

**VILLAGE OF DOWNERS GROVE**

Village Hall - Committee Room  
801 Burlington Avenue  
Downers Grove, Illinois

**MINUTES OF THE  
ANNUAL JOINT REVIEW BOARD MEETING  
OGDEN AVENUE TIF DISTRICT**

**July 22, 2012**

**CALL TO ORDER**

The Annual Joint Review Board Meeting for the 2013 Ogden Avenue TIF District was called to order at 4:02 p.m. A quorum was established with eight (8) voting members.

**ROLL CALL**

Present: Rick Ashton, Director for Downers Grove Library; Renee Herbst for Downers Grove Park District; Lynn Sapyta for College of DuPage; Mark Staehlin for School District No. 99; Lori Pilster for School District No. 58; Frank Wurster, for Downers Grove Township; John Luka, Public Member, Mike Baker, Deputy Village Manager for Downers Grove;

Absent: Keya Willis for DuPage County Board

Staff: Stan Popovich, Village Senior Planner; Allison Deitch, Management Analyst; Nick Santoro, Management Fellow

Visitors: Linda Meinhart, Downers Grove Park District; Mark Thoman, 1109 61<sup>st</sup> Street, Downers Grove

**Mr. Popovich** stated the purpose of this meeting was to provide the taxing districts with an annual update on the progress of the Ogden Avenue TIF District and to comply with state statutes.

**OGDEN AVENUE IMPLEMENTATION PLAN PRESENTATION**

**Chairman Baker** reviewed the boundaries of the Ogden Avenue TIF District on the overhead, reminding those present that the goal of the plan was to improve the following: 1) the appearance of Ogden Avenue; 2) the corridor's economic performance; and 3) vehicular and pedestrian traffic circulation along the corridor.

**OVERVIEW OF THE 2012 OGDEN AVENUE TIF REPORT**

**Chairman Baker** reported that at the end of 2012 the Village had a total equalized assessed valuation ("EAV") of \$39.17MM which was up almost Ten Million Dollars from the EAV at the time it was created in 2001. In FY2012, the TIF collected over \$700,000; \$379,000 was expended, which increased the fund balance from \$3.9MM to \$4.2MM. Private investment performance, since the TIF creation, resulted in over \$22MM. Public investment included \$1.45MM.

A summary of the OASIS (Ogden Avenue Site Improvement Strategy) reimbursement program followed, noting that in 2012 \$262,000 was awarded in OASIS grants and, to date, 37 projects had been approved with \$600,000 in OASIS grants, either awarded or committed, for projects that met the criteria of the program.

Looking to the future, **Chairman Baker** summarized that how to effectively and appropriately use the built up funds within the TIF, along with future increments, would be the focus and decision among the village council members. Options that would be considered included: the future viability of the OASIS program; targeted redevelopment efforts; and public improvements such as village's facilities, i.e., village hall and the police station within the Ogden TIF district.

### **QUESTIONS/DISCUSSION**

Mr. Baker asked if there were any questions from the Board or the public. Asked what TIF funds could be used toward the village's facilities within the TIF district, **Chairman Baker** explained that some of the funds could be used toward the acquisition of property or used for site preparation, as an example. Per Mr. Baker, this was a new idea and was a preliminary long-range plan to be discussed more thoroughly in 2014. Questions followed on revenue projections for the remaining years of the TIF program. It was pointed out that the funds appeared to be spent down slowly and asked whether the unused funds would be spent on future projects, **Chairman Baker** explained that the slow spending was deliberate and was a strategy shift intended to ensure the best and most effective use of the TIF funds. Another question followed on the achievements of the TIF to date, to which **Chairman Baker** believed that progress had been made in all areas of the program, specifically when considering those projects approved under the OASIS program.

Explanations followed on how a person goes through the TIF process as well as through the OASIS program.

### **ADJOURNMENT**

**MR. LUKA MOVED TO ADJOURN THE MEETING AT 4:21 P.M. MR. WURSTER SECONDED THE MOTION. MOTION CARRIED BY VOICE VOTE OF 8-0.**

Respectfully submitted,

Celeste Weilandt, Recording Secretary  
(as transcribed from MP3 recording)

**VILLAGE OF DOWNERS GROVE**

Village Hall - Committee Room  
801 Burlington Avenue  
Downers Grove, Illinois 60515

**MINUTES OF  
ANNUAL JOINT REVIEW BOARD MEETING  
DOWNTOWN TIF DISTRICT**  
(immediately following the Ogden Avenue TIF meeting)

**July 22, 2013**

**CALL TO ORDER**

The Annual Joint Review Board Meeting for the FY 2012 Downtown TIF District was called to order at 4:22 p.m.

**ROLL CALL**

Present: Rick Ashton, Director for Downers Grove Library; Renee Herbst for Downers Grove Park District; Lynn Sapyta for College of DuPage; Mark Staehlin for School District No. 99; Lori Pilster for School District No. 58; Frank Wurster, for Downers Grove Township; John Luka, Public Member, and Mike Baker, Deputy Village Mgr. for Downers Grove

Absent: Keya Willis for DuPage County Board

Staff: Stan Popovich, Village Senior Planner; Allison Deitch, Management Analyst; Nick Santoro, Management Fellow

Visitors: Linda Meinhart, Downers Grove Park District; Mark Thoman, 1109 61<sup>st</sup> Street, Downers Grove

**Mr. Popovich** stated the purpose of this meeting was to provide the taxing districts with an annual update on the progress of the Downtown TIF District and to comply with state statutes.

**DOWNTOWN TIF IMPLEMENTATION STRATEGY PRESENTATION**

**Chairman Baker** identified the boundaries of the Downtown TIF District and the goals and strategies of the district noting its focus was on creating and sustaining an authentic downtown, creating retail/office, dining/entertainment, and residential opportunities, as well as creating an aesthetically pleasing environment.

**OVERVIEW OF THE 2012 DOWNTOWN TIF REPORT**

**Chairman Baker** reviewed the financial summary, reporting that the Downtown TIF District for 2012 had an EAV of \$53.48MM. Revenues for FY2012 totaled \$2.79MM; expenses were \$2.89MM with a majority of those expenses related to debt service payments. The fund balance was at \$4.2MM and a ratio of \$87MM during the entire life of the TIF. A total of \$44.4MM was from public investment.

To date, **Chairman Baker** reported that not much activity was taking place. However, a parking study was underway as well as a redevelopment agreement being revised for the new property owner (Greenscape Ventures) of the Charles Place project.

Looking to the future, **Chairman Baker** did not anticipate much activity from a public investment perspective and the focus would be monitoring future revenues and managing the expenses. The goal was to ensure that the remaining increment that would be generated within the TIF could continue to support the ongoing debt service payments. Future projects would be evaluated carefully and would include input from the Downtown Management Corporation. Additionally, modifications were expected to be made to the parking system as well as the recently completed bike plan.

**QUESTIONS/DISCUSSION**

Per a question, the total debt service payments ranged from \$2.8MM (in 2013) up to \$5.1MM (in 2021). Escalating payments were confirmed and noted in the budget. No further questions followed.

**ADJOURNMENT**

**MR. WURSTER MOVED TO ADJOURN THE MEETING AT 4:30 P.M. MR. LUKA SECONDED THE MOTION. MOTION CARRIED BY VOICE VOTE OF 8-0.**

The Downtown TIF meeting was adjourned at 4:30 p.m.

Celeste Weilandt, Recording Secretary  
(as transcribed from MP3 recording)