

Request for Proposal

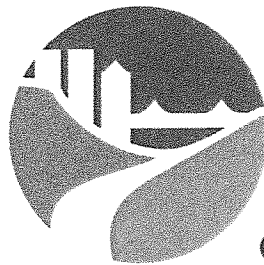
Issued By

CITY OF PEORIA
PURCHASING DIVISION

PEORIA CITY HALL

419 FULTON ST * ROOM 108
PEORIA, ILLINOIS 61602
PHONE (309) 494-8507 * FAX (309) 494-8510

COPY



CITY OF
PEORIA

Sealed proposals will be received at the Purchasing Office,
Peoria City Hall - Peoria, Illinois until
July 29, 2022 at 3:00 PM
for the goods or services described herein.

**RFP # 30-22 Consultant to Conduct an Eligibility Report
and Redevelopment Plan
*Medina Plains Allen Road Business Park***

Company Name Jacob & Klein, Ltd. and
The Economic Development Group, Ltd.



THE ECONOMIC DEVELOPMENT GROUP, LTD.

July 28, 2022

COPY

City of Peoria
% Mr. Justin Danyus, Purchasing Manager
419 Fulton St., Suite 108
Peoria, Illinois 61602

Re: Response to Request for Proposal # 30-22
Consultant to Conduct an Eligibility Report and Redevelopment Plan
for Medina Plains Allen Road Business Park

Dear Mr. Danyus,

On behalf of **Jacob & Klein, Ltd. and The Economic Development Group, Ltd.**, please find enclosed our response to the City of Peoria's *Request for Proposal # 30-22: Consultant to Conduct an Eligibility Report and Redevelopment Plan - Medina Plains Allen Road Business Park Proposal* (the "RFP"). The enclosed material, including four additional hard copies, is hereby submitted to the City on July 28, 2022, by personal delivery in advance of the July 29, 2022 (3:00 p.m.) submission deadline.

As you are aware, the establishment of a Tax Increment Financing (TIF) District requires a carefully managed procedure. Jacob & Klein, Ltd. and The Economic Development Group, Ltd. are uniquely qualified to provide the City with the necessary legal and consulting expertise to create a functional and statutorily compliant TIF Redevelopment Plan, Project, and Area.

We look forward to addressing any questions the City may have about our response to the RFP and we welcome the City's invitation to explore how TIF may be used to achieve new growth and further improve the community. We look forward to working with the City of Peoria on this project.

Yours very truly,

Steven Kline
President/CEO

Enclosure



VISION
ECONOMICS
STRATEGY
FINANCE
IMPLEMENTATION

July 27, 2022

City Purchasing Manager
City of Peoria Purchasing Division
419 Fulton Street, Room 108
Peoria, Illinois 61602

**Re: RFP # 30-22 Consultant to Conduct an Eligibility Report and Redevelopment Plan
Medina Plains Allen Road Business Park**

Dear Purchasing Manager:

SB Friedman Development Advisors, LLC (SB Friedman) is pleased to present this proposal to the City of Peoria (the "City") to provide tax increment financing (TIF) consulting services, including conducting a TIF eligibility report, identifying feasible TIF district boundaries, preparing a Redevelopment Plan and Project document, and supporting the City through approval of the TIF.

Founded in 1990, SB Friedman is a real estate and development advisory firm in its 32nd year of business. We have significant experience in providing TIF consulting services including: TIF district designation and amendment support; property tax increment revenue projections for financial assistance requests and underwriting of various financing obligations; term sheet negotiation and redevelopment agreements; and documenting/supporting TIF management compliance and closeout activities. We are noted for our rigorous analyses of TIF eligibility and feasibility, and the market, fiscal, economic and related aspects of public-private development projects. We have not only led the establishment/amendment of over 100 TIF districts under multiple statutes, but have also provided over 200 evaluations of proposed TIF transactions/requests to more than 100 clients.

Additionally, our firm has deep experience in providing comprehensive development advisory services for public bodies, including market studies, redevelopment strategies, economic and fiscal impact analyses, financial projections, developer solicitation and RFP/Q evaluation, financial structuring of public-private partnerships, and negotiation assistance.

We appreciate the opportunity to present this proposal, and look forward to the opportunity to work with the City of Peoria. Please do not hesitate to contact me with any questions.

Sincerely,

Caitlin Johnson, AICP
Vice President
(312) 384-2403
cjohnson@sbfriedman.com