

# Five Fifths TIF Advisory Committee February 8, 2024 Meeting Minutes

## Members in Attendance:

Councilmember Bobby Burns  
Scott Mangum  
Heather Bublick  
Dwayne MacEwen  
Virna Garcia

## Not Present

Nichole Pinkard  
Michael Dykes

## Ex Officio Staff Present

Sarah Flax  
Paul Zalmezak

### 1. CALL TO ORDER

Meeting called to order at 6:15 by Paul Zalmezak

### 2. APPROVAL OF MEETING MINUTES

Zalmezak announced that meeting minutes were not recorded in the first meeting.

### 3. PUBLIC COMMENT

Tina Payden asked why the TIF boundary extends along rail line to Central Street/Poplar (Zalmezak explained that railroad PIN could not be split in half for TIF boundary creation, no plans to utilize TIF north of the canal. Ms. Payden also asked for status update on Civic Center and asked if Downtown Evanston could produce informational postcard with QR codes again.

Carlis Sutton ask

ed for an update on Jackson and Emerson vacant lots and the redevelopment plan (how many units and what will be process). He also stressed that TIF moneys should be committed to infrastructure including street lane marker repainting or embedding reflectors in road as is practice in other areas. Sutton also suggested that TIF be used to improve the viaduct at Emerson/Green Bay/ Ridge. And recommended the Committee consider land trusts as an option for TIF funded affordable housing.

Ray Freedman sought an update on 5th Ward school, how it impacts Fleetwood Jourdain and wants to know plans for Gibbs Morrison

#### **4. ITEMS FOR DISCUSSION**

##### **A. Five Fifths TIF District Performance / Financials**

Zalmezak presented financial updates, presentation attached to agenda for more info

##### **B. Review State Statute Regarding TIF for Housing**

Zalmezak summarized IL state statute permitting TIF for 50% of the cost of new affordable housing. City has authority to approve any level of funding for rehab of affordable housing.

##### **C. Review of Existing Funding Initiatives (Evanston Thrives / TIF Funding / Other Sources / CDBG)**

Zalmezak and Flax summarized a number of funding sources that are complementary to TIF. Promised to return next meeting with more detailed discussion

##### **D. Review of proposed projects**

Zalmezak reviewed a number of planned and potential development opportunities in the area. Burns described process for Emerson Jackson. Would like to model it on invest southwest model. Rfp. Get on same page about housing/ zoning, community input

##### **E. TIF Advisory Committee Priorities**

Councilmember Burns recommended the next meeting we focus on Infrastructure, home rehab, and small business support. Zalmezak suggested we touch on TIF education and zoning education to help members understand local development regulations.

##### **F. Establish Meeting Frequency**

Councilmember Burns suggested we meet monthly at first and then reduce frequency as needed. The committee members agreed. Third Thursday at 6pm is the preferred meeting date and time. The next meeting will be held at DMAC Architecture at 1229 Emerson.

#### **5. ADJOURNMENT**

Meeting was adjourned at 7:45