

**Meeting Notes**  
**Five-Fifths TIF District Public Meeting**  
Fleetwood Jourdain  
September 9, 2021

Staff Notes

City Economic Development Manager Paul Zalmezak presented the [June 30, 2021 community presentation](#) to set context

Mr. Zalmezak explained how tax increment financing works.

Councilmember Burns read proposed Resolution 88-R-21 in detail.

Mary Rodino of District 202 gave an update on ETHS experience with TIFs

Mary Rosinski

1. Taxes need to go up because school districts expenses go up
2. Why is the former National School Towel site in the TIF.

Betty Ester

1. Eminent Domain authority in question
2. Stated real estate developer can do eminent domain
3. Bob R corrected. Only city can exercise eminent domain.

Community member asked "Who came up with the TIF Plan?"

Mr. Sutton said there should be an Investigation of people involved and said the 2005 plan is zoning not a plan

Roberta Hudson

1. Tifs have never helped the community
2. Ignoring residents

Darlene Cannon asked about naming of TIF and how is District 65 being accommodated

Trish Connelly asked about cook county documents

Ray Friedman asked about GO Bonds

What is plan for Emerson sq

Sue Loealbach said tifs have bad reputation, asked how can we be assured and stressed the importance of planning. Said she has never seen a TIF plan like this one and it's exciting but how do we ensure longevity?

CM Burns reported that the ideas for the TIF plan / Resolution 88-R-21 come from existing plans and from community feedback. Time to use the plans. Expressed frustrated that planning without action

Bob Rychlicki said the resolution helps. Community watchdog's will help ensure adherence. And the people can vote those out who do not follow the plan.

Lynda Crawford said community input is needed from the start. Community needs to be at the table writing the plan. Community driven. Shouldn't be drafted by staff and presented to the community.

Bennet Johnson said the TIF is for others. There is an "angle" here.

Rosinski asked why more housing wasn't included in the TIF. She also asked for evidence of economic stagnation.

Ms. Payden suspects the TIF will be used for eminent domain. Demands to know what status of the downzoning is.

Other members indicated they do not want Emerson Square phase ii and prefer a parking lot (volkswagen storage lot).

Mary Gavin of the Evanston Roundtable was present and reported extensively on the meeting. The Roundtable's coverage can be found at this link:

<https://evanstonroundtable.com/2021/09/11/distrust-and-documentation-at-the-final-tif-meeting-before-council-considers-the-proposal/>