



JOINT REVIEW BOARD MEETING

Friday, December 13, 2019

10:30 A.M.

Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room G300

Members Present: Ald. Rainey, Raphael Obafemi, Mary Rodino, Brain Rosinski, Katherine Gotsick, Wright Williams, Arthur Williams

Staff Present: Hitesh Desai, Paul Zalmezak, Paulina Martinez, Katie Boden

Others Present: Bob Rychlicki, Nina Coppola, Mary Gavin

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 10:39 a.m.

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

Arthur Williams moved approval of Minutes of December 13, 2018, seconded by Raphael Obafemi. A voice vote was taken and meeting minutes of December 13, 2018 were unanimously approved.

Ald. Rainey asked for approval of minutes from the September 25, 2019 meeting regarding the Howard Ridge TIF expansion minutes since they were convened. Since members did not have a chance to review and they will wait to approve until next year's meeting.

3. REVIEW OF ANNUAL REPORTS FOR FISCAL YEAR JANUARY 1, 2018 through DECEMBER 31, 2018

Kane McKenna representative, Bob Rychlicki, provided an introduction to TIF finances and economic updates for each district. Mr. Rychlicki explained the first part of each annual report included a certification from the Chief Financial Officer (CFO), Hitesh Desai, an independent auditor, the Mayor and City Attorney, stating that the information over the 12 month period is accurate. The second part lists any amendments or redevelopment agreements and the third part lists the fiscal year expenditures.

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

This TIF expired on October 22, 2018. Mr. Rychlicki explained that there were no amendments or redevelopment agreements to this TIF.

Economic Development Manager, Paul Zalmezak, discussed projects funded from this TIF, including Fountain Square and the Whole Foods, a previously vacant building. CFO Desai noted the total revenue generated during the TIF term was \$126,468,427.

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

Bob Rychlicki reviewed the certification and noted that there were no amendments or new redevelopment agreements. The TIF was set up in 2004, ending in 2027 with final payment due in 2028.

The TIF district received \$622,345 in property taxes and \$3,570,000 in General Obligation bonds with a grand total of \$4,257,177. Expenditures totaling \$2,287,693 went towards capital improvements, development costs, and refinancing obligations leaving a fund balance of \$2,216,862.

Paul Zalmezak discussed recent projects that have occurred within the district including Theo Ubique Cabaret Theatre, Frontline North, Windy City Fitness, Good to Go expansion, and Neon Design. There is also an upcoming project at 633 Howard, a new restaurant from the owners of Libertad in Skokie, which is slated to open in early 2020.

Ald. Rainey mentioned that the former Sherman Williams (619 Howard) has been remediated and sold, and will be leased to Peckish Pig owners to be used as an event space. She also explained that with the expansion of the TIF down to Ashland, there are a lot of opportunities for redevelopment including the CJE project, a new senior housing development which will put the property back on the tax roll after being tax exempt status as a 501(c)3.

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

Mr. Rychlicki reviewed the same series of certifications. This TIF was set up in 2005, running through 2028 with final payment in 2029. The TIF has been amended for geography a couple of times previously, but there are no new amendments or redevelopment agreements. \$217,949 has been received from the county, with a grand total of \$241,664 received. The fund balance is currently \$620,381.

Mr. Zalmezak explained that the plan governing this area was created in 2006, just after the TIF was put in place. That plan includes significant infrastructure investment and there are various redevelopment opportunities. TIF revenues for 2019 are substantially higher than previous years.

Mary Rodino asked about revenue, and expressed desire to make improvements to paths by Darrow and Dodge. Paul Zalmezak responded that now that there is more funding the City can start thinking differently about these projects. Mr. Zalmezak noted there is an RFP coming from the City in January seeking mixed use, affordable housing redevelopment of a City lot at Dodge and Darrow, which was previously a gas station.

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

This TIF was set up in 2012 for Dempster Plaza and set to expire 2025 with final payment in 2026. It was set up as a single project TIF. There were no amendments, new redevelopment agreements or acquisition of property. Revenue is starting to generate as redevelopment occurs. Revenue for the year was \$136,936.

Raphael Obafemi asked if the TIF has seen any growth this year. Mr. Rychlicki replied growth is expected and they are hoping to see more this year than last year.

The City issued bonds, which is a requirement for annual debt service every year. Base EAV was \$10,816,879 and is now \$12,337,272.

Mr. Zalemzak noted this is a pretty straightforward TIF. The TIF includes an investment of \$1.8 million and brought in Valli Produce, who has been a good community partner. Now the center is almost 100% occupied. Surrounding businesses include Link Fitness, a kids gym opening soon, AutoZone, and Dance Center Evanston, which the City invested \$50,000 in through the Storefront Modernization program.

Arthur Williams inquired about other incentive programs offered, such as sales tax agreements. CFO Desai responded there were bonds issued but no revenue sharing agreements.

Mr. Zalmezak explained that the TIF was created to facilitate the development of the site left vacant by Dominicks. Valli Produce owners bought the entire shopping center. The City would like to see the adjacent vacant property redeveloped as well.

Ms. Rodino commented that the new grocery store completely turned it around, students use it, families use it. Ald. Rainey mentioned there are lots of other places to go now, but more public improvements are still needed.

Ms. Rodino noted that Raphael's name was spelled incorrectly in the September minutes. Bob Rychlicki will get corrected.

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

This is the most recent TIF. It was set up in 2013 and expires in 2036 with final payment in 2037. There were no amendments, redevelopment agreements or refinancing to this TIF. The TIF received \$222,258 in revenue and had expenditures totaling \$109,542.

Mr. Zalmezak introduced Katherine Gotsick as the Executive Director of the Main-Dempster Mile SSA. Ms. Gotsick explained the Special Service Area (SSA), the boundaries it covers, that it includes the 260 businesses within, and spoke to key projects - 4 murals, beautification projects, summer concerts, events, etc.

4. BOARD DISCUSSION

Arthur Williams discussed several Cook County and HUD programs, as well as other resources available for economic development that provide small business support. He would like to connect with Ald. Rainey and Katherine Gotsick to do some outreach.

5. ADJOURNMENT

Alderman Rainey moved to adjourn, seconded by Ms. Rodino and approved by Mr. Williams. Vote called and taken. Meeting was adjourned at 11:51 a.m.