



CHICAGO
INFRASTRUCTURE
TRUST

Board of Directors Meeting

04.17.2013



1. Organizational Matters

- Approval of February 24th Minutes
- Contracting Manual – Version 3.0
- Independent Auditor Selection

2. Program Updates

3. Executive Session

Approval of February 24th Minutes



MEETING MINUTES

RESOLVED, that the minutes of the meeting of the Board of Directors held on February 24, 2014, in the form previously provided to the members of the Board of Directors, be and hereby are approved.

GENERAL

RESOLVED, that in order to fully carry out the intent and effectuate the purposes of the foregoing resolutions, any of the Trust's officers be, and each hereby is, authorized to take all such further actions, and to execute and deliver all such further agreements, instruments, documents or certificates in the name and on behalf of the Trust, and under its corporate seal or otherwise, and to pay all such fees and expenses, which shall in their judgment be necessary, proper or advisable and to perform all of the obligations of the Trust in connection with the foregoing resolutions.

- Added a requirement that firms bidding on a CIT project must transmit the same information as is required by the City of Chicago's Economic Disclosure Forms.
- Provided a notice that winning firms awarded a CIT contract may be required to register as a lobbyist as is presently required by the City's Board of Ethics.
- Grammar and syntax

WHEREAS, the staff of the Trust has recommended modifications and improvements to the Contracting Manual previously approved by the Board of Directors;

NOW, THEREFORE, BE IT RESOLVED that the Trust's Contracting Manual, in the form so modified as of the date hereof and presented to the Board of Directors, be and hereby is adopted and approved.

CohnReznick Selected as Auditor



- Tenth-largest audit, tax, advisory firm
- Extensive government and not-for-profit experience
- Excellent ability to conduct project audits
- Highly affordable

1. Organizational Matters

2. Program Updates

- Retrofit 1.0: Municipal Buildings
- Retrofit 3.0: Aquatic Centers

3. Executive Session

Energy Services Agreement (ESA) Transaction Completed

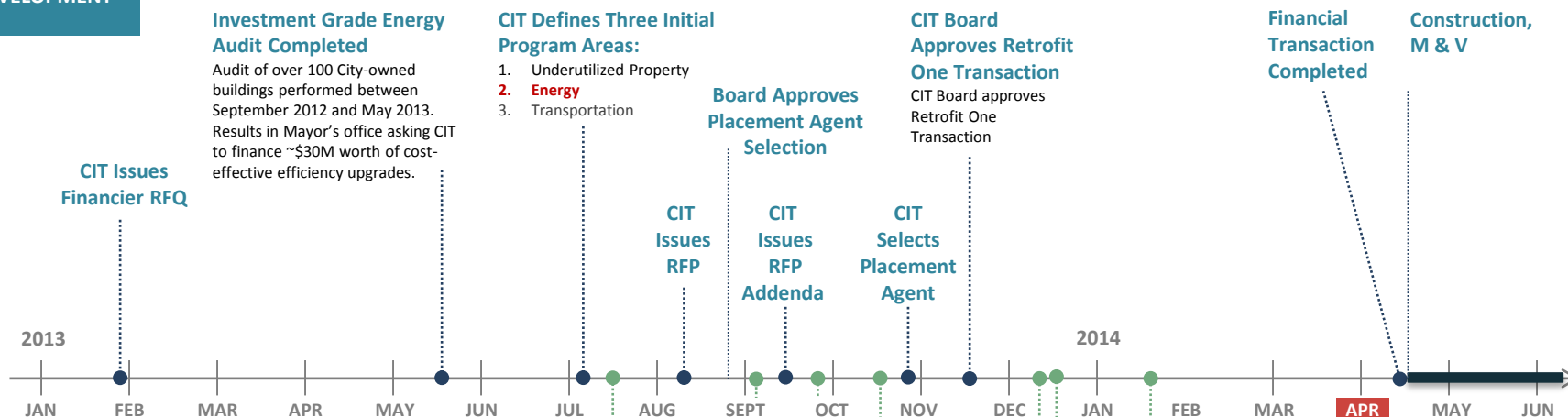


Attribute	Description
Benefits	<ul style="list-style-type: none">• 60 buildings• 18% reduction in energy use annually in these buildings• 5M square feet• Libraries, police, health care, unique facilities across 36 wards• Creates 108 jobs
Savings	<ul style="list-style-type: none">• ~ \$1.4M annually
ESA (Energy Savings Agreement) structure	<ul style="list-style-type: none">• Zero upfront and zero net cost• Zero savings risk (save nothing, pay nothing)• Off-credit• City / Trust keep upside
Transaction features	<ul style="list-style-type: none">• \$12.9M project cost• 4.95% interest rate• 15 year contract
MBE/WBE Participation	Significant
Status	Closed, pending construction

Retrofit 1.0: Municipal Buildings Program Development Timeline



PROGRAM DEVELOPMENT



STAKEHOLDER ENGAGEMENT

CIT Aldermanic Briefing

CIT Progress Briefing with Mayor's Staff

Energy Program Briefing with Mayor's Energy Policy Staff

CIT Progress Briefing with Mayor's Staff

Retrofit One Briefing with Mayor's Staff

Retrofit One Briefings with Aldermen & Finance Committee

Retrofit One Finance Committee Hearing & City Council Vote

Retrofit 1.0: Municipal Buildings

Trust Annual Involvement



Construction Year

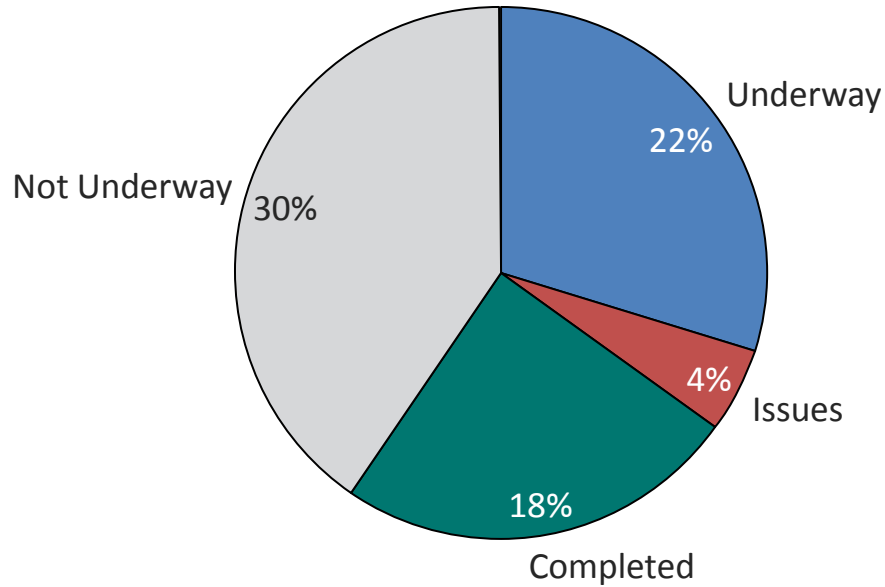
- EACH MONTH**
- ESCO Invoices Approved by PBC and forwarded to Trust – due on 1st
 - ESCO Invoices Paid by Trust – due on 30th

Years 2-15

- JAN**
- Trust pays BAPPC – due on 1st
 - Trust Annual Audit & Tax Preparation (Y1 as well)
- FEB**
- City forwards Utility Bills to ESCOs – due on 1st
- APR**
- ESCOs issue M&V Report to Trust – due on 1st
 - Trust issues ESA Invoice to City – due on 25th
- MAY**
- CIT notifies ESCOs of acceptance or rejection of Project Savings Amount – due on 1st.
- JUN**
- If Project Savings Amount accepted, ESCOs make payment and CIT invoices City if needed – due on 1st
 - City makes ESA Payment to Trust – due on 25th
- JUL**
- Trust pays BAPPC – due on 1st
 - If Project Savings Amount rejected, dispute resolved – due on 1st
- SEP**
- Trust issues ESA Invoice to City – due on 25th
 - Paying Agent reconciles invoices if dispute over Project Savings Amount
- DEC**
- City makes ESA Payment to Trust – due on 25th

PROJECTS:

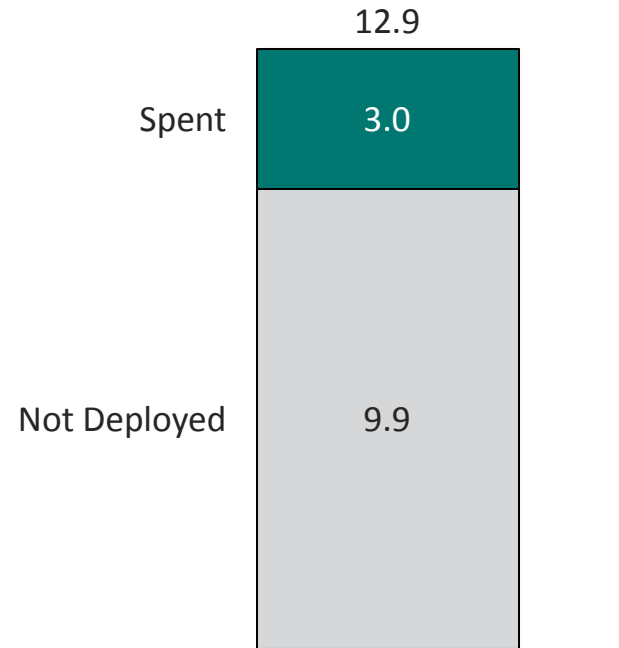
ON TRACK



Projected Substantial Completion: February 2015

FUNDS:

ON TRACK



Variance: (\$600K) Under Budget

Construction Issues: TBD

Other Concerns: TBD

Retrofit 3.0: Aquatic Centers

Pool Efficiency Retrofit

Program description

- Perform comprehensive energy efficiency upgrades for up to 141 aquatic centers managed by Chicago Public Schools and the Chicago Park District

Catalyst

- Aquatic centers consume a substantial amount of energy, both in the form of natural gas and electricity, 24 hours a day, 7 days a week, 365 days per year in order to maintain the appropriate operating conditions
- Managing an indoor pool area is very complex and requires ongoing monitoring and adjustment between the internal and external temperatures, humidity levels, structure types, ventilation, pool water chemistry and equipment
- Obtaining the most effective equipment requires a high up-front capital cost and managing such a system is not a core competency of either CPS or CPD

CIT's Value

- CIT attracted an unsolicited proposal that includes an innovative idea as well as private sector capital and implementation
- CIT can engage in an Open Bidding Process (OBP) with private firms and negotiate best value, including off-credit financing
- CIT can work across City Departments and Sister Agencies to aggregate pools

Impact

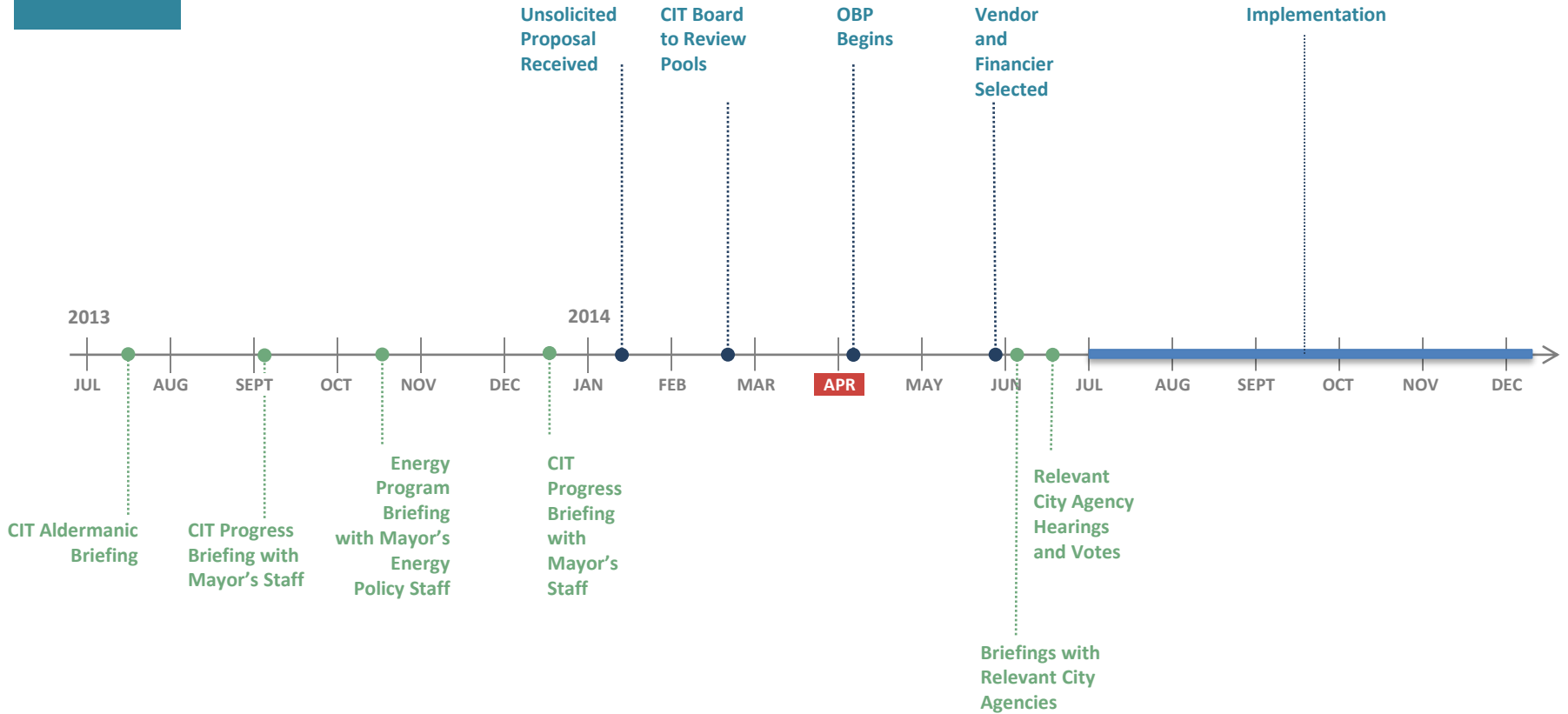
- Achieves Mayor's 2015 Sustainability Goal #4 – Improve overall energy efficiency in municipal buildings by 10%
- Reduced operating costs and enhanced reliability of operations
- Leads by example in energy efficiency for other sectors across the City
- Demonstrates value of unsolicited proposal process



Retrofit 3.0: Aquatic Centers Development Timeline



PROGRAM DEVELOPMENT



STAKEHOLDER ENGAGEMENT