

VILLAGE OF STICKNEY

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



Kathleen Fuentes
Mitchell Milenkovic

Village Trustees
Mary Hrejsa
Sam Savopoulos

James Lazansky
Jeff White



Deborah E. Morelli
Village President

Kurt Kasnicka
Village Treasurer

Audrey McAdams
Village Clerk

REGULAR MEETING BOARD OF TRUSTEES

Tuesday, January 19, 2016

7:00 p.m.

Meeting Agenda

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approve Minutes of Previous Regular Meeting
5. Authorize Payment of Bills
6. Accept the report from the Illinois Department of Revenue
7. Accept the report from the Illinois Department of Transportation
8. Presentation by Kane, McKenna and Associates, Inc. Pertaining to Response to Stickney's Request for Proposal Regarding Tax Increment Financing
9. Approve Resolution 03-2016, "A Resolution Authorizing and Approving a Certain Agreement with Kane, McKenna and Associates, Inc. for the Village of Stickney."
10. Approve Resolution 04-2016, "A Resolution Amending a Certain Retirement Plan for the Village of Stickney."
11. Report from the Mayor
12. Report from Clerk
13. Trustee Reports/Committee Reports
14. Reports from Department Heads
15. Audience Questions
16. Motion to Adjourn to Closed Session
 - a. Discussion regarding Probable and Imminent Litigation (Consideration of This Matter Held in Closed Meeting/Executive Session Pursuant to (5 ILCS 120/2 (c)(11)(2014)).
17. Motion to Return to Open Session
18. Adjournment

Posted January 15, 2016

January 5, 2016

State of Illinois
County of Cook
Village of Stickney

The Board of Trustees of the Village of Stickney met in regular session on Tuesday, January 5, 2016 at 7:00 p.m. in the Stickney Village Hall, 6533 W. Pershing Road, Stickney, Illinois.

Upon the roll call, the following Trustees were present:
Trustees Fuentes, Hrejsa, Lazansky, Milenkovic, Savopoulos and White

Trustee Milenkovic moved, duly seconded by Trustee Lazansky, to approve the minutes of the previous regular session on Tuesday, December 15, 2015.

Upon the roll call, the following Trustees voted:
Ayes: Trustees Fuentes, Hrejsa, Lazansky, Milenkovic, Savopoulos and White
Nays: None
Mayor Morelli 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: Trustees Fuentes, Hrejsa, Lazansky, Milenkovic, Savopoulos and White
Nays: None
Mayor Morelli declared the motion carried.

Trustee White moved, duly seconded by Trustee Savopoulos to accept the Illinois Department of Transportation funds for the following:

Month of August, 2015 in the sum of	\$16,492.96.
Month of September, 2015 in the sum of	\$11,105.93
Month of October, 2015 in the sum of	\$14,429.96
Month of November, 2015 in the sum of	\$16,712.42
Total Received:	\$58,741.27

Upon the roll call, the following Trustees voted:
Ayes: Trustees Fuentes, Hrejsa, Lazansky, Milenkovic, Savopoulos and White
Nays: None
Mayor Morelli declared the motion carried.

Trustee Savopoulos moved, duly seconded by Trustee Fuentes to pass and approve Ordinance 2016-01, "An Ordinance Amending Zoning Ordinance Regarding Notice Requirements for Text Amendments."

Upon the roll call, the following Trustees voted:

Ayes: Trustees Fuentes, Hrejsa, Lazansky, Milenkovic, Savopoulos and White

Nays: None

Mayor Morelli declared the motion carried.

Trustee Savopoulos moved, duly seconded by Trustee Milenkovic to pass and approve Ordinance 2016-02, "An Ordinance Amending Prohibited Parking."

Upon the roll call, the following Trustees voted:

Ayes: Trustees Fuentes, Hrejsa, Lazansky, Milenkovic, Savopoulos and White

Nays: None

Mayor Morelli declared the motion carried.

Trustee Lazansky moved, duly seconded by Trustee Savopoulos to pass and approve Ordinance 2016-03, "An Ordinance Approving the Disposal of Obsolete Public Works Personal Property."

Upon the roll call, the following Trustees voted:

Ayes: Trustees Fuentes, Hrejsa, Lazansky, Milenkovic, Savopoulos and White

Nays: None

Mayor Morelli declared the motion carried.

Trustee Milenkovic moved, duly seconded by Trustee White to pass and approve Ordinance 2016-04, "An Ordinance Amending Chapter 50, Section 50-4 Regarding Effluent Water."

Upon the roll call, the following Trustees voted:

Ayes: Trustees Fuentes, Hrejsa, Lazansky, Milenkovic, Savopoulos and White

Nays: None

Mayor Morelli declared the motion carried.

Trustee Fuentes moved, duly seconded by Trustee Savopoulos to pass and approve Ordinance 2016-05, "An Ordinance Amending Chapter 22, Section 22-76 Regarding the Sale of Steam or Water Vapor."

Upon the roll call, the following Trustees voted:

Ayes: Trustees Fuentes, Hrejsa, Lazansky, Milenkovic, Savopoulos and White

Nays: None

Mayor Morelli declared the motion carried.

Trustee Savopoulos moved, duly seconded by Trustee White to approve Resolution 01-2016, 'A Resolution Authorizing and Approving a Certain Agreement with Comcast for the Village of Stickney'

Upon the roll call, the following Trustees voted:

Ayes: Trustees Fuentes, Hrejsa, Lazansky, Milenkovic, Savopoulos and White

Nays: None

Mayor Morelli declared the motion carried.

Trustee Lazansky moved, duly seconded by Trustee Hrejsa to approve Resolution 02-2016, "A Resolution Authorizing and Approving a Certain Agreement with Gurtner Plumbing, Inc. for the Village of Stickney.

Upon the roll call, the following Trustees voted:

Ayes: Trustees Fuentes, Hrejsa, Lazansky, Milenkovic, Savopoulos and White

Nays: None

Mayor Morelli declared the motion carried.

The mayor introduced the next agenda item which was the discussion pertaining to Stickney vehicle sticker rates. None of the trustees addressed the subject. Trustee Lazansky stated that he did his homework and passed out all the information he gathered on what surrounding towns do. He said he had no real comment on it. The mayor remarked that that is the end of the comment for this item.

MAYOR'S REPORT: Gave New Year greetings.

CLERK'S REPORT: The clerk provided EPA notice information on two local businesses.

TRUSTEE'S REPORTS: Trustee Fuentes gave the fire department report for the month of December, 2015 as follows: Ambulance calls: 46; Mutual Aid Calls: 6; Service Calls: 6; Fire Calls: 9; Hazardous Condition Calls: 0; Motor Vehicle Accidents: 6; Working Fires: 0; Brush/Trash Fire Calls: 1; Car Fires: 1; Outside Equipment Fires: 2; Total calls for the month of December: 77; Total calls for 2015: 1074.

The total calls for 2015 were given. Ambulance calls: 640; Mutual Aid Calls: 154; Service Calls: 57; Fire Calls: 127; Hazardous Condition Calls: 13; Motor Vehicle Accidents: 59; Working Fires: 4; Brush/Trash Fire Calls: 9; Car Fires: 9; Outside Equipment Fires: 2; Total calls for the month of December: 77; Total calls for 2015: 1074.

Trustee Lazansky gave the police Ordinance Activity Report for the month of December, 2015. Ordinance Investigations: 150; Business License Investigations: 2; Violation Notices Issued: 2; Miscellaneous Details: 61; S.L.O. Tickets: 3; Parking Citations Issued: 1.

The police Yearly Ordinance Activity Report for all of 2015. Ordinance Investigations: 3885; Business License Investigations: 90; Violation Notices Issued: 147; Miscellaneous Details: 1927; S.L.O. Tickets: 25; Parking Citations Issued: 900; Tow Tags: 3.

Trustee Milenkovic informed us that he signed and returned the Intergovernmental Agreement with the City of Chicago for our membership in the Midway Noise Compatibility Commission. This allows us to get any money in the future for sound insulation in our homes and schools if it does become available. He reminded us to register our drones. They must be registered by February 19. Fines are up to \$27,500.00. It can be done at FAA.gov. Trustee Milenkovic mentioned that he and Trustee Savopoulos were meeting with our IT person this very afternoon. He was

working on our new server. Right now the files were being copied. That was expected to take up to 48 hours. The system will be shut down on Friday to continue the work.

Trustee Savopoulos mentioned that Cement Contractor Andreas was installing parking bumpers at the Eye Clinic on Harlem Avenue. The striping will be completed as well. There will be a total of eight parking spots.

Trustee White moved, duly seconded by Trustee Savopoulos to accept the Treasurer's Report for the month of August, 2015.

Upon the roll call, the following Trustees voted:

Ayes: Trustees Fuentes, Hrejsa, Lazansky, Milenkovic, Savopoulos and White

Nays: None

Mayor Morelli declared the motion carried.

DEPARTMENT REPORTS: Police Chief John Sladetz updated us on the 9-1-1 consolidation that the state has mandated. There has not been much progress on it. He will be attending the West Central Chiefs of Police meeting and plans on reaching out to others from surrounding areas. Unfortunately there seems to be significant apathy. Trustee Savopoulos introduced Chief Sladetz to Stanley Moore, the head of the Law Enforcement Division for the Commissioner of Cook County. He has some ideas. What we need is support around us. He will keep fighting to keep our dispatch center and avoid the consolidation. On a brighter note, they made 250 kids happy with their collection for Toy for Tots.

Public Works Supervisor Jeff Boyajian told everyone Happy New Year.

Fire Chief Larry Meyer informed us that one of his Deputy Chiefs retired on Monday. The week before one of the lieutenants resigned. There will be three firemen leaving for jobs in other locations. He said that he hires ten to twelve people per year because of the desire of these people to be full-time firefighters.

Treasurer Kurt Kasnicka reminded us that the administrative offices will be closed on January 18, for Martin Luther King Jr. Day. In addition, he informed us that on December 29, the village had disclosures that had to be filed with Cook County regarding their Debt Disclosure Ordinance. This is where we report on our debt, pension liability and taxes levied. The County then lists this information on the property tax bills that are sent out on February 1. Along with that, we have to file a pdf copy of our audit report later this month. Another thing that is new this year and next year is reporting of GASB no. 67 and 68. This is Governmental Accounting Standards Board. Number 67 is financial reporting for pension plans. It takes effect with pension plans with the fiscal year ending April 30, 2015. Number 68 requires governments providing defined benefit pensions to recognize their long-term obligation for pension benefits as a liability for the first time, and to more comprehensively and comparably measure the annual costs of pension benefits. This Number 68 takes effect for fiscal years ending April 30, 2016. There are new tables and life expectancies. What is going to happen is, the amount that the village has to contribute to the Police Pension Fund significantly increases next year.

Trustee Lazansky moved, duly seconded by Trustee White to convene into Closed Session at 7:26 p.m.

Discussion regarding the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body (5ILCS 120/2 (c)(1))

Upon the roll call, the following Trustees voted:

Ayes: Trustees Fuentes, Hrejsa, Lazansky, Milenkovic, Savopoulos and White

Nays: None

Mayor Morelli declared the motion carried.

Trustee Fuentes moved, duly seconded by Trustee White to reconvene into Regular Session at 8:04

Upon the roll call, the following Trustees voted:

Ayes: Trustees Fuentes, Hrejsa, Lazansky, Milenkovic, Savopoulos and White

Nays: None

Mayor Morelli declared the motion carried.

There being no further business, Trustee Lazansky moved, duly seconded by Trustee Savopoulos that the meeting be adjourned. Upon which the Board adopted the motion at 8:05 p.m.

Respectfully submitted,

Audrey McAdams, Village Clerk

Approved by me this of , 2016

Deborah E. Morelli, Village Mayor



MOTOR FUEL TAX
FOR DECEMBER, 2015
\$ 15,315.27

VENDOR WARRANT DETAIL

STICKNEY VILLAGE TREASURER OF

[Return Back](#)

Warrant/EFT#: EF 0007296

Fiscal Year: 2016

Issue Date: 01/06/16

Warrant Total: \$15,315.27

Warrant Status:

Agency	Contract	Invoice	Voucher	Agency Amount
494 - TRANSPORTATION			6MT002678	\$15,315.27

IOC Accounting Line Details

Fund	Agency	Organization	Appropriation	Object	Amount	Appropriation Name
0414	494	90	44910000	4491	\$15,315.27	DISTRB ITEMS: MUNICIPALITIES

Agency Contact Information

217-782-6496

[Click here for assistance with this screen.](#)



SALES TAX
FOR OCTOBER, 2015
\$37,182.47

VENDOR WARRANT DETAIL

STICKNEY VILLAGE
TREASURER

[Return Back](#)

Warrant/EFT#: EF 0007731

Fiscal Year: 2016

Issue Date: 01/07/16

Warrant Total: \$37,182.47

Warrant Status:

Agency	Contract	Invoice	Voucher	Agency Amount
492 - REVENUE		AG895703	6AG895703	\$37,182.47

IOC Accounting Line Details

Fund	Agency	Organization	Appropriation	Object	Amount	Appropriation Name
0189	492	27	44910055	4491	\$37,182.47	DISTRIBUTE MUNI/CNTY SALES TAX

Payment Voucher Description

Line	Text
1	IL DEPT. OF REVENUE AUTHORIZED THIS PAYMENT ON 01/06/2016
2	MUNICIPAL 1 % SHARE OF SALES TAX

RESOLUTION NO. 03-2016

**A RESOLUTION AUTHORIZING AND APPROVING A CERTAIN AGREEMENT WITH
KANE, MCKENNA AND ASSOCIATES, INC. FOR THE VILLAGE OF STICKNEY**

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 to promulgate rules and regulations that pertain to its government and affairs, and to review, interpret and amend its ordinances, rules and regulations; and

WHEREAS, tax increment financing ("TIF") assists local governments with spurring economic growth in blighted and/or deteriorating areas; and

WHEREAS, TIF districts increase jobs and retain existing jobs and businesses by attracting private developers and new businesses to deteriorating areas; and

WHEREAS, the Village President (the "President") and the Board of Trustees of the Village (the "Village Board" and with the President, the "Corporate Authorities") are committed to encouraging the development of the Village's economy; and

WHEREAS, the Corporate Authorities desire to create a TIF district within the Village; and

WHEREAS, the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*) (the "Act") mandates that the Village comply with certain guidelines to create a TIF district within the Village; and

WHEREAS, the Village recognizes the need for a third party vendor to provide TIF related services (the "Services") whereby the third party will, among other things, work with the Village to perform a financial options analysis of Village proposed TIF district properties, review TIF qualification factors for any proposed TIF district and prepare a TIF redevelopment plan; and

WHEREAS, Kane McKenna and Associates, Inc. ("Kane McKenna") has provided the Corporate Authorities with an agreement (the "Agreement"), attached hereto and incorporated herein as Exhibit A, setting forth such terms, covenants and conditions under which Kane McKenna will perform the Services for the Village; and

WHEREAS, the Corporate Authorities find that it is necessary for the effective administration of government that the Village execute, enter into and approve an agreement with terms substantially the same as the terms of the Agreement; 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 or her designee to enter into the Agreement with Kane McKenna to perform the Services in accordance with the terms of the Agreement and to take all steps necessary to carry out the terms of the Agreement and to ratify any steps taken to effectuate that goal.

SECTION 3: AUTHORIZATION. The Board hereby authorizes and directs the President or his or her 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 or her 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. To the extent that any requirement of bidding would be applicable, the same is hereby waived.

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.

PASSED this ____ day of _____, 2016.

AYES:

NAYS:

ABSENT:

ABSTENTION:

APPROVED by me this ____ day of _____, 2016.

Deborah Morelli, President

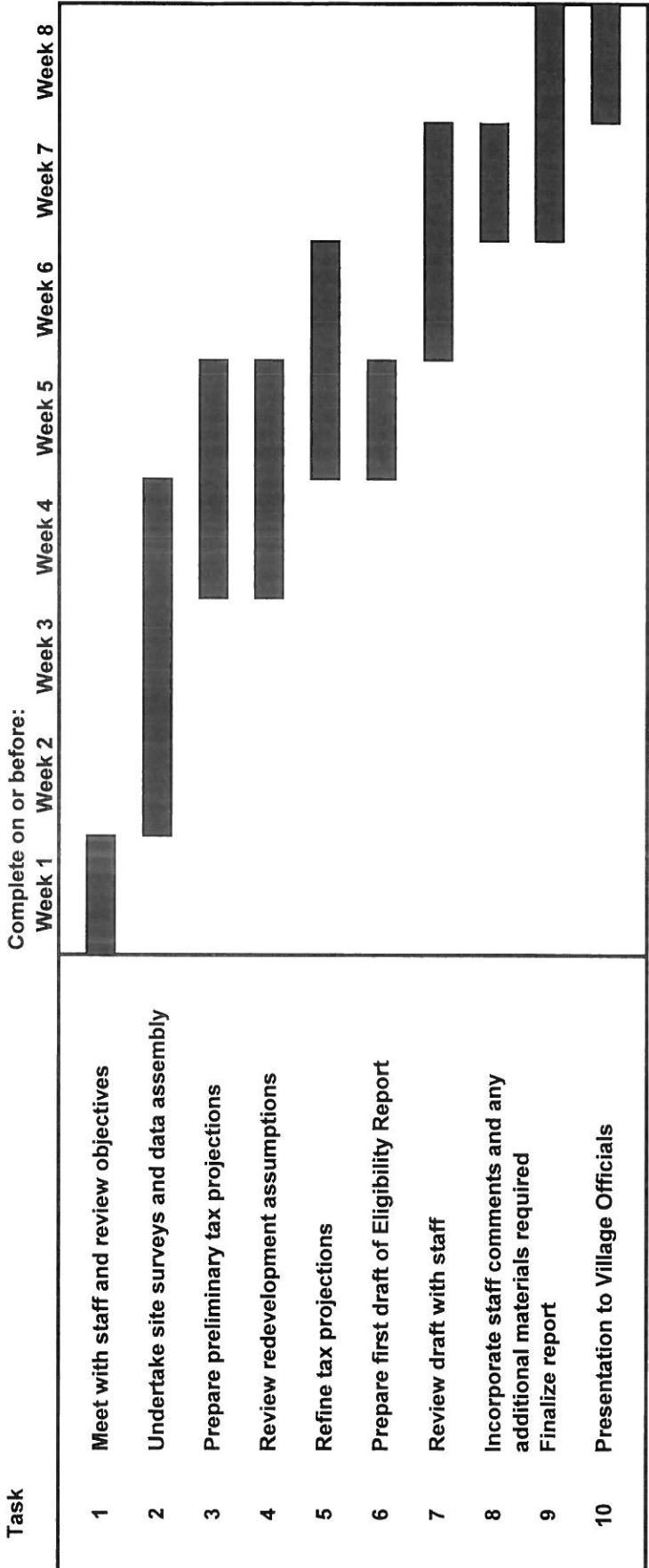
ATTESTED AND FILED in my
office this ____ day of
_____, 2016.

Audrey McAdams, Village Clerk

EXHIBIT A

Exhibit A

Kane, McKenna and Associates, Inc. Proposal
Village of Stickney
Estimated Schedule of Completion
Phase I - Eligibility Report*

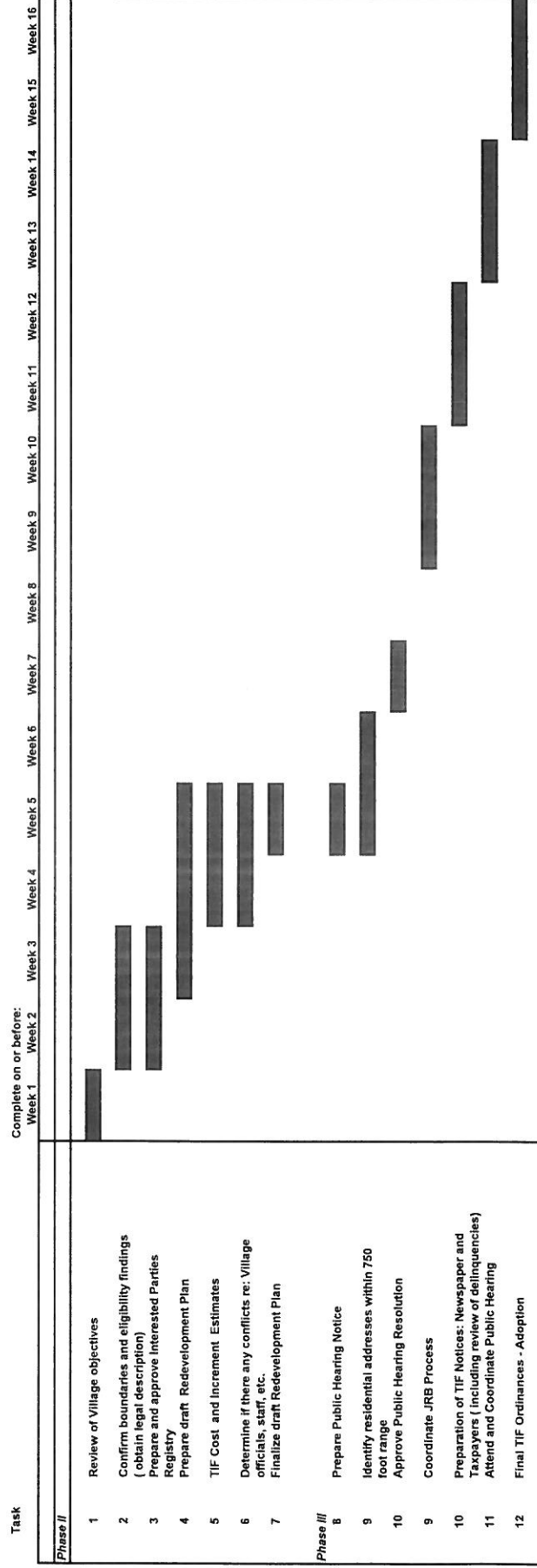


*To be done concurrently with Housing Impact Study (if needed)

Note: The Schedule may be modified based upon actual meeting schedules or Village direction.

Exhibit B

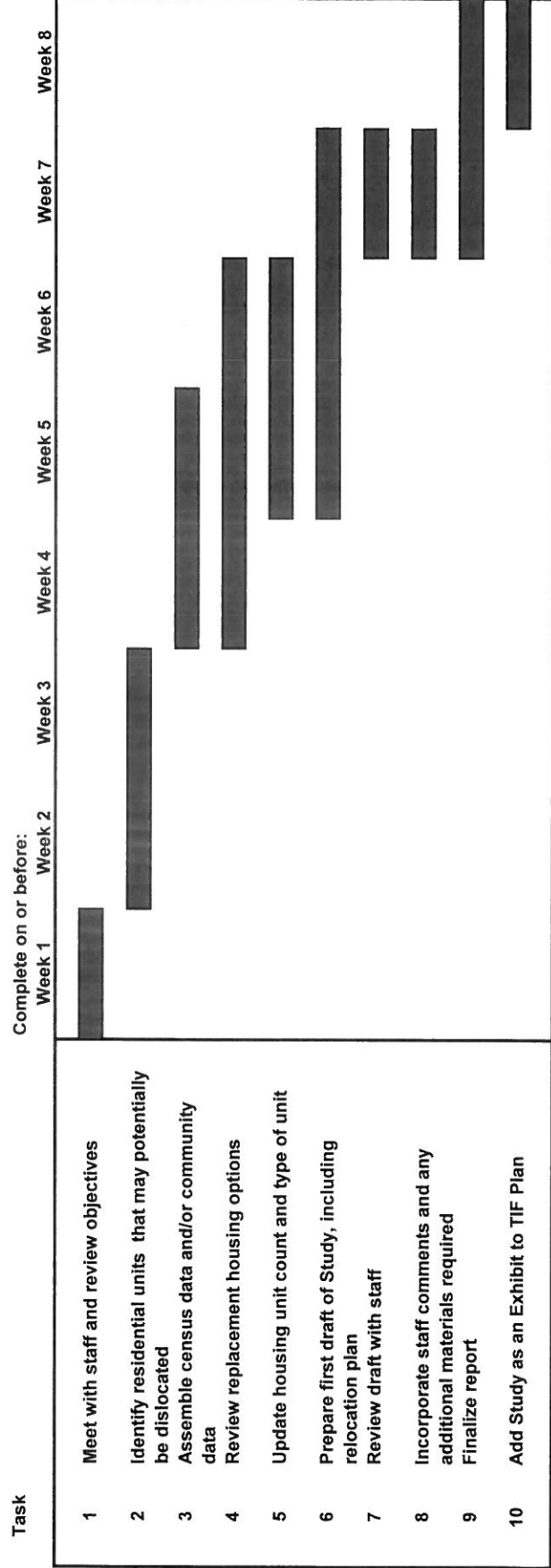
Kane, McKenna and Associates, Inc. Proposal
Village of Stickney
Estimated Schedule of Completion
Phase II - TIF Plan Development
Phase III - Public Participation



Disclaimer: TIF Timetable for Phase III is determined by state statute and cannot be modified by a municipality
Note: The Schedule may be modified based upon actual meeting schedules or Village direction. Add
Approximately 6 weeks to process to accommodate Housing Impact-related notice provisions
and Public Meeting requirements.

Exhibit C

Kane, McKenna and Associates, Inc. Proposal
Village of Stickney
Estimated Schedule of Completion
Phase I - Housing Impact Study*



*To be done concurrently with the Eligibility Report

Note: The Schedule may be modified based upon actual meeting schedules or Village direction.

January 11, 2016



Mr. Sam Savopoulos
Village Trustee
Village of Stickney
6533 Pershing Road
Stickney, Illinois 60402

Dear Trustee Savopoulos:

Pursuant to our discussions, Kane, McKenna and Associates, Inc. ("KMA") is prepared to assist the Village of Stickney (the "Village") in evaluating certain areas located within the Village in reference to economic development programs pertaining to the redevelopment and/or improvement of certain properties, such as Tax Increment Financing ("TIF"). Said areas are primarily located along the Pershing Road and Harlem Avenue corridors within the Village.

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

TASK 1: Prepare TIF Eligibility Reports (See Exhibits A – Timetable)

A. Inventory and Financial Options Analysis of Village Proposed TIF District Properties

- 1) The Consultant will assist the Village officials to determine and confirm likely boundaries of the proposed redevelopment areas based upon site visits, historic assessed value analysis and results of any analysis presently or previously undertaken by the Village. If available, Village officials may provide assistance relating to GIS maps, land use surveys, and sources of information relating to term of vacancy, utility service, etc.
- 2) Highlight and investigate preliminary "priority areas" as identified by the Village for redevelopment within each potential TIF District designation based upon the above analyses. Identify opportunities currently evident and ways to create opportunities where none may be apparent.
- 3) Review with the Village the potential pros and cons, costs and benefits, and advantages and disadvantages of viable funding options available, including, but not limited to, programs described below.

B. Recommendation of Financing Options for TIF District Designations

- 1) Provide advice and consultation related to appropriate incentive mechanisms or public financing techniques which could be applied to specific project areas within each of the proposed TIF Districts. Review "priority areas", based upon the Village's economic development objectives, located within the each proposed TIF District and how to address deficiencies existing within these locations.

Mr. Sam Savopoulos
Page Two
January 11, 2016



- 2) Determine which tool or combination of tools would be best suited to specific "priority" or other important areas, and how the forms of assistance can work with or against the other, for each TIF District.
- 3) In the event that certain local financing programs or economic development alternatives for redevelopment areas such as business districts (BD), special service areas (SSA), special assessment districts (SAD) or "hybrids" of such alternatives may be applicable, KM would identify the benefits and costs of programs and their condition for use (including State statutes which must be met) by the Village.

C. Review and Documentation of TIF Qualification Factors

- 1) Review with the Village the preliminary boundaries for each area, as well as initial redevelopment goals and objectives specific to the respective redevelopment areas. Boundary review may include "doughnut holes" of certain properties, multiple TIF District designations, or other options relating to Village goals.
- 2) Review the characteristics of each of the proposed TIF site(s) and adjacent properties in order to recommend precise proposed boundaries for a TIF District, and to assess the potential qualification factors (strengths and weaknesses) of any identified area in accordance with the provisions of Illinois law. Review would include site surveys, review of past plans and policy materials, discussions with Village officials and staff, site tours/examination, and County data pertaining to equalized assessed valuation, tax rate, and tax collection trends.
- 3) Prepare Preliminary TIF Qualification Report for the site(s) based upon the presence of eligibility factors required under Illinois law. KM will be available to discuss the findings with the Village prior to completing the report. Also provide advice with respect to making potential changes in the Village's comprehensive plan and zoning map to ensure consistencies with land uses proposed for the redevelopment districts.
- 4) Determine whether proposed costs and revenues to be incurred and/or generated from any proposed redevelopment project area(s) are reasonable, feasible and acceptable assumptions for the intended area to be developed.
- 5) Identify for the Village principal strategies for incentives and potential funding mechanisms based upon each potential redevelopment projects' ability to generate property, and/or other incremental taxes to cover anticipated costs and/or debt service requirements.

Mr. Sam Savopoulos
Page Three
January 11, 2016



TASK 2: Prepare TIF Redevelopment Plan (See Exhibits B and C – Timetable)

A. Prepare Resolutions of Intent and Interested Parties Registries

- 1) If applicable, assist the Village attorney to prepare resolutions of intent for the proposed TIF Districts.
- 2) Attend Village Board meeting to review the purpose of the resolutions of intent and respond to questions of officials and/or public.
- 3) Distribute resolutions to affected taxing districts per the requirements.
- 4) Village Board review and adoption documents and systems required to establish Interested Parties Registries for the proposed TIF Districts.

B. Preparation of TIF Redevelopment Plans

- 1) Revisit with the Village to finalize boundaries for each plan, as well as redevelopment goals and objectives for each.
- 2) Prepare draft TIF Redevelopment Plans for the areas based upon the presence of qualification factors required under Illinois law. The Consultant will be available to discuss the findings with the Village in meetings prior to completing each report.
- 3) Assist Village to prepare, refine and document the required redevelopment plan and project for each area to ensure that each meets the TIF eligibility criteria, and other requirements, pursuant to Illinois law.
- 4) In the event that other local financing programs or economic development alternatives may be applicable, KM would identify these programs and their conditions for use by the Village.
- 5) Prepare TIF Act required Housing Impact Study (HIS), if required for any of the proposed areas, as an exhibit to the TIF Plan.

C. Provide TIF Increment and Cost Projections

- 1) Assist Village officials to prepare preliminary feasibility analyses for potential redevelopment projects based upon projected incremental revenue (gross and net) and/or costs in order to summarize the potential funding advantages/ disadvantages of various strategies. Such projections will be prepared separately for each TIF component.

Mr. Sam Savopoulos
Page Four
January 11, 2016



- 2) Identify for the Village 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 a TIF and Special Service Area (SSA) uses are combined or overlap. Review funding mechanisms and priorities with Village officials.
- 4) Review with the Village pros and cons of funding solely public improvements or considering extraordinary cost and gap financing utilization of TIF funding.

D. Finalize Redevelopment Projects and Plans

- 1) In conjunction with Village officials, finalize TIF boundaries for each area, and assist in the process of preparation of legal descriptions which identify the boundaries for each of the redevelopment areas.
- 2) Subsequent to the review of the draft redevelopment plans by the Village Board, Village staff, and other taxing districts (if applicable), revise the redevelopment plan-related sections in order to add relevant comments and/or corrections.

E. Prepare Public Hearing (and Meeting) Notices

- 1) Assist Village attorney to prepare the public hearing resolutions and the TIF public notices.
- 2) Prepare mailings for affected 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 needed).

F. 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 officials to respond to JRB requests.
- 4) Assist Village attorney to prepare JRB resolutions relating to findings.

Mr. Sam Savopoulos
Page Five
January 11, 2016



G. Preparation of Notices

- 1) Identify taxpayers located within each TIF district and obtain mailing information from the County.
- 2) Assist Village officials in preparing mailings for taxpayers including review of delinquent taxpayers, and publication of related legal notices.
- 3) Identify residential units and taxpayers of record for TIF mailings related to 750 feet notice provisions.

H. 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 officials to meet all the requirements of Illinois law.

FEES FOR SERVICES

KM normally bills for services on an hourly fee basis for the services requested. We find this more prudent for the client – since the client can exercise control on KM attendance at meetings, involvement in certain implementation tasks, etc. We also believe that it is more prudent for KM because we can then budget our time and resources most appropriately. However, if we are required to quote fixed fees, those are set forth below. As required by the Village, KM is also prepared to demonstrate proof of insurance and financial reliability to ensure performance over the duration of the contract.

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

Hourly Rate Breakdown:

<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

Mr. Sam Savopoulos
Page Six
January 11, 2016



Depending on the final size of the proposed TIF District, hourly billings associated with Phase I are estimated to be in the range of \$7,500 to \$12,500. Phase II hourly billings are estimated to be in the range of \$20,000 to \$25,000 (depending on tasks that can and would be handled by KMA and/or Village). In the event that a Housing Impact Study is required in connection with the proposed TIF District analysis, hourly billing are estimated in the range of \$7,500 to \$10,500. The Housing Impact Study may be necessary depending upon the number of potentially affected residential units within the boundaries of the proposed Project area, per the TIF Act. No study would be conducted if not required by the TIF Act.

Out of pocket expenses would not include: Certified and other mailing costs, legal description, and newspaper notice/publication costs – these amounts are to be paid by the Village separately.

The effective date of this Agreement shall be January 20, 2016 regardless of its actual date of execution. 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 Project.

Sincerely,

Philip R. McKenna
President

Senior Vice President

AGREED TO:

Philip R. McKenna, President
Kane, McKenna and Associates, Inc.

1-11-16
Date

Village of Stickney

Date

RESOLUTION NO. 04-2016

**A RESOLUTION AMENDING A CERTAIN RETIREMENT PLAN FOR THE VILLAGE OF
STICKNEY**

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 to promulgate rules and regulations that pertain to its government and affairs, and to review, interpret and amend its ordinances, rules and regulations; and

WHEREAS, the Village previously adopted a deferred compensation plan to be managed by Security Benefit ("Security Benefit") known as the Village of Stickney, IL 457 Plan (the "457 Plan"), for the benefit of Village employees; and

WHEREAS, the 457 Plan is a retirement plan, which allows certain government employees to defer compensation on a pre-tax basis through payroll deductions and allows those employees to defer certain taxes until the assets are withdrawn; and

WHEREAS, Security Benefit has provided the Village with certain amendments to the existing 457 Plan, (collectively, the "Adoption Agreement"), attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the Village President (the "President") and the Board of Trustees of the Village (the "Village Board" and with the President, the "Corporate Authorities") have determined that it is advisable, necessary and in the best interests of the Village and its employees to enter into the Adoption Agreement to amend the 457 Plan; 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 amend the 457 Plan consistent with the Adoption Agreement, authorize the President or his or her designee to enter into and approve the Adoption Agreement, further authorize the President or his or her designee to take all steps necessary to carry out the terms of the Adoption Agreement and ratify any steps taken to effectuate those goals.

SECTION 3: AUTHORIZATION. The Board hereby authorizes and directs the President or his or her designee to authorize, enter into and approve the Adoption 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 or her designee to execute the Adoption 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. To the extent that any requirement of bidding would be applicable, the same is hereby waived.

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.

(REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

PASSED this ____ day of _____, 2016.

AYES:

NAYS:

ABSENT:

ABSTENTION:

APPROVED by me this ____ day of _____, 2016.

Deborah Morelli, President

ATTESTED AND FILED in my
office this ____ day of
_____, 2016.

Audrey McAdams, Village Clerk

EXHIBIT A