

BOARD OF TRUSTEES OF COMMUNITY COLLEGE DISTRICT NO. 508
County of Cook and State of Illinois

**Agreement for Technical Services to Establish a Proposed Marquette/Wentworth Tax Incremental
 Financing (TIF) District
 Departments of Finance and Administrative Services**

THE CHANCELLOR

REPORTS

that the City Colleges has been working with the City of Chicago Department of Planning and Economic Development (DPD) to jointly facilitate the creation of a Tax Incremental Financing District (TIF) in the Marquette/Wentworth Districts surrounding the vacated Kennedy-King campus slated for demolition; and

that in order to initiate a TIF District, advisory services are necessary to undertake the responsibilities for eligibility surveys and analyses, presentation of preliminary findings, drafting the redevelopment and eligibility reports, housing impact analyses and reports, and assist in the public hearing and adoption process as well as assist the District with executing intergovernmental agreements pertaining to TIF funding with the City of Chicago; and

that Johnson Research Group, Chicago, Illinois, is being recommended to initiate the TIF designation studies in order to address the fiscal challenges of declining revenues, escalating expenses, and the District's capital needs for the demolition and disposal of the original Kennedy-King building facilities by evaluating the potential TIF revenue returns to the District as well as assist the District with the execution of a Memorandum of Understanding with the City of Chicago Department of Planning and Development; and

that the Johnson Research Group has the expertise of leveraging TIF funds for large capital projects with eligible organizations based on extensive knowledge and experience of the complexities of TIF regulations; and

that costs for this study will not exceed \$102,500, with \$80,200 for the studies and \$17,300 for expenses related to the project work; and

that this professional service is exempt from the District's competitive bidding requirements; and

that the Office of M/WBE Contract Compliance has reviewed the above proposal and found that Johnson Research Group has direct participation with a certified MBE and will work with certified WBE's for indirect participation, so it is determined that they are in compliance with the Board approved Participation Plan.

THE CHANCELLOR

RECOMMENDS

that the Board of Trustees authorize the Chairman to execute an agreement with Johnson Research Group, Chicago, IL, for an amount not to exceed \$102,500, billed at an hourly rate of \$150.00, beginning November 1, 2008 or upon execution of the contract and ending twelve months after execution, with an option to renew for an additional year sixty days prior to the termination date.

FINANCIAL

Not to exceed \$102,500 – 580000=92015-0005031-70000-83931

Respectfully submitted:

Wayne D. Watson
Chancellor