



City of East Moline Committee of the Whole

City Council Chambers
915 16th Avenue
East Moline, IL 61244

DATE: MONDAY, June 6th, 2016

TIME: Immediately Following the Regular Council Meeting

1	Upgrade Radio Systems	Lambrecht
2	Vehicle Replacement - 1 Ton Dump with Plow	Lambrecht
3	Amend Liquor Ordinance Sec. 3-7-24	Lee
4	Downtown TIF District Amendment Study	Petersen
5	New Officer Hire	Reynolds
6	2016 Pavement Marking Program	Kammler



COMMITTEE OF THE WHOLE

Title Upgrade Radio Systems

Date: 06/06/2016

Agenda Item #1 Presented By: Lambrecht

Description:

The Maintenance Services Dept. needs to upgrade the radio system to the P25. These radios will work on the present system plus work on the new P25 Network the Cities are working on. Harris is the only radio manufacturer that has a radio that will work on both systems. Secondly Harris has a trade in program going on now that will give you a couple of hundred dollars per old radio traded in. The radios need to be dual mode P25 700/800MHz and EDACS 800MHz EDACS for now and through the transition the P25 Trunking after, Harris is the only manufacturer that has a unit capable of doing both modes. Having radios with both modes of operation at the same time allows our department to easily migrate from one system to the other with a push of a System Button, from one system to the other, saving time, labor, loss of interoperability within the department and other agencies as radios are changed out. Our current radios are no longer supported or serviceable, We need to have radios that can talk on EDACS 800Mhz until that migration for the entire Quad Cities is completed.

FINANCIAL

Is this a budgeted item? Yes X No

Line Item # Title:

Amount Budgeted: \$150,000.00

Actual Cost: \$148,917.25

Under/(Over): \$1082.75

Funding Sources:

Street Capitol Improvement

Departments:

Is this item in the CIP? Yes X No CIP Project Number: MTSR-16-01



COMMITTEE OF THE WHOLE

Any previous Council actions:

Action	Date
_____	_____
_____	_____

Recommendation:

My recommendation is to purchase the system through RACOM COMMUNICATION for \$148,917.25 as the system is the only one to work on both 700/800MHZ and is the same system used by the other agencies

Required Action:

ORDINANCE X RESOLUTION X NO ACTION REQUIRED _____

Regular Meeting Date for Action June 20, 2016

Additional Comments:

MOTION BY _____ SECONDED BY _____
TO _____

CITY COUNCIL VOTES

VOTES	HELEN HELAND	GARY ALMRLADE	NANCY MULCAHEY	ID DEJAYNES	HUMBERTO AGUILAR	ROBERT CHEFFER	GARY WESTBROOK
YES							
NO							
SENT							
ABSTAIN							



COMMITTEE OF THE WHOLE

Title Vehicle Replacement 1 Ton Dump With Plow

Date: 06/06/2016

Agenda Item #2 Presented By: Maintenance Director Lambrecht

Description:

Description:
Per the 2014 CIP, the Maintenance Services Department advertised and conducted a bid letting for a new Super Duty 4X4 1 ton dump truck with plow and spreader. This truck is to replace a 2002 Super Duty 1 ton dump that is failing and unable to plow with. Bid packets were sent out to area truck dealers and a bid notice was advertised in the newspaper. On May 17th, 2016 at 10:30 a.m. two sealed bids were opened at the Engineering and Maintenance Services Building. The bids received for the proposed 2017 Super Duty 4X4 with plow, spreader is shown below:

Reynolds Ford	\$73,261.35	(less trade-in \$3500.00) =	\$69,761.35
Bonnell Industries	\$79,900.00	(less trade-in \$1500.00) =	\$78,400.00

FINANCIAL

Is this a budgeted item? Yes No

Line Item # _____ Title: _____

Amount Budgeted: \$72,000.00

Actual Cost: \$69,761.35

Under/(Over): - \$2238.65

Funding Sources:

Departmental Projects

Departments:

Is this item in the CIP? Yes No CIP Project Number: DRAN -14-02



COMMITTEE OF THE WHOLE

Any previous Council actions:

Action	Date
_____	_____
_____	_____

Recommendation:

To purchase the truck from the respected low bidder Reynolds Ford for \$69,761.35

Required Action:

ORDINANCE X RESOLUTION X NO ACTION REQUIRED _____

Regular Meeting Date for Action June 20, 2016

Additional Comments:

Two trucks had been planned for replacement in FY 14. Due to the budget, we purchased one and worked the second truck back into the CIP.

MOTION BY _____ SECONDED BY _____
TO _____

CITY COUNCIL VOTES

VOTES	HELEN HELAND	GARY ALMRLADE	NANCY MULCAHEY	ID DEJAYNES	HUMBERTO AGUILAR	ROBERT CHEFFER	GARY WESTBROOK
YES							
NO							
SENT							
ABSTAIN							



COMMITTEE OF THE WHOLE

Title Amend Liquor Ordinance Sec. 3-7-24

Date: June 6, 2016

Agenda Item #3 Presented By: Clayton R. Lee

Description:

Possible amendment to the East Moline Liquor Ordinance Sec. 3-7-35 to allow the sale of wine in 187ml containers.

FINANCIAL

Is this a budgeted item? Yes No

Line Item # _____ Title: _____

Amount Budgeted: 0.00

Actual Cost: 0.00

Under/(Over): 0.00

Funding Sources:

Departments:

Legal

Is this item in the CIP? Yes No CIP Project Number: _____



COMMITTEE OF THE WHOLE

Any previous Council actions:

Action	Date
_____	_____
_____	_____

Recommendation:
Approve Ordinance

Required Action:

ORDINANCE RESOLUTION _____ NO ACTION REQUIRED _____

Regular Meeting Date for Action June 20, 2016

Additional Comments:

MOTION BY _____ SECONDED BY _____
TO _____

CITY COUNCIL VOTES

VOTES	HELEN HELAND	GARY ALMRLADE	NANCY MULCAHEY	ID DEJAYNES	HUMBERTO AGUILAR	ROBERT CHEFFER	GARY WESTBROOK
YES							
NO							
SENT							
ABSTAIN							

CONSTANCE ZAIO
Assistant SecretaryJewel-Osco / 150 Pierce Road, Suite 400 Itasca, Illinois 60143
PHONE: 630-948-6010 / FAX: 630-948-6955 / CELL: 708-574-8611
EMAIL: connie.zaio@supervalu.com

May 3, 2016

Mayor John Thodos
City of East Moline
915 Sixteenth Avenue
East Moline, IL 61244**Re: Jewel-Osco #3770 – 107 Avenue of the Cities, East Moline**

Dear Mayor Thodos:

On behalf of Jewel-Osco I would like to request an amendment to the East Moline Liquor Ordinance Sec. 3-7-24: (Operation - Sec M) to allow the sale of wine in 187 ml containers.

(M) Single Container of Beer or Wine: *"No Class D (package liquor sales), shall be permitted to sell single cans or bottles of beer, containing less than twenty four (24) ounces in volume, **nor shall said licensee be permitted to sell single bottles of wine, containing less than seven hundred fifty milliliters (750 ml).** No other licensee shall permit a single can or bottle of beer to be taken and removed from the licensed premises. (Ord. 12-04, 3-5-2012)"*

Many of our customers would like to purchase **187 ml of wine** for traveling or cooking and they currently do not find that size of wine container in our product selection. Some communities allow this size to be sold, but with the caveat that it cannot be sold refrigerated.

I hope that you would consider our request. Please feel free to contact me at 630-948-6010 with any questions regarding our request. Thank you for your time.

Sincerely,

Constance Zaio
Assistant Secretary

Eastmoline.doc



COMMITTEE OF THE WHOLE

Title Downtown TIF District Amendment Study

Date: June 6, 2016

Agenda Item #4 Presented By: Megan Petersen

Description:

In preparation of the possible move of the Library to the Triumph Community Bank building, both the Library and Triumph Community Bank are asking for the Triumph property be added to the Downtown TIF area. By including this property in the TIF area both the Library and Triumph would be able to benefit from reimbursement of TIF eligible expenses. In order for the property to be included, a TIF District Amendment must be prepared. Ehlers, Inc is the firm that completed the TIF study for the current Downtown TIF District and their proposal to complete the amendment is attached.

FINANCIAL

Is this a budgeted item? Yes ___ No X

Line Item # 162-4600-300.1 Title: Professional Services

Amount Budgeted: \$0

Actual Cost: \$8,250 - 13,250

Under/(Over): (\$8,250) - (\$13,250)

Funding Sources:

Downtown TIF

Departments:

Is this item in the CIP? Yes ___ No X CIP Project Number: _____



COMMITTEE OF THE WHOLE

Any previous Council actions:

Action	Date
_____	_____
_____	_____

Recommendation:
 Approve proposal as submitted by Ehlers, Inc

Required Action:

ORDINANCE _____ RESOLUTION X NO ACTION REQUIRED _____

Regular Meeting Date for Action June 20, 2016

Additional Comments:
 The Library Board has approved to pay for half of the contract with the City paying the other half.

MOTION BY _____ SECONDED BY _____
 TO _____

CITY COUNCIL VOTES

VOTES	HELEN HELAND	GARY ALMRLADE	NANCY MULCAHEY	ID DEJAYNES	HUMBERTO AGUILAR	ROBERT CHEFFER	GARY WESTBROOK
YES							
NO							
SENT							
ABSTAIN							



May 9, 2016

Proposal for
Downtown TIF District Amendment
City of East Moline, Illinois

Ehlers & Associates, Inc.
525 W. Van Buren Street, Ste. 450
Chicago, IL 60607
Phone: 312-638-5250
Fax: 312-638-5245
www.ehlers-inc.com

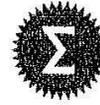
Project Contact
Maureen Barry, Senior Municipal Advisor/Vice President
Phone: 312-638-5257
Email: mbarry@ehlers-inc.com

Project Team Members
Tricia Marino Ruffolo, Municipal Advisor
Mindy Barrett, TIF/BD Coordinator

Ehlers Inc., Ehlers Investment Partners and Bond Trust Services are affiliate companies.

1-800-552-1171 | www.ehlers-inc.com

The information provided in these materials does not create or imply any fiduciary relationship, and is being provided solely for the purpose of marketing our services to you as a prospective client of Ehlers & Associates, Inc.



EHLERS
LEADERS IN PUBLIC FINANCE

May 9, 2016

Ms. Megan M. Petersen
Finance Director
City of East Moline
915 16th Avenue
East Moline, IL 61244

Subject: Proposal for Downtown TIF District Amendment

Dear Ms. Peterson:

Thank you for inviting Ehlers to submit a proposal to the City of East Moline for TIF District services to amend the Downtown TIF District (adopted in 2005) to include an additional parcel.

The enclosed proposal for TIF District Consulting Services describes our company's profile, Ehlers' approach to this assignment, scope of services, proposed fees, and an overview of our relevant experience.

Ehlers distinguishes itself from other financial advisory firms by our strong financial skill set and experience, independence, and the collaborative partnership we build with our clients. Ehlers' Municipal Advisors have previous local government experience in finance, management, planning, and development. For over 17 years, the Ehlers staff has helped Illinois communities of all sizes and types use Tax Increment Finance and Business Districts to accomplish their economic development and redevelopment goals. We take a pro-active approach to projects and we work with our clients to avoid pitfalls and calm any opposition that may arise.

Ehlers works exclusively with local government clients, not for developers or private parties that might attempt to influence the project or the advice of the firm. Our team offers experience in working on both sides of the process however (public and private), which enhances our ability to work collaboratively with the City and to be a long-term partner in your success.

Thank you for your consideration of our proposal. We look forward to continuing to work with you on an amendment to the Downtown TIF District. Should you have any questions or need additional information, please contact me at (312) 638-5257 or mbarry@ehlers-inc.com.

Sincerely,

Maureen Barry
Senior Municipal Advisor/Vice President

Proposal for TIF District Services For the City of East Moline, Illinois

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Proposal for TIF District Amendment For the City of East Moline, Illinois

Executive Summary

The following submittal is provided by Ehlers & Associates, Inc. ("Ehlers") to assist the City of East Moline ("City") with an amendment to the existing Downtown TIF District. The primary purpose of the amendment is to add a parcel to the Redevelopment Project Area.

Ehlers is an independent financial advisory firm, and Ehlers' staff has had the pleasure of providing service to local governments in the Midwest since 1955. Close to eighty professionals serve clients from our Illinois, Colorado, Minnesota and Wisconsin offices. Ehlers provides a complete range of services for TIF Districts and economic development. Key services include analysis and documentation of TIF District eligibility, recommendations for district boundaries, preparation of required reports, projection of tax increment and sales tax growth, coordination of public process, developer negotiation and pro forma analysis, project management and other financial analysis.

Our project approach for amending a TIF District covers four main phases of work. It is anticipated that each phase would build on previous phases and could be separately authorized by the City of East Moline.

The first phase includes the review of the proposed additional parcel(s) to the Redevelopment Project Area, field surveys, and data analysis related to project eligibility. Findings are then documented in an Eligibility Report.

The second phase would be to prepare an Amended Redevelopment Plan. Along with the Eligibility Report, the Amended Redevelopment Plan is required to initiate the public hearing process and serves as the basis of the ordinances amending the TIF District.

The third phase consists of the adoption process, which includes a required meeting of the Joint Review Board and a public hearing, concluding with the City's action on the adopting ordinances.

While it is not anticipated at this time, we will confirm that a fourth phase to complete a Housing Impact Study and host a community meeting will not be required. If during Phase I it is determined that a Housing Impact Study is required by the TIF Act, Ehlers will prepare the necessary document and attend and make a presentation at the community meeting. This phase will only be completed if it is determined to be required by the TIF Act.

Qualifications

About Ehlers

Ehlers has worked successfully throughout Illinois to accomplish development and redevelopment goals through the use of Tax Increment Finance (TIF) Districts for over 17 years. We assess whether these economic development tools can provide value, and are legally, financially, and politically viable in your community. In addition, Ehlers has helped communities use TIF and Business Districts to upgrade and improve infrastructure; revitalize deteriorated or outmoded commercial areas; attract development to improve job opportunities and the local economy; rehabilitation neighborhoods; and bring new development to areas that are impaired by market or physical constraints, such as environmental contamination or chronic flooding.

A list of references and some similar project examples are provided in **Appendix A**. Recent TIF and Business District clients include the following list:

- Village of Bellwood
- City of Bradley
- City of East Moline
- City of Geneva
- Village of Glen Ellyn
- Village of Glenwood
- Village of Lemont
- Village of Matteson
- City of North Chicago
- Village of Oak Park
- Village of Oakwood
- Village of Rockton
- City of Peoria
- City of St. Charles
- Village of Tinley Park
- City of Wheaton
- Village of Wheeling
- Village of Willowbrook

Conflict of Interest Statement

The key characteristic of Ehlers is “independence.” The firm does not have any relationship with any other parties that might attempt to influence the direction or advice of the firm. Our focus is to work with local units of government and not represent the interests of private parties, investors or developers. Ehlers is unaware of any personal or professional financial interests of any employees which would be a conflict of interest in fulfilling our responsibilities or in representing the City.

Ehlers owns Bond Trust Services, a bond registrar/paying agent service, as well as Ehlers Investment Partners, serving the investment needs of local government. Currently, these firms have no relationship with the City of East Moline.

Scope of Services

Ehlers will provide the following services in the amendment and adoption of the existing Downtown Tax Increment Finance ("TIF") District Redevelopment Plan and Project. The Downtown TIF was adopted in 2005, therefore significant updates to the Redevelopment Plan will likely be necessary.

All services will be performed in conjunction with designated staff of the City and the community's designated TIF attorney. All attorney expenses are to be assumed by the City.

Phase I – Review Eligibility of Amended Area

- Review the Amended Project Area to ascertain project parameters and determine whether it appears to qualify by the standards outlined in the TIF Act.
- Establish the Amended Project Area Boundary. Ehlers will map these boundaries and make recommendations for alterations based on information gathered. When finalized, the City will confirm PINs to be included in the Amended Project Area Boundary and will provide the Legal Description for the boundary of the proposed Amended Redevelopment Project Area.
- Review each new parcel according to the criteria set forth in the TIF Act and confirm that the eligibility of the original Redevelopment Project Area is maintained with the addition of the new parcel(s).
- Document all eligibility criteria related to each parcel or block. If a certified Engineer's statement is necessary to determine chronic flooding, the City will be responsible for obtaining and providing that statement.
- Prepare an Eligibility Report that amends the existing report by adding parcel(s) and documents the findings in accordance with the TIF Act.

Fee for Phase I: \$7,000

Phase II – Prepare Amendments to Redevelopment Plan

- Review existing Redevelopment Plan to determine where amendments are needed.
- Prepare needed amendments to the Redevelopment Plan for adoption. Such amendments may include:
 - Updated revenue estimates, program costs, and plan budget.
 - Updated Projections of EAV and Tax Increment for the Amended Redevelopment Project Area.
 - Revised Redevelopment Goals and Objectives for the TIF Plan in conjunction with the City's Comprehensive Plan.
 - Legal findings and certifications under the law.
- Revisions to the existing and new area legal descriptions are the responsibility of the City.

Fee for Phase II: \$7,000

Phase III - Adoption of Project

- Confer with City staff and the TIF Attorney to determine the adoption timeline.
- Attend and make presentations at all public meetings and provide guidance to the City in the public participation process (see "Meetings" section for further detail).
- Attend and make presentations at Joint Review Board meeting(s) (see "Meetings" section for further detail).
- Unless otherwise arranged, the City will be responsible for all notifications to the public, residents, property owners, and publications. Ehlers will furnish sample copies of notices and advertisements, if requested.
- Provide project plan amendments, if required as a result of the Joint Review Board or public participation process and agreed to by the City.
- Assist the community in submitting all forms and data, based on information in the report to the County Clerk.

Fee for Phase III: \$2,500

Phase IV - Prepare Housing Impact Statement/Feasibility Study

Although it is not anticipated that a Housing Impact Statement/Feasibility Study will be necessary, if it is estimated that there will be ten (10) or more occupied residential units that may be need to be relocated and/or seventy-five (75) or more occupied residential units in the Redevelopment Project Area and a Housing Impact Statement/Feasibility Study is required, Ehlers will:

- Prepare a Feasibility Study and Housing Impact Study, per the TIF Act, to include the following: number of residents, number of residents to be relocated, number of low and moderate income residents, and a Relocation Plan.
- Attend and make a presentation at a community meeting. (A public information meeting is required related to the study.)

Fee for Phase IV - Preparation of Housing Impact Statement/Feasibility Study: \$10,000

Meetings

The following meetings are included in the Scope of Services:

1. A project initiation meeting or conference call with representatives of the City to launch the project and to coordinate various public process steps.
2. A conference call with City staff to review findings and draft reports prepared by Ehlers.
3. A public information meeting for the Housing Impact Study, if required by the TIF Act.
4. Joint Review Board meeting with representatives of local taxing districts to review the eligibility and scope of the proposed Amended Redevelopment Plan and Project.

5. A public hearing on the proposed Amended Redevelopment Plan and Project.

All services will be performed in conjunction with designated staff of the City and its designated attorney. All attorney expenses are to be assumed by the City.

Where requested by the City, Ehlers will participate in additional meetings to discuss the proposed TIF District with various parties, such as the City Council, members of the business community, etc. Any additional meeting requested or required related to the development, qualification, and adoption of the proposed TIF District Amendment will be submitted to the City for authorization prior to its completion and will be subject to Ehlers' Hourly Billing Rate of \$200.00 per hour.

Project Time Frame

The proposed time line* for each phase is presented below. Ehlers will begin project work immediately after authorization from the City of East Moline.

Phase I – Initial Project Review (Feasibility Analysis)	4 to 8 weeks
Phase II - Preparation Amendments and Adoption	4 to 8 weeks

**Proposed time line is in part dependent on schedule of public meetings*

Some contingency times have been included in the time line. However, adherence to the above time line for each phase is dependent on timely provision of information and documents from the City of East Moline and other sources, as well as timely authorization to proceed with each successive phase.

Project Pricing

Ehlers charges a flat fee for TIF District amendment, qualification, and adoption services, except where hourly rates apply to the optional services offered in this proposal. The project will be completed for the costs provided below, which includes all time, materials, and expenses associated with two iterations of the documents.

Phase I – Review Eligibility of Amended Area	\$7,000
Phase II – Prepare Amendments to Redevelopment Plan	\$7,000
Phase III – Adoption	\$2,500
Total for Phases I, II & III	\$16,500
Phase IV – Housing Impact Study*	\$10,000

** Note: If it is determined that a Housing Impact Study/Feasibility Study is required by the TIF Act, an additional fee of \$10,000 will be charged, for a total of \$26,500.*

Invoices will be submitted to the City and payable upon receipt.

Invoices will be submitted to the City at the completion of each Phase and are payable upon receipt.

Project Personnel and Availability of Staff

Ehlers has a team of more than 35 Municipal Advisors companywide with a wide range of private and public sector expertise from which to draw. Ehlers' Illinois office is staffed with six municipal advisors, a financial specialist, and a TIF Coordinator. The Illinois team is supported by over 70 additional Ehlers professionals in our Colorado, Minnesota and Wisconsin offices.

Ehlers uses a team approach with Municipal Advisors assisted by research analysts. One Municipal Advisor will have primary responsibility for our work with the City and will be assisted by several staff members. This approach affixes responsibility and assures continuity of service for the client from initial submittal through any follow-up work. This also allows a better match of Ehlers' staff expertise to the needs of the City.

The following Ehlers staff will make up the East Moline project team:

Maureen Barry, Senior Municipal Advisor/Vice President, will serve as lead advisor for the City. As such, all of the project work will either be completed by or directly overseen by Maureen, and she will attend all scheduled meetings.

Tricia Marino Ruffolo, Municipal Advisor, will serve as the second advisor for the City. She will assist with field studies, reviewing qualifications of the TIF District Amendment, and drafting and review of documents.

Mindy Barrett, TIF Coordinator. She is responsible for assisting in the development and implementation of TIF projections and analysis, including gathering data from counties and the State of Illinois. Mindy would be involved in this project, assisting with parcel and data research and the preparation of TIF documents.

In addition, the Ehlers project team will use expertise and resources from within our Illinois and our other offices, if needed, to meet the needs of the City.

Resumes for Ehlers' team members as listed above are available for review in **Appendix B**.

The staff assigned to the project will be available to undertake the project as indicated in the "Project Time Frame" section. The Ehlers staff views itself as an extension of the City's staff and as part of the City's team to make sure activities occur in accordance with expectations. The project team will make every attempt to be available on short notice for meetings and conference calls. We are in constant contact with our clients to make sure their needs are met.

Duties of the City

The City will be responsible for the publication and mailing of all notices related to the adoption process. The Consultant will provide all sample documents to the TIF attorney.

The City will authorize and direct its administration, attorneys, bond counsel, accountants, engineers, architects, actuaries, and other consultants to prepare and furnish such information as may be reasonably necessary for Ehlers to carry out its duties and obligations, all at no cost to Ehlers.

Agreement

This proposal is respectfully submitted by authorized representatives of Ehlers & Associates, Inc.:



Maureen Barry
Senior Municipal Advisor/Vice President



Jennifer M. Tammen
Municipal Advisor/Principal

The City of East Moline, Illinois hereby accepts the above Proposal for the following TIF District Amendment and Adoption Services by its authorized officers, this _____ day of _____, 2016.

Attest: _____ By: _____

Title: _____ Title: _____

Please send a copy of the agreement page with original signature to:

Ehlers & Associates, Inc.
525 W. Van Buren Street, Ste. 450
Chicago, IL 60607

Appendices

Appendix A: Ehlers Project Experience and References

Ehlers has worked successfully throughout the Midwest for over 30 years to accomplish development and redevelopment goals through the use TIF. In the past three years, Ehlers has completed over 280 TIF and Business District Redevelopment Plans and Modifications or Amendments in over 150 communities.

The following summaries describe some examples of Ehlers' specific project experience. The districts and challenges facing these Illinois communities share similarities with the City of East Moline's proposed amendment to the Downtown TIF. The staff contacts listed may be used as references.

Village of Lemont

The Village of Lemont is a historic community along the Des Plaines River, the Chicago Sanitary and Ship Canal, and the Illinois and Michigan Canal. The Village of Lemont wished to have their historic assets be a catalyst for new downtown development. Lemont had a successful, older TIF District in place, but realized this TIF would not have enough years remaining to encourage further redevelopment. Ehlers assisted Lemont with the creation of a second TIF District (Downtown Canal TIF) and undertook a financial analysis to make sure revenue would support a refinancing of TIF bonds. With a development project on the table, Ehlers prepared increment forecasts and pro forma analysis. Ehlers assisted the Village in developer negotiations to create the redevelopment agreement. (The project has since been constructed and is fully occupied.) The Village has made many public improvements with the assistance of TIF funds, including the construction of a parking structure.

Lemont then engaged Ehlers in 2008 to assist the community in the creation of an additional TIF (Gateway TIF), located on the Village's northeast border. The mostly vacant area has been occupied by heavy industrial uses, many of which are still present, such as automobile and construction storage, wrecking, and utility transmission uses. Deterioration, a lack of access, and inadequate utilities are the main issues to be overcome in this TIF, as well as environmental issues, which may impact adjacent properties once redevelopment occurs. Redevelopment has been slow to occur in the Gateway TIF because of the broader economy, but interest in the area by the development community has been renewed. Ehlers recently worked with the Village to assemble additional vacant parcels, annex them, and add them to the Gateway TIF (as an amendment) to attract a developer to the area.

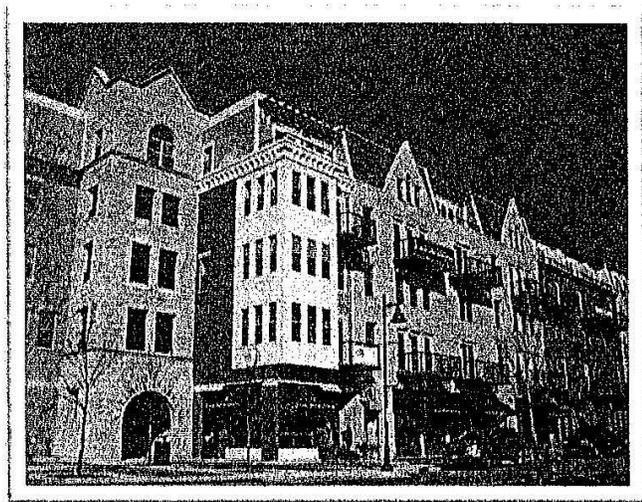
Ehlers continues to serve as Lemont's TIF consultant and also compiles its annual TIF reports and conducts an annual Joint Review Board meeting.

Specialized Project Experience

- TIF District Creation
- TIF Amendment
- Downtown Redevelopment
- Financial Analysis
- TIF Increment Projections
- Pro forma Analysis
- Developer Negotiations
- Public Infrastructure Finance
- Developer Attraction

Contact:

George Schafer, Village Administrator
418 Main Street
Lemont, Illinois 60439
Phone: (630) 243-2709



Village of Rockton

The Village of Rockton is a small community located in Winnebago County, approximately 15 miles north of Rockford. The Village had previously created a TIF to improve an older industrial and commercial area in one part of the Village. Rockton engaged Ehlers in 2008 to help the community deal with the redevelopment of a large industrial area along the Iowa, Chicago & Eastern Railroad. This area is the site of an Environmental Protection Agency (EPA) Superfund clean-up assumed by the Beloit Corporation. While major clean-up was undertaken, there are still actions that must be taken as part of the EPA "Reasonable Steps Letter." EPA and the Illinois Environmental Protection Agency (IEPA) are involved in ongoing monitoring and maintenance related to the site. Likewise, the building itself was a shell, having suffered deterioration problems and no longer able to fulfill its use as a manufacturing facility.

In the course of the adoption process, the local school district expressed its opposition to the creation of this TIF, fearing the loss of revenue it believed a TIF would cause them. Ehlers worked with the Village to provide factual information about how a TIF would actually impact the community, and the Former Beloit Corporation TIF was adopted with the support of most of the taxing bodies. As a result, the Village attracted a chemical company to the building. TIF funds were used on a "pay as you go" basis to off-set the extraordinary environmental remediation and utility costs. The property's significant environmental and utility issues were corrected in a way that never would have occurred if not for the creation of the TIF. In addition over 200 much needed jobs were created and the company relocated its corporate headquarters to a facility outside of the TIF District, benefitting the entire community.

Ehlers recently worked with the Village to create a new TIF District in Rockton's Downtown as well, and assisted them with the creation of a Business District in the same area.

Specialized Project Experience

- TIF District Creation
- TIF Amendment
- Downtown Redevelopment
- TIF Increment Projections
- Pro forma Analysis
- Developer Negotiations

Contact:

Dale Adams, Village President
110 E. Main Street
Rockton, Illinois 61072
Phone: (815) 624-7600



Village of Tinley Park

The Village of Tinley Park undertook the development of two TIF Districts in 2003. The focus of these TIFs was to redevelop key projects as identified by a downtown strategic plan. Ehlers was hired to assist the Village with TIF District qualification and adoption, redevelopment implementation and management, developer RFP, developer negotiations, pro forma analysis, and TIF increment projections.

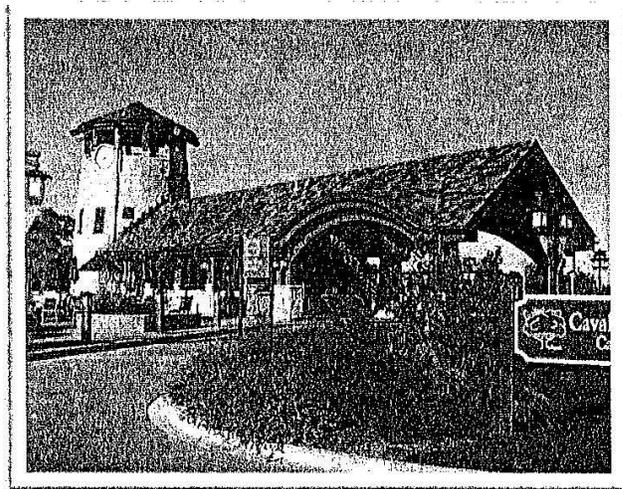
During the TIF District qualification process, the exact boundaries of the TIF Districts became an issue. The Village had made the decision to minimize the number of properties in the TIF Districts, believing that this would be beneficial to the local School District. However, in negotiations the School District indicated it was desirous of adding parcels not initially identified for the TIF. Ehlers assisted with the creation of TIF boundaries that would not only increase the EAV of the parcels for the School District at the end of the TIF, but encourage a large enough redevelopment effort to stimulate additional redevelopment and increase EAV in areas surrounding the TIF.

This work has resulted in Tinley Park becoming a major retail, restaurant, and hospitality hub for the southern suburbs. Additionally, the School District's belief that activity in the TIFs would result in redevelopment outside the TIF areas has become reality, as significant rehabilitation and renewal of properties in this area has occurred.

Ehlers recently worked with the Village to develop and adopt a new TIF District, the Mental Health Center TIF, and is currently consulting with the Village on plans for another proposed TIF District. Ehlers also provides TIF increment projections on redevelopment proposals and other TIF Consulting and Administration services on an ongoing basis for the Village.

Specialized Project Experience

- Downtown Development
- TIF District Creation
- TIF Amendments
- Redevelopment Implementation
- Public Participation
- Developer RFP
- Developer Negotiations
- Pro forma Analysis
- TIF Increment Projections



Contact:

Ivan Baker, Director of Economic Development
16250 South Oak Park Avenue
Tinley Park, Illinois 60477
Phone: (708) 444-5000

Appendix B: Resumes



Maureen Barry, CIPMA
Senior Municipal Advisor/Vice President

Maureen joined the Ehlers Illinois office in 2008 as a Municipal Advisor after working directly for local governments for over 15 years. She specializes in assisting public organizations in Illinois with the design and implementation of financial and economic development solutions. Ehlers' clients benefit from Maureen's broad perspective and hands-on experience in a wide range of local government matters, including tax increment financing, development analysis, project management, debt issuance, and other public finance related projects.



Maureen Barry
 Direct: (312) 638-5257
 mbarry@ehlers-inc.com

Areas of Expertise

Economic Development & Redevelopment

- Tax Increment District and Business District Feasibility Studies and Plans for District Qualification and Amendment
- Project Management Services
- Revenue Projections
- TIF Annual Reports
- Development Incentives Analysis & Negotiations
 - o *Pro forma* Analysis/But For Test
- Development Strategic Planning
- Developer Attraction & Selection
- Fiscal Impact Analysis
- Revenue Bond Financing

Public Participation

- Referendum Strategies
- Public Participation Process

Debt Planning and Issuance

- Analysis & Presentation of Alternative Financing Options, Plans Representation to Bond Market & Credit Rating Agencies
- Refundings
- Special Service Area Financing
- Debt Management

Strategic and Financial Planning

- Goal Setting & Strategic Planning
- Financial Management Planning
- Capital Improvements Planning
- Fiscal Impact Studies
- Utility Rate Studies

Intergovernmental and Public/Private Partnerships

- Intergovernmental and Public/Private Project Studies and Negotiations

Certifications

- Certified Independent Professional Municipal Advisor (CIPMA) by the National Association of Municipal Advisors (NAMA)

Professional Memberships

- Illinois City/County Management Association
- Illinois Government Finance Officers Association
- Illinois Municipal Treasurers Association
- Illinois Tax Increment Association
- International City/County Management Association
- Lambda Alpha International (Land Economics)
- Council of Development Finance Agencies

Education

- Bachelor of Arts (Political Science), University of Dayton
- Master of Public Affairs (Public Management), School of Public and Environmental Affairs, Indiana University

Notable Projects

- Completed a study of redevelopment financing options for the Roosevelt Road Business Corridor in Oak Park, IL.
- Prepared TIF Eligibility Reports and Redevelopment Plans for two new TIF Districts in Villa Park, IL.
- Advised the City of North Chicago, IL for the refunding of two bond issues resulting in a substantial savings to taxpayers.
- Negotiated redevelopment agreements for a new commercial center in Bradley, IL and new businesses in Decatur, IL.
- Advised the Village of Wheeling, IL on a long term financial forecast and management plan.
- Completed Annual TIF Reports to the State of IL Department of Revenue for municipalities across Illinois.



Tricia Marino Ruffolo
Municipal Advisor

Tricia joined Ehlers in 2015 after serving most recently as a financial analyst for the City of Chicago's Department of Planning and Development and as Vice President as Louik/Schneider & Associates, Inc. She brings to Ehlers a unique perspective as a consultant for developer and municipalities and as a municipal employee.



Tricia Marino Ruffolo
Direct 312.638.5262
tmruffolo@ehlers-inc.com

Areas of Expertise

Economic Development

- Tax Increment District and Business District Feasibility Studies and Plans for District Qualification and Amendment
- Project Management Services
- TIF Feasibility Studies
- TIF Revenue Projections
- TIF Increment Analysis
- Development Incentives Analysis & Negotiations
 - o *Pro forma* Analysis/But For Test
- Development Strategic Planning
- Developer Attraction and Selection
- Fiscal Impact Analysis

Public Participation

- Public Participation Process
- Strategic Communications Planning

Intergovernmental and Public/Private Partnerships

Intergovernmental and Public/Private Project Studies and Negotiations

Strategic and Financial Planning

- Goal Setting & Strategic Planning
- Fiscal Impact Studies

Development & Redevelopment

- Redevelopment Planning
- Developer *Pro forma* Analysis
- Redevelopment Agreement Structuring and Negotiation
- Project Management Services
- Developer Attraction & Selection
- Developer Incentives Analysis

Professional Memberships

- Council of Development Finance Agencies
- Illinois Economic Development Association
- Illinois City/County Managers Association
- Illinois Tax Increment Association
- Women in Planning and Development

Education

- Bachelor of Arts (Urban Planning), Lake Forest College

Notable Projects

- Managed the technical process of establishing, amending and closing out over 90 Tax Increment Financing (TIF) districts throughout the Chicagoland Area as both a consultant and as a municipal employee. Successfully qualified over 50 redevelopment areas as TIF districts by effectively managing a myriad of details of the approval process.
- Developed a TIF Designation Procedural Manual for the City of Chicago's Department of Planning and Development details the 75+ steps required for a TIF designation process.
- Initiated review and streamlined procedures for designation TIF districts; identified cost saving measures for notification and mailing procedures and long term record storage as required by the State of Illinois.

Appendix C: Ehlers Firm Profile

Ehlers is an independent public financial advisory firm. We have been in business since 1955 working exclusively for public sector clients throughout Illinois and the Midwest.

Our mission is to design customized financial solutions that help build outstanding communities. Ehlers has a long-standing reputation for developing solutions designed to meet the individual needs of our clients. As your Municipal Advisor, our job is to work with you, the client, to add value, to explain the available options, and to offer advice so that solid, informed decisions are made that benefit the community.

At Ehlers, all employees have ownership in the company and take ownership in serving clients. Ownership sets the tone for the operation of the firm and the nature of the services clients receive. All-employee ownership at Ehlers means:

- Every Ehlers employee has a vested interest in providing the best possible service.
- Our focus is on the long-term success of our clients, not solely on short-term profit and return on investment.

Compliance with Federal Regulations

For over 50 years, Ehlers has been committed to a fiduciary relationship with our clients. This means that we serve *only* your community's best interests in any financial transaction – not the interests of investors, underwriters, banks or developers.

As of October 1, 2010, all Municipal Advisors are now regulated by the Municipal Securities Rulemaking Board (MSRB) and the Securities Exchange Commission (SEC) as Municipal Advisors (MA) and must act in a "Fiduciary Duty" to issuers. Ehlers has registered and is in compliance with the Dodd-Frank Act.

Ehlers Services

Ehlers is a full service firm and economic development is just one of Ehlers' core services. The staff at Ehlers provide a wide range of financial services designed to help resolve issues facing local governments.

Our services are grouped into four main categories, representing our core areas of expertise:

- Debt Planning & Issuance
- Economic Development and Redevelopment
- Financial Planning
- Strategic Communications

Ehlers has helped communities to upgrade and improve infrastructure; revitalize deteriorated or outmoded commercial areas; attract development to improve job opportunities and the local economy; rehabilitate neighborhoods; and bring new development to areas that are impaired by market or physical constraints.

Ehlers provides some of the following services to our clients throughout the Midwest:

Capital Finance & Debt Issuance

Capital finance is the foundation of Ehlers' business. The ability to borrow money and to manage debt effectively helps local governments fund their capital improvements. Ehlers consistently ranks in the top five nationally for Municipal Advisors in the number of competitive bond sales supervised per year.

Our approach to debt issuance focuses on:

- A thorough understanding of the capital finance options available to local government.
- An issuance process that uses specialization to provide efficient and effective results.
- Ability to issue bonds and other debt ranging in size from \$50,000 to \$100,000,000.
- Good working relationships with other "players" in Illinois public finance, including bond counsel, local counsel, rating agencies, bond dealers, and bond insurers.

Financial Planning Services

An important planning tool for local governments is the development of a long-term financial plan. Ehlers believes it is useful to combine elements of strategic and financial planning with capital and operating projections. The result provides an enhanced framework for financial decisions so administrators and elected officials have the essential information needed to make decisions on a timely basis.

A financial plan should include three basic elements:

- Spreadsheet with five-to-ten year projection of capital and operating needs.
- Narrative description of the basis for those needs.
- Prioritized schedule of actions needed to implement the plan.

A financial plan differs from a capital improvement plan (CIP). A CIP generally addresses only infrastructure or equipment needs. A financial plan addresses both operating needs and capital needs. It outlines the funding sources as well.

Economic Development / Redevelopment

Local financial resources often play a role in economic development. Ehlers' staff brings the experience gained from participation in hundreds of development projects. This experience covers all forms of development and all types of public participation. Ehlers helps you assemble the pieces of the puzzle: determining need, assessing risk, evaluating options, and making it happen. This may include prioritizing community goals, preparing a financial plan, and developing a framework for successful decision-making. Ehlers can also help communities assess the cost/benefit of proposed developments by producing cash flow projections and impact analyses.

Tax Increment Financing

Tax increment financing (“TIF”) has proven to be one of the most significant economic development tools available to Illinois municipalities since the late 1970s. Ehlers offers a full spectrum of TIF services that help communities: (i) assess whether TIF is legally, financially and politically feasible and, when appropriate, (ii) proceed with TIF adoption and implementation. Ehlers’ core services include completing the analyses and preparing the reports required for TIF adoption. In addition, we offer sophisticated analysis of revenue projections, financial feasibility and the potential impacts of TIF on other taxing districts. Once a TIF district is adopted, Ehlers helps municipalities achieve effective and timely project implementation. Ehlers’ services include: facilitation of developer recruitment and selection, analysis of project *pro formas*, negotiation of developer agreements, evaluation of developer incentives and management of the development process.

Enterprise Performance and Utility Rate Studies

Municipalities, park districts, and other local governments own community enterprise operations. This form of physical asset includes convention centers, sports arenas, water parks, golf domes, fitness centers, water & sewer utilities, and community centers. Day-to-day operations may be entrusted to full-time staff or outsourced to a management company. In either situation, the elected governing board and administration want to be sure that their enterprise is producing service and income to the maximum capability. Ehlers can provide a special evaluation or a periodic assessment of your asset. Our strategic advice will be focused on the best business plan and practices for maximum service and income.

Arbitrage Monitoring Services

Sometimes local governments must rebate some of the interest earned from bond proceeds back to the IRS. At Ehlers we help you evaluate ways to qualify for exemptions to this requirement and if that is not possible we offer tracking and reporting services to enable you to fulfill your rebate obligations.

Continuing Disclosure

One of the services we offer as Municipal Advisors is to help you disseminate your financial information annually to national information repositories when this is required with your bond undertaking.

Investment Services

Local governments are challenged daily to balance sound borrowing and investment decisions while managing their cash requirements. Ehlers Investment Partners, an Ehlers affiliate, is a full service, federally registered, independent investment adviser providing investment advisory services to all forms of local governments, helping them balance sound investment decisions and manage daily cash flow needs to control costs and keep assets secure with the goal of earning competitive returns.



COMMITTEE OF THE WHOLE

Title New Officer Hire

Date: June 6, 2016

Agenda Item #5 Presented By: Chief Reynolds

Description:

Officer Stacey Bollinger is retiring on July 20, 2016 after 21 years of service leaving a vacancy. The police department requests permission to hire a replacement off the current established East Moline Fire and Police Commission eligibility list. The new hire will attend the University of Illinois Police Training Institute starting June 26, 2016. The anticipated hire date for the new officer is June 24, 2016. This position is budgeted for the current fiscal year.

FINANCIAL

Is this a budgeted item? Yes No

Line Item# 007-4200-110.1 Title: Salaries (Police)

Amount Budgeted: _____

Actual Cost: _____

Under/(Over): _____

Funding Sources:

General Fund _____

Departments:

Police Protection _____

Is this item in the CIP? Yes No CIP Project Number: _____



COMMITTEE OF THE WHOLE

Any previous Council actions:

Action

Date

_____	_____
_____	_____

Recommendation:

Approve the hire of a police officer.

Required Action:

ORDINANCE _____ RESOLUTION X NO ACTION REQUIRED _____

Regular Meeting Date for Action June 20, 2016

Additional Comments:

MOTION BY _____ SECONDED BY _____
TO _____

CITY COUNCIL VOTES

VOTES	HELEN HEILAND	GARY ALMBLADE	NANCY MULCAHEY	ED DEJAYNES	HUMBERTO AGUILAR	ROBERT CHEFFER	GARY WESTBROOK
YES							
NO							
SENT							
ABSTAIN							



COMMITTEE OF THE WHOLE

Title 2016 Pavement Marking Program

Date: June 6, 2016

Agenda Item #6 Presented By: Kammler - Director of Engineering

Description:

In order to maintain safe traffic movement on City streets, pavement markings must be refreshed on a regular basis. Engineering staff have compiled pavement marking quantities for a city-wide program that includes most major streets. It is the intention of our department to have a pavement marking "program" on an annual basis so that major streets and intersections have markings re-painted on a two to three year rotation, depending on fund availability. East Moline's pavement marking program has been a routine and necessary project for many years.

The Engineering Department has solicited bidders for our pavement marking program from all over the state for the past two years, but each time have only received one bid: Peterson Parking Lot Striping (Carbon Cliff). After discussion with the owner, Peterson has offered East Moline the same unit pricing as bid last year, assuming East Moline contracts with them. Illinois statute (65 ILCS 5/8-9-1) provides that a municipality may award a public improvement project without bid letting simply by approval of two-thirds of the alderman holding office.

The 2016 CIP has budgeted \$50,000 in NHR funds for this year's program – please review the attached map showing proposed project areas for reference. Inspection for this project is anticipated to be performed by staff in-house.

FINANCIAL

Is this a budgeted item? Yes No

Line Item# 021-4300-312.3 Title: Non-Home Rule - Street Marking

Amount Budgeted: \$50,000

Actual Cost: T.B.D.

Under/(Over): _____

Funding Sources:

Non Home Rule Sales Tax

Departments:

Engineering

Is this item in the CIP? Yes No CIP Project Number: ENGR-13-09



COMMITTEE OF THE WHOLE

Any previous Council actions:

Action

Date

2016 CIP; 2016 Budget

Recommendation:

Authorize award of construction contract for East Moline's 2016 Pavement Marking Program to Peterson Parking Lot Striping in an amount not to exceed \$50,000.

Required Action:

ORDINANCE

RESOLUTION



NO ACTION REQUIRED

Regular Meeting Date for Action June 20, 2016

Additional Comments:

MOTION BY _____

SECONDED BY _____

TO _____

CITY COUNCIL VOTES

VOTES	HELEN HEILAND	GARY ALMBLADE	JEFF STULIR	ED DEJAYNES	HUMBERTO AGUILAR	ROBERT CHEFFER	GARY WESTBROOK
YES							
NO							
SENT							
ABSTAIN							

