



REQUEST FOR PROPOSALS

TAX INCREMENT FINANCING CONSULTANT SERVICES

Response Due Date: November 19, 2025

Submit Proposals to:
Brandon Maeglin, City Administrator
115 S. Oakwood Ave.
Geneseo, IL 61254

bmaeglin@cityofgeneseo.com

OVERVIEW

Request for Proposals

The City of Geneseo (Community Profile attached) (hereinafter "City"), located in Henry County, Illinois, is seeking proposals from qualified firms for work related to the potential creation of Tax Increment Financing (TIF) Districts, under Illinois State Statute 65 ILCS 5/11-74.4, to promote the extension of City's sanitary sewer infrastructure for the business expansion of J.F. Edwards Construction Company located in Geneseo, IL.

Specifically, the City is considering the financial feasibility of establishing a TIF District for the Edwards Company property, approximately 19 acres of land situated on parcels 0822151029 and 0822151036. The company anticipates an approximately \$8 million investment in the development of the parcels, including a 20,000 sqft building that will include a mechanics shop, wash bay, overhead crane equipment and other features. The current office complex, located along Chicago Street, will have a building addition to include a training center for employees. Approximately 30 new jobs are anticipated to be created in the Geneseo Community. These investments are anticipated to be broken down into two phases, beginning in the Spring of 2026 with Phase #1, and Phase #2 beginning in 2027 or 2028.

These parcels currently are located within the County and will be annexed into the City of Geneseo. Early engineering assessments call for infrastructure improvements to include approximately 2,000 ft. of sanitary main extension down Ford Rd. (east to west) and Chicago St. (north to south), and a lift station situated at the corner of Ford & Chicago, at an early cost estimate of \$1.5 million.

SCOPE OF SERVICES

- Review potential TIF qualifying factors and document a TIF qualification factor file.
- Recommend and refine boundaries for the TIF District(s) in accordance with statutory requirements.
- Investigate the desirability, feasibility, and timing implications of using TIF as a funding mechanism. Perform fieldwork if necessary and

- confirm the rationale for utilizing TIF.
- Identify and recommend the most economical TIF structure and prepare estimates of potential tax increment financing revenues and supportable public debt.
- Review development/redevelopment costs and assess impacts on affected taxing districts.
- Attend 2-3 meetings (virtual or in-person), including public presentations as necessary, to discuss findings.

DELIVERABLES

- Provide a cost/benefit analysis illustrating how the City can maximize incremental financial benefit relative to associated costs of the recommended TIF District.
- Provide the most economical TIF structure and estimates of potential TIF revenues and supportable public debt.
- Provide impacts on affected taxing districts.
- Prepare a TIF Eligibility Report and supporting documentation to substantiate eligibility findings.
- Provide an updated boundary area for TIF District areas in accordance with statutory requirements.
- Assist City staff with necessary notices, ordinances, and resolutions needed to complete the TIF process.
- Prepare a TIF redevelopment plan that meets the requirements of the TIF Act.

PROPOSAL PACKAGE

Proposals must include the following:

- Cover Letter** – Indicating interest and signed by an authorized representative.
- Statement of Understanding** – Including project understanding and awareness of time sensitivity.
- Scope & Timeline** – Outline of how the Consultant will complete the work, including timeline.
- Fee Proposal** – Include a not-to-exceed professional service fee broken down

by task. Include hourly rates for all employees assigned and detail all reimbursable expenses.

e. **Staff Background** – Names, roles, professional experience, hourly rates, and estimated hours of those assigned to the project.

f. **Firm Background** – General background on the Consultant.

g. **Financial Stability & Insurance** – Proof of insurance and a statement of financial stability to ensure performance over the project duration.

h. **References** – A list of communities for which the firm has conducted a TIF Eligibility Study similar in scope. Include contact names, emails, and phone numbers.

SUBMITTING A PROPOSAL

Consultants intending to submit a proposal must do so to the City no later than **4:00 p.m. on November 19, 2025**. Proposals may be submitted:

- By email to **Brandon Maeglin** at: bmaeglin@cityofgeneseo.com or
- By sending or dropping a sealed envelope off, **Attn: Brandon Maeglin, 115 S. Oakwood Ave., Geneseo, IL 61254**