

CITY OF AURORA  
18 FEB -5 AM 9:46  
FINANCE

January 30, 2018

Mr. Martin S. Lyons  
Chief Financial Officer  
City of Aurora  
44 East Downer Place  
Aurora, Illinois 60507

**RE: Business District Program Implementation – Yorkshire Plaza TIF – Aurora, Illinois**

Dear Mr. Lyons:

Pursuant to our discussions, Kane, McKenna and Associates, Inc. (the “Consultant”), is prepared to assist the City of Aurora (the “City”) for purposes of redevelopment of certain property located within the City and located at the intersection of Route 59 and New York Street in reference to sales tax sharing assistance, potential business district designation or related economic development programs. Services for projects/assignments associated with this location will be referred to herein as the “Project.”

Consultant will provide the following professional services on behalf of the City:

**BUSINESS DISTRICT DESIGNATION**

The Consultant would undertake the services described below.

- 1) Assist the City in investigating the desirability and feasibility of creating a Business District (the “BD”) and funding for the Project.
- 2) Review the characteristics of the Project site in order to recommend the specific boundaries of any appropriate area or related economic development programs, and to assess the potential qualification factors (strengths and weaknesses) of any identified area under Illinois law.
- 3) Prepare an Eligibility Report which reviews definitive boundaries for a potential BD, if the area can qualify for such designation.
- 4) In the event that other local financing programs or economic development tools are complimentary to the BD, KMA will identify programs and a strategy for implementing them and any conditions for their use in connection with the Project.



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- 5) Prepare a BD plan which includes:
  - A statement of redevelopment goals and objectives.
  - Examination of BD qualification factors and presentation or rationale for basis under which the BD is to be justified under
  - A statement of eligible redevelopment activities.
  - Presentation of estimated costs for the redevelopment projects contemplated for implementation under the plan.
  - A detailed discussion of impediments to the successful redevelopment of the project area and measures the City could undertake to eliminate such barriers so to promote economic revitalization of the project area.
- 6) As necessary, assist the City by participating in required community meetings or public hearings, as well as helping to insure preparation and execution of property notification as required for all meetings.
- 7) As necessary, assist the City in participating in meetings with all interested and affected parties. KMA will assist the City to follow the procedures for such gatherings as required by State law.
- 8) Work with the City's counsel to meet all the requirements of appropriate law so to insure proper establishment of the BD.
- 9) Assist City's counsel in preparation of the appropriate Ordinances required for adoption of the redevelopment plan and project.
- 10) Assist City to establish and maintain complete documentation files to assure proper support of eligibility findings in order to support legal standing for establishment of the BD.



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**COMPENSATION FOR SERVICES**

The Consultant shall bill the Client monthly according to the following hourly rates:

<u>Personnel</u>	<u>Hourly Rate</u>
Chairman/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

Project billings are expected to be in the range of \$8,500 to \$12,500, dependent upon the number of meetings to be scheduled or attended as part of the designation process.


Newspaper publications, legal description preparation, and any large mailings are not included in this estimate.

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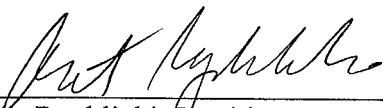


If the terms of this Agreement are acceptable to you, please execute both copies and return one of them to us. We look forward to working with you.

Sincerely,

  
Robert Rychlicki  
President

AGREED TO:

  
\_\_\_\_\_  
Robert Rychlicki, President  
Kane, McKenna and Associates, Inc.

1/30/18  
\_\_\_\_\_  
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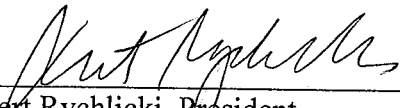


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