

# VILLAGE OF STICKNEY

6533 West Pershing Road  
Stickney, Illinois 60402-4048  
Phone - 708-749-4400  
Fax - 708-749-4451



**Jeff Walik**  
Village President

**Mary Hrejsa**  
**Tim Kapolnek**

**Mitchell Milenkovic**  
**Sam Savopoulos**

**Leandra Torres**  
**Jeff White**



**Audrey McAdams**  
Village Clerk

**REGULAR MEETING**  
**BOARD OF TRUSTEES**  
**STICKNEY VILLAGE COURTROOM**  
**6533 W. Pershing Road**

**Tuesday, November 2, 2021**

**7:00 p.m.**

## **Meeting Agenda**

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approve Minutes of the Previous Regular Meeting**
- 5. Authorize Payment of Bills**
- 6. Approve Resolution 21-2021, "A Resolution Authorizing and Approving an Agreement by and Between Kane, McKenna, and Associates, Inc. and the Village of Stickney for Certain Tax Increment Financing Consulting Services."**
- 7. Report from the President**
- 8. Report from the Clerk**
- 9. Trustee Reports/Committee Reports**
- 10. Reports from Department Heads**
- 11. Public Comments**
- 12. Adjournment**

**Posted October 28, 2021**

**October 19, 2021**

**State of Illinois  
County of Cook  
Village of Stickney**

**The Board of Trustees of the Village of Stickney met in regular session on Tuesday, October 16, 2021, at 7:06 p.m. in the Stickney Village Hall, 6533 W. Pershing Road, Stickney, Illinois.**

**Upon the roll call, the following Trustees were present:  
Trustees White, Savopoulos, Torres, Kapolnek and Hrejsa  
Absent: Trustee Milenkovic**

**Trustee Torres moved, duly seconded by Trustee Kapolnek to approve the minutes of the regular board meeting held on Tuesday, October 5, 2021.**

**Upon the roll call, the following Trustees voted:  
Ayes: Trustee White, Savopoulos, Torres, Kapolnek and Hrejsa  
Absent: Trustee Milenkovic  
Nays: None  
Mayor Walik declared the motion carried.**

**Trustee White moved, duly seconded by Trustee Savopoulos that the bills, approved by the various committees of the Board, be approved for payment, and to approve warrants which authorize the Village Treasurer to draw checks to pay the bills, to be signed by the authorized signers, as provided for by the Ordinances of the Village of Stickney.**

**Upon the roll call, the following Trustees voted:  
Ayes: Trustee White, Savopoulos, Torres, Kapolnek and Hrejsa  
Absent: Trustee Milenkovic  
Nays: None  
Mayor Walik declared the motion carried.**

**Trustee Hrejsa moved, duly seconded by Trustee Kapolnek, to approve a motion to Waive Competitive Bidding Pursuant to 65 ILCS 5/8-0-1 Related to the Engagement of Certain Contractors for the Demolition of 6915 West Pershing Road, Stickney, Illinois.**

**Upon the roll call, the following Trustees voted:  
Ayes: Trustee White, Savopoulos, Torres, Kapolnek and Hrejsa  
Absent: Trustee Milenkovic  
Nays: None  
Mayor Walik declared the motion carried.**

**Prior to the vote the Mayor told us that this building has been vacant 10 to 15 years. He further explained that this is an abandoned building. He thanked Josh Brniak, our Building Inspector, for putting all this together.**

**Village Attorney Tiffany Nelson-Jaworski explained that there was a recent inspection of the property and they found that the second floor has collapsed in. The first floor**

has crashed into the basement. It is a dangerous building. This is another reason for the request for waiver so that the Village can knock it down and not have any issues with someone getting injured on site. Trustee Savopoulos added in that we did receive three quotes.

Trustee Savopoulos moved, duly seconded by Trustee White to Pass and Approve Ordinance 2021-19, "An Ordinance Requesting that Certain Parcels Within the Village of Stickney be Acquired by the Village of Stickney Through the Cook County NO-CASH Bid Program"

Upon the roll call, the following Trustees voted:

Ayes: Trustee White, Savopoulos, Torres, Kapolnek and Hrejsa

Absent: Trustee Milenkovic

Nays: None

Mayor Walik declared the motion carried.

Trustee Kapolnek moved, duly seconded by Trustee Hrejsa to Pass and Approve Ordinance 2021-20, "An Ordinance Amending Chapter 22, Article III, Section 22-73 of the Municipal Code, Village of Stickney, Illinois Regarding Business License Eligibility Requirements."

Upon the roll call, the following Trustees voted:

Ayes: Trustee White, Savopoulos, Torres, Kapolnek and Hrejsa

Absent: Trustee Milenkovic

Nays: None

Mayor Walik declared the motion carried.

Trustee White moved, duly seconded by Trustee Savopoulos to Pass and Approve Ordinance 2021-21, "An Ordinance Authorizing the Village of Stickney to Enter into a Certain Agreement with 3800 South Cicero, LLC, an Illinois Limited Liability Company to Provide Economic Incentives for the Redevelopment of Certain Real Property Located Within the Village of Stickney, County of Cook, State of Illinois"

Upon the roll call, the following Trustees voted:

Ayes: Trustee White, Savopoulos, Torres, Kapolnek and Hrejsa

Absent: Trustee Milenkovic

Nays: None

Mayor Walik declared the motion carried.

Prior to the vote, Village Attorney Tiffany Nelson-Jaworski drew attention to the fact that we have some individuals from 3800 South Cicero, LLC attending this meeting. Kevin Prior, a representative of the developer, explained that they are very excited to work with the Village on this project. He thanked the staff and elected officials for their time putting this together. This is a great project for the Village. Mike McCann told us that he came to our meeting to represent the Gas n' Wash. An explanation of the layout of the development was given. The overall development will generate more than \$13 million in retail annually. The overall projected benefit to the Village is \$900,000.00 in tax dollars coming into the Village. In addition, they are looking for incentives to offset the environmental conditions of the property. Construction should be started in a couple of weeks. It should be open in six or seven months pending weather.

**Trustee Torres moved, duly seconded by Trustee Hrejsa to Approve Resolution 17-2021, "A Resolution for Maintenance", Which Appropriates \$46,850.00 of MFT Funds for the Purchase of Rock Salt"**

**Upon the roll call, the following Trustees voted:**

**Ayes: Trustee White, Savopoulos, Torres, Kapolnek and Hrejsa**

**Absent: Trustee Milenkovic**

**Nays: None**

**Mayor Walik declared the motion carried.**

**Prior the vote the Mayor explained that we had to change companies and we had to rewrite the resolution.**

**Trustee White moved, duly seconded by Trustee Savopoulos to Approve Resolution 18-2021, "A Resolution Authorizing and Approving a "Maintenance Engineering Agreement for MFT Funds" by and Between Frank Novotny & Associates, Inc., DBA Novotny Engineering and the Village of Stickney for Preliminary Engineering and Engineering Inspection Services"**

**Upon the roll call, the following Trustees voted:**

**Ayes: Trustee White, Savopoulos, Torres, Kapolnek and Hrejsa**

**Absent: Trustee Milenkovic**

**Nays: None**

**Mayor Walik declared the motion carried.**

**Trustee Torres moved, duly seconded by Trustee Kapolnek to Approve Resolution 19-2021, "A Resolution Authorizing and Approving an Agreement with Quicket Solution, Inc. Related to Certain Police Department Hardware, Training and Software, and other Services for the Village of Stickney"**

**Upon the roll call, the following Trustees voted:**

**Ayes: Trustee White, Savopoulos, Torres, Kapolnek and Hrejsa**

**Absent: Trustee Milenkovic**

**Nays: None**

**Mayor Walik declared the motion carried.**

**Prior to the vote Police Chief Sassetti explained this this is a software and hardware package that will offer citations, crashes, computerized vehicle sticker management for Village hall. It will provide information to IDOT in addition to some adjudication tools that will streamline our process and reduce the manhours to complete some tasks.**

**Trustee Savopoulos moved, duly seconded by Trustee White to Approve Resolution 20-2021, "A Resolution Authorizing and Approving a Proposal with OMEGA III, LLC related to the Demolition of 6915 West Pershing Road in the Village of Stickney"**

**Upon the roll call, the following Trustees voted:**

**Ayes: Trustee White, Savopoulos, Torres, Kapolnek and Hrejsa**

**Absent: Trustee Milenkovic**

**Nays: None**

**Mayor Walik declared the motion carried.**

Prior to the vote, Village Attorney Tiffany Nelson-Jaworski explained that this involves the waiver for the 6915 Pershing demolition. This agreement that you are being asked to approve is awarding the contract without going into bidding. The difference is that it is through advertising. This is the lowest quote we received. We have had very positive experiences with this contractor in the past. She has gone over this many times with the Building Inspector and he has had positive experiences with this contractor in the past.

Mayor Walik added that Josh, our Building Inspector, and Arturo, our Ordinance Officer, spent a lot of time trying to get this property cleaned up and safe for our community. You already heard that the roof fell in, and the first floor fell into the basement. This is a huge hazard. I don't want any of our guys getting hurt. Josh has taken many pictures documenting the condition of this property.

**MAYOR'S REPORT:** The Mayor informed people that Trustee Milenkovic is out of the country. He told Trustee Torres and her husband happy 52<sup>nd</sup> anniversary. A summary of the Haunted Halloween Hayride was given. He thanked all the volunteers for their help.

**CLERK'S REPORT:** The clerk provided information on the congressional boundary map. Copies were available.

**TRUSTEE REPORTS:**

**Trustee Kapolnek:** The Trustee provided Public Works information about the Gunderson Avenue paving project. They started by cutting out some of the curbs. The Leaf Program is starting on November 1. The parking rules are the same as street sweeping. People are asked not to pile up their leaves until the day before. The Mayor asked the police to send out a Code Red on the leaf program. The Mayor added in that tree trimming is still going on.

**Trustee Torres:** The Trustee announced that we had our Halloween Fest on Saturday. We had over 400 tickets sold for our Haunted Hayride. There were 300 pumpkins. A description of the food and activities was given. Gratitude was extended to the departments for their help. The Trustee later reminded the people about the Support Our Troops collection and the Toys for Tots collection.

**Trustee Savopoulos:** An update was given on the sidewalk grinding program. We started this program 3 years ago. Instead of replacing the sidewalks which costs over \$200, we started grinding raised areas of the sidewalks to prevent tripping hazards. It costs approximately \$50 per square. We had 30 addresses this year. They should be done within a couple of weeks.

**Trustee White:** The Trustee clarified some confusion. Some of our residents are receiving letters from Eligo Energy telling them that they are going back to ComEd. We have a contract with Eligo Energy that makes us 100% green energy. We have signs that tells the public that we are a green energy community. Trustee Torres received such a letter. Our rates with Eligo Energy mirror ComEd. They are just balancing their portfolio. What we get from this contract is a civic contribution of \$5,000. It is a three-year contract. He wanted to clarify this.

**DEPARTMENT REPORTS: None**

There being no further business, Trustee White moved, duly seconded by Trustee Savopoulos that the meeting be adjourned. Upon which the Board adopted the motion at 7:32 p.m.

Respectfully submitted,

\_\_\_\_\_  
Audrey McAdams, Village Clerk

Approved by me this        day of        , 2021

\_\_\_\_\_  
Jeff Walik, Mayor

**Village of Stickney**  
**Warrant Number 21-22-12**

EXPENDITURE APPROVAL LIST  
FOR VILLAGE COUNCIL MEETING ON  
November 2, 2021

Approval is hereby given to have the Village Treasurer of Stickney, Illinois pay to the officers, employees, independent contractors, vendors and other providers of goods and services in the indicated amounts as set forth.

A summary indicating the source of funds used to pay the above is as follows:

01 CORPORATE FUND		173,023.36
02 WATER FUND		295,568.79
03 MOTOR FUEL TAX FUND		25,814.30
05 1505 FUND		-
07 POLICE REVENUE SHARING FUND		-
08 CAPITAL PROJECTS FUND		7,020.23
09 BOND & INTEREST FUND		-
	Subtotal:	<u>501,426.68</u>
<hr/>		
General Fund Payroll	10/29/2021	146,208.67
Water Fund Payroll	10/29/2021	<u>17,799.15</u>
	Subtotal:	<u>164,007.81</u>
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Total to be Approved by Village Council		<u><u>665,434.49</u></u>

Approvals:

\_\_\_\_\_  
Jeff Walik, Mayor

\_\_\_\_\_  
Audrey McAdams, Village Clerk

\_\_\_\_\_  
Treasurer

**VOS\_41665\_Village of Stickney**  
Check/Voucher Register - Check Register  
01 - General Fund  
From 10/16/2021 Through 10/31/2021

Check Number	Vendor Name	Effective Date	Check Amount
504456	Airgas USA LLC	10/18/2021	488.79
504457	A.W.E.S.O.M.E. PEST SERVICES, INC	10/18/2021	500.00
504458	BLUE CROSS BLUE SHIELD	10/18/2021	61,078.59
504459	CHICAGO COMMUNICATIONS, LLC	10/18/2021	493.50
504460	Comcast	10/18/2021	128.40
504463	CWF Restoration	10/18/2021	650.00
504464	Eckert Enterprises, Inc.	10/18/2021	2,382.50
504465	Emergency Medical Products	10/18/2021	12.18
504466	International Institute of Municipal Cle...	10/18/2021	200.00
504468	Johnson Controls Security Solutions	10/18/2021	469.01
504470	Municipal Emergency Services	10/18/2021	214.03
504471	Novotny Engineering	10/18/2021	2,201.60
504472	Restore Construction	10/18/2021	2,252.00
504473	Village of Romeoville - Fire Academy	10/18/2021	375.00
504474	Secretary of State	10/18/2021	0.00
504475	Scott Urbanski	10/18/2021	1,625.00
504476	West Central Municipal Conference	10/18/2021	10,450.96
504477	Whited Brothers, Inc.	10/18/2021	4,219.00
504478	Lyons Post Office	10/18/2021	350.00
504479	Secretary of State	10/18/2021	151.00
504480	Secretary of State	10/18/2021	151.00
504482	Berwyn's Violet Flower Shop	10/22/2021	149.95
504484	Comcast	10/22/2021	63.97
504485	DEL GALDO LAW GROUP LLC	10/22/2021	10,921.26
504486	Diamond Graphics, Inc.	10/22/2021	3,951.00
504487	Kane, McKenna and Associates, Inc.	10/22/2021	15,660.00
504488	S & S Industrial Supply	10/22/2021	456.90
504489	Widaman Sign	10/22/2021	1,370.00
504490	Administrative Consulting Specialist, LLC	10/25/2021	3,750.00
504492	Alta Construction Equipment Illinois LLC	10/25/2021	207.22
504493	Bell Fuels, Inc.	10/25/2021	1,389.86
504494	Bluders Tree Service & Landscaping	10/25/2021	2,800.00
504498	Johnson Controls Security Solutions	10/25/2021	3,598.23
504499	Menards - Hodgkins	10/25/2021	142.80
504500	Restore Construction	10/25/2021	624.00
504502	Shark Shredding, Inc.	10/25/2021	45.00
504503	ANDERSON PEST SOLUTIONS	10/28/2021	57.40
504504	Autotime	10/28/2021	865.34
504505	Bell Fuels, Inc.	10/28/2021	1,845.60
504506	Bluders Tree Service & Landscaping	10/28/2021	800.00
504507	Comcast Business	10/28/2021	4,192.27
504508	Comcast	10/28/2021	539.62
504510	CPURX, Inc.	10/28/2021	2,676.80
504511	Dell Marketing L.P.	10/28/2021	1,285.00
504512	GW & Associates PC	10/28/2021	4,500.00
504513	James Sasseti	10/28/2021	80.03
504514	Konica Minolta Business Solutions U.S....	10/28/2021	103.06
504515	Menards - Hodgkins	10/28/2021	211.68
504516	Occupational Health Centers of Illinois,...	10/28/2021	364.50
504517	Outfitter's	10/28/2021	280.00
504518	Quicket Solutions	10/28/2021	19,631.50
504519	Restore Construction	10/28/2021	309.00
504521	Shark Shredding, Inc.	10/28/2021	90.00
504522	Shorewood Home & Auto, Inc.	10/28/2021	75.67
504523	The Eagle Uniform Co.	10/28/2021	297.00



**VOS\_41665\_Village of Stickney**  
Check/Voucher Register - Check Register  
01 - General Fund  
From 10/16/2021 Through 10/31/2021

<u>Check Number</u>	<u>Vendor Name</u>	<u>Effective Date</u>	<u>Check Amount</u>
504524	West Central Municipal Conference	10/28/2021	1,000.00
504525	Costco - Citicard	10/28/2021	296.14
	Total 01 - General Fund		173,023.36

**VOS\_41665\_Village of Stickney**  
 Check/Voucher Register - Check Register  
 02 - Water Fund  
 From 10/16/2021 Through 10/31/2021

<u>Check Number</u>	<u>Vendor Name</u>	<u>Effective Date</u>	<u>Check Amount</u>
504461	ComEd	10/18/2021	23.94
504462	Core & Main	10/18/2021	6,326.88
504467	Illinois Roofmasters, LLC	10/18/2021	5,300.00
504471	Novotny Engineering	10/18/2021	4,125.00
504481	ALEXANDER CHEMICAL CORPORATION	10/22/2021	227.00
504483	City of Chicago	10/22/2021	201,027.91
504491	ALEXANDER CHEMICAL CORPORATION	10/25/2021	1,140.50
504493	Bell Fuels, Inc.	10/25/2021	694.93
504496	ETP LABS INC.	10/25/2021	382.00
504497	Ferguson Waterworks	10/25/2021	1,225.84
504499	Menards - Hodgkins	10/25/2021	61.84
504501	Sanchez Construction Services	10/25/2021	51,319.20
504505	Bell Fuels, Inc.	10/28/2021	922.80
504512	GW & Associates PC	10/28/2021	4,500.00
504520	Riccio Construction Corporation	10/28/2021	18,290.95
	Total 02 - Water Fund		295,568.79

**VOS\_41665\_Village of Stickney**  
Check/Voucher Register - Check Register  
03 - Motor Fuel Tax Fund  
From 10/16/2021 Through 10/31/2021

<u>Check Number</u>	<u>Vendor Name</u>	<u>Effective Date</u>	<u>Check Amount</u>
504471	Novotny Engineering	10/18/2021	21,794.97
504495	ComEd	10/25/2021	347.70
504499	Menards - Hodgkins	10/25/2021	31.02
504509	ComEd	10/28/2021	<u>3,640.61</u>
	Total 03 - Motor Fuel Tax Fund		25,814.30

**VOS\_41665\_Village of Stickney**  
 Check/Voucher Register - Check Register  
 08 - Capital Projects Fund  
 From 10/16/2021 Through 10/31/2021

<u>Check Number</u>	<u>Vendor Name</u>	<u>Effective Date</u>	<u>Check Amount</u>
504469	Lindahl Brothers, Inc.	10/18/2021	7,020.23
	Total 08 - Capital Projects Fund		7,020.23
			<hr/>
Report Total			501,426.68
			<hr/> <hr/>

**RESOLUTION NO. 21 -2021**

**A RESOLUTION AUTHORIZING AND APPROVING AN AGREEMENT BY AND BETWEEN  
KANE, McKENNA, AND ASSOCIATES, INC. AND THE VILLAGE OF STICKNEY FOR  
CERTAIN TAX INCREMENT FINANCING CONSULTING SERVICES.**

**WHEREAS**, the Village of Stickney (the "Village") is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

**WHEREAS**, the Village has the authority to adopt ordinances and resolutions and to promulgate rules and regulations that pertain to its government and affairs, and to review, interpret and amend its ordinances, resolutions, rules and regulations; and

**WHEREAS**, Article VII, Section 10(a) of the Illinois Constitution authorizes units of local government to contract or otherwise associate with individuals, associations, and corporations in any manner not prohibited by law or by ordinance; and

**WHEREAS**, the President (the "President") and the Board of Trustees of the Village of Stickney (the "Board") (collectively, the "Corporate Authorities") have determined that the Village is in need of consulting services related to the possible establishment of a tax increment financing district in the Village (the "Services"); and

**WHEREAS**, Kane, McKenna, and Associates, Inc. ("KMA") has provided the Village with an agreement, attached hereto and incorporated herein as Exhibit A, whereby KMA will provide the Services to the Village (the "Agreement"); and

**WHEREAS**, the Corporate Authorities have determined that it is necessary and in the best interests of the Village to enter into the Agreement with KMA for the Services; and

**WHEREAS**, the President is authorized to enter into and the Village Attorney (the "Attorney") is authorized to revise agreements for the Village making such insertions, omissions and changes as shall be approved by the President and the Attorney;

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Trustees of the Village of Stickney, Cook County, Illinois, as follows:

**SECTION 1: RECITALS.** The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

**SECTION 2: PURPOSE.** The purpose of this Resolution is to authorize the President or his designee to enter into the Agreement whereby KMA will provide the Services to the Village, to further authorize the President or his designee to take all steps necessary to carry out the terms and intent of this Resolution and to ratify any steps taken to effectuate those goals.

**SECTION 3: AUTHORIZATION.** The Board hereby authorizes and directs the President or his designee to authorize, enter into and approve the Agreement in accordance with its terms, or any modifications thereof, and to ratify any and all previous action taken to effectuate the intent of this Resolution. The Board further authorizes and directs the President or his designee to execute the Agreement with such insertions, omissions and changes as shall be approved by the President and the Attorney. The Village Clerk is hereby authorized and directed to attest to and countersign the Agreement and any other documentation as may be necessary to carry out and

effectuate the purpose of this Resolution. The Village Clerk is also authorized and directed to affix the Seal of the Village to such documentation as is deemed necessary. The officers, agents and/or employees of the Village shall take all action necessary or reasonably required by the Village to carry out, give effect to and consummate the purpose of this Resolution and shall take all action necessary in conformity therewith.

**SECTION 4: HEADINGS.** The headings of the articles, sections, paragraphs and subparagraphs of this Resolution are inserted solely for the convenience of reference and form no substantive part of this Resolution nor should they be used in any interpretation or construction of any substantive provision of this Resolution.

**SECTION 5: SEVERABILITY.** The provisions of this Resolution are hereby declared to be severable and should any provision of this Resolution be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable and as though not provided for herein and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

**SECTION 6: SUPERSEDER.** All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

**SECTION 7: PUBLICATION.** A full, true and complete copy of this Resolution shall be published in pamphlet form or in a newspaper published and of general circulation within the Village as provided by the Illinois Municipal Code, as amended.

**SECTION 8: EFFECTIVE DATE.** This Resolution shall be effective and in full force immediately upon passage and approval as provided by law.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_ 2021, pursuant to a roll call vote as follows:

Ayes:

Nays:

Absent:

Abstention:

**APPROVED** by me the \_\_\_\_ day of \_\_\_\_\_ 2021.

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Jeff Walik, President  
Village of Stickney, Cook County, Illinois

**ATTESTED** and filed in my office,  
this \_\_\_\_ day of \_\_\_\_\_ 2021.

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Audrey McAdams, Clerk  
Village of Stickney, Cook County, Illinois

**EXHIBIT "A"**  
**KANE, McKENNA, AND ASSOCIATES, INC.**



October 21, 2021

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

**RE: Letter of Agreement – Potential Village of Stickney Harlem Avenue and Pershing Road Corridors TIF Review/Implementation**

Dear Mayor Walik:

Kane, McKenna and Associates, Inc. (“KMA”) is prepared to assist the Village of Stickney (the “Village”) regarding professional services associated with the review and analysis of a proposed redevelopment project area for property located within the Village and generally situated as follows: properties fronting the eastside of Harlem Avenue, extending from Pershing Road on the north to 44<sup>th</sup> Street to the south, and also including properties fronting the southside of Pershing Road, extending from Harlem Avenue on the west to Ridgeland Avenue on the east (the “Project Area”).

**PHASE 1 – PRELIMINARY TIF AND RELATED FISCAL IMPACT REVIEW**

- (1) Assist the Village in investigating the desirability and feasibility of utilizing Tax Increment Financing ("TIF") or other appropriate economic development incentives for funding certain redevelopment costs related to redevelopment of the Project Area.
- (2) Prepare preliminary estimates of tax increment revenues and supportable public assistance.
- (3) Review the characteristics of the Project Area in order to recommend the specific boundaries for a TIF district or related economic development programs, and to assess the potential qualification factors (strengths and weaknesses) of any identified area under Illinois law.

Honorable Jeff Walik  
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- (4) Prepare a Preliminary analysis which assesses the pros and cons of pursuing TIF or other forms of economic incentives.

At a minimum, the Report will include the following:

- a. Review area for land use and conditions and summarize results.
  - b. Establish preliminary project boundaries.
  - c. Determine area qualifications for a potential TIF District.
  - d. Prepare survey analysis and identify necessary documentation to back up any findings.
- (5) In the event that other local financing programs or economic development tools are complimentary to or alternatives to TIF, KMA would identify programs and a strategy for implementing them and any conditions for their use in connection with the Project Area.
  - (6) For presentation to the Village, prepare the initial tax revenue projections and prepare related financing alternatives. Identify potentially eligible public improvements and other activities as well as potential public financing options.

#### **PHASE 2A - COMPLETE REDEVELOPMENT PLAN AND PROJECT**

Under Village direction complete the redevelopment plan and project required by the TIF law. Among other elements the redevelopment plan prepared for the Proposed TIF District will include:

- (1) A statement of redevelopment goals and objectives.
- (2) Examination of TIF qualification factors and presentation of rationale for basis under which the TIF District is to be justified under State law.
- (3) A statement of eligible redevelopment activities the Village may allow under the plan.
- (4) Presentation of estimated costs for the redevelopment projects contemplated for implementation under the plan.

Honorable Jeff Walik

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- (5) A detailed discussion of impediments to the successful redevelopment of the project area and the measures the Village could undertake to eliminate such barriers so to promote economic revitalization of the project area.
- (6) Assist the Village by participating in required public hearings, and Joint Review Board meetings. KMA assumes that Village Counsel will ensure preparation and execution of proper notification, as required, for all meetings
- (7) Assist the Village in participating in meetings with all interested and affected parties, including property owners, and overlapping tax jurisdictions. KMA will assist the Village in following the procedures for such gatherings as required by State law.
- (8) Work with the Village's counsel to meet all the requirements of Illinois law so to insure proper establishment of the TIF District.
- (9) Assist Village's counsel in preparation of the appropriate Ordinances required for adoption of the redevelopment plan and project by the Village to legally put in place the TIF District.
- (10) Assist the Village 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 2B – PREPARE HOUSING IMPACT STUDY (HIS) (IF NECESSARY)**

- 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.

**The Housing Impact Study and an associated Public Meeting for impacted residents may be necessary in the event there are 75 or more inhabited residential units within the boundaries of the proposed Project Area and/or potential displacement of 10 or more such units as a result of redevelopment plan-related activities, per the TIF Act.**

Honorable Jeff Walik  
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October 21, 2021

**COMPENSATION FOR SERVICES**

The Village shall be billed monthly for services at the following rates per hour:

Chairman/President	\$225.00/Hour
Executive/Senior Vice President	\$200.00/Hour
Officers	\$175.00/Hour
Associates	\$125.00/Hour
Administrative	\$ 30.00/Hour

Hourly billings associated with Phase 1 are estimated to be in the range of \$17,500 to \$20,000. Phase 2A billings are estimated to be in the range of \$27,500 to \$30,000. Phase 2B billings are estimated to be in the range of \$7,500 to \$10,000. These estimates may be revised depending upon the number of meetings required by the Village, or to the extent that Village staff is prepared to accomplish certain required tasks.

Note: the estimates do not include any out-of-pocket expenses associated with legal/newspaper publication, preparation of the legal description, certified and regular mailings and large-scale copying jobs associated with the mailings.

Either party may cancel this contract upon three (3) days written notice.

This Letter of Agreement is effective upon its execution by the Village.

Honorable Jeff Walik  
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October 21, 2021

Please indicate Village'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 proposed engagement.

Sincerely,

Charles L. Durham  
Executive Vice President

AGREED TO:

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Village of Stickney

\_\_\_\_\_  
Date