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Illinois Development & Finance

Aug. 21 & 22, 2006 • Hilton Chicago • Chicago, IL

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Aug. 21 & 22, 2006
Chicago, IL

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 Finance, Marketing,
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 (50-minute hour)

Illinois Development & Finance

**Government Approvals,
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Illinois

Development & Finance



Raising the Bar of Continuing Legal Education

Government Approvals, Incentives, Credits, Abatements

AUGUST 21 & 22, 2006

HILTON CHICAGO

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Who Should Attend:

- **Developers**
- **Lenders**
- **Industrial Property Owners**
- **REIT's**
- **Real Estate Executives**
- **Attorneys**
- **Municipal Governments**
- **Accountants**

Whether you are a developer industrial property owner, attorney, municipal consultant, land use planner, government official or financial advisor, your success in the fields of land use development and finance depends on an up-to-date knowledge of land use law, government policies, administrative decisions and all the various financing options.

Please join an outstanding faculty as we bring you up-to-date on financing opportunities, environmental and land use issues, community relations and government incentives. The information you will gather will be invaluable to you and your clients involved in real estate development.

CONFERENCE INFORMATION

Registration: Please mail or email your registration as soon as possible since enrollment is limited, or you may also register with a credit card via email, online, fax or phone. Walk-in registrations will be accepted subject to space availability. Please call THE SEMINAR GROUP at (206) 463-4400 or (toll free) (800) 574-4852 or fax to (866) 435-3444 or email: info@TheSeminarGroup.net

Tuition: The tuition fee includes attendance at all sessions, coffee breaks, and all course materials. *Full Tuition:* \$695.00 per person; Special Government rate: \$625 per person; New Associate rate: \$460 per person. Student rate: \$397. Make checks payable to: THE SEMINAR GROUP.

Save When Two or More Register: Save \$50 each off of the *Full Tuition fee only* when two or more register from the same organization at the same time. Multiple discounts do not apply.

Course Accreditation: Will apply for 13.0 CLE credit hours once the Illinois State Bar MCLE Board begins accepting applications for accreditation. Up to 15.5 CPE credits available in Finance, Marketing, Business Law, Taxation, and Specialized Knowledge & Applications. No prerequisites or advance preparation required. For

information or accreditation in other states, please call THE SEMINAR GROUP at (800) 574-4852.

Substitution/Cancellation: You may substitute another person at any time. We will refund tuition, **less a \$50 cancellation charge**, if we receive your cancellation by **Tuesday, August 15th, 2006**. *No refunds will be given after this date.* For more information regarding administrative policies such as complaint and refund, please contact our office at (206) 463-4400 or (800) 574-4852.

Course Materials: Each participant will receive a set of course materials, prepared by the speakers especially for this conference, which will be invaluable as a future reference. The course materials alone are available for \$150 which includes shipping and handling.

Homestudy Package: Our complete Homestudy Course, consisting of a full DVD or Audio CD and the Course Materials, is available for \$705.00. This package may qualify for self-study credit.

Seminar Location: The seminar will be held at the Hilton Chicago, 720 South Michigan Avenue, Chicago, Illinois (312) 922-4400. Please call the hotel directly for reservations/questions.

FOUR WAYS TO REGISTER: ONLINE: www.TheSeminarGroup.net

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CONFERENCE
SCHEDULE
INSIDE





Illinois Development and Finance Conference ~ Chicago, IL

Monday, August 21, 2006

Tuesday, August 22, 2006

8:30 Introduction and Overview of Day One
Charles R. Bernardini, Esq., Program Co-Chair
Ungaretti & Harris LLP

John W. Brancaglione, Vice Pres., Program Co-Chair
Peckham Guyton Albers & Viets (PGAV)

8:40 Eminent Domain
Richard F. Friedman, Esq. **Steven J. Holler, Esq.**
Neal & Leroy LLC *City of Chicago*
E. Norman Sims, Jr., Exec. Dir.
Illinois Tax Increment Association

9:30 Overcoming Community Opposition
Media/Community Relations; Grassroots Organizing
Dennis Culloton, Esq., Exec. Vice President/Partner
The Res Publica Group

10:15 Break

10:30 The New Business District Act
Tax Exempt Bonds
John W. Brancaglione, Vice Pres.
Peckham Guyton Albers & Viets (PGAV)

Gregory W. Hummel **Philip R. McKenna**, Pres.
Bell Boyd & Lloyd LLC *Kane McKenna & Associates Inc.*

11:30 Chicago-Cook County Tax Incentives
6b Applications; Timing; Special Exceptions
John Baldwin **Anthony M. Farace, Esq.**
Cook Cty. Dept. of Planning & Dev. *Amari & Locallo*

12:15 Lunch (on your own)

1:15 Financing Incentives and Options
Industrial Revenue Bonds; SBA 504 Programs;
Participation Loans
Ray Graves **Jack J. McInerney**
SomerCor 504, Inc. *Illinois Finance Authority*

Craig D. Mizushima, Vice Pres.
Harris N.A.

2:15 TIF Practices and Procedures
Redevelopment Agreements; City Council
Role; Reimbursement Formula Alternatives;
Economic Disclosure Statements; "Public
Benefit" and "ButFor" Tests; Mbe/Wbe

Charles R. Bernardini, Esq. **Robert Kunze**
Ungaretti & Harris LLP *City of Chicago*

Michael L. Gaynor, Esq. **Brian Pabst**
City of Chicago *Berwyn Development Corporation*

3:30 Break

**3:45 Economic Incentives for Relocation,
Expansion and Development**
Income Tax Credits, Sales Tax Credits, Real Estate Tax
Abatements, Training Grants, Enterprise Zones,
Empowerment zones; Procedures and Timing
Jeffrey Streder **Dennis Vicchiarelli**
Dept. of Planning *Illinois Dept. of Commerce*
City of Chicago *& Economic Opportunity*

5:00 Questions and Answers
Members of the Faculty

8:30 Introduction of Day Two
Program Co-Chairs

**8:35 Mass Property Acquisition in Large
Development Projects**
Issues and Tactics in Approaching Large Scale
Property Acquisitions and Relocations
Thomas F. Brett, II, Esq.
Ungaretti & Harris LLP

9:15 The Architectural Contract
Scope of Work; Issues to Negotiate
John S. Burcher, AIA, IIDA **David Lynam, Esq.**
DeStefano & Partners LTD *Lynam & Associates*

10:00 Break

10:15 Environmental and Land Use Issues
Green Permit Process; Environmental Action
Agenda; Green Building Programs; CCX
Climate Exchange Credits; Brownfield Issues,
Funding and Incentives; State and City Permitting
and Enforcement Issues
Adam M. Meek, Esq., Moderator
Katten Muchin Rosenman LLP

Renee Cipriano, Esq. **Sadhu Johnston**
Sonnenschein Nath & Rosenthal LLP *City of Chicago*

R. Damon Lee
V3 Companies, Ltd.

**11:15 Downzoning to Limit Density: Guidelines
and Judicial Standards**

Challenging and Defending Downzoning; Vested
Rights; Substantial Expenditures; Character of the
Property; Community Planning; Spot Zoning
Reuben L. Hedlund, Esq. **Thomas J. Ramsdell, Esq.**
Hedlund & Hanley LLC *Thomas J. Ramsdell & Associates*

12:00 Lunch (on your own)

**1:00 Zoning Practice in Unincorporated Cook
County**
Special Uses; Role of Department of Building
and Zoning; ZBA Practice; Standards of Appeal
Alex R. Seith, Esq.
Cook County Zoning Board of Appeals

**1:45 Economic Development Tools for Local
Governments**
Open Book Negotiations
Mark J. McCombs, Esq. **Louis P. Vitullo, Esq.**
Greenberg Traurig LLP *Wildman Harrold Allen & Dixon LLP*

2:45 Construction Contracts
Practical Problems of Owner Oversight; Relationships
with Engineer, General Contractor, Construction
Manager; Suppliers; Managing Construction Litigation
Karen P. Layng, Esq.
Vedder Price Kaufman Kammholz PC
Eric L. Singer, Esq.
Wildman Harrold Allen & Dixon LLP

3:30 Questions and Answers
Members of the Faculty



Raising the Bar of Continuing Legal Education

THE SEMINAR GROUP ~ FACULTY

Illinois Development & Finance Conference

Charles R. Bernardini, Program Co-Chair, is a partner in Ungaretti & Harris LLP's Legislative, Regulatory & Public Policy and Corporate Groups. His practice focuses on assisting clients with city, county, state and federal government matters.

John W. Brancaglione, VP, Program Co-Chair, is a Vice President and Director of Urban Consulting at Peckham Guyton Albers & Viets. He is a certified Planner-in-Charge in Missouri.

John Baldwin is an Economic Development Specialist with the Cook County Department of Planning and Development and the Chicago-Cook Business Center. He has over 20 years experience in urban planning and economic development.

Thomas F. Brett, II is a partner at Ungaretti & Harris LLP and chairs their real estate group. He concentrates his practice in planning, structuring, and implementing real estate transactions.

John S. Burcher, AIA, IIDA, with DeStefano and Partners LTD, has over 25 years of experience as an architectural designer with an emphasis on mixed-use, corporate and office facilities.

Renee Cipriano is a partner at Sonnenschein Nath & Rosenthal LLP and practices in their Environmental Energy Group and Public Law & Policy Strategies Group. Her practice focuses on strategic counsel on environmental compliance and enforcement issues.

Dennis Culloton is the Executive Vice President and partner of The Res Publica Group. He is an experienced crisis manager, media strategist and corporate communicator and has drafted numerous campaigns to meet regulatory and legislative challenges

Anthony M. Farace is a partner with Amari & Locallo where his practice is confined exclusively to handling real estate tax assessment matters for real estate owners primarily in Cook County.

Richard F. Friedman is a partner at Neal & Leroy, LLC. He has assembled land and tried condemnation cases for projects such as City of Chicago's North and South Loop, McCormick Place expansion, and White Sox Park and projects for Park Ridge.

Michael L. Gaynor is an Assistant Corporation Counsel in the Finance and Economic Development Division of the City of Chicago Department of Law. His practice includes tax increment financing and industrial development bonds.

Ray Graves is a loan officer with SomerCor 504, Inc. Prior to this he was with the U.S. Small Business Administration Columbus District Office and the Community Capital Development Corporation.

Reuben L. Hedlund is a founding partner of Hedlund & Hanley LLC where he specializes his practice in corporate governance and shareholder litigation. He is a Fellow of the American College of Trial Lawyers and a Director of the Seventh Circuit Bar Assoc.

Steven J. Holler, is the Chief Assistant Corporation Counsel for the City's Real Estate Section, where he oversees all City real estate dispositions and acquisitions, including condemnations. He has helped draft the State of Illinois' new Eminent Domain Act.

Gregory W. Hummel is a member of the Bell Boyd & Lloyd LLC real estate department. His practice is concentrated in public/private partnership matters including infrastructure, economic development and redevelopment tax financing.

Sadhu Johnston is the Commissioner of the City of Chicago Department of Environment. He has been involved in the policies, programs, and regulations related to green building, and the development of the City's Environmental Action Agenda.

Robert Kunze is the Deputy Commissioner of the Department of Planning and Development where he focuses on economic redevelopment and is responsible for the City's TIF program.

Karen P. Layng is a shareholder at Vedder Price Kaufman Kammholz PC and sits on their Board of Directors and chairs the Construction Law Practice Group. She counsels clients in general commercial and manufacturers' litigation.

R. Damon Lee is Director of Redevelopment for V3 Companies, Ltd., which provides engineering and scientific services for development and redevelopment projects. He assists municipalities and developers in the redevelopment of Brownfields properties.

David Lynam is the principal of Lynam & Associates. He has over 25 years of experience representing smaller companies, both profit and non profit and their owners. He is a past Roosevelt University Paralegal Program Adjunct Instructor.

Mark J. McCombs is a shareholder at Greenberg Traurig LLP where he focuses his practice on the establishment of public-private partnerships to create business development within a community. He counsels clients on governmental matters.

Jack J. McInerney is with Illinois Financial Authority. The majority of his career has been spent in the financial industry. Prior to IFA, he was a broker at the Chicago Board of Trade. During this time he was involved in venture capital projects.

Philip R. McKenna is president and a founding partner of Kane McKenna and Associates, Inc. His expertise encompasses many aspects of public finance and economic development, focusing on municipal obligation and revenue bond financing.

Adam M. Meek is a partner at Katten Muchin Rosenman LLP, specializing in managing environmental conditions in real estate transactions, including utilizing government programs to facilitate the cleanup and redevelopment of Brownfield properties.

Craig D. Mizushima is the Vice President and Regional Commercial Real Estate Manager of Harris N.A. He heads the Community Development and Commercial Real Estate lending activities for the Chicago Region.

Brian Pabst is the Executive Director of the Berwyn Development Corporation. He has over 23 years of experience in the administration of local government, involving economic development projects and programs.

Thomas J. Ramsdell is the owner of Thomas J. Ramsdell & Associates, where he represents clients in downzoning, spot zoning, and vested rights.

Alex R. Seith a Chicago attorney, has been Chairman of the Cook County Zoning Board of Appeals since 1969.

E. Norman Sims, Jr. is the Executive Director of the Illinois Tax Increment Association. He has over 30 years of senior administrative experience in public agency policy, planning and administration.

Eric L. Singer is a partner at Wildman Harrold Allen & Dixon LLP where he focuses his practice on construction law and litigation, real estate litigation and commercial litigation. His experience includes the negotiation of construction and design agreements.

Jeffrey Streder serves as the Assistant Commissioner of the Development Support Services Division for the City of Chicago. He oversees several programs that stimulate investment in the city, and maintain or revitalize areas.

Dennis Vicchiarelli is the Deputy Director of Business Development for the Illinois Department of Commerce and Economic Opportunity (DCEO). He is responsible for carrying out Illinois' economic development initiatives.

Louis P. Vitullo is senior counsel and chair of the Government Affairs Practice Group at Wildman Harrold Allen & Dixon LLP. He focuses his practice on government affairs, real estate, bonds and tax increment financing.