



**MEETING MINUTES  
OF THE  
TIF JOINT REVIEW BOARD  
ANNUAL MEETING  
April 26, 2023**

**LINCOLNWOOD VILLAGE HALL  
GERALD C. TURRY VILLAGE BOARD ROOM  
6900 NORTH LINCOLN AVENUE  
LINCOLNWOOD, ILLINOIS 60712**

**MEMBERS PRESENT:**

Chairperson Jim Kucienski, Public Member  
Bruce Heller, Village Representative  
David Russo, School District #74 Representative  
Josephine Tucci, Lincolnwood Public Library Representative  
Tim Neubauer, Niles Township High School District #219 Representative

**MEMBERS ABSENT:**

Oakton Community College Representative  
Niles Township Representative  
Cook County Representative

**STAFF PRESENT:**

Scott Mangum, Community Development Director  
Denise Joseph, Finance Director  
John Risko, Assistant to the Finance Director  
Mike Reynolds, Interim Public Works Director  
Brendon Mendoza, Assistant to the Public Works Director  
Jason Brianas, Superintendent of Public Works  
Rachel Mieritz, Staff Engineer  
Anne Marie Gaura, Village Manager  
Doug Hammel, Planning and Economic Development Manager

**1. Call to Order**

Chairman Kucienski called the meeting to order at 11:32 a.m.

Community Development Director Scott Mangum then conducted the roll call, noting that five of the eight taxing bodies were represented.

**2. Confirmation of Public Member & Chairman**

Chairman Kucienski noted that at prior JRB meetings, he was selected by the member taxing bodies to serve as the ‘public member’ and also as Chairman. He requested confirmation from the JRB of his continued appointment to those roles, which he noted he was happy to do. Chairman Kucienski asked if there were any objections, to please note them at that time. Hearing none, Chairman Kucienski continued on to the next agenda item.

### **3. Approval of JRB Minutes**

**Motion to approve** the January 22, 2022 Annual Joint Review Board Meeting Minutes was made by Board Member David Russo and seconded by Board Josephine Tucci. The roll call vote followed:

**Aye: Russo, Tucci, Kucienski, Neubauer**

**Nay: None**

**Abstention: Heller**

**Motion Approved: 4-0, with one abstention**

### **4. Summary of Projects and Activities in TIF Districts & Review of FY 2022 TIF Fund Reports**

Village Community Development Director Mangum began by introducing Village Finance Director Joseph who may either be presenting and/or be available to answer questions. Director Mangum then stated that the reports being presented are for both the 2022 Fiscal Year, between May 1, 2021 and April 30, 2022.

Director Mangum went on to note that staff would be presenting the projects and financial summary for each TIF District separately, rather than first summarizing all the projects, then reviewing the financial summary for each District in the TIF Fund reports for each fiscal year.

Director Mangum began his presentation by summarizing the location and purpose of each of the three active TIF Districts in FY 2022, including: NEID TIF District (begun in 1996), Devon-Lincoln TIF District (begun in 2014) and the North Lincoln TIF District (begun in 2019). He noted that the purpose of the NEID TIF and the Devon-Lincoln TIF is to fund public improvements while the purpose of the North Lincoln TIF is to fund redevelopment of the Purple Hotel Site and adjacent properties with area public benefits.

#### **Northeast Industrial (NEID) TIF District**

Director Mangum presented the Powerpoint presentation, summarizing the NEID TIF District; its purpose, history, boundaries, improvements, and planning/development issues. He noted that this TIF District closed on December 31st, 2020, but appears in the 2022 TIF Report since the funds are still being held in the event that there are successful property tax appeals.

Director Mangum presented a map of the NEID TIF District and an overview of improvements completed in the District to date, including a new traffic signal, a new Northeast Parkway

connector road, the Union Pacific bike trail, Public Works facility repairs, street resurfacing, and a conceptual development plan for the area.

Finance Director Joseph provided a financial review of the NEID TIF District for FY 2022, including the beginning balance as of May 1, 2021, of \$2,385,368 and ending balance of \$389,560 as of April 30, 2022. She directed the JRB's attention to the surplus distribution of \$2,012,401 during this period.

In response to Board Member Russo, Director Joseph explained the difference between the amount of the surplus distribution and the total remaining funds is based on funds retained for potential property tax appeals, accrued interest, and additional increment received.

### **Devon-Lincoln TIF District**

Director Mangum presented the Powerpoint presentation, summarizing the Devon- Lincoln TIF District; its purpose, history, boundaries, improvements, and planning/development issues.

Director Mangum presented a map of the Devon- Lincoln TIF District and an overview of improvements completed in the district to date, including Lincoln Avenue streetlight replacements, landscaping of Lincoln Avenue medians, phase one design engineering for the Devon Avenue Streetscape project, and Monticello Avenue resurfacing. He discussed recent and future TIF projects in the district, including extension of Arthur Avenue, additional phases of the Devon Avenue Streetscape project and the Devon Avenue streetlight installation project. Finally, Director Mangum touched on future projects anticipated in the TIF, which is nine years into its 23-year life, including adding additional streetscaping, improving the parking shortfall, and redeveloping the area with non-traditional industrial uses.

Finance Director Joseph provided a financial review of the Devon-Lincoln TIF District, including the beginning balance as of May 1, 2021, of \$1,944,292 and ending balance of \$3,455,559 as of April 30, 2022. She directed the JRB's attention to the property tax revenue generated in FY 2022, which is \$1,573,943, with expenditures of \$65,414. The fund revenue generated in this current fiscal year will be utilized for any upcoming projects in this TIF.

### **North Lincoln TIF District**

Director Mangum presented the PowerPoint presentation, summarizing the North Lincoln TIF District; its purpose, history, boundaries, proposed improvements, and planning/development issues. He noted that this TIF District was established in 2019 to redevelop the former Purple Hotel property.

Director Mangum presented a map of the North Lincoln TIF District. He stated that, since the TIF was established in 2019, there have been no major improvements completed in the district completed in Fiscal Year 2022, as the development of the site is underway. Director Mangum noted that as far as future projects in this TIF District, the District 1860 project is the primary development. This mixed-use development began in the fall of 2021 and is expected to be completed by mid-2023. District 1860 will include commercial, residential, and potentially hotel

components, in addition to community gathering space and improvement of Lincoln Avenue and Touhy Avenue. Director Mangum then presented a detailed summary of the plans for the District 1860 project, including a Village public improvement project to develop landscaped medians on Lincoln Avenue.

In the audited financial report for Fiscal Year 2022, the Village received about \$169,415 in property taxes. Due to several expenses in Fiscal Year 2023 and the TIF not generating property tax increment at this time, the Village Board approved a Resolution that projects for Fiscal Year 2023 will be paid out of the Village's General Fund and the TIF will reimburse the General Fund after sufficient tax increment has been generated.

Director Mangum then summarized Lincolnwood's TIF experience to date, through all of the active and previously-active TIF Districts. A summary of the benefits to the public from these TIF's was given and included strengthening employment centers, enticing private reinvestment, improving the shopping experience for residents, and increasing sales tax to the Village. In addition, Director Mangum noted the major private investments that had been undertaken in the various TIF Districts.

Chairman Kucienski then opened the floor to questions, of which there were none.

**Motion to approve** the 2022 Fiscal Year TIF Reports, for all three TIF Districts, as presented, was made by Board Member Heller and seconded by Board Member Neubauer.

**Aye: Heller, Neubauer, Russo, Tucci, Kucienski**

**Nay: None**

**Abstention: None**

**Motion Approved: 5-0**

## **6. Other Business**

No other business items were raised.

## **7. Public Forum**

There was no member of the public indicating a desire to address the Board.

## **8. Adjournment**

**Motion to adjourn** the Annual Meeting of the Lincolnwood TIF Joint Review Board was made by Board Member Russo and seconded by Board Member Neubauer.

**Aye: Russo, Neubauer, Heller, Tucci, Kucienski**

**Nay: None**

**Abstention: None**

**Motion Approved: 5-0**

The Annual Meeting of the TIF Joint Review Board was adjourned at 12:17 p.m.

Respectfully submitted,

Scott Mangum  
Community Development Director