

Howard Ridge TIF JRB Minutes

Room 2402 Civic Center

Meeting called to order 10:05 am

JRB Members Present

1. Cook County Mohammed Elahi
2. Alderman Ann Rainey
3. District 202 Mary Rodino
4. District 65 Raphael Obafemi

Staff Present

Paul Zalmezak, Economic Development Manager

Paulina Maritnez, City Manager's Office

Katie Boden, Economic Development Specialist

Michelle Masoncup, Corporation Counsel

Bob Rychlicki, consultant at Kane Mckenna, presented JRB Procedures and summary of qualifying factors, reviewing proposed boundary, budget and required ordinances. Public hearing scheduled October 28, 2019.

Staff reviewed proposed map / boundary and recent projects and proposed development.

Ms. Rodino and Mr. Obafemi inquired about the growth in the area and the effect on the local schools.

Mr. Zalmezak explained development on Howard Street has helped the area, including Peckish Pig, Ward 8, Theo Ubique Theatre, and Good to Go. Additionally, new redevelopment of new affordable senior housing will bring properties back on the tax roll.

Alderman Rainey noted that there will be 60 new affordable senior units going in, which should not impact area schools.

Mr. Rychlicki reviewed notable changes and next steps for staff and City Council.

Public Comment from Karen Courtright expressed her concerns about the Chicago side of Howard not generating enough daytime population to support businesses. She was also concerned that affordable housing will not generate enough tax increment / property tax revenues and that TIF districts will detract from schools and Ridgeville Park District. Ms. Courtright asked about the vacancy rate at 415 Howard residential - staff responded 95% +/- . She commented that she would like to see infrastructure funded with TIF increment and feels should not need to use TIF to spur development at this point due to success in the TIF.

Alderman Rainey reviewed the private investment that has occurred in the area without TIF or City investment including Good to Go, Xsclupt, Neon Design, eye doctor, Windy City Fitness, Sherwin Williams proposal.

Ms. Rodino and Mr. Obafemi discussed success of TIF and how it has increased revenue for the school districts. Without the TIF, likely wouldn't have seen growth.

Ms. Rodino encouraged City of Chicago to invest on Howard Street.

Alderman Rainey sought motion

Ms. Rodino motions for approval of resolution and recommendation concerning first amendment to Howard and Ridge TIF District (included in JRB packet)

Mr. Obafemi seconded

Approved unanimously 4-0

Adjourned 11:09am