

EVANSTON JOINT REVIEW BOARD MINUTES

DECEMBER 19, 2022 2:00 P.M.

Attendees:

Chairperson/Councilmember Councilmember Bobby Burns, Councilmember Devon Reid, Iryna Dziuk (Kane McKenna), Rodney Orr, Nina Coppola

Members: Matt Rodgers, Geoffrey Gossrow, Budget Manager Andy Williams (Oakton Community College), Tricia Marino Ruffolo (Cook County), Mary Rodino, Raphael Obafemi (CFO District 65), Kendra Williams 202

Not Attending: Cook Cook County Representative

Staff: Paul Zalmezak, Neal Reeves, Hitesh Desai

Public Attending: Jonathan Nieuwsma, Clare Kelly, Darlene Cannon, Devon Reid, Jonah Karsh, Kristian Harris, Margaret Mantle, Mike Vasilko, Nina Coppola, Robert Siedenberg, Stephanie Mendoza, Trisha Connolly, Tina Payden

Call to Order: 2:05 P.M. CST

3.) Appointment of Public Member

Zalmezak introduced Lisa Dziekan on behalf of Mayor Biss

4.) Selection of a Chairperson

Zalmezak volunteered to do it. Everyone agreed.

5.) Review of the Procedure

Iryna shared that she filed the report and it was accepted by the state. Each report contains the report, the staff administrator, the audit

6.) Public Comment

Trisha Connolly asked about funding taken from the TIF and sent to the 5th Ward TIF?

- The City Council approved porting funds for the Emerson/Jackson acquisition and demolition and Soul and Smoke building renovations

What is the plan for community members involved in the input/taskforce?

- The information is with CM Burns who is working with Mayor Biss.

Mike Vasilko cited an article saying TIFs raise property taxes etc.

- Hitesh Desai shared that the City has not done a study to verify. It means there is an increase of EAV. He cited a Capital Improvement project uses the TIF as opposed to raising the taxes to cover the cost and thinks it is good in the long term

Funding for the Fifth Ward School from the Five Fifths TIF

- No according to Rafael. The funding was raised with 40 million of outside revenue. He shared that there was a discussion about borrowing in lieu of payment and giving revenue to the school districts (202 and 65)

Approval of Minutes of Regular Meeting

Obafemi made the Motion to approve the Minutes of the December 14, 2021 JRB Meeting. Second by Oakton Rep.

Call for Voice Vote: Matt Rodgers - Sustain, Raphael Obafemi, [Oakton Rep]- Yes, Tricia Ruffolo - Yes, Mary Rodino - Yes

Abstain: Dziekan and Kendra

Minutes were approved 3-0-2

Paul Zalmezak presented the TIF Districts Presentation focusing on the map/locations, Initial EAV, expiration date, project/activity update and current 2020 EAV (see presentation)

- A. Howard Ridge TIF District # 5
 - a. Transfer of \$1 Million for a streetscape project. Similar reimbursement situation
- B. West Evanston TIF #6
 - a. \$498,821 transfer was authorized for Housing and Economic Development. CIP Sewer Rehabilitation in the 2nd ward for \$330k. In 2021, Evanston Rebuilding was built out of Hartrey Building for roughly \$87,000.
 - b. Cash balance exists of \$3.2 Million. Zalmezak shared that there are several projects that are scheduled to potentially use the funds to bring the balance to zero.
 - i. Tina Payden asked how does this project coincide with the Five Fifth TIF
 - ii. She shared that CM Burns shared that there will be support for small landlords. Zalmezak suggested she continue to advocate and hold the city accountable.
- C. Dempster Dodge TIF #7
 - a. No Updates
- D. Chicago Main TIF #8
 - a. Raphael asked about the transfer of \$1.5 Million. Hitesh explained the Water Main Project was paid for out of the capital improvement and some of the funds were transferred to CIP for the project.
- E. Five Fifths TIF
 - a. No Updates
- F. TIF Summary Recap
 - a. No Updates

Public Comment Continued

Darlene Cannon spoke about the lack of support for small landlords.

- She asked if there are stipulations put on deals such as Valli and Chicken and Waffles.
- Chicken and Waffles was not in the TIF and the loan was underwritten by the bank. The business failed but the restaurant is operable.
- Zalmezak shared that we have always had clawbacks in our deal and the Valli people made and we learned a lesson from that experience.
- Peyton cited the businesses next to Peckish and others. They are still allowed to operate.

CM Harris shared that it is important to be fiscally responsible. We are working on those concerns and those efforts.

Vasilko asked about the impact of the recession potentially on the West Evanston TIF. Zalmezak cited the high frozen base of the West Evanston TIF. The reassessment brought down the projected impact.

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Vasilko supported Ms. Payden. He cited that Bookends and Beginnings was awarded a grant and it seems that she continues to get looked over. It appears unfair.

Motion to adjourn at Obafemi. Second by Williams. Meeting Adjourned at 3:34PM