
**THE CITY OF BLUE ISLAND
COOK COUNTY, ILLINOIS**

**RESOLUTION
NUMBER 2016-025**

**A RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
WITH KANE, MCKENNA AND ASSOCIATES, INC. FOR
CONSULTING SERVICES FOR THE CITY OF BLUE ISLAND
PROPOSED TIF NO. 7**

**DOMINGO F. VARGAS, Mayor
Randy Heuser, City Clerk**

1st Ward	TOM HAWLEY	GEORGE POULOS
2nd Ward	LETICIA VIEYRA	FRED BILOTTO
3rd Ward	NANCY RITA	KEVIN DONAHUE
4th Ward	CANDACE CARR	ALECIA SLATTERY
5th Ward	JANICE OSTLING	KENNETH PITTMAN
6th Ward	DEXTER JOHNSON	JAIRO FRAUSTO
7th Ward	NANCY THOMPSON	JAMES JOHANSON

Aldermen

RESOLUTION NO. 2016-025

A RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH KANE, MCKENNA AND ASSOCIATES, INC. FOR CONSULTING SERVICES FOR THE CITY OF BLUE ISLAND PROPOSED TIF NO. 7

WHEREAS, the City of Blue Island has the authority to contract and be contracted with pursuant to 65 ILCS 5/2-2-12;

WHEREAS, the city plans to enter into an agreement with Kane, McKenna and Associates, Inc. for consulting services for the City of Blue Island Proposed TIF No. 7; and

WHEREAS, the appropriate city officials have considered and reviewed the agreement attached as Exhibit A and find the same to be in the best interests of the City;

NOW AND THEREFORE, BE IT RESOLVED by the City Council of the City of Blue Island, Cook County, Illinois, as follows:

SECTION 1: AGREEMENT FORM AND TERMS AUTHORIZED

The terms and conditions as shown in the Agreement attached as Exhibit A to this Resolution are hereby approved.

SECTION 2: AUTHORIZATION OF AGENT TO EXECUTE AND ACT IN ACCORDANCE WITH AGREEMENT

The City Council further authorizes the Mayor or his designee to execute any and all documentation that may be necessary to carry out the intent of this Resolution. The officers, employees, and/or agents of the City shall take all action necessary or reasonably required by the City to carry out, give effect to, and consummate the intent of this Resolution.

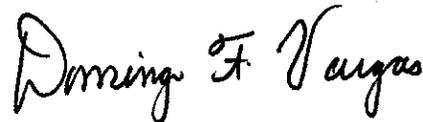
SECTION 3: EFFECTIVE DATE

This resolution shall be in full force and effect upon its passage and approval as required by law.

ADOPTED this 23rd day of **August, 2016**, pursuant to a roll call vote as follows:

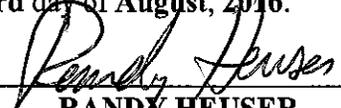
	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman Hawley	X				
Alderman Poulos	X				
Alderman Vieyra	X				
Alderman Bilotto	X				
Alderman Rita	X				
Alderman Donahue	X				
Alderman Carr	X				
Alderman Slattery			X		
Alderman Ostling	X				
Alderman Pittman	X				
Alderman Johnson	X				
Alderman Frausto			X		
Alderman Thompson			X		
Alderman Johanson	X				
Mayor Vargas					
TOTAL	11		3		

APPROVED by the Mayor on **August 23, 2016**.



DOMINGO F. VARGAS
MAYOR OF THE CITY OF BLUE ISLAND,
COUNTY OF COOK AND STATE OF ILLINOIS

ATTESTED and **Filed** in my office this
23rd day of August, 2016.



RANDY HEUSER
CITY CLERK

April 28, 2016



The Honorable Domingo F. Vargas
Mayor
City of Blue Island
13051 Greenwood Avenue
Blue Island, Illinois 60406-2331

Re: City of Blue Island Proposed TIF No. 7 (139th Street)

Dear Mayor Vargas:

Pursuant to our recent discussions with your staff, Kane, McKenna and Associates, Inc. ("KMA") is prepared to assist the City of Blue Island, Illinois (the "City") in reference to tax increment financing programs ("TIF") pertaining to the designation of the area generally located south of 139th street along the city's western boundary.

Kane, McKenna and Associates, Inc. will provide the following services to the City as necessary, and only for areas specifically identified by the City.

PHASE I - PRELIMINARY REVIEW OF POTENTIAL QUALIFICATION FACTORS AND ECONOMICS OF THE PROPOSED TIF DISTRICT

- 1) Review the characteristics of the properties within the TIF in order to evaluate such properties and assess the potential qualification factors (strengths and weaknesses) of any identified area under Illinois law.
- 2) Review the current EAV of the properties in relation to potential redevelopment identified through City plans and goals.
- 3) Assist the City in meeting with affected taxing districts concerning the proposed TIF term designation.

The Honorable Domingo F. Vargas
Page Two
April 28, 2016



- 4) Assist the City to prepare a preliminary "TIF eligibility analysis".

At a minimum, the analysis would include the following:

- a. Review areas for land use and conditions and summarize results.
- b. Evaluate TIF District boundaries.
- c. Prepare a survey analysis and identify necessary documentation to back up findings, pursuant to any potential designation.
- d. Review and discuss potential applicability of other economic development programs, State, Federal or local.

- 5) Prepare additional information for City staff with respect to the following:

- a. TIF Budget.
- b. Prepare analysis of TIF funds usage and projections based upon various assumptions.
- c. Projected real estate taxes.

The Honorable Domingo F. Vargas
Page Three
April 28, 2016



PHASE II - COMPLETE PREPARATION OF THE REDEVELOPMENT PLAN AND PROJECT

If the City decides to move forward, KMA would, prepare the appropriate sections to the redevelopment plan for the proposed area which would include:

- 1) A statement of redevelopment goals and objectives.
- 2) Examination of TIF or other program qualification factors and presentation of rationale for basis under which the TIF District or other program is to be justified under State law.
- 3) A statement of eligible redevelopment activities may be implemented under the Plan.
- 4) Presentation of estimated costs for proposed redevelopment projects contemplated for implementation under the Plan.
- 5) A detailed discussion of impediments to the successful redevelopment of the area, and the measures the City could undertake to eliminate such barriers so to promote economic revitalization to the said area.
- 6) Assist the City by participating in required public hearings and Joint Review Board meetings, including: a) helping to insure preparation and execution of proper notification as required for all meetings; and b) providing any and all necessary support.
- 7) Assist the City in participating in meetings with all interested and affected parties, including property owners, and overlapping tax jurisdictions. KMA will help City to follow the procedures for such gatherings as required by State law. Assist the City to identify residential addresses within 750 feet of the proposed TIF boundaries.
- 8) Work with the City's counsel to meet all the requirements of Illinois law so to insure proper establishment of the TIF District.

The Honorable Domingo F. Vargas
Page Four
April 28, 2016



- 9) Assist City's counsel in preparation of the appropriate Ordinances required for adoption of the redevelopment plans and Proposed Projects by the City to legally establish the TIF District, including any amendments to TIF No. 3 that may be required.
- 10) Assist the City to establish and maintain complete documentation files to assure proper support of eligibility findings in order to support legal standing for establishment of the TIF District.

PHASE III - REDEVELOPMENT AGREEMENTS, PLAN AND PROJECT IMPLEMENTATION

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

- 1) Assist the City in the evaluation of development proposals that may be submitted to the City in order to assist the City to justify relative merits and feasibility of proposed redevelopment projects for potential funding or other assistance.
- 2) Arrange and attend meetings with the City 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 City.
- 4) Work with the City regarding the most feasible economic public financing strategy for any public improvements or other needs in the TIF District. Work with City regarding evaluation of "But For" arguments related to potential development proposals.
- 5) Assist the City in drafting and/or redrafting any redevelopment agreements for presentation and negotiations with the City and otherwise perform all duties necessary to facilitate any required agreements on behalf of City.

The Honorable Domingo F. Vargas
Page Five
April 28, 2016



- 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 City with recommendations regarding proposed revenue/cost projections and the potential funding advantages and disadvantages of various public financing strategies.

COMPENSATION FOR SERVICES

For Phases I - III, the City shall be billed monthly for services at the following rates per hour:

<u>Personnel</u>	<u>Hourly Rates</u>
President	\$200.00/Hour
Executive Vice President	\$175.00/Hour
Officers	\$150.00/Hour
Associates	\$100.00/Hour
Research	\$ 60.00/Hour
Administrative	\$ 25.00/Hour

Hourly billings associated with Phase I are estimated to be in the range of \$7,500 to \$9,500. Phase II billings are estimated to be in the range of \$20,000 to \$22,500. The estimates may be revised depending upon the number of meetings required by the City. Note: the estimates do not include any out of pocket expenses associated with legal/newspaper publication, preparation of the legal description, certified mailings and large scale copying jobs associated with the mailings. Phase III billings and time frames will be estimated and provided prior to undertaking such services on behalf of the City.

City shall have the right to cancel this Contract at any time upon three (3) business days notice.

The Honorable Domingo F. Vargas
Page Six
April 28, 2016



Please indicate City's acceptance of this Agreement by executing the original and copy, and by returning the original to us. We look forward to working with you on this assignment.

Sincerely,

Robert Rychlicki
Executive Vice President

AGREED TO:

Robert Rychlicki, Executive Vice President
Kane, McKenna and Associates, Inc.

4/28/16

Date

City of Blue Island

8/23/16

Date

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION

I, RANDY HEUSER, DO HEREBY CERTIFY that I am the duly elected City Clerk of the City of Blue Island, Illinois and as such City Clerk of the City of Blue Island, Illinois, I am the keeper of the minutes and records of the proceedings of the City Council of said City and have in my custody the Resolutions and books of the records of said City.

I DO FURTHER CERTIFY that the attached and foregoing is a true and correct copy of that certain RESOLUTION: **A RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH KANE, MCKENNA AND ASSOCIATES, INC. FOR CONSULTING SERVICES FOR THE CITY OF BLUE ISLAND PROPOSED TIF NO. 7.**

RESOLUTION NO. 2016 – 025 Which was adopted at a regular meeting of the City Council of the City of Blue Island **11** Aldermen were present; that at said meeting, on motion duly made and seconded that said Resolution do pass and upon the roll being called the vote of each Alderman present on the question of the passage of said Resolution was duly and separately taken by Ayes and Nays and his name and vote recorded in the minutes of the Proceedings of said City Council; that it appears from such recorded that **11** Aldermen Aye, **0** Aldermen Abstain, **3** Aldermen Absent and **0** Aldermen voted Nay.

I DO FURTHER CERTIFY that said Resolution was deposited in my Office on the **23rd** day of **August, 2016.**

I DO FURTHER CERTIFY that the original Resolution of which the foregoing is a true copy is entrusted in my care for safe keeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of the City of Blue Island aforesaid, at the said City in the County and State aforesaid, the **23rd** day of **August, 2016.**

CORPORATE SEAL

City Clerk