

June 27, 2018

**AUTHORIZE A NEW AGREEMENT WITH JOHNSON RESEARCH GROUP, INC.  
FOR CONSULTING SERVICES ON TAX INCREMENT FINANCING (TIF) FUNDING  
FOR THE CAPITAL IMPROVEMENT PROGRAM**

**THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:**

Authorize a new agreement with Johnson Research Group, Inc. to provide TIF consulting services to the Department of Capital Planning and Construction at a not-to-exceed cost of \$600,000 for the three (3) year term. Vendor was selected on a competitive basis pursuant to Board Rule 7-2. A written agreement for Vendor's services is currently being negotiated. No services shall be provided by Vendor and no payment shall be made to Vendor prior to the execution of their written agreement. The authority granted herein shall automatically rescind in the event a written agreement is not executed within 90 days of the date of this Board Report. Information pertinent to this agreement is stated below.

Contract Administrator : Barnes, Miss Allison V / 773-553-3241

CPOR Number : 18-0511-CPOR-1938

**VENDOR:**

- 1) Vendor # 30433  
JOHNSON RESEARCH GROUP, INC.  
343 S. DEARBORN STREET  
CHICAGO, IL 60604

Ann Moroney  
312 235-0130

Ownership - 100 %

**USER INFORMATION :**

Contact:

12150 - Capital/Operations - City Wide

42 West Madison Street

Chicago, IL 60602

Christlieb, Mr. Robert M.

773-553-2900

**TERM:**

The term of this agreement shall commence on July 1, 2018 and shall end on June 30, 2021. This agreement shall have three (3) options to renew for periods of 1 year each.

**EARLY TERMINATION RIGHT:**

The Board shall have the right to terminate this agreement with 30 days written notice.

**SCOPE OF SERVICES:**

Vendor will serve as a special advisor to the Deputy Chief Facilities Officer to develop a strategy with the Chicago Department of Planning and Development and the Chicago Department of Finance on tax increment financing (TIF) initiatives to support the Capital Improvement Program (CIP). Vendor will focus on preparing detailed financial analyses of available TIF revenues for each TIF district, assessing TIF funding strategies, negotiating financial commitments with the City, reviewing appropriate school sites for TIF eligibility, consulting on written agreements with the City to formalize a revenue stream for funding of the CIP, and supporting the issuance of bonds from TIF revenues. Vendor will also develop strategies to coordinate aspects of the program, advise the Deputy Chief Facilities Officer on alternative TIF strategies, present creative approaches for additional funding opportunities, and provide long-range planning assistance to the Deputy Chief Facilities Officer. Vendor will also conduct financial feasibility studies in specific TIF districts to verify future projections of available tax increment revenues as necessary.

**DELIVERABLES:**

Vendor will provide the following deliverables:

Monthly project reports, database of TIF revenues and potential revenue opportunities from existing TIF districts, a database of schools in or adjacent to TIF's, an updated funding matrix for the capital improvement program and other TIF agreements, feasibility analyses, and strategic planning documents, all as requested by the Deputy Chief Facilities Officer.

**OUTCOMES:**

Vendor's services will result in revenue for the CIP to help build new schools and additions and undertake major renovations. To date, the vendor has helped negotiate \$900 million in intergovernmental agreements with the City of Chicago to support capital improvement projects.

**COMPENSATION:**

Vendor shall be paid based on the rates specified in the contract. Estimated annual costs for the 3 year term are set forth below:

\$200,000 FY19  
\$200,000 FY20  
\$200,000 FY21

**REIMBURSABLE EXPENSES:**

Vendor shall be reimbursed for the following expenses:

Report preparation expenses, and copying charges agreed to in advance by the Deputy Chief Facilities Officer. The total compensation amount reflected herein is inclusive of all reimbursable expenses.

**AUTHORIZATION:**

Authorize the General Counsel to include other relevant terms and conditions in the written agreement. Authorize the President and Secretary to execute the agreement. Authorize the Deputy Chief Facilities Officer to execute all ancillary documents required to administer or effectuate this agreement.

**AFFIRMATIVE ACTION:**

Pursuant to the Remedial Program for Minority and Women-Owned Business Enterprise Participation in Goods and Services contracts (M/WBE Program), this contract is in full compliance with the Business Diversity goals of 30% MBE and 7 % WBE as the Prime vendor is 100% WBE.

In addition, the vendor has scheduled the follow firms: Total MBE:

Applied Real Estate Analysis, Inc.  
914 South Wabash Ave,  
Chicago, IL 60605

Prado & Renteria  
1837 South Michigan Avenue  
Chicago, IL 60616-1601

Shree Ganesha Inc Dba Print X-Press  
311 South Wacker Drive  
Chicago, IL 60606

**LSC REVIEW:**

Local School Council approval is not applicable to this report.

**FINANCIAL:**

Various Capital Funds  
Capital Planning, Unit 12150

\$200,000 FY19  
\$200,000 FY20  
\$200,000 FY21

Future year funding is contingent upon budget appropriation and approval.

**CFDA#:** Not Applicable

**GENERAL CONDITIONS:**

Inspector General - Each party to the agreement shall acknowledge that, in accordance with 105 ILCS 5/34-13.1, the Inspector General of the Chicago Board of Education has the authority to conduct certain investigations and that the Inspector General shall have access to all information and personnel necessary to conduct those investigations.

Conflicts - The agreement shall not be legally binding on the Board if entered into in violation of the provisions of 105 ILCS 5/34-21.3 which restricts the employment of, or the letting of contracts to, former Board members during the one year period following expiration or other termination of their terms of office.

Indebtedness - The Board's Indebtedness Policy adopted June 26, 1996 (96-0626-PO3), as amended from time to time, shall be incorporated into and made a part of the agreement.

Ethics - The Board's Ethics Code adopted May 25, 2011 (11-0525-PO2), as amended from time to time, shall be incorporated into and made a part of the agreement.

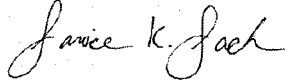
Contingent Liability - The agreement shall contain the clause that any expenditure beyond the current fiscal year is deemed a contingent liability, subject to appropriation in the subsequent fiscal year budget(s).

Approved for Consideration:



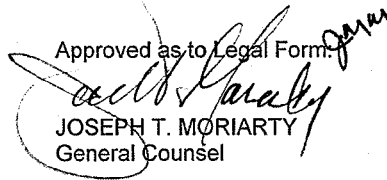
JONATHAN MAPLES  
Chief Procurement Officer

Approved:



JANICE K. JACKSON  
Chief Executive Officer

Approved as to Legal Form:



JOSEPH T. MORIARTY  
General Counsel