

**MINUTES OF THE JOINT REVIEW BOARDS MEETING
THURSDAY, DECEMBER 16, 2010**

**ROOM 2404 - 9:00 A.M.
CIVIC CENTER**

MEMBERS PRESENT: Larry Kaufman, *Public Member*, Valerie Kretchmer, *Public Member*, Brian Rosinski - *Ridgeville Park District*, William Stafford - *School District 202 Chief Financial Officer*, Ald. Melissa Wynne

PRESIDING OFFICIAL: Ald. Wynne

STAFF PRESENT: Steven Griffin – *Director, Community & Economic Development Department*, Martin Lyons - *Finance Director*, Dennis Marino - *Manager, Planning & Zoning Division*, Johanna Nyden - *Economic Development Planner*, Nancy Radzevich – *Manager, Economic Development Division*

OTHERS PRESENT: Ald. Colleen Burrus, Ald. Ann Rainey, Carolyn Dellutri – *Downtown Evanston*, Robert Rychlicki – *Kane McKenna*

Summary of Actions:

- I. Chair Wynne convened the Joint Review Boards (JRB) meeting at 9:07 A.M. and asked each board member, official, consultant and staff to introduce him/herself.
- II. Chair Wynne asked for a motion to approve the previous Joint Review Board minutes of December 17, 2009. The members approved the minutes with a unanimous vote.
- III. Chair Wynne asked staff member Dennis Marino to proceed at which time Mr. Marino provided the JRB with a brief explanation for the purpose of the Joint Review Boards and the annual meeting.
- IV. **The Downtown II/Research Park TIF District #1:**
Mr. Marino provided a brief history of the Downtown II TIF District. The JRB was informed that this area was formally known as the Evanston/Northwestern Research Park and that it is the oldest of the six districts. Mr. Marino gave a brief review of the development project components and stated that this TIF District has been very successful.

JRB member William Stafford, Mr. Robert Rychlicki and other members all expressed their appreciation for the performance of this TIF District. Mr. Lyons referred the JRB to pages 19, 21, 24 and 31 of the Downtown II Annual Report and briefly discussed the performance of the TIF District.

Mr. Lyons informed the JRB members that this TIF expired in 2009 and payments to the taxing bodies began in 2010. The public may access this report and all other TIF reports described

throughout the meeting in the City Clerk's Office and Planning Division Office located in the Civic Center as well as on the City's website.

V. The Southwest TIF District #2:

Mr. Marino explained that the Southwest TIF District #2 was established in 1990 and presented a map illustrating the boundaries of this TIF District. The TIF District has a Sam's Club which is the most prominent use in the District and Ward Manufacturing Co., formerly located in the Research Park. Two auto junkyard parcels located in the southern portion of the District have not experienced any development.

The current strategy is to continue with this TIF District with plans to use the automobile service/junkyard portion of the District as a possible relocation site for auto related businesses that may have to be shifted from the West Evanston TIF District # 6.

Mr. Lyons directed the JRB to pages 18, 20, 23, 25, and 29 of the Southwest TIF District Annual Report and provided a brief review. These pages cover public and private investments, equalized assessed valuation and outstanding debts and payments.

VI. The Howard/Hartrey TIF District #3:

Staff member Marino continued the Joint Review Board presentation with a description of the boundaries and prior land use of the Howard/Hartrey TIF District.

Mr. Marino informed the JRB that the initial four retail establishments in the Howard/Hartrey shopping center were Target (Dayton Hudson), Best Buy, Jewel/Osco and Office Depot. All four are still operating out of the shopping center and appear to remain stable in this economic downturn.

Mr. Lyons provided a brief recap of the financial performance for the Howard/Hartrey TIF District referring to pages 18, 20, 23 and 25 of the report. This District was established in 1992 and will expire in 2015 with taxes collectible in 2016 due to the one year lag time.

VII. The Washington National TIF District As Amended #4:

The Washington National TIF District was established in early 1994 with an expiration date of 2017. Mr. Marino presented a map illustrating the original boundaries of the District as well as the new boundaries after the District was amended in 1999. The JRB was also provided with a brief history of development in the District.

Mr. Lyons commented on the performance of the Washington National TIF District and referred to pages 18, 20, 23, 25 and 30 of the annual report.

VIII. Howard/Ridge TIF District # 5:

Mr. Marino briefly described the boundaries of the Howard Ridge TIF District and provided a brief update on the redevelopment project at 415 Howard Street that was constructed by the Bristol Chicago Development group. This redevelopment project is a rental residential building containing 221 units with no ground level retail and rental price points at market rate. Mr. Marino reported other enhancements to the area on both the Evanston and Chicago sides of the street. Mr. Lyons referred to the appropriate financial data in the annual performance report including pages 18, 20, 23, 25 and 30.

IX. West Evanston TIF District #6:

Mr. Marino provided the JRB with a detailed boundary description and a brief history of this newest TIF District, established in late September of 2005, with boundaries amended in 2007. Mr. Marino also advised the JRB of the status of new developments and potential development projects within the district.

Mr. Lyons summarized the financial reports of the year referencing pages 20 and 30 of the annual report.

X. Adjournment:

Chair Wynne moved for adjournment seconded by Mr. Stafford. The Committee voted unanimously in favor.

Staff was commended for the preparation and execution of the meeting. There being no further business, Chair Wynne officially adjourned the 2010 meeting of the Joint Review Boards at approximately 10:17 A.M.

Respectfully submitted,

Dennis Marino
Manager, Planning & Zoning Division
Community & Economic Development Dept.