



**MEETING MINUTES
OF THE
TIF JOINT REVIEW BOARD
ANNUAL MEETING
November 20, 2024
LINCOLNWOOD VILLAGE HALL
GERALD C. TURRY VILLAGE BOARD ROOM
6900 NORTH LINCOLN AVENUE
LINCOLNWOOD, ILLINOIS 60712**

MEMBERS PRESENT:

Chairperson Jim Kucienski, Public Member
Anne Marie Gaura, Village Representative
David Russo, School District #74 Representative
Susan Lempke, Lincolnwood Public Library Representative
Jim Vreeland, Niles Township High School District #219 Representative
Don Gelfund, Niles Township Representative

MEMBERS ABSENT:

Oakton Community College Representative
Cook County Representative

STAFF PRESENT:

Scott Mangum, Community Development Director
John Risko, Finance Director
John Welch, Public Works Director
Madeline Farrell, Assistant Village Manager
Hart Passman, Village Attorney

1. Call to Order

Chairman Kucienski called the meeting to order at 1:22pm.

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 April 26, 2023 Annual Joint Review Board Meeting Minutes with an edit to the second paragraph on pages 3-5 to clarify presentation of North Lincoln TIF instead of Devon-Lincoln was made by Board Member David Russo and seconded by Board Member Susan Lempke. The roll call vote followed:

Aye: Chairperson Kucienski, Russo, Gaura, Lempke, and Vreeland

Nay: None

Abstention:

Motion Approved: 5-0

4. Summary of Projects and Activities in TIF Districts & Review of FY 2023 TIF Fund Reports

Village Community Development Director Mangum began by introducing Village Finance Director Risko who may either be presenting and/or be available to answer questions. Director Mangum then stated that the reports being presented are for the 2023 Fiscal Year.

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 2023, 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 (now District 1860) 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 31, 2020, but appears in the 2023 TIF Report since some 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 and business parking lot, Public Works facility repairs, street resurfacing, and a conceptual development plan for the area. Finance Director John provided a financial review of the NEID TIF District for FY 2023, with an ending balance of \$475,350.

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, Monticello Avenue resurfacing, Arthur Avenue Extension Paving, and streetlight installations on Devon, Ridgeway, Arthur, and Hamlin. 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.

Niles Township Representative Don Gelfund arrived at 1:32pm

Finance Director Risko provided a financial review of the Devon-Lincoln TIF District, including the ending balance of \$4,441,793. He directed the JRB's attention to the property tax revenue generated in FY 2023, which is \$950,000, with expenditures of \$33,000 and interest of \$68,000. 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. Director Mangum noted District 1860 project is the primary development. This mixed-use development began in the fall of 2021 and was completed in 2023. District 1860 includes commercial, residential, and a dual branded hotel, in addition to community gathering space and improvement of Lincoln Avenue and Touhy Avenue. Director Mangum presented updates to the District 1860 development noting that Amazon Fresh is anticipated in 2025 while the dual branded hotel currently under construction is anticipated to open in 2026. Other recent projects in the district include public improvement project in partnership with District 1860 to develop landscaped medians on Lincoln Avenue and roadway improvements.

In the audited financial report for Fiscal Year 2023, the Village received \$196,000 in revenue, of which \$94,000 was in property taxes. Additionally, the village received \$101,000 in interest with expenditures at \$1.5 million. Finance Director Risko clarified a correction of 15 million dollars which was escrow in and out to the developer. The North Lincoln TIF Fund end of 2023 year stands at a little more than 4.2 million dollars.

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, increasing tax base, and aesthetic improvements. In addition, Director Mangum noted the major private investments that had been undertaken in the various TIF Districts. New Lowe's Home Improvement Center (TIF assisted), New Dominick's (Walmart) Food Store, New NorthShore Medical Group Healthcare Facility, New Surgical Center Facility (in renovated bldg.), Trim Tex Inc. Building Expansions (most recent 2008), Expansion of Voss Belting, Ravenswood Studio (Expansion & Interior building renovation), New AT&T Commercial Storefront, 385-unit Carrington at Lincolnwood Senior Housing, Remodel of Major Catering Facility (Food For Thought), and District 1860.

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

Motion to accept the 2023 Fiscal Year TIF Reports, for all three TIF Districts, as presented, was made by Board Member Don Gelfund and seconded by Board Member David Russo.

Aye: Chairperson Kucienski, Russo, Gaura, Lempke, Gelfund, and Vreeland

Nay: None

Abstention: None

Motion Approved: 6-0

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 David Russo and seconded by Board Member Don Gelfund.

Aye: Chairperson Kucienski, Russo, Gaura, Lempke, Gelfund, and Vreeland

Nay: None

Abstention: None

Motion Approved: 6-0

The Annual Meeting of the TIF Joint Review Board was adjourned at 1:43 p.m.

Respectfully submitted,

Abigail Honeycutt
Community Development Intern