



JOINT REVIEW BOARD MEETING

Thursday, December 13, 2018 – 9:30 am

Lorraine Morton Civic Center, 2100 Ridge Avenue, Room 2403

Members Present: Ald. Braithwaite, Mohammed Elahi, Laura Brown, Raphael Obafemi, Mary Rodino

Staff Present: Hitesh Desai, Paul Zalmezak, Johanna Leonard, Janella Hardin

Others Present: Bob Rychlicki, Mary Gavin, Ald. Rainey

Presiding Member: Alderman Braithwaite

AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM BY ALD. PETER BRAITHWAITE, CHAIR

With a quorum present, Alderman Braithwaite called the meeting to order at 9:37am.

2. APPROVAL OF JOINT REVIEW BOARD MEETING MINUTES OF NOVEMBER 29, 2017

Mohammed Elahi moved approval of the Minutes of November 29, 2017, seconded by Laura Brown. A voice vote was taken and the meeting minutes of November 29, 2017 were unanimously approved.

4. REVIEW OF ANNUAL REPORTS FOR FISCAL YEAR January 1, 2017 through December 31, 2017

Chief Financial Officer (CFO) Hitesh Desai 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

CFO Desai noted that this TIF closed on December 31, 2016 with a surplus distribution of a little over \$600,000 to the taxing bodies. The final TIF funds have been spent.

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

This TIF is closing on December 31, 2018. Funds from this TIF paid for the \$6 million Fountain Square project and a \$500,000 streetscape project. This is the last year of property tax collection. Downtown Evanston received funding from this TIF for maintenance of the downtown district.

Community Development Director Johanna Leonard explained how this TIF is contributing \$500,000 to the Red Purple Modernization project and track improvement

at the Davis Street Station. Funds from this TIF can be used for improvements of adjacent infrastructure that benefits the area.

Ald. Braithwaite asked staff to provide a one page overview of all of the information presented today for the public. He also requested a summary communication be provided to the Evanston Roundtable and the full City Council. Ald. Rainey asked Kane, McKenna representative Bob Rychlicki to share the rules and uses of TIF funds to the public.

Economic Development Division Manager Paul Zalmezak discussed the opening of new stores in the TIF including, Target, Uncle Dan's and Colectivo Coffee.

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

This TIF has a range of food and entertainment options. The new businesses that opened this year are Patisserie Coralie and Good 2 Go Jamaican Cuisine, who moved from the Chicago side of Howard.

A private development has been approved for 100-130 Chicago Ave, the City Grange/Peterson Garden Project. The site has been cleaned and demolished to begin construction. This development will be a for-profit, mixed income rental that will include an education, sales and demonstration space.

The next site to be sold is the Sherwin William building at 619 Howard. On that stretch of Howard there will be an eye doctor, Peckish Pig, Ward 8, North Shore Cider Company and Good 2 Go Jamaican Cuisine.

At Mary Gavin's inquiry, Community Development Director Johanna Leonard noted the property tax stepdown each year for 415 Howard.

The City expects to collect approximately \$641,000 in property taxes from this TIF.

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

This TIF does not have much in the way of increment improvement. There have been two projects developed, Y.O.U. and Sharp Edge Crossfit. Evanston Township High School (ETHS) is interested in acquiring parcels at Lake and Dodge adjacent to the school parking lot. There is also a possible expansion of C.E. Niehoff within this district.

Bob Rychlicki explained the reasons behind the County allowing segregation of underperforming buildings in a TIF moved to a separate tax code. An administrative request must be submitted to the County.

The City expects to collect approximately \$221,000 in property taxes from this TIF.

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

Valli Produce completed a \$1.9 million expansion of the shopping center at Dempster and Dodge. Autozone went through DAPR and will open soon. The City expects to collect approximately \$136,000 in property taxes from this TIF.

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

Chicago Main construction valuation is a year in arrears. We can expect property taxes in 2-3 years. The City expects to receive approximately \$226,000 in property taxes from this TIF.

4. BOARD DISCUSSION

Ald. Rainey would like to discuss the process of extending TIF boundaries. She is interested in extending Howard/Ridge to Howard/Asbury. Bob Rychlicki explained the requirements to extend a TIF, which includes an eligibility report for qualification, new legal status, discussion by the JRB, a notice to the state, holding a public hearing and sending a notice to residents in the TIF.

He also noted details of how TIF funds can be spent: 1) Cannot fund new private construction; 2) Can rehab public and private properties; 3) Must be within the TIF boundary; 4) Public improvements outside TIF boundary must benefit the TIF; 5) Land can be purchased; 6) Environmental remediation and redevelopment coordination; 7) Site preparation (demo); 7) No vertical construction.

Mary Rodino moved to accept the reports, seconded by Mohammed Elahi. Vote called and taken. The reports were accepted.

5. ADJOURNMENT

Mary Rodino moved to adjourn, seconded by Mohammed Elahi. Vote called and taken.
Meeting was adjourned at 11:10am.

Respectfully Submitted,

Janella Hardin, PHR
Administrative Secretary