

ADOPTED – BOARD OF TRUSTEES COMMUNITY  
COLLEGE DISTRICT NO. 508  
JULY 14, 2009

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

Tax Increment Financing Advisory Service  
Office of Administrative Services  
District Office  
Amendment to Board Report # 29005

**THE CHANCELLOR**

**REPORTS**

that the District engaged Johnson Research Group, (JRG), approved by Board Report No.29005 dated October 2, 2008 for an amount of \$102,500 respectively, to facilitate the creation of a Tax Incremental Financing District (TIF) in the Marquette/Wentworth Districts surrounding the vacated Kennedy-King campus slated for demolition, as well as to perform tax increment financing (TIF) advisory services to develop strategies to address a portion of the District’s capital funding needs by evaluating potential available TIF resources and funding through the intergovernmental agreement with the City of Chicago; and

that JRG was chosen 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 College including the responsibilities of preparing the eligibility surveys and analyses, presentation of preliminary findings, drafting the redevelopment reports, housing impact analyses and reports, assist in the public hearing and adoption process as well as to assist the District with executing intergovernmental agreements pertaining to TIF funding with the City of Chicago; and

that to initiate the Marquette/Wentworth TIF District, JRG drafted preliminary eligibility surveys and analyses, and met with the City of Chicago’s Department of Planning and Development and local officials involved in the TIF designation process, which resulted in the City’s recommendation to expand the initial TIF District boundaries from just the campus footprint to include additional property (approximately 2875 additional Property Identification Numbers, PINs), abutting the Dan Ryan Expressway as the eastern boundary and continuing as far south as 79<sup>th</sup> Street and west to Halsted; and

that the inclusion of additional PINs in this TIF District will result in an increase in the cost of retaining JRG from the originally approved amount of \$102,500 to a project total of \$291,245. The revised project expenses include \$115,780 for JRG and \$23,840 for the MBE partner, Ernest R. Sawyer Enterprises, to perform property title searches and mailing costs of \$62,225 (approx. 3275 PINs @ \$19.00) and \$81,500 mailing costs to residents located in the TIF Planning area, \$6,500 for the WBE land surveyor and related project expenses of \$1,400; and

that this amendment for professional services is exempt from the District’s competitive bidding requirements; and

that the Office of M/WBE Contract Compliance has previously reviewed the above proposal and finds that Johnson Research Group has M/WBE direct participation and are therefore in compliance with the Board approved Participation Plan.

**THE CHANCELLOR**

**RECOMMENDS**

that the Board of Trustees authorizes the Chairman to amend the agreement with Johnson Research Group, Chicago, Illinois beginning June 11, 2009 through December 31, 2010, for an additional amount not to exceed \$188,745, for a project total of \$291,245.

**FINANCIAL**

Not to exceed additional funding of \$188,745  
Capital Fund –92015-0005031-70000-00000-000000-580000

**Respectfully submitted,**

**Wayne D. Watson  
Chancellor**