

**VILLAGE OF DOWNERS GROVE  
DOWNTOWN TIF  
Joint Review Board Meeting  
July 22, 2019**

The meeting was called to order at 4:09 PM

**ROLL CALL:**

**PRESENT:** Julie Milavec (DG Library)  
Erik Brown (DG Park District)  
Mark Staehlin (School Dist. #99)  
Todd Drafall (School Dist. #58)  
Mark Thoman (DG Township)  
Michael Baker, Chairperson (VDG Deputy Village Mgr.)

**ABSENT:** Mr. Scott Brady (College of DuPage)  
Mr. Paul Hoss (DuPage County)  
John Luka (Public)

**ALSO PRESENT:** Stan Popovich, Director of Community Development, Village of Downers Grove; Jack Marengo, 945 Burlington, DG

Six members present – a quorum was established.

Ch. Michael Baker provided background information for 2018 for the Downtown TIF. He indicated that they have met all the requirements for the TIF Reports that have been submitted to the State and are available on line. Today's meeting is to meet the annual requirement of a meeting of the Joint Review Board.

The Downtown TIF District was established in 1997 and is set to expire in 2020. Goals include improvement of the infrastructure, improve parking capacity of the downtown area, and generally facilitating reinvestment in the Downtown area. He displayed slides of the boundaries of the area.

A summary of the financial performance of the Downtown TIF at the end of 2018 showed an increase in the EAV from \$16.1 million at the time of its creation in 1997 to the present EAV of \$72.4 million. The Downtown District generated about \$3.5 million in revenue in 2018 and had \$3.9 million in expenses. The fund balance of \$800,000 is at \$400,000 at the end of 2018. Over the life of the TIF, public investment was \$34.7 million and private investment was at \$85.3 million.

Ch. Baker showed some of the changes that have been completed in the Downtown TIF area including residential projects and numerous restaurants opening in 2018. He displayed a graphic showing the amount of activity since the TIF was first established.

A question was raised as to whether the apartments on Maple are fully occupied. Mr. Baker replied they are at about 80% occupancy. Burlington Station is 100% occupied. He added that there have been no discussions or plans revealed to extend this TIF. In further response to a question regarding the final year, Mr. Baker said there would be TIF revenue in 2021, and in 2022 other taxing bodies will realize the EAV. The goals initially established by the TIF have been met.

**There being no further discussion, Mr. Thoman moved to adjourn, seconded by Ms. Milavec. The Motion passed unanimously by voice vote.**

Ch. Baker adjourned the meeting at 4:16 PM.

Respectfully submitted,

Tonie Harrington  
Recording Secretary

**VILLAGE OF DOWNERS GROVE  
OGDEN AVENUE TIF  
Joint Review Board Meeting  
July 22, 2019**

The meeting was called to order at 4:00 PM

**ROLL CALL:**

**PRESENT:** Julie Milavec (DG Library)  
Erik Brown (DG Park District)  
Mark Staehlin (School Dist. #99)  
Todd Drafall (School Dist. #58)  
Mark Thoman (DG Township)  
Michael Baker, Chairperson (VDG Deputy Village Mgr.)

**ABSENT:** Mr. Scott Brady (College of DuPage)  
Mr. Paul Hoss (DuPage County)  
John Luka (Public)

**ALSO PRESENT:** Stan Popovich, Community Development Director, Village of Downers Grove; Jack Marengo, 945 Burlington, DG

Six members present – a quorum was established.

Ch. Michael Baker provided background information for 2018 for the Ogden Avenue TIF. He indicated that they have met all the State requirements for the TIF Reports that have been available online since the end of June. Today's session is to meet the annual requirement for a meeting of the Joint Review Board.

The TIF District was established in 2001 and is set to expire in 2024. Goals include improvement of the appearance of the corridor, improvement of the economic performance of the corridor, and improvement of pedestrian safety. He provided slides of the boundaries of the area.

A summary of the financial performance of the Ogden TIF at the end of 2018 showed an increase in the EAV from \$29.3 million at the time of its creation in 2001 to the present EAV of \$46.3 million. The District generated about \$900,000 in revenue in 2018 and had \$5.6 million in expenses, which were related to TIF funds dispersed to Packey Webb Ford. The fund balance of \$5.7 million is now at \$1 million at the end of 2018. Over the 17-year life of the TIF, public investment was \$6.9 million and private investment was at \$24.1 million.

Ch. Baker showed how the valuation trend has changed over time since the recession in 2013. The activity along the corridor focused on a high profile project at the intersection of Ogden and Main completed in 2018 and the businesses are doing well at that site. The District also saw improvements to the former DGY dealership that is now occupied by another dealership at 216 Ogden Avenue.

In response to a question regarding Packey Webb's contribution, Staff said they would provide that information. The TIF overall ratio is approximately 6:1. The information is available in the TIF report for 1815 Ogden Avenue.

A question was raised as to the expected sales tax generated from the Packey Webb facility. Mr. Baker said that information wasn't readily available. The Village benefits from the fact that the former site of the dealership is now occupied. He noted that Staff worked closely with the Economic Development Corporation at the time that the terms were being considered and reviewed, and there was strong support for the positive financial and environmental attributes.

A question was asked whether the southeast corner of Ogden and Belmont is in the TIF District, and it is not.

There being no further discussion, a Motion to Adjourn was called for.

**Mr. Drafall moved to adjourn, seconded by Mr. Staehlin.  
The Motion was approved unanimously by voice vote.**

Ch. Baker adjourned the meeting at 4:09 PM

Respectfully submitted,

Tonie Harrington  
Recording Secretary