



JOINT REVIEW BOARD MEETING

Thursday, November 29, 2017 – 9:00 am

Lorraine Morton Civic Center, 2100 Ridge Avenue, Room 2404

Members Present: Ald. Rainey, Mohammed Elahi, Natalie Selee, Laura Brown, Connie Pagal, Faye Conli

Staff Present: Martin Lyons, Paul Zalmezak, Janella Hardin

Others Present: Bob Rychlicki

Presiding Member: Alderman Rainey

AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM BY ALD. ANN RAINEY, CHAIR

With a quorum present, Alderman Rainey called the meeting to order at 9:08am.

2. APPROVAL OF JOINT REVIEW BOARD MEETING MINUTES OF NOVEMBER 17, 2016

Laura Brown moved approval of the Minutes of November 17, 2016, seconded by Natalie Selee. A voice vote was taken and the meeting minutes of November 17, 2016 were unanimously approved.

3. REVIEW OF ANNUAL REPORTS FOR FISCAL YEAR January 1, 2016 through December 31, 2016

Assistant City Manager Martin Lyons introduced himself, Economic Development Division Manager Paul Zalmezak and Kane McKenna representative Robert Rychlicki to the Board. He provided an introduction to TIF finances and economics for each district.

A. HOWARD HARTREY T.I.F. DISTRICT 3

Assistant City Manager Lyons noted that this TIF closed on December 31, 2016 with a surplus distribution of a little over \$600,000 to the taxing bodies over the summer. The fund balance on January 1, 2016 was \$1,281,115. There were cash disbursements of \$1,873,436 and deposits of \$1,235,994 resulting in an ending fund balance of \$643,673 as of December 31, 2016. The EAV has increased from \$8.5 to \$20.5 million.

The major expense in this TIF is the Autobarn tax sharing and loan agreement. Autobarn maxed out space their space on Chicago Ave and opened a second location behind Jewel to house inventory.

B. WASHINGTON NATIONAL T.I.F. DISTRICT 4

Assistant City Manager Lyons pointed out that this is the largest of the City's TIFs and the lowest vacancy rate of many downtowns. It started in 1994. It carries roughly a \$5

million balance reserved for future debt payments for the Sherman parking garage that will end in 2018. There are \$8.6 million in obligations, which includes \$6 million Fountain Square project improvements. The EAV at the start of the TIF was \$25.7 million and is now \$85.5 million, which is a 17% rise from the previous year.

The fund balance on January 1, 2016 was \$6,442,430. There were cash receipts of \$4,743,661 and expenditures of \$4,561,415 resulting in an ending fund balance of \$5,624,676 as of December 31, 2016.

Ald. Rainey noted that new developments opened after the expiration of TIF will create more EAV for taxing bodies with Target and Northlight Theater scheduled to open in this district.

C. HOWARD RIDGE T.I.F. DISTRICT 5

The Howard Ridge TIF is a very successful TIF. The EAV has doubled since it opened in 2004. In 2016, the City reimbursed 415 Howard 85% of the tax bill and it will continue to step down each year until no reimbursement is owed.

This TIF has a range of food and entertainment options. Ward Eight and Peckish Pig both purchased their properties from the City. 633 Howard is undergoing façade improvements for Sweet Temptations Bake Shop. Northshore Cider will open a cider house at 707B and C Howard. Good to Go Jamaican Cuisine has received a storefront modernization grant from Economic Development for 711 Howard. There is a \$1.7 million proposal to bring a cabaret-style theater to 717 Howard.

A private development has been approved for 100-130 Chicago Ave, the City Grange/Peterson Garden Project. This development will be a for profit enterprise that will include an education, sales and demonstration space. The developer is working with the railroad to get access to the embankment.

The fund balance on January 1, 2016 was -\$28,621. There were cash disbursements of \$787,249 and deposits of \$815,786 resulting in an ending fund balance of as of December 31, 2016.

D. WEST EVANSTON T.I.F. DISTRICT 6

This TIF was created in 2005 with an initial EAV of \$37,477,570. The current EAV is \$37,896,949. There is an opportunity to revisit the West Evanston plan to determine if this TIF should be closed or turned into a micro TIF.

The fund balance on January 1, 2016 was \$442,263. There were cash disbursements of \$37,998 and deposits of \$12,995 resulting in an ending fund balance of \$417,260 as of December 31, 2016.

E. DEMPSTER/DODGE T.I.F. DISTRICT 7

Dempster Dodge is a micro TIF with multiple parcels with one owner, Valli Produce. It is surrounded by the West Evanston TIF. Valli Produce has invested approximately \$8 million in various improvements to the property and maintained occupancy in the shopping center.

There is potential for the West Evanston and Dempster Dodge TIFs to work together to develop the area.

F. CHICAGO MAIN T.I.F. DISTRICT 8

This TIF started in 2013 with a \$2.9 million development agreement for the Chicago Main development. This TIF is surrounded by Special Service Area #6, which is a voluntary area. The Main has 110 units of which 85% are occupied.

The fund balance on January 1, 2016 was \$312,070. There were cash disbursements of \$1,756,993 and deposits of \$1,580,000 resulting in an ending fund balance of \$135,077 as of December 31, 2016.

4. BOARD DISCUSSION

Motion to accept the report made by Ald. Rainey and seconded by Mohammed Elahi. A voice vote was taken and the motion was unanimously approved.

Kane McKenna Representative Bob Rychicki summed up the reports noted that the Evanston property valuation outlook is good. Assistant City Manager Lyons added that all active TIFs are performing as expected.

5. ADJOURNMENT

Mohammed Elahi motioned to adjourn, seconded by Natalie Selee. Vote called and taken. **Meeting was adjourned at 10:41 am**

Respectfully Submitted,

Janella Hardin, PHR
Administrative Secretary