



**APPROVED**

**JOINT REVIEW BOARD MEETING**

Thursday, November 12, 2015 – 10:00 am

Lorraine Morton Civic Center, 2100 Ridge Avenue, Room 2404

**Members Present:** Ald. Wynne, Mary Brown, Bill Stafford, Karen Epps, Ann Carlson, Carl Ginsberg, John Szostek, Laura Brown

**Staff Present:** Martin Lyons, Johanna Leonard, Janella Hardin

**Others Present:** Ald. Rainey, Ald. Braithwaite, Bob Rychlicki

**Presiding Member:** Alderman Wynne

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**AGENDA**

**1. CALL TO ORDER / DECLARATION OF QUORUM BY ALD. MELISSA WYNNE, CHAIR**

With a quorum present, Alderman Wynne called the meeting to order at 10:08 am.

**2. APPROVAL OF JOINT REVIEW BOARD MEETING MINUTES OF OCTOBER 29, 2014**

Bill Stafford moved approval of the Minutes of October 29, 2014, seconded by Carl Ginsberg. A voice vote was taken and the meeting minutes of October 29, 2014 were unanimously approved.

**3. APPROVAL OF PUBLIC MEMBERS**

Bill Stafford moved approval of the public members, seconded by Karen Epps. A voice vote was taken and the public members were unanimously approved.

**4. REVIEW OF ANNUAL REPORTS FOR FISCAL YEAR January 1, 2014 through December 31, 2014**

Assistant City Manager Martin Lyons introduced himself, Economic Development Division Manager Johanna Leonard and Kane McKenna representative Robert Rychlicki to the Board.

**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 \$900,000 was sent to the County for surplus distribution.

The fund balance on January 1, 2014 was \$344,717. There were cash receipts of \$548,948 resulting in an ending fund balance of \$893,665 as of December 31, 2014. Bill Stafford added that the disbursement will add \$175,000 to District 202's tax base and \$350,000 to District 65.

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.

Economic Development Manager Leonard provided a summary of the boundaries and projects within this TIF district, most notably Ward Manufacturing and Sam's Club.

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

Assistant City Manager Lyons noted that this TIF will close by December 31, 2016. This TIF district houses Target and Autobarn. There is a traffic signal and intersection improvement planned in conjunction with the City of Chicago. There was an \$11.5 million increase in tax value during the reporting period.

The boundary of this TIF was expanded for Mazda and Fiat. Autobarn was awarded \$2.5 million in rehab assistance and plans to open in the spring of 2016. The 4 outlots are separate and estimated value is \$500-\$600k for each plot.

At Mr. Stafford's inquiry, Bob Rychlicki explained that the assessed value for Autobarn will be reported in the first 3 quarters of the current tax year and the last 3 quarters in the next tax year.

The fund balance on January 1, 2014 was \$3,357,048. There were cash disbursements of \$987,566 resulting in an ending fund balance of \$2,369,482 as of December 31, 2014.

### **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 includes Fountain Square and Sherman Deck bond payments. There is a projected \$12 million deficit, however, there are still 3 full years left for tax and surplus distribution.

This TIF supports the Downtown Evanston landscaping program and façade projects for 50/50 match rehab for outside of buildings. Downtown Evanston provides marketing, events and promotion of businesses in the downtown area. 1622 Sherman will be the newest establishment.

The fund balance on January 1, 2014 was \$5,037,441. There were cash receipts of \$1,149,262 resulting in an ending fund balance of \$6,186,703 as of December 31, 2014.

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

The Howard Ridge TIF is a very successful TIF. The City pays 100% of the tax bill for 415 Howard. In 2016, the City will pay 85% of tax bill and it steps down each year. Ward Eight and Peckish Pig properties were purchased as part of redevelopment activities.

The fund balance on January 1, 2014 was \$388,617. There were cash disbursements of \$93,498 resulting in an ending fund balance of \$295,119 as of December 31, 2014.

### **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.

At inquiry from the Board, Assistant City Manager Lyons will send an e-mail follow up to the group regarding the line item of \$62,000 for Other Charges.

Economic Development Manager Nyden discussed the boundaries of this TIF. This TIF houses the City's oldest business, Irmco, who celebrated its 100 year anniversary last year, Gibbs Morrison Cultural Center, First Slice Café and Y.O.U headquarters.

The fund balance on January 1, 2014 was \$537,639. There were cash disbursements of \$37,269 resulting in an ending fund balance of \$500,370 as of December 31, 2014.

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

The Dempster Dodge TIF is cut out of the West Evanston TIF. The EAV will be higher next year upon update.

Assistant City Manager Lyons stated that this is considered a micro-TIF. There are multiple parcels with one owner, Valli Produce. There have been numerous improvements completed in this TIF.

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

The Chicago Main TIF is along the railroad right of way. The TIF has a \$2.9 million deficit for southeast corner mixed used development, which has a market value of \$42 million (private investment).

There will be 10,000 square feet of offices. The \$2.9 million help to developer includes elevators, parking, sidewalks and lighting improvements. A Special Service Area was created to Chicago and Dempster.

#### **4. BOARD DISCUSSION**

Motion to accept the report made by Dr. Mary Brown and seconded by Bill Stafford. A voice vote was taken and the motion was unanimously approved.

#### **5. ADJOURNMENT**

Ald. Wynne motioned to adjourn. **Meeting was adjourned at 11:38 am.**

Respectfully Submitted,

Janella Hardin, PHR  
Administrative Secretary