

ORDINANCE NO. 532

**AN ORDINANCE APPROVING AGREEMENT WITH  
CONSULTANTS FOR CITY OF LEROY FIRST TAX  
INCREMENT FINANCE DISTRICT**

---

ADOPTED BY THE CITY COUNCIL OF THE CITY OF LEROY THIS 21st DAY OF  
February, **1994**.

PRESENTED: February 21, 1994

PASSED: February 21, 1994

APPROVED: February 21, 1994

RECORDED: February 21, 1994

PUBLISHED: February 21, 1994

**In Pamphlet Form**

Voting "Aye" 5

Voting "Nay" 0

---

The undersigned being the duly qualified and acting City Clerk of the City of LeRoy does hereby certify that this document constitutes the publication in pamphlet form, in connection with and pursuant to Section 1-2-4 of the Illinois Municipal Code, of the above-captioned ordinance and that such ordinance was presented, passed, approved, recorded and published as above stated.

**(SEAL)**

X *Jeanita Daigley*  
City Clerk of the City of LeRoy,  
McLean County, Illinois

Dated: February 21, 1994

**AN ORDINANCE APPROVING AGREEMENT WITH  
CONSULTANTS FOR CITY OF LEROY FIRST TAX  
INCREMENT FINANCE DISTRICT**

WHEREAS, the Mayor and City Council of the City of LeRoy, McLean County, Illinois, an Illinois municipal corporation, have reviewed the proposed CONSULTANTS AGREEMENT as set forth in Exhibit "A" attached to this ordinance, regarding consulting services to be provided in connection with the City of LeRoy First Tax Increment Finance District; and

WHEREAS, the Mayor and City Council of the City of LeRoy find it to be in the best interests of the City to enter into the aforesaid agreement,

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of LeRoy, Illinois, in lawful meeting assembled, as follows:

Section 1. The proposed CONSULTANTS AGREEMENT, as described in the aforesaid contract, a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference, is hereby approved.

Section 2. The Mayor and City Clerk of the City of LeRoy are hereby directed and authorized to execute the original agreement, conforming with the copy attached hereto, and several copies as may reasonably be required, retaining a signed copy of the contract for the City.

Section 3. This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as required by law.

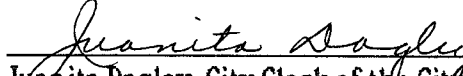
Aldermen elected: 6

Aldermen present: 5


AYES: Randy Zimmerman, Lois Parkin, Ronnie Litherland, Patrick Beaty,  
David McClelland

NAYS: None

ABSENT: Robert D. Johnson

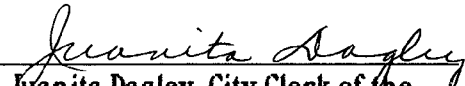
  
Juanita Dagley, City Clerk of the City  
of LeRoy, Illinois

Approved by the Mayor of the City of LeRoy, Illinois this 21st day of  
February 21, 1994.

  
\_\_\_\_\_  
Jerry C. Davis, Mayor of the City of  
LeRoy, Illinois

Attest:

(seal)

  
\_\_\_\_\_  
Juanita Dagley, City Clerk of the  
City of LeRoy, Illinois

KANE, MCKENNA AND ASSOCIATES, INC.

150 NORTH WACKER DRIVE SUITE 1600 CHICAGO, ILLINOIS 60606 (312) 444-1702 FAX NO.: (312) 444-9052

December 21, 1993

Hon. Jerry Davis  
Mayor  
City of LeRoy  
602 East Center  
LeRoy, Illinois 61752

Dear Mayor Davis:

Pursuant to our recent discussions, Kane, McKenna and Associates, Inc. offers this proposal to continue to provide services to the City of LeRoy (the "CITY") with regard to the CITY's Tax Increment Finance (TIF) districts.

The CONSULTANT proposes to provide the CITY with services related to the ongoing administration of the CITY's TIF districts. The CONSULTANT also proposes to provide services, as required, to assist the CITY to review and structure incentive packages for new private development proposals.

The CONSULTANT will provide services including:

- I. Assist the CITY in meeting all State of Illinois regulations and requirements pertaining to the establishment and operation of the CITY's state sales tax TIF district, including:
  - A. Submission of proper documentation for any revisions to the TIF district that might be undertaken from time to time by the CITY.
  - B. Preparation and submission of all certifications and opinions from the CITY's counsel required in connection with the TIF reporting process.
  - C. Review for submission the required list of businesses within the TIF district.

These services will be conducted in a manner geared to protect the status of the CITY's state sales tax TIF.

Honorable Jerry Davis

Page two

December 21, 1993

- II. Prepare a report on the outstanding obligations under the various redevelopment agreements entered into between the CITY and private developers.
  - A. Work with private developers to obtain documentation of eligible costs and the annual amount of incremental sales and property taxes generated by the development projects.
  - B. Prepare a report to the CITY showing the amount due under each outstanding redevelopment agreement.
  
- III. Advise the CITY, as called upon, regarding the operation and management of the TIF district in a manner consistent with state law, services include:
  - A. Evaluation of various strategies aimed at achieving the CITY's goals of packaging public funding for certain public improvements and/or to induce private investment within the CITY's TIF districts.
  - B. Advise the CITY regarding the most economical and efficient methods for financing public improvements and/or development inducement packages as a means to promote redevelopment within the TIF districts.
  - C. Analyze, for the CITY, developer or corporate requests for TIF/public assistance and make recommendations regarding their merit. This analysis will evaluate the need for public assistance, the amount, if any, that should be considered, the projected amount of incremental taxes the project might generate, and the preparation of alternative public financing structures available to the CITY.

Honorable Jerry Davis  
Page three  
December 21, 1993

**COMPENSATION FOR SERVICES**

The CITY will be billed monthly for services provided by the CONSULTANT\* according to the following hourly rates:

<b><u>Personnel</u></b>	<b><u>Hourly Rates</u></b>
Principal	\$85.00/Hour
Officers	\$75.00/Hour
Associate	\$65.00/Hour
Administrative	\$15.00/Hour

All hourly fees are subject to an overhead rate of 75% to cover all other expenses of doing business including rent and utilities, computers and equipment, employee fringe benefits, supplies and postage. Expenses for travel outside the Chicago metropolitan area, if any, will be billed separately.

The CONSULTANT shall have the right to retain any subcontractors considered necessary to expedite the services described herein, provided that such subcontractors shall be paid solely from the CONSULTANT's compensation as set forth above and the CITY shall have no responsibility for payment to such subcontractors retained by the CONSULTANT.

This Agreement shall expire one year from the date of authorization by the CITY. All information developed by the CONSULTANT on behalf of the CITY will remain the property of the CITY and must be returned by the CONSULTANT upon the expiration of this Agreement if the Agreement is not extended.

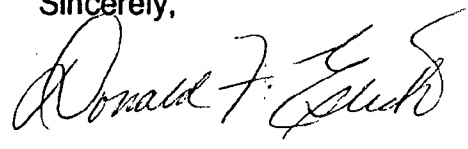
\* The billing schedule shall be subject, however, to the following limits provided, however, that the City understands that the time and costs of CONSULTANT's services is similarly limited:

- a) Payments shall not exceed \$3,000.00 for services rendered under Section I;
- b) Payments shall not exceed \$10,000.00 for services rendered under Section II;  
and
- c) Payments shall not exceed \$10,000.00 for services rendered under Section III

Honorable Jerry Davis  
Page four  
December 21, 1993

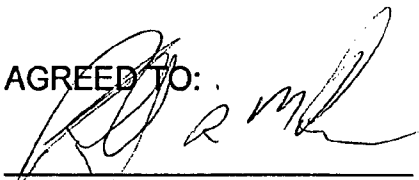
Please indicate your acceptance of this Agreement by signing the original and the copy; retain the copy for your files and return the original to us.

Sincerely,



Donald F. Eslick  
Vice President

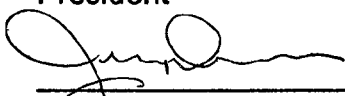
AGREED TO:



Philip R. McKenna  
President

12-21-93

\_\_\_\_\_  
Date



Honorable Jerry Davis  
Mayor

\_\_\_\_\_  
Date

DFE/ycw  
ryleroy.crh

**CERTIFICATE**

I, **Juanita Dagley**, certify that I am the duly elected and acting municipal clerk of the **City of LeRoy**, of **McLean** County, Illinois.

I further certify that on \_\_\_\_\_ February 21 \_\_\_\_\_, **1994**, the Corporate Authorities of such municipality passed and approved Ordinance No. \_\_\_\_\_ 532 \_\_\_\_\_, entitled:

**AN ORDINANCE APPROVING AGREEMENT WITH  
CONSULTANTS FOR CITY OF LEROY FIRST TAX  
INCREMENT FINANCE DISTRICT,**

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. \_\_\_\_\_ 532 \_\_\_\_\_, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted at the municipal building, commencing on \_\_\_\_\_ February 21 \_\_\_\_\_, **1994**, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

Dated at LeRoy, Illinois, this 21st day of \_\_\_\_\_ February \_\_\_\_\_, **1994**.

**(SEAL)**

\_\_\_\_\_  
*Juanita Dagley*  
Municipal Clerk



STATE OF ILLINOIS    )  
                          ) SS:  
COUNTY OF McLEAN    )

I, Juanita Dagley, do hereby certify that I am the duly qualified and acting City Clerk of the City of LeRoy, McLean County, Illinois, and as such City Clerk that I am the keeper of the records and files of the Mayor and the City Council of said City.

I do further certify that the foregoing is a true, correct and complete copy of an ordinance entitled:

**AN ORDINANCE APPROVING AGREEMENT WITH  
CONSULTANTS FOR CITY OF LEROY FIRST TAX  
INCREMENT FINANCE DISTRICT.**

I do further certify said ordinance was adopted by the City Council of the City of LeRoy at a regular meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 1994, and prior to the making of this certificate the said ordinance was spread at length upon the permanent records of said City where it now appears and remains as a faithful record of said ordinance in the record books.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1994.

X \_\_\_\_\_  
City Clerk

(SEAL)