

January 31, 2020



Honorable Jeff Walik
Mayor
Village of Stickney
6533 Pershing Road
Stickney, Illinois 60402

Dear Mayor Walik:

Pursuant to our recent discussions with the Village of Stickney (the "Village"), Kane, McKenna and Associates, Inc. ("KMA") is prepared to assist Village in evaluating certain properties generally located in the eastern portion of the Village, along and adjacent to Cicero Avenue and Pershing Road (inclusive of the Hawthorne Racetrack properties) for qualification as a new Tax Increment District (the proposed "Cicero/Pershing TIF District" or the proposed "TIF District").

Kane, McKenna and Associates, Inc., in assisting with the institution of the TIF District pursuant to State law, all parties agree that KMA will work under the direction of the Village and the Village's Legal Counsel. Pursuant to this agreement KMA will provide the following services to Village, as necessary and only as specifically authorized by the Village.

CONSULTANT SCOPE OF SERVICES

Prepare TIF Plan; Coordinate TIF Adoption Process

- A. **Prepare Resolutions of Intent (If Required), Interested Parties Registries and TIF Eligibility Analysis**
- 1) Assist the Village attorney to prepare any resolution of intent for the proposed TIF District (if any).
 - 2) Attend Village Board meeting to review the purpose of the resolution of intent and respond to questions of officials and/or public.
 - 3) Distribute resolutions to affected taxing districts per the requirements of the TIF Act.
 - 4) Prepare for Village Board review and adoption documents and systems required to establish or amend Interested Parties Registries for the TIF District.

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- 5) Review the feasibility, pursuant to applicable TIF law and/or necessary financing, to prepare the required Redevelopment Plan for the TIF District.
- 6) Identify specific parcels proposed for incorporation into the proposed TIF District to determine the preliminary feasibility of incorporation of such parcels into a new TIF District and prepare necessary qualifications assessments for inclusion into to the required TIF Eligibility Report.

B. Preparation of TIF Redevelopment Plan and TIF Eligibility Report

- 1) Review with the Village the existing and amended boundaries for TIF plan, as well as making corresponding revisions to the redevelopment goals and objectives within the TIF Plan.
- 2) Prepare a draft TIF Redevelopment Plan and TIF Eligibility Report. KMA will be available to discuss the report with the Village in meetings prior to completing the report.
- 3) Assist Village to prepare, refine and document the required TIF Plan and Eligibility Report for the area, pursuant to Illinois law.
- 4) In the event that other local financing programs or economic development alternatives may be applicable, KMA would identify these programs and their conditions for use by the Village.

C. Preparation of Housing Impact Study ("HIS") for TIF Redevelopment Plan (If Required)

- 1) Prepare draft HIS conformant with requirements of the TIF Act.
- 2) Review draft HIS with Village staff.
- 3) Finalize HIS for inclusion in draft TIF plan.

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The Housing Impact Study may be necessary depending upon the number of inhabited residential units within the boundaries of the proposed Project area, per the TIF Act.

D. Provide TIF Increment and Cost Projections (If Required)

- 1) Assist the Village and any developer entities by preparing any preliminary feasibility analysis of targeted public improvement projects, through use of tax incremental revenues; and evaluation of the potential funding advantages/disadvantages of various strategies.
- 2) Identify for the Village the principal strategies for incentives and potential funding mechanisms based upon the potential redevelopment projects' ability to generate property, and/or other incremental taxes to cover anticipated costs and/or debt service requirements.
- 3) Identify issues that may exist if the Village opts to employ other special economic development tools that are to be combined or overlap with tax increment financing funding mechanisms.

E. Finalize Redevelopment Project

- 1) In conjunction with Village, finalize the TIF Plan, HIS and Eligibility Report.
- 2) Subsequent to the review of the draft TIF Plan, HIS and Eligibility Report by the Village Board, Village, and other taxing districts (if applicable), revise each document in order to add relevant comments and/or corrections.

F. Prepare Public Hearing (and Meeting) Notices

- 1) Assist Village to prepare the public hearing resolution, public meeting (if required) and the TIF public notices.
- 2) Prepare mailings for affected tax payers, residents, taxing districts and distribute notices to the taxing districts and the Illinois Department of Commerce and Economic Opportunity.
- 3) Prepare mailings as required for any public meetings related to housing impact studies (if required).

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G. Coordinate Joint Review Board (JRB) Process

- 1) Provide agenda items, draft TIF ordinances, and other materials as required by the TIF Act.
- 2) Attend JRB meetings as necessary and appropriate.
- 3) Assist Village to respond to JRB requests.
- 4) Assist Village Attorney to prepare JRB resolutions relating to findings.
- 5) Prepare economic impact analyses for selected JRB members (optional)

H. Preparation of Notices

- 1) Identify taxpayers located within the TIF District and obtain mailing information from the County.
- 2) Assist Village in preparing mailings for taxpayers including review of delinquent taxpayers.
- 3) Assist Village in the mailings to residents within 750 feet of the amended TIF District boundaries.
- 4) Assist Village Counsel in coordinating publication of legal notices in local newspapers.

I. Attend Public Hearings and Required Meetings

- 1) Assist the Village by participating in the required public hearing, and meetings with all interested and affected parties, including property owners.
- 2) Work with the Village Counsel to meet all the requirements of Illinois law.

J. Redevelopment Agreements, Plan and Project Implementation (As requested)

KMA is prepared to assist the Village in the implementation of an economic development program to facilitate financing for projects undertaken within the TIF District. Services that will be provided include:

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- 1) Assist the Village and Village Counsel in the evaluation of development proposals that may be submitted to the Village in order to assist the Village to justify relative merits and feasibility of proposed redevelopment projects for potential funding or other assistance.
- 2) Arrange and attend meetings with the Village pertinent to the negotiation of any redevelopment agreements or projects.
- 3) Provide assistance and information necessary for resolution of any redevelopment agreement related issues between the Village and other negotiating party.
- 4) Work with the Village regarding the most feasible economic public financing strategy for any public improvements or other needs in the TIF District. Work with Village regarding evaluation of "But For" arguments related to potential development proposals.
- 5) Assist the Village Counsel in drafting and/or redrafting any redevelopment agreements for presentation and negotiations with the Village and otherwise perform all duties necessary to facilitate any required agreements on behalf of Village.
- 6) Project anticipated incremental revenues to be generated from potential development projects and judge whether such revenues are reasonable, feasible and are based on acceptable assumptions, given each development Project's characteristics and potential.
- 7) Provide the Village with recommendations regarding proposed revenue/cost projections and the potential funding advantages and disadvantages of various public financing strategies.

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FEES FOR SERVICES

Fees would be charged monthly at the hourly rates set forth below.

Hourly Rate Breakdown:

<i><u>Personnel</u></i>	<i><u>Hourly Rates</u></i>
President	\$225.00/Hour
Executive/Senior VP	\$200.00/Hour
Officers	\$175.00/Hour
Associates	\$125.00/Hour
Research	\$ 70.00/Hour
Administrative	\$ 30.00/Hour

All such fees could be reimbursed to the Village through TIF revenues to be generated by the TIF District.

Estimated fees are summarized below:

• Finalize Eligibility Report	\$15,000
• TIF Redevelopment Plan; Adoption Process	<u>\$27,500</u>
Estimated Total:	\$42,500

IF HOUSING IMPACT STUDY MEETING REQUIRED:

• Preparation of the Housing Impact Study/Public Meeting Process (if needed)	<u>\$ 10,500</u>
Estimated Grand Total:	\$53,000

Out of pocket expenses, such as, certified and other mailing costs, maps, legal description, and newspaper notice/publication costs would be amounts that are to be reimbursed to KMA separately.

Invoices for KMA services shall be submitted to and paid by the Village.

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KMA understands that time is of the essence in initiating work toward the designation of the proposed TIF District; therefore, the effective date of this Agreement shall be upon its approval by the Village Board, regardless of its actual date of execution. Please indicate Village's acceptance of this Agreement by executing it and returning an electronic copy via email.

We look forward to continuing our service with the Village.

Sincerely,

Charles L. Durham
Executive Vice President

AGREED TO:

Charles L. Durham, Executive Vice President
Kane, McKenna and Associates, Inc.

1/31/2020

Date

Jeff Walik
Village of Stickney

Date