

AUTHORIZE THE FIRST AND SECOND RENEWAL AGREEMENT WITH JOHNSON RESEARCH GROUP, INC. FOR TAX INCREMENT FINANCING (TIF) FUNDING FOR THE CAPITAL IMPROVEMENT PROGRAM

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Authorize the first and second renewal agreement with Johnson Research Group, Inc. to provide Tax Increment Financing (TIF) for the Capital Improvement Program to the Department of Capital Planning and Construction at a not-to-exceed estimated annual cost of \$200,000 for this option period. A written document exercising this option is currently being negotiated. No payment shall be made to Johnson Research Group, Inc. during the option period prior to execution of the written document. The authority granted herein shall automatically rescind in the event a written document is not executed within 90 days of the date of this Board Report. Information pertinent to this option is stated below.

VENDOR:

- 1) Vendor # 30433
JOHNSON RESEARCH GROUP, INC.
914 S. Wabash Ave
CHICAGO, IL 60605

Ann Moroney
312 235-0130

Ownership - 100 %

USER INFORMATION :

Project 11860 - Facility Operations & Maintenance
Manager: 42 West Madison Street
Chicago, IL 60602
Dye, Ms. Venguanette
773-553-2960

ORIGINAL AGREEMENT:

The original Agreement authorized by Board Report 18-0627-PR8 in the amount of \$400,000 is for a term commencing July 1, 2018 and ending June 30, 2021 with the Board having three (3) option(s) to renew for one (1) year term(s). The original agreement was awarded on a competitive basis pursuant to former Board Rule 7-2.

OPTION PERIOD:

The term of this agreement is being renewed for two (2) years commencing July 1, 2021 and ending June 30, 2023.

OPTION PERIODS REMAINING:

There is one (1) option period for one (1) year remaining.

SCOPE OF SERVICES:

Vendor will continue to provide advisory services to the Department of Capital Planning and Construction 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 continue to provide assistance with developing strategies to coordinate aspects of the program, advise Executive Director of Capital Planning and Construction on alternative TIF strategies, present creative approaches for additional funding opportunities, and provide long-range planning assistance to the Executive Director of Capital Planning. Vendor will also continue to conduct financial feasibility studies in specific TIF districts to verify future projections of available tax increment revenues as necessary.

DELIVERABLES:

Vendor will continue to provide 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, and updated funding matrix for the capital improvement program and other TIF agreements, feasibility analyses, and strategic planning documents, all as requested by the Executive Director of Capital Planning and Construction.

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 over \$900 million in intergovernmental agreements with the City of Chicago to support capital improvements projects.

COMPENSATION:

Vendor shall be paid during this option period as follows:

Not-To-Exceed \$200,000 FY22

Not-To-Exceed \$200,000 FY23

AUTHORIZATION:

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

LSC REVIEW:

Local School Council approval is not applicable to this report

FINANCIAL:

Various Capital Funds

Unit 12150

FY22 NTE \$200,000

FY23 NTE \$200,000

Not to exceed \$400,000 for the two (2) year term.

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.

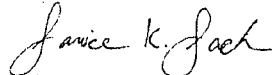
Contingent Liability - The agreement shall contain the clause that any expenditure beyond the current fiscal year is deemed a contingent liability, subject to appropriation in the subsequent fiscal year budget(s).

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