



Response to Request for Proposal Grand Avenue TIF Feasibility Study

Prepared and Submitted by Teska Associates, Inc.
627 Grove Street, Evanston, IL 60201
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Submitted August 17, 2020



Clay T. Johnson, Village Administrator
Village of Lindenhurst
2301 E. Sand Lake Road
Lindenhurst, IL 60046

August 13, 2020

Dear Mr. Johnson:

We are pleased to present this proposal to provide TIF consultant services to the Village of Lindenhurst, including the determination of TIF eligibility and the preparation of a Redevelopment Plan & Program for the proposed Project Area. This proposal is made in response to the RFP issued July 20, 2020 as modified by the Addendum dated August 11, 2020.

Teska's experience includes establishing, monitoring, and implementing more than 100 TIF districts on behalf of municipalities throughout Illinois. Many of these projects were similar in scope to the proposed Lindenhurst project, involving a mix of developed and underdeveloped parcels which may require assembly to encourage redevelopment and revitalization of the corridor. Recent similar projects have been successfully completed for the Villages of Bloomingdale, Fox River Grove, Lake Forest, Lake Villa, Matteson, Monee, Oak Lawn, Olympia Fields, and Woodstock.

We never assume that the initial study area will or should become a TIF district. Beyond the legal, technical, financial and market elements, a TIF is a planning tool that should be used to evaluate the conditions and determine which public and private investments will leverage the greatest positive change in the area. We offer a scope that allows the Village to authorize a one-phase-at-a-time approach. Teska does not pursue subsequent phases until the Village authorizes the next phase of work. The analysis, documentation and public approval process can occur in as little as six months, but the Village may wish to take a more deliberate, measured pace in order to emphasize the planning elements and public engagement in the TIF process.

Although the Scope of Services in our proposal is quite specific to the immediate needs of the Village, our expertise and perspectives bring a much broader set of skills to aid in your redevelopment and revitalization programs. We are confident that our depth of experience will enable us to provide the most comprehensive assistance to the Village of Lindenhurst. We have kept this document as a concise statement of our credentials and experience. More detailed information and support materials are available upon request and on our website. We look forward to speaking to you and answering any questions that you may have in regard to our proposal.

Sincerely,

Lee M. Brown, FAICP
President

Pete Iosue, AICP
Senior Associate

teska associates inc

627 Grove Street, Evanston, Illinois, 60201 office 847 869-2015 www.TeskaAssociates.com

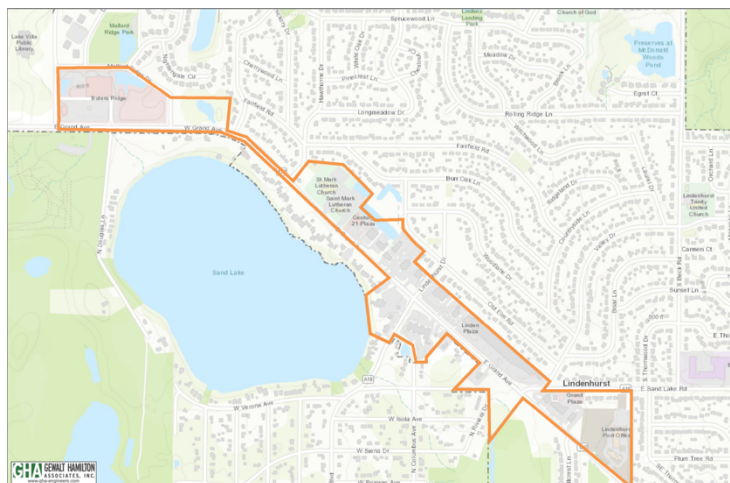
1 | INTRODUCTION / EXECUTIVE SUMMARY

The Village has expressed a growing concern about the vitality and performance of the Grand Avenue commercial corridor and will consider the creation of a TIF district to achieve some of the objectives outlined in its recent strategic planning effort.

As illustrated throughout this proposal, Teska is a full-service planning and design firm with skills and deep experience that include, but go well beyond the establishment of Tax Incremental Districts. Teska can assist the Village in crafting a TIF District redevelopment plan that will guide Lindenhurst's future public and private investments toward a more sustainable economy, and a stronger sense of place.

Our approach encompasses fact-finding, documentation, critical analysis, and articulate presentations. We recognize that:

- TIF is a means, not an end
- Timing is critical and market economics cannot be ignored
- TIF cannot pay for everything, it must leverage private investment
- Land use planning and regulation must be compatible with the intent of the redevelopment plan
- The "but for" must be credible



Proposed Lindenhurst Grand Ave. TIF Study Area

While this proposal and the RFP focus on the technical and fiscal elements of establishing a viable and defensible TIF district, Teska has experience in other planning and financing approaches geared towards enhancing the economic development prospects within the community, including Business Development Districts, Enterprise Zones, Special Service Areas (SSAs), sales tax rebates, and State and Federal grant programs. Teska will work with the Village to understand the appropriate use of TIF in the proposed Project Area, while also potentially exploring other complementary alternatives to further advance the revitalization of and reinvestment in the Village's Grand Avenue corridor.

Although our Teska Team provides all of the necessary resources for TIF eligibility, TIF establishment, ongoing management, State reporting, project financial feasibility analysis, and review of developer proposals, Teska is a team player. We prefer to work in close cooperation with Village Staff, Village Attorney, and the Village's other team members to identify relevant conditions and projects, set priorities, and funding eligible expenses. While not mandatory, Teska offers services for preparation, hosting and maintenance of project websites which can be used to keep the community informed and engaged in the pursuit of enhancing the corridor. No one enjoys a hostile public hearing, which is why we suggest that public awareness and understanding should be built into the approach, avoiding any surprises at the Joint Review Board or public hearing.

The process for creating a new TIF is clearly defined in Illinois Statutes and typically takes approximately six months. Our scope and our approach accommodate whatever pace the Village desires, accommodating pauses for staff and leadership review, public engagement, consensus-building, developer recruitment, and market realities.

2 | FIRM BACKGROUND AND QUALIFICATIONS



TESKA TIF CONSULTANT

- Project Management
- Planning
- Engagement
- Design
- Economics
- Zoning
- Placemaking

EVANSTON OFFICE
627 Grove St.
Evanston, IL 60621
847.869.2015

PLAINFIELD OFFICE
24103 Lockport St. #107
Plainfield, IL 60544
815.436.9485



TESKA ASSOCIATES, INC., founded in 1975, is a planning and landscape architecture firm with a twenty-one person professional staff based in Evanston and Plainfield, Illinois. The firm specializes in community planning, creative engagement, economic development, landscape architecture, and site design. Teska has completed hundreds of comprehensive plans, tax increment districts, corridor/sub-corridor plans, special area, neighborhood and downtown plans, and transit-oriented/urban redevelopment projects - all of which incorporate cutting edge designs, new media, outreach tools, and visualization graphics to enhance clarity and usability.

BUILDING RELATIONSHIPS

We cherish long-term client-consultant relationships built by listening intently to client needs, maintaining clear and frequent contact, providing timely and responsive service, and exceeding expectations.

CREATING LIVABLE COMMUNITIES

We are passionate about creating livable communities; places with a strong economy, walkable and safe streets, and great venues to play and interact with neighbors.

GOING THE EXTRA MILE

We know that our success is based on the quality of our service. At Teska, quality service is based on responsiveness, anticipation of needs, maintaining flexibility, and creative and efficient problem solving.

HONEST ANSWERS TO TOUGH QUESTIONS

We provide solutions that are creative and realistic. Based on our experience and analysis, we sometimes have to tell a client that in our opinion an idea won't work - but that rejection is quickly followed by a solution that works.



Teska sees each relationship as an opportunity to combine expert advice and assistance in order to provide the most complete service to our clients. We understand that TIF is not a basic concept understood by the general public. As such, Teska is able to act on behalf of the Village as TIF experts with the ability to articulate the benefit of TIF as an economic development tool.

In addition, as a full service community planning and design firm we also offer a thorough understanding of community development and can present a well-rounded perspective of how TIF can be used as a planning tool to implement the policies and direction of the Village's Comprehensive Plan. As a firm that represents the public sector, community organizations, and private sector developers, we understand all elements that are necessary to move a TIF Redevelopment Plan into implementation.

Teska Associates' staff has an established record of responsible participation in over *100 tax increment financing projects* throughout the Midwest. They include the following representative projects:

1. Crystal Lake – multiple TIF districts, including commercial corridors and its Central Business District.
2. Lake Forest – downtown redevelopment planning and TIF establishment and maintenance.
3. Lake Villa – downtown TOD plan, TIF district and Business District.
4. Woodstock – downtown and commercial corridor business districts

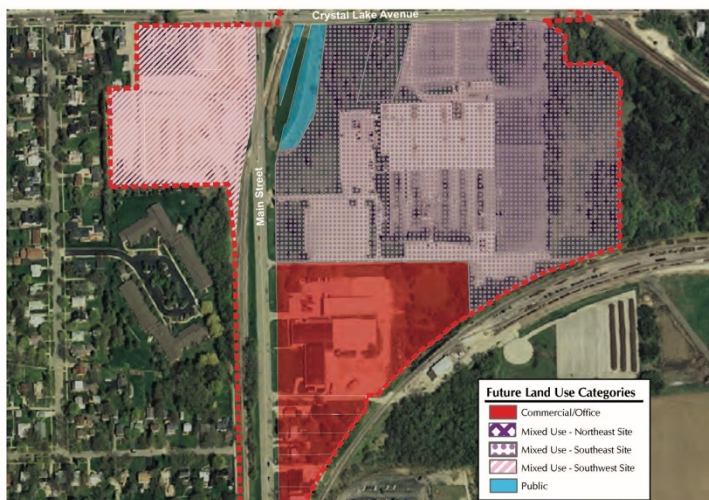




TIF REDEVELOPMENT PLANS AND PROGRAMS

Teska prepared the eligibility report and redevelopment plan and program for Crystal Lake's first TIF district in 1985, focusing on the revitalization of its downtown with particular emphasis on a "Target Block." Teska was then retained to coordinate the redevelopment plan, assist in developer negotiations, design streetscapes and a public plaza, and work out the funding package. A developer was selected for the Target Block project, a 20,000 sq. ft. retail complex now called Brink Street Market, which is now occupied. The streetscape and plaza improvements were also completed.

With only two years remaining in the life of the TIF district, the district has delivered more than \$7 million of incremental assessed value to the downtown. Teska was also retained to prepare eligibility reports and redevelopment plans for three additional TIF districts: TIF 2 in 2004, TIF 3 in 2005, and TIF 4 in 2006. TIF 2 plans for the redevelopment of the Virginia Street Corridor. TIF 3 adjoins TIF 1 as the next phase of the redevelopment of Downtown Crystal Lake, and includes the redevelopment of a vacant lumber yard and industrial property. TIF 4 anticipates the redevelopment of 450 acres of abandoned gravel mine property for commercial, residential and recreational uses.





LAKE FOREST, IL

The City of Lake Forest had over a number of years acquired property and buildings on the northern edge of its historic downtown. The properties have been put to various public and private uses, all of which had become obsolete. The City had offered the property to private developers, but had found the proposals for development wanting. The City retained Teska Associates to prepare a strategic plan for redevelopment and to orchestrate the selection of a private developer to achieve the goal of redevelopment that fit its context and contributed to the strength and diversity of its Downtown and neighborhoods. Along the way, Teska prepared development guidelines, adopted by Plan Commission and City Council, which provided guidance for the selection of a development team most likely to achieve both City and developer goals. Teska also prepared and shepherded the adoption of a Tax Increment Financing (TIF) district which cleaned up site contamination and resulted in the successful recruitment and selection of Focus Development company, which has begun construction, sales, and leasing of a mixed residential redevelopment of 174 dwellings with a development pattern which leaves more than 60% of the 10 acre site in public open space. Occupancy of the first phase of development has begun and construction the balance of the site is in progress.



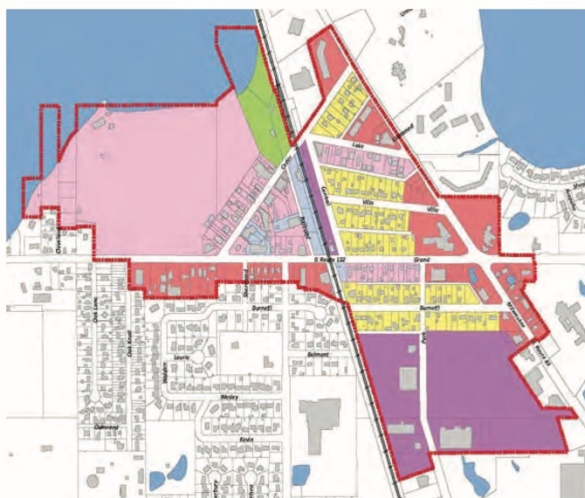
ECONOMIC DEVELOPMENT
Redevelopment of Property at
Laurel and Western Avenues, Lake Forest, IL





TAX INCREMENT FINANCING + BUSINESS DISTRICT

Lake Villa, IL



In 2012, Teska Associates led a consulting team to work with the Village of Lake Villa to develop a Transit Oriented Development (TOD) plan which created an economic development strategy for the downtown business district. One of the key recommendations in the plan was to create incentives for public private partnerships to support economic development.

In 2015-2016 Teska led two parallel efforts to put in place a Tax Increment Finance (TIF) District and Business District to implement the recommendations in the Plan. The goal of the Downtown TIF is to support private investment in the downtown commercial district and nearby industrial park. Various development sites have been identified including the 60-plus acre Sherwood Park property located on Cedar Lake, which has been vacant since the privately-owned park closed in 1991 as well as opportunities for redevelopment of older buildings in the downtown.

Teska also worked with the Village to create a Downtown Business District to expand the financial incentives to raise funds for matching grants, support private investment, and make public improvements to the downtown.





DOWNTOWN AND ROUTE 47 TIF DISTRICT Woodstock, IL

Prior to the recession of 2008, Woodstock had 13 development projects ready to break ground, which were all stalled due to the economic downturn. No new building permits were issued for almost a decade. In 2019, Teska helped the City to establish the Downtown and Route 47 TIF District, in order to help spur development in the historic downtown and along Illinois Route 47. TIF funds have already been put to good use to preserve the historic brick streets, the Old Courthouse, and facade improvements throughout downtown. Other recent projects include the restoration of a historic 1930's gas station, restoration of an 1840's residence (one of the oldest structures in Woodstock), development of a new four-story, multi-family residential building, and redevelopment of the largest vacant building in town into a brand new Harley-Davidson dealership. The new residents and businesses attracted through the TIF District will provide much-needed income and sales tax dollars to the City into the foreseeable future.

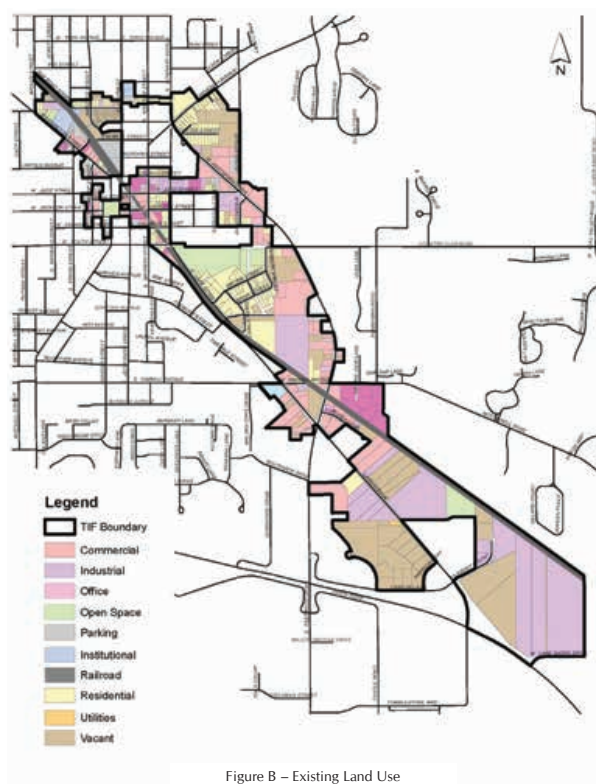


Figure B – Existing Land Use

3 | Technical Approach

We propose a multi-phase approach, including the following steps:

Phase 1: Initial Project Review

1.1 Kick-off Meeting.

Teska will meet with Village staff to review and agree on a clear approach for the project. Discussions will include the proposed TIF boundary, acquisition of relevant GIS base map information (if available), and any past development agreements as well as desired future (re)development within the study area.

1.2 Preliminary Evaluation. Teska will conduct a field evaluation to determine observable conditions in support of TIF eligibility. Other data, including evidence of code violation collected by the Village and property assessment data collected from Lake County will also be considered in light of the eligibility criteria. Based on the preliminary evaluation, Teska will prepare a report that summarizes the Consultant's recommendations regarding both eligibility and the boundaries of a potential TIF district. Teska will present these preliminary recommendations to the Village in a forum before the Village Board or its committees.

Phase 2: Eligibility

2.1 Data Collection and Analysis. Teska will work with the appropriate Lake County departments and Village Staff to obtain supplemental information from official records related to the eligibility of the Study Area. Supplemental information includes base maps with tax identifiers, age of structures, presence of illegal uses, documented code violations, occupancy and vacancy status of structures, infrastructure deficiencies, equalized assessed values, and tax delinquencies. The information obtained through the field survey and through the review of pertinent documents will be tabulated and analyzed to ensure that the reconfigured Study Area is eligible as a Redevelopment Project Area in accordance with the Act.

2.2 Eligibility Findings Report. A draft report will be prepared for the Study Area which will outline the eligibility status of the parcels included in the proposed TIF district. The report will include maps to show the proposed new TIF boundary.

2.3 Eligibility Review Meeting. Teska will meet with the Village, either at a Village Board meeting or at a more informal staff level meeting, to review the draft Eligibility Study, and to discuss moving forward with preparation of the Redevelopment Plan.

Phase 3: Prepare Project Redevelopment Plan

3.1 Plan Preparation. Teska will prepare a Redevelopment Plan for the project area that will include all required elements as outlined in the Tax Increment Allocation Redevelopment Act (Chapter 65 ILCS 5/11-74.4-1, et seq.) of the Illinois Statutes as amended. Highlights of the Redevelopment Plan's elements will include:

- Redevelopment Project Area boundary description, and corresponding maps;
- Redevelopment Plan and Program Objectives;
- Proposed Project Area land use plan, infrastructure, and public improvements; and
- Proposed TIF Budget based on projected incremental revenue.

The Redevelopment Plan will also include an examination of key opportunity sites within the Study Area.

3.2 Identification of Public Notice of Meetings. Teska will work with Village staff and Lake County to identify the property owners of record and subsequent public notice list for all properties located within the Redevelopment Project Area and all properties within 750 feet of the Redevelopment Project Area as required per the Act. Teska will prepare all required notices. The Village will execute all required mailed and published public notification of Joint Review Board and other required public meetings and hearings as described in state statutes, and will keep complete records of these notices.

3.3 Report Submittal and Review. A draft Redevelopment Plan will be prepared and submitted for review by the Village. Teska will attend a meeting to review and discuss the draft Redevelopment Plan. Teska will make revisions to the draft Redevelopment Plan as necessary and create a Final Draft version of the Redevelopment Plan for the adoption process.

Phase 4: Housing Impact Study, If Necessary

The Act requires that a housing impact study be prepared if there are ten (10) or more residential units to be relocated, or seventy-five (75) or more residential units located within the project area. If it is determined that a housing impact study is required, Phase 4 will be conducted simultaneously with Phase 2 and Phase 3.

4.1 Housing Field Inventory. Teska will conduct a field survey of the parcels in the proposed Study Area to identify all residential properties within the Study Area and the approximate number of residents affected by the Redevelopment Plan. (This field inventory will be combined with the eligibility field inventory described in Phase 1.2).

4.2 Housing Report. A draft housing report will be prepared, if necessary, which will outline the type of residential units (single-family, multi-family, etc.), number of bedrooms (if available), occupancy, and racial/ethnic background of residents. The Federal Census, American Community Survey and ESRI Business Analyst will be primary sources of the demographic data, except for occupancy, which will be based on field observations and direct contact, where possible, with landlords for multi-family properties.

Part II of the housing study will focus on any potential removal of housing units, potential relocation assistance, and the availability of replacement housing.

4.3 Public Meeting. A public meeting is required if the proposed Study Area necessitates preparation of a housing study. This meeting would occur prior to mailing notice of the public hearing. Teska will assist the Village in preparation of required notices, and attend the public meeting to present the proposed redevelopment plan and answer questions from the public.

Phase 5: Adoption of Redevelopment Project

5.1 Confer with Village Attorney. Teska will confer with the Village Attorney and create a timeline for the adoption of the TIF, and assist with the preparation of the required approval ordinances.

5.2 Joint Review Board Meeting. The Village will convene a Joint Review Board (JRB) as required by TIF statute for the project area. Teska will attend one meeting of the JRB to present the findings of the Eligibility Study and the Redevelopment Plan, as well as a sample public notice.

5.3 Public Notice of Meeting. The Village will provide public notice of the public hearing described in Task 5.4. In advance of this task, Teska will have prepared and will provide to the Village a taxpayer of record list for each Property Identification Number (PIN) within the project area.

5.4 Public Hearing. Teska will participate in one formal public hearing as required by Illinois Revised Statutes to discuss the proposed TIF Plan and Program, discussion points from the Joint Review Board Meeting, and respond to questions from the public.

5.5 Village Board Deliberation. Teska will participate in a Village Board meeting to answer remaining questions and assist with TIF adoption.

5.6 Revisions. Teska will perform revisions to the draft Eligibility Study, Housing Study and Redevelopment Plan as necessary, based on public comment and Village Board recommendations. Teska will submit a final Redevelopment Plan and associated Eligibility Study and Housing Study, in print and electronic format.

5.7 Filing of Required Documents. Teska will assist the Village in submitting all required forms and data to the Lake County Clerk and the Illinois Department of Commerce and Economic Opportunity.

***Continuing TIF Services.** Teska can assist the Village with annual Joint Review Board meetings and/or the filing of annual TIF reports to the Illinois Department of Commerce and Economic Opportunity as required by the Act. Teska can also assist the Village with review of proposed TIF projects and requests for TIF assistance by property owners and developers within the newly established TIF area.*

4 | Project Organization

Resumes of key team members are provided in the following section. Below is a short summary of each Member's experience and the role they will perform.

Lee M. Brown, FAICP, President. Lee has over 35 years of planning experience, and will serve as Principal-in-Charge for the project. In addition to project oversight and quality control, Lee will lead in the preparation of TIF increment projections, project budgeting, and evaluation of alternative means of leveraging private investment. Lee brings expertise in tax increment financing (TIF), master planning, revitalization, and facilitating public/private partnerships. As a consulting planner to municipalities, he is frequently called upon to provide professional counsel in the evaluation of current planning applications and project plans. He has led the adoption of dozens of TIF districts for municipal clients, including in Chicago, Crystal Lake, Bartlett, Bloomingdale, Galena, Kenilworth, Lake Forest and Quincy and Woodstock.

Pete Iosue, AICP, Senior Planner. Pete will serve as the project manager for this assignment, and will attend and present the study at all public meetings. He has worked on numerous TIF Districts, and will be available to quickly and efficiently analyze the TIF area for eligibility and collect the required data for the housing study. Pete has worked on TIFs in Arthur, Bedford Park, Berkeley, Broadview, Diamond, Fox River Grove, Hodgkins, Lake Villa, Monee, Montgomery, North Aurora, Oak Lawn, Olympia Fields, Peoria, Rochelle, Schaumburg, Sugar Grove, Western Springs and Woodstock.

Carol Brobeck, Associate. Carol has been directly involved in the project eligibility surveys and redevelopment plan preparation in Bloomingdale, Kenilworth and Woodstock, and has contributed to the preparation of plans leading to the adoption of special service areas, comprehensive plans and corridor land use plans. Carol is a fluent Spanish language speaker and has provided translation for the Rolling Meadows Comprehensive Plan, Spanish Language version adopted in 2019. If requested, Carol would prepare project website pages for the Lindenhurst TIF project.

TESKA ASSOCIATES, INC. | LEE M. BROWN, FAICP, PRESIDENT

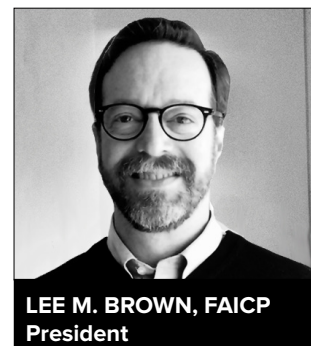
SELECTED EXPERIENCE

Lee Brown has more than 40 years of experience as an urban planner, working for municipalities in the Chicago metro area and a variety of communities throughout the country. As President of Teska Associates, Inc., Mr. Brown leads a diverse team of skilled professionals to identify and solve the complex problems that accompany community growth and change. In the Midwest, he has led planning efforts in small towns, mature suburbs, and urban neighborhoods building partnerships and forging consensus for change. With support from Teska's team of urban designers, Mr. Brown has been innovative in his application of technology to community participation in the planning, design, and implementation processes.

In addition to strategic, long range, comprehensive planning for neighborhoods and communities, Mr. Brown's primary focus has been on business district revitalization, including the preparation and implementation of target economic development strategies, site specific private developer recruitment, tax increment financing, and public-private partnerships.

Mr. Brown has been a leader in developing strategies for community development in small, mid-sized, and large cities and regions. His work in Greensboro, North Carolina has led to award-winning community development projects, including the conversion of a former brownfield site in a disinvested area near downtown into a vibrant, mixed use neighborhood now known as Southside. He has led sustainable and strategic planning efforts which include the reuse of aging shopping centers, has crafted a strategy that addresses development and planning issues for community-based organizations, and has prepared corridor plans that have sparked redevelopment and reinvestment around the University of North Carolina Greensboro campus.

He is a certified planner and a Fellow of the American Institute of Certified Planners (FAICP). He served on the Board of Directors of the American Planning Association, and as President of the American Institute of Certified Planners from 2013-2015. He previously served as the APA Illinois Chapter president, and helped establish APA's Planning Officials Development Officers program. Mr. Brown is a member of the Board of Director of Landmarks Illinois, the nonprofit organization dedicated to protecting the great architectural heritage of the State of Illinois.

**EDUCATION**

B.U.P. Urban Planning
University of Illinois (Urbana)

M.S. Urban Planning
University of Wisconsin
Madison, Wisconsin

PROFESSIONAL AWARDS + AFFILIATIONS

- 2016 AICP President's Award for Achievements in Advancing the Art and Science of Planning
- Member, Board of Directors of Landmarks Illinois
- Former President, American Institute of Certified Planners (2013-2015)
- College of Fellows of the American Institute of Certified Planners
- American Planning Association
- Former President of the Illinois Chapter of the American Planning Association
- Lamda Alpha International, Honorary Land Economics Society
- Co-recipient of the 1999 Distinguished Contribution Award of the American Planning Association
- Co-recipient of the 2003 Outstanding Planning Award for Implementation of the American Planning Association
- 2 time recipient of the Distinguished Service Recognition from the Illinois Chapter of the American Planning Association



TESKA ASSOCIATES, INC. | LEE M. BROWN, FAICP, PRESIDENT

REPRESENTATIVE PROJECTS
Comprehensive Plans

Algonquin, Barrington Hills, Bartlett, Cicero, Mettawa, Park Ridge, Pontiac, Richton Park, River Forest, Wheaton, Will County, DeKalb County IL., and Elkhorn WI; City of Brooklyn Park MN; City of Chesapeake VA. Comprehensive Park and Recreation plans in Monona WI and Batavia IL.

Strategic Plans and Master Plans

Elgin City Center, City of Jacksonville Urban Enterprise Zone, Highland Park Hospital, City of West Chicago, and Downtown Waukegan IL; Madison IN; DeForest WI; South Bend, IN., Greensboro, NC.

Zoning and Land Use Testimony

Arlington Heights, Bloomingdale, Bensenville, Evanston, Glendale, Highland Park, Hoffman Estates, Joliet, Lake Forest, Lincolnshire, Niles, Oak Brook Terrace, Park Ridge, Riverwoods, Rockford, Roselle and Schaumburg IL.

Market and Fiscal Impact Analysis

Two-million square feet of office for Homart Development Company; 3.7 million square foot corporate office center for Ameritech Services, Inc.; village-wide fiscal impact models for Bartlett and Hoffman Estates IL, and Elkhorn and Mequon WI; 6 square mile mixed use development area for the Village of Lake Bluff IL; 900 acre mixed use development near Aurora IL; 40 acre mixed use redevelopment in Glenview, IL., hotel and conference center feasibilities for Brookfield Zoo, Brookfield IL; public and private development projects throughout metropolitan Chicago.

Tax Increment Finance District Development

Arlington Heights, Aurora, Bartlett, Bedford Park, Bensenville, Bridgeview, Chicago, Crystal Lake, Galena, Hoffman Estates, La Grange, Lake Forest, Lansing, Libertyville, North Aurora, Quincy, River Forest, Rockford, Waukegan, Wheaton and Wheeling; Woodstock, IL; Monona, WI.

Residential Development Design

900 acre Waterfront Development in Portage IN; 140 acre Villa Olivia golf course/residential PUD.

Site Planning

Melvin Simon and Associates; Pathway Financial Corporation; McDonald's Corporation; North Shore Gas Company; The Goldman Companies; The Taubman Company; Illinois Department of Transportation.

Computer Modeling

Financial/Econometric Tax Increment Finance models; shared parking optimization; real estate and project feasibility studies; capital improvement scheduling; life cycle costing; debt and fiscal impact forecasting; FAR and density models, 3D interactive business district models; and geographic data base systems.

Development Regulation

Traditional Neighborhood Design District Regulations and Pedestrian Overlay District Regulations in Greensboro, NC, City of Kenosha WI, Unified Appearance and Design Ordinance; City of Monona WI Performance Zoning Ordinance; City of DeForest, WI, Zoning and Subdivision Codes; City of Braidwood IL Zoning Ordinance; City of Chesapeake VA Zoning Ordinance; Loudoun County VA Zoning Ordinance; City of Elkhorn, WI Zoning Update; City of Evanston IL Signs and Graphic Control Ordinance; City of Brooklyn Park MN Building Maintenance Code; River Forest IL Zoning and Subdivision Ordinances; Park Ridge IL Urban Design Guidelines; Bartlett IL Landscape Standards and Tree Preservation Ordinance; Traverse City MI, Master Planned Unit Development Ordinance.

Continuing and Current Planning

Review of private development projects including annexations, site plans, subdivisions, rezonings, variations, special use permits, fiscal impacts, and signs for the municipalities of Algonquin, Bloomingdale, Barrington, Bartlett, Barrington Hills, Bensenville, Galena, Gilberts, Glencoe, Highland Park, Kenilworth, Mettawa, Park Ridge, River Forest, Riverwoods, and Winfield IL.

Neighborhood and Community Planning

Strategic plans for neighborhood revitalization in Aurora, IL, Chicago, IL, South Bend, IN, Greensboro, NC, and Rockford, IL.



TESKA ASSOCIATES, INC. | PETE IOSUE, SENIOR ASSOCIATE

SELECTED EXPERIENCE

Mr. Iosue's focus has been on helping small to medium sized communities with review of current development proposals, development of appropriate zoning regulations, development of comprehensive plans, and the creation and maintenance of Tax Increment Financing (TIF) districts. Mr. Iosue is currently working on a wide variety of projects including: Tax Increment Financing projects for the City of Calumet City, Village of Crestwood, Village of Hillside, and Village of Lyons, as well as developer recruitment for the Village of River Grove, a comprehensive plan for the Village of Bedford Park, and a review of the City of Rochelle's zoning ordinance.

Prior to joining Teska Associates, Inc., Mr. Iosue spent over four years serving as the Assistant City Planner for the City of Hammond, IN. He provided staff support for the Hammond City Plan Commission, Board of Zoning Appeals and Historic Preservation Commission, and was responsible for compiling and maintaining census information for the City.



PETE IOSUE, AICP
Senior Associate

EDUCATION

B.A. Urban and Regional Planning
University of Illinois (Urbana-Champaign)

PROFESSIONAL AWARDS + AFFILIATIONS

American Institute of Certified Planners (AICP)
American Planning Association (APA)

Tax Increment Financing

- Village of Arthur
- Village of Bedford Park
- Village of Beecher
- Village of Berkeley
- Village of Broadview
- City of Crystal Lake
- Village of Diamond
- Village of Fox River Grove
- Village of Hodgkins
- Village of Lake Villa
- Village of Monee
- Village of North Aurora
- Village of Oak Lawn
- Village of Olympia Fields
- City of Peoria
- City of Rochelle
- Village of Schaumburg
- City of Warrenville
- Village of Western Springs
- City of Woodstock

Comprehensive Plan Updates

- Village of Beecher
- Village of Broadview
- Village of Braceville
- City of Coal City (mapping)
- DeWitt County
- Village of Matteson (mapping)
- City of Morris
- Village of North Aurora
- City of Palos Heights

Zoning Regulations

- Village of Itasca (historic downtown)
- Village of North Aurora (sign ordinance, lighting ordinance, etc.)
- Village of Elburn (sign ordinance)

Continuing Services/Development Review

- Village of Bedford Park
- Village of Beecher
- Village of Broadview
- City of Kankakee
- Kendall County
- City of Morris
- Village of North Aurora
- Village of Olympia Fields



TESKA ASSOCIATES, INC. | CAROL BROBECK, ASSOCIATE

SELECTED EXPERIENCE

Carol Brobeck works on a range of community planning and economic development projects. Her experience in community engagement, bilingual outreach in Spanish and English, and focus on community needs assessments provides a broad framework for community planning projects. With a lifelong passion for languages and promoting cross-cultural understanding, Carol aims to facilitate hard conversations focused around improving quality of life and economic advancement. She brings demographic and economic analysis skills as well as Adobe Design Suite, ArcGIS and land use expertise.

Since joining Teska in 2018, Carol has worked on a variety of projects, including comprehensive plans, feasibility analyses, tax increment financing districts, and corridor plans and she has conducted community outreach in Spanish. Carol has been dabbling in graphic design since she was a teenager and she loves the continual challenge of creating outreach materials, maps, and plans that are both visually pleasing and meaningful.

Before coming to Teska, she compiled research for an economic development manual for small and rural communities for the University of Illinois Extension's Community and Economic Development Department. Prior to that she served as a Community Development Intern for the Village of Mount Prospect, acting as a first point of contact for Business Licensing applicants, coordinating intake, processing, and tracking approval with Building, Police, Fire and Health Departments. Carol competed in the 2018 ULI Hines Competition, completed a certificate within the University of Illinois' iMBA program, and holds a certificate to teach English as a second language.



CAROL BROBECK
Associate

EDUCATION

M.U.P. University of Illinois
Urbana-Champaign (UIUC)
Community Economic
Development

iMBA Innovation: From Creativity
to Entrepreneurship Certificate

B.A. Berea College
Spanish and Sociology

PROFESSIONAL AFFILIATIONS

Member, American Planning Association
Member, APA-IL Pro Bono Committee

REPRESENTATIVE PROJECTS**Comprehensive Plans**

Village of Beecher, IL
Comprehensive Plan Update, CMAP LTA grant
City of Palos Heights, IL
Comprehensive Plan Update

Tax Increment Financing District

Village of Bloomingdale, IL
Stratford Square TIF
Village of Kenilworth, IL
Green Bay Road TIF

Corridor Plans

DuPage County, IL
Route 83 Corridor Plan, CMAP Local Technical Assistance grant

Feasibility Analyses

City of Freeport, IL
Land Bank Feasibility Analysis
City of Evanston, IL
Special Service Area (SSA)
Feasibility Analysis



TIF REFERENCES

1. Village of Fox River Grove
Derek Soderholm, Village Administrator
305 Illinois Street
Fox River Grove, IL 60021
(847) 639-3170
d.soderholm@foxrivergrove.org

Pete Iosue, AICP, Teska Project Manager

2. City of Lake Forest
Cathy Czerniak, Director
800 Field Drive
Lake Forest, IL 60045
(847) 810-3504
CzerniaC@cityoflakeforest.com

Lee M. Brown, FAICP, Teska Project Manager

3. Garrett Anderson
Economic Development Director
City of Woodstock
121 W. Calhoun Street
Woodstock, IL 60098
(815) 338-3176
ganderson@woodstockil.gov

Pete Iosue, AICP, Teska Project Manager

4. Village of Lake Villa
Karl Warwick, Village Administrator
65 Cedar Avenue
Lake Villa, Illinois 60046
(847) 356-6100
kwarwick@lake-villa.org

Pete Iosue, AICP, Teska Project Manager

5 | Project Schedule

TASK		OCT	NOV	DEC	JAN	FEB	MAR
1.1	Kick-off Meeting	1					
1.2	Preliminary Evaluation	2					
2.1	Data Collection and Analysis						
2.2	Eligibility Findings Report		3				
2.3	Eligibility Review Meeting						
3.1	Plan Preparation						
3.2	Identification of Public Notice of Meetings						
3.3	Report Submittal and Review				6		
4.1	Housing Field Inventory						
4.2	Housing Report			4			
4.3	Public Meeting			5			
5.1	Confer with Village Attorney						
5.2	Joint Review Board Meeting				7		
5.3	Public Notice of Meeting						
5.4	Public Hearing					8	
5.5	Village Board Deliberation						9
5.6	Revisions						
5.7	Filing of Required Documents						

Note: Actual project schedule will be determined after consultation with the Village and is primarily dependent on notification requirements of the Act. Proposed schedule may change based on actual start date, availability of data, holidays, and Village Board meeting schedule. Assuming an October 1 project start date, the project can be completed by March 30 (approximately 6 months).

Project Milestones:

1. Project Kickoff Meeting – early October
2. Preliminary Evaluation – Late October
3. Eligibility Findings Report – end November
4. Housing Report – Early December
5. Public Meeting – Early December
6. Redevelopment Plan – Early January
7. Joint Review Board – early January
8. Public Hearing – end February
9. Village Board Deliberation – early March

6 | Total Cost of Project

We propose a not-to-exceed budget of **\$32,000** for consulting services to create a new TIF district. This includes all services outlined above in the Scope of Services, as well as normal reimbursable expenses (travel and mail/delivery costs). Cost for required notices to the taxing bodies is included. The price does not include the cost of obtaining a legal description, which can likely be provided by the Village Engineer. The cost of newspaper publication notices for meetings and mailing costs for the required public meeting and public hearing are dependent upon the final number of PINs and residential addresses within 750ft. of the final Project Area, and are not included. Our fees are considered as a TIF reimbursable expense.

Phase 1: Initial Project Review	\$2,000
Phase 2: Eligibility	\$7,750
Phase 3: Prepare Project Redevelopment Plan	\$11,750
Optional Phase 4: Housing Impact Study	\$4,500
Phase 5: Adoption of Redevelopment Project	\$5,500
Expenses	\$500
<hr/>	
Total with Optional Housing Study	\$32,000

Team Member	Role	Billing Rate	Projected Hours
Lee M. Brown, President	Principal in charge; Financial projections	\$190/hr.	45
Pete Iosue, Senior Associate	Project Manager; Eligibility, Redevelopment Plan	\$120/hr.	150
Carol Brobeck, Associate	Data Gathering; document preparation	\$105/hr.	45

II – REQUIRED PROPOSAL SUBMISSION DOCUMENTS

PROPOSAL SUMMARY SHEET

Tax Increment Finance (TIF) Feasibility Study

IN WITNESS WHEREOF, the parties hereto have executed this proposal as of date shown below.

Organization Name: Teska Associates, Inc.

Street Address: 627 Grove Street

City, State, Zip: Evanston, IL 60201

Contact Name: Lee Brown

Phone: 847-869-20215 Fax: _____

E-Mail address: LBrown@TeskaAssociates.com

FEIN#: 36-3051497

Signature of Authorized Signee:  _____

Title: President

Date: 8.13.2020

ACCEPTANCE: This proposal is valid for ninety (90) calendar days from the date of submittal.

PRICE PROPOSAL

Phase

Prepare TIF Eligibility Report	\$ 9,750	
Prepare TIF Redevelopment Plan	\$ 11,750	
Coordinate TIF Process	\$ 5,500	
Prepare Housing Study (if needed)	\$ 4,500	
Project Expenses	\$ 500	
Total TIF Feasibility Study Services		\$27,500-32,000

Additional Services (if any)

Additional Service(s)	Cost

AFFIDAVIT OF COMPLIANCE

Proposers shall complete this Affidavit of Compliance. Failure to comply with all submission requirements may result in a determination that the Proposer is not responsible.

The undersigned Lee Brown, as President
(Enter Name of Person Making Affidavit) (Enter Title of Person Making Affidavit)

and on behalf of Teska Associates, Inc., certifies that:
(Enter Name of Business Organization)

1) BUSINESS ORGANIZATION:

The Proposer is authorized to do business in Illinois: Yes ☒ No ☐

Federal Employer I.D. #: 36-3051497
(or Social Security # if a sole proprietor or individual)

The form of business organization of the Proposer is (check one):

☐ Sole Proprietor
☐ Independent Contractor (Individual) ☐ Partnership ☐ LLC
☒ Corporation Illinois 12/21/1979
(State of Incorporation) (Date of Incorporation)

2) ELIGIBILITY TO ENTER INTO PUBLIC CONTRACTS: Yes ☒ No ☐

The Proposer is eligible to enter into public contracts, and is not barred from contracting with any unit of state or local government as a result of a violation of either Section 33E-3, or 33E-4 of the Illinois Criminal Code, or of any similar offense of "Bid-rigging" or "Bid-rotating" of any state or of the United States.

3) SEXUAL HARRASSMENT POLICY: Yes ☒ No ☐

Please be advised that Public Act 87-1257, effective July 1, 1993, 775 ILCS 5/2-105 (A) has been amended to provide that every party to a public contract must have a written sexual harassment policy in place in full compliance with 775 ILCS 5/2-105 (A) (4) and includes, at a minimum, the following information: (I) the illegality of sexual harassment; (II) the definition of sexual harassment under State law; (III) a description of sexual harassment, utilizing examples; (IV) the vendor's internal complaint process including penalties; (V) the legal recourse, investigative and complaint process available through the Department of Human Rights (the "Department") and the Human Rights Commission (the "Commission"); (VI) directions on how to contact the Department and Commission; and (VII) protection against retaliation as provided by Section 6-101 of the Act. (Illinois Human Rights Act). (emphasis added). Pursuant to 775 ILCS 5/1-103 (M) (2002), a "public contract" includes "...every contract to which the State, any of its political subdivisions or any municipal corporation is a party."

4) EQUAL EMPLOYMENT OPPORTUNITY COMPLIANCE: Yes ☒ No ☐

During the performance of this Project, Proposer agrees to comply with the "Illinois Human Rights Act", 775 ILCS Title 5 and the Rules and Regulations of the Illinois Department of Human Rights published at 44 Illinois Administrative Code Section 750, et seq. The Proposer shall: (I) not discriminate against any employee or applicant for employment because of race, color, religion, sex, marital status, national origin or ancestry, age, or physical or mental handicap unrelated to ability, or an unfavorable discharge from military service; (II) examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any such underutilization; (III) ensure all solicitations or advertisements for employees placed by it or on its behalf, it will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, marital status, national origin or ancestry, age, or physical or mental handicap unrelated to ability, or an unfavorable discharge from military service; (IV) send to each labor organization or representative of workers with which it has or is bound by a collective bargaining or other agreement or understanding, a notice advising such labor organization or representative of the Vendor's obligations under the Illinois Human Rights Act and Department's Rules and Regulations for Public Contract; (V) submit reports as required by the Department's Rules and Regulations for Public Contracts, furnish all relevant information as may from time to time be requested by the Department or the contracting agency, and in all respects comply with the Illinois Human Rights Act and Department's Rules and Regulations for Public Contracts; (VI) permit access to all relevant books, records, accounts and work sites by personnel of the contracting agency and Department for purposes of investigation to ascertain compliance with the Illinois Human Rights Act and Department's Rules and Regulations for Public Contracts; and (VII) include verbatim or by reference the provisions of this Equal Employment Opportunity Clause in every subcontract it awards under which any portion of this Agreement obligations are undertaken or assumed, so that such provisions will be binding upon such subcontractor. In the same manner as the other provisions of this Agreement, the Proposer will be liable for compliance with applicable provisions of this clause by such subcontractors; and further it will promptly notify the contracting agency and the Department in the event any subcontractor fails or refuses to comply therewith. In addition, the Proposer will not utilize any subcontractor declared by the Illinois Human Rights Department to be ineligible for contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations. Subcontract" means any agreement, arrangement or understanding, written or otherwise, between the Proposer and any person under which any portion of the Proposer's obligations under one or more public contracts is performed, undertaken or assumed; the term "subcontract", however, shall not include any agreement, arrangement or understanding in which the parties stand in the relationship of an employer and an employee, or between a Proposer or other organization and its customers. In the event of the Proposer's noncompliance with any provision of this Equal Employment Opportunity Clause, the Illinois Human Right Act, or the Rules and Regulations for Public Contracts of the Department of Human Rights the Proposer may be declared non-responsible and therefore ineligible for future contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations, and this agreement may be canceled or avoided in whole or in part, and such other sanctions or penalties may be imposed or remedies involved as provided by statute or regulation.

5) TAX CERTIFICATION: Yes ☒ No ☐

Proposer is not delinquent in the payment of any tax administered by the Illinois Department of Revenue, or if it is: (a) it is contesting its liability for the tax or the amount of tax in accordance with procedures established by the appropriate Revenue Act; or (b) it has entered into an agreement with the Department of Revenue for payment of all taxes due and is currently in compliance with that agreement.

6) AUTHORIZATION & SIGNATURE:

I certify that I am authorized to execute this Affidavit of Compliance on behalf of the Proposer set forth on the Proposal Summary Sheet, that I have personal knowledge of all the information set forth herein and that all statements, representations, that the Proposal is genuine and not collusive, and information provided in or with this Affidavit are true and accurate. The undersigned, having become familiar with the Project specified, proposes to provide and furnish all of the labor, materials, necessary tools, expendable equipment and all utility and transportation services necessary to perform and complete in a workmanlike manner all of the work required for the Project.



Signature of Authorized Officer

ACKNOWLEDGED AND AGREED
TO:

Lee M. Brown
Name of Authorized Officer

President
Title

08.13.2020
Date

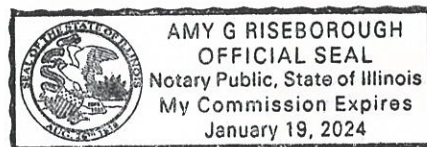


Subscribed and Sworn To Before Me This 13 Day of August, 2020.

Notary Public Signature


1.19.2024

NOTARY SEAL



REFERENCES

ORGANIZATION City of Lake Forest

ADDRESS 800 Field Drive

CITY, STATE, ZIP Lake Forest, IL 60045

PHONE NUMBER (847) 810-3504

CONTACT PERSON Cathy Czerniak, Director

DATE OF PROJECT 2017 and Continuing Services

ORGANIZATION Village of Lake Villa

ADDRESS 65 Cedar Avenue

CITY, STATE, ZIP Lake Villa, Illinois 60046

PHONE NUMBER (847) 356-6100

CONTACT PERSON Karl Warwick, Village Administrator

DATE OF PROJECT 2/2020-7/2020

ORGANIZATION City of Woodstock

ADDRESS City of Woodstock

CITY, STATE, ZIP Woodstock, IL 60098

PHONE NUMBER (815) 338-3176

CONTACT PERSON Garrett Anderson, Economic Development Director

DATE OF PROJECT 6/2018-1/2019

Lee M. Brown, President  8/13/2020

Proposer's Name & Title: Signature and Date:

INSURANCE REQUIREMENTS

Please submit a policy Specimen Certificate of Insurance showing bidder's current coverage's

WORKERS COMPENSATION & EMPLOYER LIABILITY

\$500,000 – Each Accident \$500,000 – Policy Limit \$500,000 – Each Employee Waiver of Subrogation in favor of the Village of Lindenhurst

AUTOMOBILE LIABILITY

\$1,000,000 – Combined Single Limit Additional Insured Endorsement in favor of the Village of Lindenhurst

GENERAL LIABILITY (Occurrence basis)

\$1,000,000 – Each Occurrence \$2,000,000 – General Aggregate Limit \$1,000,000 – Personal & Advertising Injury \$2,000,000 – Products/Completed Operations Aggregate Additional Insured Endorsement & Waiver of Subrogation in favor of the Village of Lindenhurst

EXCESS LIABILITY (Umbrella-Follow Form Policy)

\$2,000,000 – Each Occurrence \$2,000,000 – Aggregate **EXCESS MUST COVER:** General Liability, Automobile Liability, Workers Compensation

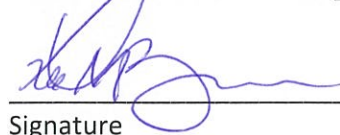
PROFESSIONAL LIABILITY

\$1,000,000 Limit -Claims Made Form, Indicate Retroactive Date & Deductible

Any insurance policies providing the coverages required of the Contractor, excluding Professional Liability, shall be specifically endorsed to identify "The Village of Lindenhurst, and their respective officers, trustees, directors, employees and agents as Additional Insureds on a primary/non-contributory basis with respect to all claims arising out of operations by or on behalf of the named insured." If the named insureds have other applicable insurance coverage, that coverage shall be deemed to be on an excess or contingent basis. The policies shall also contain a Waiver of Subrogation in favor of the Additional Insureds in regards to General Liability and Workers Compensation coverage's. The certificate of insurance shall also state this information on its face. Any insurance company providing coverage must hold an A VII rating according to Best's Key Rating Guide. Permitting the contractor, or any subcontractor, to proceed with any work prior to our receipt of the foregoing certificate and endorsement however, shall not be a waiver of the contractor's obligation to provide all of the above insurance.

The bidder agrees that if they are the selected contractor, within ten days after the date of notice of the award of the contract and prior to the commencement of any work, you will furnish evidence of Insurance coverage providing for at minimum the coverages and limits described above directly to the Village of Lindenhurst, 2301 E. Sand Lake Road, Lindenhurst, IL 60046. Failure to provide this evidence in the time frame specified and prior to beginning of work may result in the termination of the Village's relationship with the selected bidder and the bid will be awarded to the next lowest bidder or result in creation of a new bid.

ACCEPTED & AGREED THIS 13 DAY OF August, 2020



Signature

Authorized to execute agreements for:

Lee M. Brown, President, Teska Associates, Inc.

Printed Name & Title Name of Company



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/09/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER CorRisk Solutions 180 N Stetson Ave Suite 4500 Chicago, IL 60601	CONTACT NAME Karen Bronson
	PHONE (A/C No. Ext.) 312-637-8755
	FAX (A/C No. Ext.)
	EMAIL ADDRESS kbronson@corriskolutions.com
	INSURER(S) AFFORDING COVERAGE
	INSURER A: New Hampshire Insurance Company
	INSURER B:
	INSURER C:
	INSURER D:
	INSURER E:
	INSURER F:

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD'L INSRD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC			DOES NOT APPLY			EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & AND INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS			DOES NOT APPLY			COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS MADE DED <input type="checkbox"/> RETENTION \$			DOES NOT APPLY			EACH OCCURRENCE AGGREGATE
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICE/MEMBER EXCLUDED? Y/N <input type="checkbox"/> (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		DOES NOT APPLY			WC STATUTORY LIMITS OTHER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT
A	Professional Liability			064991443-03	03/25/19	03/25/20	Per Occurrence: \$2,000,000 Annual Aggregate: \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACCORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER

CANCELLATION

FOR INFORMATIONAL/PROPOSAL PURPOSES ONLY

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

E. Allen



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/5/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER AssuredPartners of Illinois, LLC Four Westbrook Corporate Ctr Suite 500 Westchester IL 60154		CONTACT NAME: Sharon Shannon PHONE (A/C, No, Ext): (800) 894-9091 FAX (A/C, No): (630) 990-9098 E-MAIL ADDRESS: Sharon.Shannon@assuredpartners.com	
INSURED TESKA ASSOCIATES, INC. 627 GROVE ST EVANSTON IL 60201-4474		INSURER(S) AFFORDING COVERAGE INSURER A: Selective Insurance Co of Southeast INSURER B: Trumbull Insurance Company INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 39926 27120	

COVERAGES

CERTIFICATE NUMBER: CL198117376

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INS LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			S 1834604	8/28/2019	8/28/2020	EACH OCCURRENCE	\$ 2,000,000	
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000	
	<input checked="" type="checkbox"/> XCU included						MED EXP (Any one person)	\$ 10,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:							PERSONAL & ADV INJURY	\$ 2,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						GENERAL AGGREGATE	\$ 4,000,000	
	OTHER:						PRODUCTS - COMP/OP AGG	\$ 4,000,000	
								\$	
A	AUTOMOBILE LIABILITY			S 1834604	8/28/2019	8/28/2020	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000	
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$	
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per accident)	\$	
	<input checked="" type="checkbox"/> HIRED AUTOS	<input checked="" type="checkbox"/> NON-OWNED AUTOS					PROPERTY DAMAGE (Per accident)	\$	
								\$	
A	<input checked="" type="checkbox"/> UMBRELLA LIAB			S 1834604	8/28/2019	8/28/2020	EACH OCCURRENCE	\$ 1,000,000	
	<input type="checkbox"/> EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE					AGGREGATE	\$ 1,000,000	
	DED <input checked="" type="checkbox"/>	RETENTION \$ 0						\$	
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			83WECBS7594	8/28/2019	8/28/2020	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER		
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	N/A				E.L. EACH ACCIDENT	\$ 1,000,000	
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000	
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Proof of Insurance

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Anthony Pulgine/BKO

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