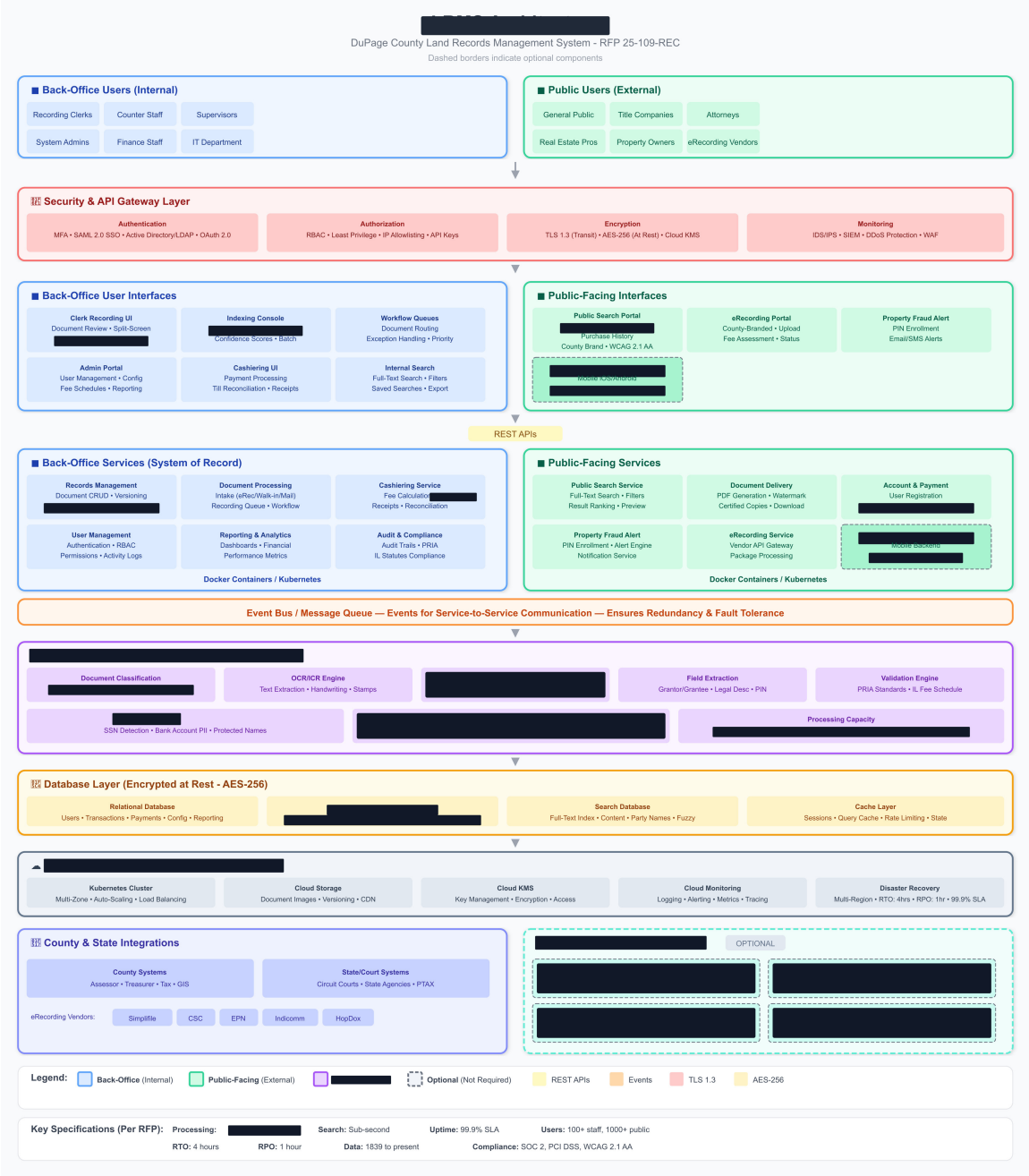
Constellation generates **digital and printed receipts** immediately upon transaction completion.

59. Is bidder's solution able to convert all previously recorded documents?

Yes. MLG supports full historical conversion dating back to **1839 or earlier**.

60-70. [Various Technical and Operational Questions]

[REDACTED TEXT - PROPRIETARY TECHNICAL AND OPERATIONAL DETAILS]



END OF REDACTED DOCUMENT

Note: This document has been redacted to protect proprietary information, intellectual property, and confidential system capabilities. For the complete proposal, please contact Medici Land Governance directly under appropriate NDA.