



# Village of La Grange Park

## REQUEST FOR PROPOSALS – ADDENDUM 1

### Tax Increment Financing Consultant Services

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#### QUESTIONS & RESPONSES

- 1. The Scope of Services appears to involve technical services to help La Grange Park decide whether to pursue establishing one or more TIF districts. Is this the general intent of the RFP?**

Yes. Further details are provided in response to Questions 2 and 3 below.

- 2. The Appendix includes 3 subareas comprised of a total of 5 areas. It appears that 2 of those 5 areas are contiguous which makes a total of 4 non-contiguous areas. Given that TIF districts must be contiguous, does the Village want 4 eligibility reconnaissance studies to be conducted under this scope of services?**

That is correct - two of the areas identified are contiguous (31<sup>st</sup> Street Central and Barnsdale Industrial Corridor) and one property (located at the northeast corner of the intersection of 31<sup>st</sup> Street and Barnsdale) is included in both areas. The reason the Village defined them as two distinct areas is due to their use classification. The uses along 31<sup>st</sup> Street are commercial in nature (retail/service) and the uses along the Barnsdale Corridor are industrial in nature (light manufacturing, warehousing and distribution). As a result, the Village believed it made sense to evaluate them as separate areas. However, since we are looking for the consultant to recommend the appropriate boundaries for a TIF District (if applicable), your findings may demonstrate that it makes sense to combine the two areas.

The Village would like the feasibility of each of the areas evaluated. Since the Village has never implemented a TIF before and our commercial and industrial areas are relatively small in nature, we feel it's important to evaluate each of them. While it is unlikely that we would proceed with implementing a TIF in each of the areas at the same time, evaluating them all will help the Village determine which areas are likely to benefit the most significantly through the use of a TIF.

- 3. Since the three areas considered for TIF districts are not contiguous, it is very unlikely they could be joined together in one TIF district. Thus, three separate districts would be needed if the Village wanted to use TIF financing in each area. Would the Village like the consultant to provide a cost estimate for the technical work involved in establishing each of the three potential TIF districts?**

Yes, similar to our response to Question #2 above, the Village is not likely to proceed with establishing a TIF District in all the identified areas, but we are looking for our consultant to help us determine in which area(s) it would be most beneficial. The cost estimate provided should include the costs associated with evaluating all of the areas, but does not necessarily need to be individually broken down by area.

- 4. Under the scope of services there are several bullets that are clear discreet tasks (#1, 2, 4 and 7). These tasks are readily understandable and can be budgeted under the “not to exceed” requirements of the RFP. However, bullets #3, 5, and 6 are not as clear in terms of the depth of analysis required and**

**information available. Can the Village provide further information about what they are seeking? Alternatively, can a response provide less specific scope language and fee estimate ranges for these more ambiguous tasks?**

*FROM RFP*

- *Provide a costs/benefit analysis illustrating how the Village can maximize incremental financial benefit relative to the cost for each recommended TIF district.*

The Village is hoping that the consultant will be able to provide revenue projections (however preliminary) to assist the Village in determining what geographic area(s) would benefit the most from implementation of a TIF District. If it's not clear at this time what the time/costs associated with preparing these projections would be, providing a range for the fee associated with this portion of the project would be acceptable.

- *Identify and recommend the most economical TIF or public financing strategies and or complementary alternatives to TIF. Prepare estimates of potential tax increment financing revenues and supportable public debt. Review costs associated with development/redevelopment. Prepare assessments of impact on affected taxing districts. Prepare TIF Eligibility Reports, TIF Redevelopment Plans and Projects, and applicable housing studies in accordance with all statutory definitions, conditions and requirements. Provide file documentation to assure proper support of eligibility findings.*

Some of the items listed above may be more appropriate to complete as part of establishing a TIF Redevelopment Project Area and it may be preliminary to identify costs associated with these services at this time. For those items that you as a consultant recommend are more appropriate to address at a later date, please note that in your response. Alternatively, providing a general range for the costs associated with these services would also be acceptable.

- *Attend 1-2 public meetings as necessary to present and discuss findings.*

The Village anticipates distributing the results of the Feasibility Study to the Village Board for their review and discussion at a regularly scheduled Village Board Work Session. We would like the consultant to attend the meeting and provide a brief overview of the study results and be available to answer any questions the Village Board or staff may have at the time. It is difficult to estimate how long the meeting will last or if the Village Board will request to discuss the findings with the consultant at a subsequent meeting. If you prefer to provide a separate hourly rate for the cost to attend/participate in the public meeting(s), that would be acceptable.

**5. The value/benefit of TIF district financing depends on the incremental revenue that would result from a particular district? Would the Village like the consultant to provide revenue projections for each, or any, of the potential TIF districts?**

Yes, all of them. The Village is hoping that the consultant will be able to provide revenue projections (however preliminary) to assist the Village in determining what geographic area(s) would benefit the most from implementation of a TIF District (see response to Question #4 above – first bullet point).