

Confirmed - Evanston Joint Review Board (JRB) Meeting (2023-11-30 10:05 GMT-6) - Transcript

Attendees

Andy Williams, Darlene Cannon, Hitesh Desai, Hitesh Desai's Presentation, Iryna Dziuk, Kathy Zalewski, Kendra Williams, Kristian Harris, Mary Rosinski, Neal Reeves, Nina Coppola, Paul Zalmezak, Paul Zalmezak's Presentation, Robert Grossi, Tricia Marino Ruffolo, Yolande Wilburn

Transcript

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Paul Zalmezak: Thank Good morning everyone. This is the Evanston joint review board annual meeting of 2023. I would like to call this meeting to order. I am Paul zalmezak. I serve as the city of evanston's economic development manager. And what I would like to do is personal introduce my staff my teammate Neal Reeves Economic Development specialist, if you say hello Neal. Thank you. and item two on the agenda is to introduce the representatives of the joint review board, and then we'll get into

Paul Zalmezak: our purpose for meeting while I have the gavel so to speak I would like to I guess recommend. I don't know if we need to vote Arena, but we like to appoint public member to the Joint review boards. He has agreed to join and I'm hoping she'll be joining the call shortly. It's Dr. Nicole Pinker Northwestern University Office of Community Education Partnerships and in Evanston resident. She also serves on the 5/5 Tif.

Paul Zalmezak: Advisory committee slash task force we've met once as a task force and a 2024 will be busy meeting with the scientists have task force to determine the direction that five is going to go so when Dr. Pinker joins up will pause to welcome her. Do we need to vote?

Iryna Dziuk: Okay, you could either do a vote. You could just somebody second first and second sufficient.

Paul Zalmezak: Can I get? us just Thank you.

Kristian Harris: I sack at the most.

Paul Zalmezak: I will do it all in favor.

Paul Zalmezak: Okay, any opposed? Okay. Thank you.

Paul Zalmezak: So I will do my best here to look at my tiles and introduce I'll go through everybody. That's before me. Arena can you please introduce yourself and your role?

Iryna Dziuk: Sure am iryna Juke with Ryan. McKenna came to Cannon was acquired about a year ago and I did the Tif reports worked with hitesh & Paul and Gathering the data filed them with the state. go ahead. Yeah. I could talk about as to...

Paul Zalmezak: but

Iryna Dziuk: why we did this reports. Why don't I do that now?

Paul Zalmezak: Let's do that. Let's do that next because that will be yeah...

Iryna Dziuk: Okay.

Paul Zalmezak: because that's part of the presentation. I'm council member Harris Can you briefly introduce yourself?

Iryna Dziuk: right

Kristian Harris: Good morning, everyone councilmember Harris second ward, Evanston, Illinois also work at Oakton Community College again.

Paul Zalmezak: Perfect. Yeah,...

Kristian Harris: Thank you all for being here.

Paul Zalmezak: that's so the joint review board does not include council members, but the meeting is an open meeting and Council there are multiple tips that at least one Tif that councilmember Harris helps oversee. Kathy's he can you introduce yourself.

Kathy Zalewski: Yes, good morning, Kathy zalewski business manager csbo representing District 65.

Paul Zalmezak: Your next on my list. Can you introduce yourself?

Robert Grossi: You clicked out for a second. Did you say?

Paul Zalmezak: Tricia, I'm waiting for Tricia Ruffalo.

Tricia Marino Ruffolo: I'm sorry, my mouse wouldn't get to my microphone. Hi Tricia Marino ruffolo. I'm with the Department of planning and economic development and Cook County.

Paul Zalmezak: Thank you for being here. And say hello to Mohammed for us.

Tricia Marino Ruffolo: Sure. Will do.

Paul Zalmezak: Andy Williams you're next

Andy Williams: Hi Andy Williams controller budget and accounting services, Oakton College.

Paul Zalmezak: Thank Andrew Williams, I don't know if your doctor Williams

Kendra Williams: I am Kendra Williams and...

Paul Zalmezak: Okay.

Kendra Williams: I work at Evanston Township High School District 202 as the CFO.

Paul Zalmezak: Thank you. hitesh

Hitesh Desai: Good morning. Everyone hit this Desai Chief Financial Officer with the City of Evanston.

Paul Zalmezak: Thank you Hitesh our Robert Grossi.

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Robert Grossi: Hi, my name is Robert Grossi. I'm the financial advisor to Evanston School District 60.

Paul Zalmezak: Thank you for doing that work. It's a challenging time. My screen is not allowing or let me do this. I've got two more in addition to public I seen Mary Rosinski. I've got two more people one with an n and one with the on my screen I don't know who they are.

Yolande Wilburn: So why maybe be Yolande Wilburn? I don't know. I'm gonna imagine that's me Paul. Hi everyone.

Paul Zalmezak: Hello, how are you?

Yolande Wilburn: I'm Yolande Wilburn and I'm the director of libraries the executive director at Evanston Public Library.

Paul Zalmezak: So glad to have you if all of you don't know this is a recent announcement, and it's took a very long time and I think we have the right person running up Evanston libraries now, so welcome.

Nina Coppola: Paul I think the N is me Nina

Paul Zalmezak: Okay, thank and Mary Rosinski. Do you want to introduce yourself?

Mary Rosinski: Yeah, sure.

Paul Zalmezak: Thank you.

Mary Rosinski: Hey, I'm Mary Rosinski. I'm a resident in Evanston a long time. I'm particularly interested in tifs and how they work and I look forward to hearing the reports. Thank you.

Paul Zalmezak: Thank you. you also serve on boards and...

Mary Rosinski: I'm at The Parks and...

Paul Zalmezak: commissions, correct? By that that's not your purpose today.

Mary Rosinski: Rec board. Yes.

Paul Zalmezak: But for being here. You're always very active so thank you for doing that. I think we've got representation from every taxing entity which is fantastic. So as you can see on the agenda we call to order we've introduced our Representatives. I had asked prior to the meeting start that I would volunteer to share the meeting to give all of you leaders a break from having to leave meetings. I know you do that on a regular basis, if you're all in favor of that and appreciate emotion and a vote on that.

Andy Williams: removed

Kristian Harris: I moved to a point Paul's I was at chair of the committee

Tricia Marino Ruffolo: This is Tricia's second.

Paul Zalmezak: All right. Thank you.

Paul Zalmezak: So again economic development team is Neal Reeves and me and Katie Bowden. Who's not in the meeting today. She's hosting a business district meeting. The test is our Chief Financial Officer. This is kind of an overview of the Tif districts in the City of Evanston along with several of our special service areas with our unrelated tips. But those are kind of the two key. state of Illinois enabled kind of tax incentive or tax focused

Paul Zalmezak: formalized State business district support mechanisms Arena. Can you talk a little bit about the purpose of the joint review board meeting and it's the membership and why we meet on an annual basis.

Iryna Dziuk: First of all, the annual Tiff report is required by the state of Illinois. The template is provided by the state of Illinois and you template every year. The report has been filed and accepted by the Comptroller's office. And the contains the following certifications. So the first page essentially Section 1 is a certification of the Tif administrator who is hitesh. Set attachment B is the mayor certification attachment C is legal attachment is the audit if necessary and attachment L is the auditor's opinion. The purpose of the meeting is to go through each of these reports and what has occurred in each Tif.

Iryna Dziuk: Anything beyond the report should probably be discussed after all of the reports have been discussed. But as far as what you're going to discuss Paul about what's happened in each of the tifs and the projects that is part of the report and that's what we've reported on in these reports that have been filed. and it's the same joint review board members that are when this Tif is established along with a public member and public members do change as people change and as people move in a come and go

Paul Zalmezak: Great.

Iryna Dziuk: and we have a nice large group, which I've been to many where there isn't much of a group. So this is refreshing.

Paul Zalmezak: Yeah, we do have a tradition here of being very engaged and I said, we also have a new group of people. We've had some leadership changes and it is I agree the good morning, Miss Cannon. So the state of Illinois requires that the joint review board meet on an annual basis to review the reports that I sent to you in a link and I also just did an in-call message. You may have seen a link pop up. Those reports are very detailed and very structure the state the state has a form that we have to complete.

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Paul Zalmezak: Staff drives our Consulting crazy and I drive the CFO crazy with waiting to last minute to get this done and we really do appreciate everybody's patience as we get through the reports. they're challenging. They're not necessarily the easiest review. I know Miss rosinski cares about Tif and as a group of people in town that often are contacting me to step through them because it's not entirely clear. But we're just following State guidelines. And then I think we enhance that. By The way we present at our joint review board meeting. I'm gonna go to the next slide. Iryna. Thank you for reviewing that.

Paul Zalmezak: So you're gonna be hearing a lot for me over the next half an hour or so attached is going to jump in in a minute, but here are five tip districts on Tif number five. So we It's a youngest. to five is the Howard Ridge Tif which basically goes essentially from Ridge Avenue on the west all the way to the CTA

train to the east that's been in place for nearly 21 through 20 years at this point. The key project out of there is a 415 Howard high-rise that's on the north side of Howard Street. I would argue that the West Evanston tip is our most important.

Paul Zalmezak: It's been in place since 2005. It's this blue area that goes from really the public storage facility at Simpson in Green Bay. follows the old Mayfair train line that was vacated years ago and goes all the way down to Greenleaf into the West End Business District kind of surrounding this yellow tip, which is the Dempster if the Dempster Dodge tooth, was created essentially almost on an emergency basis when Dominick's closed those remember there's a Dominick's

Paul Zalmezak: A Dominick's grocery store, as soon as it closed. We were concerned City staff and city council were concerned that we would have a completely vacant shopping center. So we set up this TIF district to help redevelop it and to the rescue came daily produce and they both Open a valley store, but also bought the entire shopping center. So they were owner operators. They Cannon redevelop. they renovated the grocery store and then really from that point forward that facility has been 99% occupied. So, the Tif hasn't necessarily serve as purpose the idea was that we would help redevelop the site when the time was right and we'll revisit that later in this presentation number eight. The Chicago main Tif was designed to address.

Paul Zalmezak: a Redevelopment opportunity that was happening on the Southeast corner of Chicago and Maine which is now the main apartment building which again has been wildly successful 100% occupancy on the residential piece the commercial continues to be a challenge and the other purpose of the Tif was a serious hundred and ten year old water main and sewer system that has been replaced and will that the finalization of that project will culminate culminate with the streetscape plan on Main Street next summer and then the five fists Tif

Paul Zalmezak: is arguably as important as the West Evanston Tif and we'll talk a little bit about that. That's primarily focused in the Fifth Ward. Although there's a little bit of second ward and the five fifth Tif was designed in a creative way to really address what we hope will be some affordable housing repairing of existing housing not just focused on creating new apartment buildings, but actually using Tif in a way that we don't see very often in the state of Illinois and that is to help people. stay in age in place and help help repair existing housing.

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Paul Zalmezak: Do you mind stepping in and this is kind of the mandated requirement that the state of Illinois requires that we review and instead of looking at each of those reports in detail and did a great job distilling the information into kind of two rows of a spreadsheet and I'll hand it off to him for a few minutes to talk through the Tif performance.

Hitesh Desai: Thank you Good morning. Again, everyone. And as Paul said yes, I mean trying to say go to this audit report or the budgets or the cash reports. We try to kind of put and summary with the cash one balance The Equalizer value Frozen and then the debt outstanding for the song of the tips. So the first table where you would see the total Eaves just like last year even as of yesterday, we didn't have the eaves for the 2022 for the tips and they say it might come this week, so we'll see whether it's there by tomorrow. So you would see the numbers 2021 totally Eaves 150 million dollars. I mean nothing much to talk about the first four ones you would see the incremental revenues for the Harvard Reeves and the incremental in West Evanston 17 12 million in

Hitesh Desai: Domain and two and have been Dempster Dodge. The only thing to kind of bring to the notice is the 550 which has been a new one. Obviously the Frozen value hopefully yeah and I think Paul can jump in later on if he wants to. Yeah, but at least I hope that we might have a positive number there and seen some incremental Revenue in the 550 as of the 2021 numbers. It is down from the Frozen value by almost three million dollars.

Hitesh Desai: As far as the debt concerned Howard Reeves have that which is again as of December 31st. We have just one big payment principle interest due tomorrow December 1st. So after we take into account that 3.2 million for Harvard reach Chicago Maine 2.4 million dollar roughly and the Dempster Dodge at 1.6 million dollars. So those are the three debts outstanding for those three tips.

Hitesh Desai: Going into the bottom table how in terms of one cash balance Chief revenues for 22 the audit reports are out there on the city website filed and you would see that Tif revenues for 22 for 1.2 million for Harvard Reeves in the very first column West Evanston 5 doing pretty good Chicago main around 1.1 Dempster dad. 4 and 5/5. There's no incremental. So there's no Revenue.

Hitesh Desai: We have also provided the chief revenues as of 2023 and we just started getting the 22 second installment. So obviously this is pretty much like a first installment, and that's why the number that are kind of a lower roughly half of what you see for the 22 and 633 for Harvard Reeves 821 for West Evanston 650,000 for Chicago, Maine and 121,000. But hopefully in the next year a few weeks we would have bulk of the revenue from the second installment of property tax.

Hitesh Desai: Fun balance again you as for the audit report as of December 31st, 2022 kind of sitting pretty good except the 5/5 2.1 million dollars in Harvard reach West Evanston pretty close to two and half Chicago main 1.7 million and Dempster Dodge 3007. So it's a good positive balance. But still yeah, we had to consider that some of them have them Debt Service outstanding. So we have to take that into account and 5/5. We had some money spent out of that for some preliminary work and if you need details, I think Paul can touch on that. But yeah, that's why we have a negative one balance of 135,000.

Hitesh Desai: cash balance pretty much same you would feel some differences because of some receivable then payable the outstand get the year in but again healthy cash balance is for each of the first four tips. One point seven million for Harvard Reeves cash balance again. These are the numbers as of the December 31st. 22 audit reports West Evanston close to 2.3 million dollar in cash balance, Chicago Maine 1.3 million. And then finally the Dempster Dodge right close to 375,000. So these are the numbers as I mentioned again. I'll repeat myself that notes are there 2022 Eaves are not available as yet and second thing is the 22 second property installment tax delayed. And yes, we haven't seen any money for the Tif funds any questions for me.

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Hitesh Desai: Thank you very much. Andy Williams.

Andy Williams: Yeah, I think thank you so much looking at five fifths. And seeing that the total eav is lower than the Frozen eav. How does that impact overlapping tax bodies? And then what do you expect to happen when you update with 2022 eav.

Hitesh Desai: I mean I hope that the way that supposing if I look at the EV in general it has rebounded. I think we have almost added half a billion dollars now in 22 years compared to 21 years, but I would rather

wait but at least I expect to see a increase there in each of the tips, from the 2021 numbers since the overall year. He has rebelled well. So yeah, that's the thing. Anyone has to add Paul or Ariana.

Paul Zalmezak: New can you reinforce the fact that every Tif had a decline in the last reset or the triennial right? So the timing was bad on five fifths. So it's consistent with the other tifs. And all the five instance Tif numbers do not reflect the truly building which had not been reassessed at the time and remember the truly building as controversial as that was.

Paul Zalmezak: that is going to be one of the engines for the 5/5 Tif very I was using this kind of metaphor of a funnel where we're going to take the eav. For the assessed value of the truly building and funnel it under the viaduct into the Fifth Ward to really spark This idea of an affordable housing support. So we're hoping that in this next when we start we get these updates from the collector's office or sorry I'm saying that wrong with the Cook County Tax Collector that will start seeing an increase and that negative number doesn't mean that There's money being taken away from any entity. it just zeros out. there's no increment.

Andy Williams: Okay. Thank you Paul.

Paul Zalmezak: You're welcome.

Paul Zalmezak: the zalewski

Kathy Zalewski: yes, so just looking at the positive cash balance and I know some of the tips like the Howard Ridge are very successful. tips can school districts 202 and 65 expect any distributions

Hitesh Desai: I mean Paul can touch on terms of projects and I think because he works with even our city engineer about some of the projects but as I mentioned earlier, you see that there's already a 3.2 million dollar debt and this is just the principle the total debt service is almost like a four and a half million dollar. So yes, we have to consider that thing in the fact in terms of project. I would let you all kind of speak to that.

Paul Zalmezak: Yeah, I I'll get into some of the projects that are coming up. we're not in a position where we're declaring surpluses on any of the tifs. If the one that we may consider doing that at some point in the near future once we've had The Debt Service.

Paul Zalmezak: Cleared is the Dempster Dodge. If you guys remember I said that we were before, that one doesn't have a lot and once the debts paid off and I attach can use more technical language. There's probably not a purpose. I'm a little worried that the retail Mark is gonna continue to change and I have this Vision that we should be helping support maybe a small affordable housing development somewhere in the parking lot of that facility and creating a town center, but I don't think the existing property owner wants to do that but long story short, none of these are really gonna have surpluses. Based on the projects that we have coming up that I'll show you.

Kathy Zalewski: And thank you.

Paul Zalmezak: So, I'm gonna take one quick minute.

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Paul Zalmezak: I should have done this at the beginning because there are new people. I like to take a minute to

Paul Zalmezak: show this kind of famous or inFAMOUS chart of how Tif works right? So You create a tip the year you created when the city council ordinance is adopted you establish a base assessed value or frozen value as it's called and that amount of money that base value continues to flow into all the taxing entities for a period of 23 years. So let's say that assessed value was \$100. I'm just using simple terms. You will continue to receive that \$100 assessed value throughout the life of the Tif and however, it splits up based on the percentage of the tax bill.

Paul Zalmezak: But over time the idea of a TIF is that assess values will increase so you continue to take that hundred dollars for 23 years, but as the assess value increases this yellow triangle area that money goes into the Tif bucket, which is then used to reinvigorate or do Redevelopment projects which in theory leads to a grander with this formed or darker yellow increase the test value at the end of the Tif that goes to all the entities. So that's Really how it works. we could spend an hour talk about Tif mechanics, but I just wanted to make sure for those that. Weren't necessarily familiar with how Tif works. that

Paul Zalmezak: That's how it works. And I'd be willing to spend time if you want on one after this meeting sometime next week or week if you like to learn more about it. So I'm gonna go back to you.

Paul Zalmezak: All right, so I'll start working through the presentation obvious quickest possible and at the end of each second and each test I'll pause for questions. So there's a break for me and also just to hear from other people. So again, the Howard Ridge Tif is a kind of a mile long line the near West Tif starts at the CTA tracks and kind of an interesting point. We learned this year that we actually control the sidewalk underneath The CTA Bridge we didn't know that that was Evanston. We thought that was Chicago. So we actually own a little bit more land than we thought we did and we realized that when there was a homeless encampment that popped up so we are managing then and taking care of that but that's the Eastern Edge and then you see it pops up here there used to be a surface parking lot. And now there's the Gateway project that I'll show you in a minute and then it goes

Paul Zalmezak: West all the way just beyond Asbury we did a TIF extension a few years ago. We're thinking that someday spent some time on this. There's the IHOP on this corner and then there's a really large surface parking lot with a bank and a small residential building. We think that's probably an opportunity for redevelopment.

Paul Zalmezak: Again, I just broke this down so you can see and by the way, this also is if you Google Evanston joint review board. This is on the web page and there's a link to this presentation. this is just a close-up of the tips. So you can kind of see what Parcels are in it, and I'm not going to review these Yellow Boxes to test already did that. On the summary documents.

Paul Zalmezak: Some of this is a repeat from last year. But again because there are new people. I just wanted you all to see some of the development that's happened in recent years. This is the CJ Senior Life Adult Services Center and affordable housing project. It was named after council member and rainy. This is essentially what it looks like. You can see it in. It's real life form just by driving down Howard Street, it's good project 25 million dollar deal. I'm excited to that's what this will show up it will likely show. In the Tiff reports for next year if we can get the deal done, it's probably not going to show up until the following year. Based on the timeline, but we are close to closing on the acquisition of this coin laundry and the parking lot next to it.

Paul Zalmezak: Renegotiated the purchase of the property and 950,000 the city council gave us authority to do that and this building off. The photo here is a city owned building. that used to house hip Circle Studio our plan is to Demolish both of these buildings and then issue of request for proposals to do an affordable housing development on the site. And that's the kind of thing. I'm talking about the assessed value of this property is relatively minimal to what we think we can achieve with a four-story. I'm making that up might be less or more affordable housing project or mixed income project generating more test value and more property tax for all of the entropies who are part of the joint review board. So we would have already had this acquired had it not been for

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Paul Zalmezak: the Illinois EPA requiring a more sufficient further remediation letter as of now, you can only do commercial property on the site because of some pollution from a previous dry cleaner that was in on the property that we own to the east so there may be some mitigation and the state of Illinois is close to finalizing the review and they're going to be issuing that letter shortly. Once they issue that letter we will schedule closing and we'll buy the property the family that owns. This has been very patient and we greatly appreciate them understanding how long this bureaucratic process is taking with the state. And they're selling it to us at a very reasonable price. We're getting it under appraised value.

Paul Zalmezak: I wanted to point out the project If you spend time driving Chicago Avenue onto Clark to go into the city or just east west on Howard. You'll notice this building at the corner of Howard and Clark or Howard in Chicago Avenue right against the neartarines it was designed by

Paul Zalmezak: All the firm is've lost. I can't remember the firm's name level right there on the picture. So leather Architects designed it. It was developed by LG and partnership with the gentleman named David Brown and it's 28 Apartments. I think there are three affordable units and at the base, by the way, this is the photo of a tour. We took last December this project won a design award again design is and the holder I think it's great. I'm sure some of you prefer more traditional look they're leasing is going really well and then at the base of the building and ground floor will be two businesses. They've signed a lease and it's under construction and one is going by the same entity. one side will be the West Town Bakery. and then separate

Paul Zalmezak: to the north will be the okay dispensary. and I know some of you want to crack a joke about cannabis and bakeries I get it, but this is a model that it has worked in Chicago and they're excited to bring it to Evanston and one of the Are benefits of having another dispensary is that the sales tax is from Canada sales goes to our reparations Which is really unique and in the United States, we're a model for that. So this should be opening in the spring or early summer. That's under construction. So I'll stop there and see if anybody has questions about the Howard Ridge Tif or questions about the development such shown.

Paul Zalmezak: You can raise your hand or just jump in.

Paul Zalmezak: Yes, Mary.

Mary Rosinski: Hi will the affordable housing be in perpetuity? Or is it going to have a limit?

Paul Zalmezak: I don't have those details I can follow up with you, but I think it's one of those 30-year requirements.

Mary Rosinski: All I just wonder it would be so great if we could have something that stays in and I don't know how we structure that so that we would actually create that base of ongoing and increasing affordable housing...

Paul Zalmezak: right you're welcome,...

Mary Rosinski: if that could have thank you.

Paul Zalmezak: and I'll follow up on that and get back to you on that.

Paul Zalmezak: Any other questions about ard and Begin that our enrich is scheduled to close.

Paul Zalmezak: Year 2026 as a final collection in 2027. I think my data is correct on that. and then all of that funding would start flowing back to all the districts

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Paul Zalmezak: Okay, I'm gonna move on to the next one. Thank you. West Evanston tip TIF district number six

Paul Zalmezak: we had a really really slow start on this it was started collecting 2016 2007. You can see that the initial eav was 37 and a half million and then almost 20 years later. It's only gone up 18 million. And the reason for that is if you remember right around 2007 we have a financial crisis that put us in a deep recession and really we solved the 5/5 Tif this Tif was really in negative / zero territory for almost a decade. Thankfully the economy improved and then with the work with Nina and Irina and their colleague Robert slicky we were able to do some strategic.

Paul Zalmezak: social strategic planning on the Tif and we're able to work out in a technical way how to limit the impact of some of those negative performing parcels and Kind of really turned it around but it's really moving at a slow pace and I'll talk about a plan we have in the works to move forward because there's a lot of work to do but there's not a lot of time left on the tip. again, I'm just getting you a close-up. This is a really long tip. It's two miles long and an angle follows an old old rail line. Again. This is the public storage facility on the North. There's some vacant land. This is now developed as Emerson square. There's a Volkswagen storage the Robinson family almost pretty much all of this.

Paul Zalmezak: And they're considering their options as they get out of the real estate world and more into retirement mode. The post office has a maintenance facility that I think We could do better in Evanston. I'm Emerson's a really strong commercial Corridor. There's no reason to have a post office garage. we're stuck in the long term with ComEd substation, I mean that would take tens of maybe even hundreds of millions of dollars to move a substation and power lines, but it is what it is for now and it's located here and there's a company called tapeco.

Paul Zalmezak: And then as we drift South we get into the church and Dodge Corridor, which is really seeing a nice little spark of Life. Thanks to the Weavers and the school being a strong anchor can see the high school's not in the test. And then as we continue to go down, I forgot to put in my presentation some work that we're doing with To improve Mason Park, which is here. and then bring in some land that we own along these Parcels along the silver Airline parcels and then we get into

Paul Zalmezak: let me go back up a little bit down here is where you have Continental Construction in the old Smitty's property and then some of that mixed residential and dust real and then you go south of

Dempster where Goldfish Swim School the Erie Health Center temperance. And then the industrial line Greenleaf, so that's the extent of that Tif. I'm super excited to show this image. This is not in the tip report for this year. I don't remember when we closed on this deal, but the Weavers received a 500,000 if Grant to acquire their property from

Paul Zalmezak: an owner who I really was kind of substandard operator on that corner for 20 years on the Weavers have committed to the community. they've done Renovations. They've expanded their business have a restaurant now and they're renovating the apartments above the building and there's significantly making a difference and I was proud to be part of this and I mean the genuine excitement that there were so many people at that rooting for the new restaurant, but this is how we want to transform. Evanston with our tips. I think we're unique compared to some other communities and that we recognize the importance of local ownership And in this case while supporting a black owned business and also residents and this is what we need to be doing to solve market failures.

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Paul Zalmezak: This is a slide from last year. It still looks like this is the corner of Darrow and church on the northwest corner. We won a lawsuit a few years ago this to be a gas station and we convinced I think it was BP clean it up and they've done that and there's a plan that's been approved. It's gone through zoning the mount Pisco Apartments along with a new Mount piscuit Church. there's tip investment for this project. I think it was just under a million. This is what the church will look like. We did not invest in the church. We're only investing in the residential development and this has a significant affordable units and small amount of retail, but that really does help I go back to the map and I had the aerial of it be a little better.

Paul Zalmezak: It's just a vacant hole. if we can complete the block from Darrow all the way to dodge and completes the street wall. It provides a space maybe for a coffee shop or some Independent Business to open up and then 30 or so new housing units for people can. Come down the elevator and then go enjoy and I can cone as c&w. the problem we're here. I forgot to put this in here. It's 33 units. the breakdown is 12-1 beds 10 two beds 11 3 beds and you can see that they're

Paul Zalmezak: The rents are based on an income and it's a small again. you can download this and expand it where you can just Google Now Pisco Apartments to see the rent breakdown, but the idea is that this is an affordable development and I think it helps prevent what everybody fears right now, which is gentrification over there. We can have that argument another day. But I think that this was what I accomplishes now this particular project is stalking for there's a property owner of 1817 Church Street who believes that this project is going to harm their property and the project is on hold until it moved to the courts. I'll withhold opinion on that. But I hope things get worked out shortly. We've been working on this project.

Paul Zalmezak: before I arrived so it's been 17 years, but I've been working on it for 12. thanks to the help of councilmember Harris or Chrissy. We finally acquired the northeast corner of lake and Dodge this year 200,000. The property was listed for 350. I was long held by the Paris family. this is an important piece of a puzzle. I told you before that. We're working through a number of kind of these strange Parcels here along the rail line. We own most of them now and the puzzle pieces as we** them around will allow us to achieve some of our Recreation and affordable housing goals. I've been working are we there working closely with Kendra Williams at HSS?

Paul Zalmezak: To coordinate kind of a longer-term plan and we're still working through that but this is an important piece of the puzzle for that. We're not planning to maintain a vacant lot for long. So we'll keep plugging along and also with the help of councilmember Harris. We are really prioritizing for the West Evanston Tif a strategy to address this perhaps arguably I have to say that it's council members is the second worst property in town. It's not the first but this one we have some control over. I think some leverage. This is the Continental construction site. It goes like if you're standing I showed you that we acquired this property up here. There's a bus stop or a plaza here an eths is here.

Paul Zalmezak: This property goes from the etahs Power Station all the way down To Greenwood and brown and then here so it's a really large property. It's like three acre, but much of it is under power lines, and there's not much you can do with it. And that's why you see people the previous owners piling debris and parking trucks a landscape company recently bought Smitty's and the two Parcels to the South and there's a roofing company. We think there's an opportunity to do something much greater here the West Evanston playing Paul's for this to be a mix of parking in town homes. That may be the ultimate outcome, but I will tell you that we have engaged the current owners of this and we're trying to come to terms. and on working together to clean this up and follow our plan.

00:45:00

Paul Zalmezak: I'm almost done take a break. so some of you were on a bus tour recently. I'm glad I wasn't in this photo but it's a really nice photo We Tour the West Evanston Tif in the discussion about going to the state legislature in 2024 to request an extension. And the leaders of the organizations were on the tour. I think we made a convincing case that there's a lot of work to do and there's not enough time left to finish it.

Paul Zalmezak: So we have more work to do to make sure that each of the organizations that are part of the joint review board are supportive of extending the West Evanston Jeff for another 12 years so we can finish the job and make up for that lost time during the Great Recession that we took us 10 years recover in that test. So that is one of the plans Are so I think is that zalewski? I don't see her on the calling no longer, but that's going to be one that we're not going to declare other are yeah,...

Kathy Zalewski: I'm right here.

Paul Zalmezak: thank you that this is gonna be one that we're hoping that your organization will support we won't declare a surplus and we're going to keep working because there's still a there's Equity goals here. There's environmental justice issues. And I think on this tour we had really good buy-in. It was a really nice. Usually Tif meetings are not good. This was a really good. I thought it went really well we could talk about that at the end as so I'll stop there and let you hear from other people take a little bit of a break any questions about the West Evanston tip.

Paul Zalmezak: I guess. Got some lots of ear bleeding from my fast talking. I'm sorry. We'll keep moving along and we'll go on to the next. District, this is quick Dempster Dodge. Once again, this is the Valley Center. There's a Buffalo Wild Wings to go there now Moran Center moved our offices here. You've got a nice job transformative This Blink Fitness kids Empire a Zone, trampoline kind of thing for kids Goodwill head shop Panino's. So this is 100% occupied me maybe 99% it's performing well, and from an urban planning perspective. I believe is completely dysfunctional a bunch of curb Cuts completely Auto Centric doesn't allow you to

Paul Zalmezak: Enjoy our cool Urban environment walkability, but it's functional and I think people are pretty happy with Valley, especially. Again, these are these I think I've used this line for three years in a row. Nothing's changed. It's performing very well. and I think we're one of the few places that has a Performing Arts Center Dance Center. Finish shopping center in the Chicago land area years ago. We invested. \$100,000 in Tif with the Dance Center to install a retractable theater system and it's not like a wooden preacher system. It's really nice seats councilmember Harris had award meeting there a few months ago. This is really nice facility. Controversially a few years ago.

Paul Zalmezak: Valley Produce sold the property for significant amount of money. We didn't enjoy any upside of that. we invested two million in the Tif. They were able to leverage that they wanted for 18. They sold it for 36 from that experience. we're in future Tif deals. We're in a require that we get to share in the upside. we're happy for them. We're glad they generated they turned it around at the same time. We got protect taxpayer dollars.

Paul Zalmezak: I'll stop again any questions on Dempster Dutch.

00:50:00

Paul Zalmezak: Alright, I'm almost done Chicago This is a centered at Main Street in Chicago. That's why it's named that it's doing pretty well. I mean it's slow down a little bit because of a recent downturn and eav, but this property at the wrong one, property that was vacant when we created. It's now a 10 story or eight story Residential Building 100% occupied with a little bit of vegan commercial, but there's a Fusion Academy, there's North Shore Media cares and Athletico like that. That's kind of the trend these days and then retelling Ministry is doing pretty well. I mean, it's

Paul Zalmezak: An old school, there's still fossil shop and a guitar shop, but overall it's performing. I think it's done. during the pandemic because few more working from home in this dense neighborhood and they go out and frequent to businesses. the big project

Paul Zalmezak: for 2023-24 has been the streetscape project. We're behind one year because we wanted to give the businesses a break. We really disrupted them last year. with the water main project so we gave him a break this year. But in the spring we're going to launch this and finalize the street here project, which is really Wall to walls on the south side of the street to the north side the entire sidewalk the curves and the street and pouring.

Paul Zalmezak: New sidewalks New Brick ribbon new street lights new curb system and there's some bump outs, from an urban planning perspective. The idea here is you shrink the block and it allows people across mid-block in a safer way. This is a picture of a project at the last year was conceptual. I think I this again is a rendering of the project is own property 120 units

Paul Zalmezak: five stories with commercial and parking on site. So this is an actual photo. I took last week or two weeks ago. They're almost Pretty close to the rendering. I didn't have the right angle, but it's pretty close. They're not able to install the trees yet. Because again, all the sidewalk is gonna be torn out and then report they anticipate

Paul Zalmezak: Leasing up in the spring and then I'll reveal that. There's a bakery that's close to signing a lease on the ground floor of this space and it will be amazing if it happens and they are the quality operator with lots of experience. Now that will transform that into the block. This has been a block that's been kind of tired and Vogue was an awesome business, but their storefront was kind of dark and they're

doing well in their new location on archery, but this is kind of a challenge intersection and this will just reinvigorate the entrance into Main Street. All right. Once again, I'm going to pause for questions about Chicago man.

Paul Zalmezak: All right, and we're almost done. five fits

Paul Zalmezak: that again the nightmare scenario where we get a base eav, and then reassessment and we're underwater and this is just how the West Evanston tip started like a test said, I think we'll recover quickly. and one of the reasons why is that eav is increasing everywhere, but we also have truly built the truly building.

Paul Zalmezak: which in this map this must be

Paul Zalmezak: a truly building is actually So this boundary is not correct on this map. I'll have to fix that. the official map shows it some relief about that, but the truly building is located down in this corner and it's in the second ward. coincidentally Mary rosinski represented the sale. I mean, this was a decade ago. So the first time I've ever met her of I used to get a national school towel building. And that family closed that business and it took years to finalize a sale and then do the plan development and then build it. So that's done and that will generate because it was a vacant piece of property when the tip was created and now with the new building on it it'll generate a lot of increment to do the supportive work that we've talked about all these housing units.

Paul Zalmezak: to the rest of the tracks and this is the truly Assisted Living building and we do have a memorandum of understanding and agreement with both school districts that will be sharing some of the increment with them and I can't remember what those numbers are, but do you remember off your head with a number it's not fair to ask you that I was two or three years ago, but

00:55:00

Kendra Williams: actually, I think that it might be 80% of

Paul Zalmezak: So yeah, so we did come to terms prior to the city council adopting the Tif that we are going to share. A chunk of this Revenue because it's important that we do that in the immediate term because we're all strapped for Revenue. so I think again this is another example of

Kendra Williams: that

Paul Zalmezak: how Evanston approaches to versus our neighbors to the South which is just a railroad it other way if you've not been in this facility to visit

Paul Zalmezak: by the way, I'm not looking forward to ever living and truly but when the time comes if I have to live in a place like this, I want to live there. They've got a wall of wine. it's like a dorm. Scanner card to get your food get your wine. It's really nice. It's beautiful and it done such a nice job. And I think they're not a hundred percent, but they're getting close. This is an expensive operation and the

Paul Zalmezak: it's doing well conceptually the stiffward school. I just wanted to point this out that this is also in the 5/5 Tif it's not receiving took money, but I wanted to point out that this is and I'm going project this was an earlier concept, but I just wanted to point out that it's in the city council approved a TIF grant for the soul and Smoke restaurant. Sorry on Ashland and pain. they are actually this last year and they're

still constructing it, but they're turning some bacon garage space. into an actual sit-down restaurant with some outdoor dining It's a multi-million dollar project and they receive close to 600,000 in Tif.

Paul Zalmezak: And the Emerson Jackson they can houses that have been fenced in for nearly a year including the graffiti house. have all been demolished by our friend and neighbor John Gibson from reckon. here's not a great photo I take hundreds of photos. And for some reason I didn't take a single one of this but this view here of the vacant property is this is what was there before so,

Paul Zalmezak: the question is what do we do next? And that's going to be up to councilmember Burns via process all along the city council. We determine how we want to run a request for proposals process and what that development looks like the community told us that they were not interested in 100% market rate condos style apartments. That was what originally started here. So we've got to figure out what the right scale and functionality is for this neighborhood. It's a single family neighborhood. or maybe some Two Flats we got to figure that out. And I would leave it on I mentioned this earlier. We have a TIF advisory committee at task force the five fifths if that will begin meeting again on a regular basis.

Paul Zalmezak: Which will help guide there'll be an Advisory Group to the city council on how to allocate the Tif funds so we don't have a plan yet. the actual implementation the Redevelopment plan of the Tif talks about affordable housing and some infrastructure improvements, but actual boots on the ground or to executing a product of the executed projects are yet to be determined. So this is also a good time to those community members on the call. make sure you start thinking about. What you'd like to see happen there? And I'm going to briefly.

Paul Zalmezak: Talk about Evanston thrives because it has a relationship to test Evanston thrives was a business district retail action plan that the council approved back in May really focused on post-covid revitalization and several districts in the plan are also intense the Ashland Arts District Ashland again, it's the soul and smoke and double clutch area. The plan there is to really use our murals gateways lighting. You can't probably see it. But along here is this idea to do swagging

01:00:00

Paul Zalmezak: Festoon lights that you've seen on Dempster if they can't cross the street we're doing along the size of the street but really light it up make it more pedestrian focused and just help support the small businesses that are over here and then in a long term maybe work with some of the churches to collaborate on mission- Housing Development on parking lots instead of just having empty parking lots of six days a week we actually have People living in affordable housing and maybe there's parking underneath. So we got a long way to go on this. And by the way, I want to thank the Ryan consultant team for helping us implement the project the benefits if it was a challenging one, but this is what our consultant and our community through a really long engagement process for Evanston thrives came up from a business district perspective.

Paul Zalmezak: they're not and then we prioritize the action plan and these are the types of things that Tif can support fixing sidewalks, lighting infrastructure bike racks and those things and then in the church in Dodge area as apologize for the quality of this image kind of similar concept murals plazas outdoor spaces for people to hang in and enjoy the business district and the culture kind of the number one priorities there that some of which could be funded with Tif include On your renovating some of these outdoor spaces and potentially helping support development why are you parking lot on the other side of the street from Gibbs Morrison? And what do we do with Gibbs Morrison? That's another thing about

Paul Zalmezak: then finally the main Dempster mile area really focused on improving Around the train Bridges and then we already know that we're doing the streetscape but funding some of the street furniture and then there's a parking lot.

Paul Zalmezak: That we think is a good opportunity for a mix, could be parking at the base with affordable housing above or it could be commercial and then shifting that parking back to where it used to be behind.

Paul Zalmezak: Some of the businesses attached what's up, sir?

Hitesh Desai: Just wanted to share the good news that I looked at it 22 number that there and it's pretty phenomenal. We are adding almost. 27 million in the eaves. I don't know whether I can share the screen you will have to stop and I can try showing that but including 550 if he's adding 12 million in incremental Revenue. Every year Tif is adding the numbers. So it's overall EV incremental would go to 70 million from the last years of around 50 million. And totally here. We let me see if I can share that. Okay.

Paul Zalmezak: yeah, please do as I said is this how off the process attached?

Hitesh Desai: Yes, it is like the right. I mean I checked it yesterday. It wasn't there. I said,...

Iryna Dziuk: Yeah.

Hitesh Desai: let me try it and if it's there I can try so.

Iryna Dziuk: Yeah, I've been checking every day as well and they said the end of the month and I guess they delivered.

Paul Zalmezak: Alright, I'd like to end on this so hitesh go for it.

Hitesh Desai: yeah, so I mean

Paul Zalmezak: And then we'll finish with this and then open it up for questions.

Hitesh Desai: Okay, so this is the 22 PDFs.

Hitesh Desai: Let's see if I can bring up like that. Or I'll have to I don't know how I share my screen.

Paul Zalmezak: Yeah, you just have to share the new screen you'll see.

Hitesh Desai: Yeah.

Paul Zalmezak: or just No,...

Hitesh Desai: but if they're here...

Paul Zalmezak: you're not.

Hitesh Desai: if you look at

Paul Zalmezak: Stop sharing this one.

Hitesh Desai: okay.

Paul Zalmezak: And now share the other one.

Hitesh Desai: Share the new tab entire screen. Okay, let's do that.

Hitesh Desai: Come on. Do you guys see anything?

Iryna Dziuk: No.

Paul Zalmezak: No, you might have to share tab.

Hitesh Desai: we Okay window,...

Paul Zalmezak: All I see.

Hitesh Desai: let's see. Okay the Chrome tab

01:05:00

Hitesh Desai: I can bring up those numbers. It's never worked, It's a share to share audio share a cop. I don't know. Maybe you have the presenter or okay, I can share. Okay. So let me bring up. Okay.

Paul Zalmezak: There we go.

Paul Zalmezak: We did and then you closed it. young up on us.

Iryna Dziuk: He'll be back.

Paul Zalmezak: we'll be back unless There's somebody else want to Ryan team. do you know...

Iryna Dziuk: I do know...

Paul Zalmezak: what side is on?

Iryna Dziuk: what side he's on but It's on the Cook County website. Let me see.

Kathy Zalewski: And there was a county clerk I think website.

Iryna Dziuk: Yeah. Yeah It's the county clerk website. It's not that.

Iryna Dziuk: hold on. I will try.

Iryna Dziuk: I'll wait hitesh's back.

Paul Zalmezak: just turn on your microphone and dash.

Paul Zalmezak: to Getting closer attached to not turn on your mic. And then also we don't.

Iryna Dziuk: And there we go.

Paul Zalmezak: We see you work and just can't hear you.

Iryna Dziuk: There we go. Here it is.

Paul Zalmezak: Been trying not to say this, but a test you're muted.

Hitesh Desai: That Can you hear me now? And you see the numbers now equalized Value City of Evanston area 525.7...

Iryna Dziuk: Yes.

Paul Zalmezak: Yeah, but Yes, yes.

Hitesh Desai: which is a Harvard reach area 662.2 which is a West Evanston. The most interesting 5/5 47.4 million dollars compared to 35 million dollar in Frozen. So now we have some money there.

Iryna Dziuk: Yes, you're supposed to get in five fifths 924. I mean, that's what they're saying. You're gonna get as long as everybody pays you're on track. Yeah.

Hitesh Desai: and then Chicago may even if I go down to the next page, it has gone up 25 and then finally Dempster does 16. So overall I put it in the Excel. It has gone up to 277 million from the last year of 150 million. So that's a kind of a decent increase there.

Paul Zalmezak: Can you do me a favor and...

Iryna Dziuk: Yeah.

Paul Zalmezak: and slow down a little bit and then go through them once again and tell us the impact. So for example Howard Ridge Tif now has how much additional? Increment do we know that?

Hitesh Desai: So Howard Reeves is 25.7 million. Let me see my last year's number in the Excel somebody Tif it was 25 million. So it's A little increase there in the Howard Ridge West Evanston was 55 that has a big jump there. It has gone up to roughly 7 million dollar increase in West Evanston. 550 is a note isable 47.4 million compared to 32.8 million.

Iryna Dziuk: Okay.

Iryna Dziuk: 32 yeah.

Hitesh Desai: So it's like a 13 million dollars. So that's the you

Paul Zalmezak: But is that 13 million and eav, what does that translate into increment?

Hitesh Desai: I mean you see that 940,000. I think they expected in this report here.

Iryna Dziuk: Yeah. Yes.

Hitesh Desai: Also, where's that? Right here if I scroll 924 the number you see here.

Paul Zalmezak: All Now we're back on track. That's such a relief. Yeah.

Hitesh Desai: Yeah, and Chicago main has gone to 25.3 million dollars originally it had. 24.4 so it's kind of a million dollar but I see a big jump obviously in 5/5 and West Evanston. And Dempster Dodge was 13.3

million dollars and per these report. Dempster dad is going to 16.3 so they were adding an arrow 3 million there too,

01:10:00

Paul Zalmezak: So those tax agency amounts is the new increment flowing into the Pips that we

Hitesh Desai: Correct, right.

Paul Zalmezak: great news, so what I'll try to do is a test

Hitesh Desai: And I can share this with you Paul and you can share with the joint Review Board member.

Paul Zalmezak: Yeah, we'll update the spreadsheets in a separate document just so we all can see the performance. So thank you Natasha.

Hitesh Desai: Okay. Let me just stop sharing...

Paul Zalmezak: It's great news. I'd like Thanks.

Hitesh Desai: so that you can come back.

Paul Zalmezak: Just opening up for questions.

Hitesh Desai: Stop share. Okay.

Paul Zalmezak: We schedule this until 11:30. It doesn't mean we have to stay on to 11:30, but are there any questions or comments or? Is there a wish list or concerns? So we'll just open it up?

Paul Zalmezak: All Sounds like. Either I board everybody to tears or we're all.

Kristian Harris: Can I say something you put off? And I say something.

Paul Zalmezak: Chrissy here, Yes, please.

Kristian Harris: All So again, thank you all for being here. That was a great presentation and we all are so invested in Evanston. We're just hoping to make it better than it is and working together is how we achieve that I don't know if everybody on this call actually got to take the bus trip and we talked about bringing a couple other people along so that we could redo it. So people can actually see some of the areas that we're talking about because it's easy to think about say I don't really have an idea but when you see it, you understand that Concepts that we're talking about in the Evanston area, but great presentation. Thanks everyone for putting it together. And thanks everybody for being here.

Paul Zalmezak: Thank you councilmember.

Paul Zalmezak: Any other questions or comments?

Paul Zalmezak: Of course, Mr. Rosinski

Mary Rosinski: Call hi. How you doing? Thank you hitesh in all that that's good information. If we have questions, should we just email you directly? after we've had time to digest what was going on and said

Paul Zalmezak: and you are welcome to email me directly along with any copy hitesh. He and I collaborate on Tif matters so certainly and I've already sent an email to the developer about the affordability requirements on Gateway because I don't remember. Yes. There's a lot to digest Mary's so I agree.

Paul Zalmezak: missilewski

Kathy Zalewski: Thank you so much Laura useful information. I was not on the bus trip last year, but I'm looking to want to share. And I will probably reach out with additional questions.

Paul Zalmezak: Thank you. All Chrissy. do you remember who from DC or Kendra? Do you remember who from g65 was on the trip? I was yeah,...

Kathy Zalewski: I was Raphael. prevail

Kristian Harris: the good thing that the

Kendra Williams: My doctor Dr. Turner was also on the trip.

Paul Zalmezak: I can remember.

Kendra Williams: And I think that there was one more person from District 65.

Kristian Harris: Yeah.

Paul Zalmezak: There's a board member. Great. I just wanted.

Kristian Harris: Yeah, so We wanted to bring Oakton whoever else. Josina commissioner

Paul Zalmezak: Good point so when we do we'll send an invites everybody again, if somebody wants to go on it twice great and those who haven't participated should join it.

Kendra Williams: So yes, so the bus tour is fantastic. This information was great Paul. Where are you? Are we in that process of potentially extending that Tif?

Paul Zalmezak: Great question. Thank you. So we just finished an economic study on the potent what it is. we worked at SP Friedman and Company development advisors to analyze the development potential of several of the parcel dimensioned including finishing Emerson Square looking at the Robinson property looking at tapeco.

Paul Zalmezak: Looking at the while you parking lot. I think those are the primary projects. We looked at to help us understand what the revenue potential is and how much Tif they would need and how many years it would take to accomplish that so that briefing book draft is complete. I'm meeting with councilmember Harris and burns. I think I'm Monday with the consultant to review it in detail. And then we're going to distribute it to the Joint review board members and then use that as a tool to engage our legislature to ask for an extension if we all agree. That's what we want to do. So did I answer your question? Was that too much info?

01:15:00

Kendra Williams: No, I think that that was just enough info.

Paul Zalmezak: Alright, thank you. I appreciate that but the report is really succinct. and I'm really happy with it. I think it's gonna be useful for all of you to read through it. And of course we're gonna make that report public. I mean, I'll post it. I'm not sure where I'll post it, but it will be posted. I may even use it as a communication at the academic development community in January. So it'll be posted and we'll talk about it, but we do have to get to work in January when the session starts.

Paul Zalmezak: For at some point, I'm not that familiar with the state process.

Paul Zalmezak: All You got nine minutes, or we call it a day.

Kristian Harris: No, we give everybody their nine minutes back.

Paul Zalmezak: That's right.

Tricia Marino Ruffolo: Thank you.

Kendra Williams: The gift of sound time. Have a good day everyone.

Yolande Wilburn: Thank you.

Hitesh Desai: Thank you.

Paul Zalmezak: Want to close?

Kristian Harris: by

Paul Zalmezak: I don't think we need to formally close the meeting. But this meeting is adjourned.

Kristian Harris: Yes.

Paul Zalmezak: Thank you for your input everyone.

Kathy Zalewski: Thank you.

Hitesh Desai: Thank you.

Andy Williams: Thank you.

Yolande Wilburn: Thank you.

Kristian Harris: Good job, Paul. Thank you.

Paul Zalmezak: It's thank you councilmember Neal. Thanks for hanging in there, buddy.

Kristian Harris: I is that it?

Meeting ended after 01:16:37 🙌