



APPROVED

JOINT REVIEW BOARD MEETING

Thursday, November 17, 2016 – 9:00 am

Lorraine Morton Civic Center, 2100 Ridge Avenue, Room G300

Members Present: Ald. Tendam, John Szostek, Laura Brown, Carl Ginsberg, Kathy Zalewski, Mohammed Elahi

Staff Present: Martin Lyons, Johanna Leonard, Janella Hardin

Others Present: Ald. Rainey, Bob Rychlicki, Cicely Fleming

Presiding Member: Alderman Tendam

AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM BY ALD. MARK TENDAM, CHAIR

With a quorum present, Alderman Tendam called the meeting to order at 9:14am.

2. APPROVAL OF JOINT REVIEW BOARD MEETING MINUTES OF November 12, 2015

John Szostek moved approval of the Minutes of November 12, 2015, seconded by Laura Brown. A voice vote was taken and the meeting minutes of November 12, 2015 were unanimously approved.

4. REVIEW OF ANNUAL REPORTS FOR FISCAL YEAR January 1, 2015 through December 31, 2015

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

A. SOUTHWEST T.I.F. DISTRICT 2

Assistant City Manager Martin Lyons discussed the closure of the TIF on October 27, 2014. All taxing bodies were notified of the closure and approximately \$893,665 was sent to the County for surplus distribution in 2015. The distribution of funds was the only activity in 2015.

Assistant City Manager Lyons noted that this TIF opened in 1990 with an approximately \$1 million assessed value and ended the reporting period with a \$7.2 million assessed value.

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

Assistant City Manager Lyons noted that this TIF will close by December 31, 2016 with an estimated \$500,000 to be distributed to the taxing bodies. The fund balance on January 1, 2015 was \$2,353,848. There were cash disbursements of \$2,322,950 and

deposits of \$1,250,217 resulting in an ending fund balance of \$1,281,115 as of December 31, 2015. The EAV has increased from \$8.5 to \$20.5 million.

This TIF district houses Target and Autobarn. There are \$2.5 million in projected commitments for this TIF including the Howard Street signal improvement and Autobarn development project.

Assistant City Manager Lyons noted that the traffic signal improvement is in conjunction with the City of Chicago. The Autobarn development will house the repair shop, general maintenance and storage of vehicles. The grand opening is scheduled next month. The City provided \$2.5 million in assistance to Autobarn and added 40 jobs to the community. The value of this TIF will be reassessed next year or the following year.

Ald. Rainey added that the Autobarn is important and would not be here without this TIF. This is a very successful TIF because of the big box stores as anchors. She noted that there have never been any vacancies in this development.

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

Assistant City Manager Lyons pointed out that this is the largest of the City's TIFs. It started in 1994. It carries 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 \$5 million Fountain Square project improvements. There are still two more years of tax increment. The EAV at the start of the TIF was \$25.7 million and is now \$72.7 million and expected to rise.

This TIF supports the Downtown Evanston landscaping program and façade projects for 50/50 match rehab for outside of buildings. Laura Brown of Downtown Evanston provides landscaping, maintenance, event marketing and promotion of businesses in the downtown area. Downtown Evanston also coordinates and markets a number of annual events including the holiday events and tree lightings.

The fund balance on January 1, 2015 was \$5,668,226. There were cash receipts of \$4,925,016 and expenditures of \$4,150,812 resulting in an ending fund balance of \$6,442,430 as of December 31, 2015.

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

The Howard Ridge TIF is a very successful TIF. 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. Ward Eight purchased their property last month. Peckish Pig signed a lease-to-own agreement. 607-609 Howard is undergoing façade improvements for Sweet Temptations Bake Shop. 707B and C Howard will open a cider house. There is a \$1.4 million proposal to bring a cabaret-style theater to Howard Street.

Ald. Rainey noted that the City is collection approximately \$27 million in real estate transfer tax from this TIF.

The fund balance on January 1, 2015 was \$54,810. There were cash disbursements of \$690,000 and deposits of \$606,569 resulting in an ending fund balance of -\$28,621 as of December 31, 2015.

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

Assistant City Manager Lyons explained that there is no debt in this TIF although there is a \$2 million deficit. The deficit indicates redevelopment project costs and implementation of the West Evanston master plan to reevaluate the TIF. Although a deficit is projected, there is no obligation to the taxpayers.

The City is looking to establish a special service area business district within this TIF.

The fund balance on January 1, 2015 was \$500,370. There were cash disbursements of \$58,364 resulting in an ending fund balance of \$442,263 as of December 31, 2015.

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

Dempster Dodge is a micro TIF with multiple parcels with one owner, Valli Produce. They have completed various improvements to the property and maintained occupancy in the shopping center.

The TIF is projected to end the year with a \$3 million deficit that includes the line of credit and redevelopment costs.

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

This TIF started in 2013 with a \$2.9 million development agreement for the Chicago Main development.

The fund balance on January 1, 2015 was \$0. There was a \$900,000 draw down from the line of credit and \$587,930 in disbursements resulting in an ending fund balance of \$312,070 as of December 31, 2015.

4. BOARD DISCUSSION

Motion to accept the report made by Ald. Tendam and seconded by John Stoszek. A voice vote was taken and the motion was unanimously approved.

5. ADJOURNMENT

Ald. Tendam motioned to adjourn.

Meeting was adjourned at 10:41 am

Respectfully Submitted,

Janella Hardin, PHR
Administrative Secretary