

ORDINANCE NO. 020-90

AN ORDINANCE AUTHORIZING  
AWARD OF A NON-COMPETITIVELY  
BID PROFESSIONAL SERVICES  
CONTRACT TO SB FRIEDMAN  
DEVELOPMENT ADVISORS FOR  
CONSULTING SERVICES FOR A  
TRANSIT TAX INCREMENT FINANCING  
(TIF) DISTRICT FOR THE RED LINE  
EXTENSION (RLE) PROJECT

WHEREAS, The Chicago Transit Authority (the "Authority") requires professional consulting services to assist the Authority in the development and enactment of a Transit Tax Increment Financing (TIF) District for the Red Line Extension (RLE) project; and

WHEREAS, The Illinois Tax Increment Allocation Redevelopment Act and the amendments that comprise the Transit TIF legislation require robust financial and revenue projections analyzed at the parcel level; and

WHEREAS, The consultant's work will assist the Authority in fulfilling the Federal Transit Administration's New Starts program requirement for local funding for the RLE project; and

WHEREAS, SB Friedman Development Advisors ("SB Friedman") has prior experience and expertise as a consultant for the City of Chicago in the establishment of numerous TIF Districts and has a proven track record as being knowledgeable, accurate, and professional; and

WHEREAS, SB Friedman will support the Authority through the entire designation process of the RLE Transit TIF, including developing revenue projections for alternative TIF options, establishing a Transit TIF and Transit Facility Improvement Area (TFIA) boundary, preparing a TIF Redevelopment Plan, coordinating with the City of Chicago, reviewing TIF ordinance and intergovernmental agreement IGA drafts, providing technical assistance for federal loans or other financing mechanisms, developing public notifications, supporting the public approval process for the TIF boundary, and providing other technical assistance as needed; and

WHEREAS, Based on SB Friedman's unique knowledge, qualifications, and past performance, the Authority has determined that it would not be cost effective, time efficient, or in the best interests of the Authority to procure another consultant to perform the required services; and

WHEREAS, Section 1.4B of the Authority's Procurement Policy and Procedures provides for the award of contracts without competitive bidding when the

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desired services require professional, technical, or artistic skill and federal funds are not utilized; and

WHEREAS, Staff recommends the award of a non-competitively bid professional services contract to SB Friedman Development Advisors to provide professional consulting services for the development and enactment of a Transit TIF District for the RLE project in an amount not to exceed \$1,440,000.00; now, therefore:

BE IT ORDAINED BY THE CHICAGO TRANSIT BOARD  
OF THE CHICAGO TRANSIT AUTHORITY:

SECTION 1. The Vice Chair of the Chicago Transit Board, or her designee, is hereby authorized, pursuant to Section 7 of the Chicago Transit Authority Bylaws, Rules and Regulations and Rules of Order due to the absence of a Board Chair, to execute a contract with SB Friedman Development Advisors to provide professional consulting services for the development and enactment of a Transit Tax Increment Financing (TIF) District for the Red Line Extension (RLE) project in an amount not to exceed One Million Four Hundred Forty Thousand Dollars (\$1,440,000.00) under Requisition No. B202OP04674.

SECTION 2. The Vice Chair, or her designee, is further authorized to take such actions and execute such documents as may be necessary to implement the objectives of this ordinance.

SECTION 3. This ordinance shall be in full force and effect from and after its passage.

APPROVED:

PASSED:

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Vice Chair

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Assistant Secretary

September 16, 2020

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