CITY OF DES PLAINES
TAX INCREMENT FINANCING (TIF) DISTRICT
ANNUAL JOINT REVIEW BOARD (JRB) MEETING
DRAFT MEETING MINUTES
AUGUST 7, 2025

1. **Welcome by City Representative**

   Dorothy Wisniewski, City Manager, welcomed attendees to the meeting, introduced herself, and asked everyone to do the same.

2. **Call to Order**

   The meeting was called to order at 2:01 p.m.

3. **Roll Call** (in attendance)

Omar Camarillo	Director, Rosemont Park District
Andy Williams	Controller, Oakton College
Justin Attaway	Associate Superintendent for Business, School District 214
Alyssa Lombardo	Public Member of the JRB, and Executive Director of the Des Plaines Chamber of Commerce
Laurie Papadourakis	Library Director, Des Plaines Public Library
Mohammed Elahi	Deputy Director in Charge of Economic Development, Cook County Department of Planning and Development

Also in attendance:

Dorothy Wisniewski	City Manager, City of Des Plaines
Jeff Rogers	Director of Community & Economic Development (CED), City of Des Plaines
Agnes Podbial	Director of Finance, City of Des Plaines
Ryan Johnson	Assistant Director of CED, City of Des Plaines
Nicholas Piro	Management Analyst, CED, City of Des Plaines
Greg Smith	Partner, Elrod-Friedman, representing the City of Des Plaines
Lance Dorn	Partner, SB Friedman, TIF Consultant
Lille van der Zanden	Senior Associate, SB Friedman, TIF Consultant

4. **Election/Confirmation of Chair**

   Dorothy Wisniewski was selected as the Chairperson of the Joint Review Board (JRB) meeting.

5. **Election/Confirmation of Public Member**

A motion was made by Mohammed Elahi, seconded by Dorothy Wisniewski for the City of Des Plaines, to appoint Alyssa Lombardo as the Public Member of the Joint Review Board meeting for all of the TIF Districts.

VOICE VOTE:
AYES: All
NAYS: None
Motion: CARRIES

6. **Approval of Minutes: August 7, 2024 – Annual JRB Meeting**

A motion was made by Justin Attaway, seconded by Dorothy Wisniewski for the City of Des Plaines, to approve the August 7, 2024 minutes, as presented.

VOICE VOTE:
AYES: All
NAYS: None
Motion: CARRIES

7. **Approval of Minutes: September 20, 2024 – TIF No. 6 Amendment JRB Meeting**

A motion was made by Laurie Papadourakis, seconded by Mohammed Elahi, to approve the September 20, 2024 minutes, as presented.

VOICE VOTE:
AYES: All
NAYS: None
Motion: CARRIES

8. **Public Comment:**

There was no Public Comment.

9. **Review of Activities in District:**

Information combined with Review of 2024 State Comptroller's Report

10. **Review of 2024 State Comptroller's Reports**

City Manager Dorothy Wisniewski introduced the City of Des Plaines' TIF Consultant Lance Dorn, Partner at SB Friedman.

TIF District No. 3 Overview

Lance Dorn presented slides and provided an overview of TIF District No. 3, which is known as the Wille Street TIF. Mr. Dorn noted that the TIF was established in August of 2000 and then amended in 2021 with a 12-year extension. The District is now scheduled to expire in

2035, however the City intends to close TIF No. 3 early when the debt from previous improvements is paid down. In tax year 2024, the District had a beginning negative balance of ($1,986,423) and ending negative balance of ($1,854,625). There was no significant activity in the TIF during Tax Year 2024. The EAV base when the TIF was established was $3,807,465 (frozen value) and the EAV for 2024 is $30,485,557. Construction in the TIF has included a 411,000 square foot distribution facility at 251 Wille Road, and a 250,000 square foot industrial facility that was completed in 2007, which has been vacant for about a year and a half.

Director Rogers explained that the City does not anticipate any major expenditures going forward and is focused on paying down the debt. Director Rogers noted that there is a proposed tenant for the vacant building at 255 Wille Road. Mohammed Elahi asked if tenant was already lined up, and Director Rogers answered that a prospective tenant could move into the space in 2026.

City Manager Wisniewski explained that the TIF district is expected to recoup the cost of improvements made within the TIF and to be in the green in 2028, at which time the City would close the TIF.

Motion by Mohammed Elahi, seconded by Justin Attaway to accept the TIF No. 3 report.

VOICE VOTE:
AYES: All
NAYS: None
Motion: CARRIES

<u>TIF District No. 5 Overview</u>

Lance Dorn provided an overview of TIF District No. 5, which is the Lee/Perry TIF, established in 2001 and scheduled to expire in tax year 2024 with final collections in 2025. There have not been any major amendments to the TIF plan, and no major recent activity has taken place. The beginning balance was $532,542 with ending balance was $181,832. During the 2024 tax year, the sole expense was a repayment of a loan to TIF No. 1 in the amount of $488,325. The frozen value of TIF District No. 5 in 2001 was $794,127, and the tax year 2024 EAV stood at $3,231,169. The City plans to return the surplus of $181,832 back to the taxing bodies upon closure of the TIF.

Lance Dorn explained prior expenses within this TIF include approximately $2,000,000 of City expenses for improvements made at the Metropolitan Square development, a development that includes the Shop N' Save market and the Fifth-Third Bank.

Motion by Alyssa Lombardo, seconded by Justin Attaway to accept the TIF No. 5 report.

VOICE VOTE:
AYES: All
NAYS: None
Motion: CARRIES

TIF District No. 6 Overview

Lance Dorn presented slides and explained that TIF No. 6 was established in 2001, scheduled to expire in 2036, with final collections in 2037. The TIF district's boundaries were modified by amendment in 2014, creating TIF No. 7 in that process. TIF No. 6 was further amended in 2024 to extend the term an additional 12 years. Mr. Dorn noted that additional increment is expected in this district in the future as restaurants such as Guzman y Gomez begin to appear on the tax rolls.

Mr. Dorn stated that the frozen base EAV for this TIF at the point of designation was $2,136,807 and the tax year 2024 EAV is $3,749,981. Bonds were issued in 2004 to assist in property acquisition. Hotel projects were originally planned on the site but did not move forward. The district has seen numerous developments in recent years, including construction of Raising Canes, Cava Mediterranean, and Guzman Y Gomez restaurants.

Mr. Dorn explained that a negative fund balance remains. Tax year 2024 had a beginning negative balance of ($18,736,932) and an ending negative balance of ($18,617,907). Expenses during 2024 were primarily administrative, in the form of professional and legal fees that totaled $14,908.

Director Rogers stated that the term of TIF No. 6 was extended at the end of 2024, as the TIF Act of Illinois required the City wait until the final year of the TIF's initial 23-year term. All development that has been underway in the district over the past few years is planned for completion in 2025. The goal of the extended 12-year term is to reduce the large deficit of the district. Director Rogers explained TIF 7 increment also provides the City with an opportunity to reduce the negative balance of TIF 6.

Director Rogers said the City was evaluating opportunities for a traffic signal at the Pratt and Mannheim intersection, if multiple jurisdictions can coordinate and pursue this. Mr. Elahi asked which jurisdictions, and Director Rogers said it would be the City of Des Plaines, the Village of Rosemont, and the IDOT because Mannheim Road is a State route.

Motion by Dorothy Wisniewski, seconded by Omar Camarillo to accept the TIF No. 6 report.

VOICE VOTE:
AYES: All
NAYS: None
Motion: CARRIES

TIF District No. 7 Overview

Mr. Dorn explained that TIF No. 7 was removed from TIF No. 6 and designated as its own TIF district in 2014. An intergovernmental agreement for surplus payments to the taxing districts will go into effect in Year 11 of the Plan. The TIF district is scheduled to expire in 2037 with final collections in 2038. The revenues in TIF 7 would be used toward the debt of TIF 6 in the future. At the time of establishment, the base EAV was $468,319 while the tax year 2024 EAV stands at $10,218,162. The beginning negative balance in the 2024 tax year was ($683,056), the ending negative balance was ($80,193). Expenses in tax year 2024 totaled $199,470.

Mr. Dorn noted there is a 20-year ongoing agreement with the owner and developer of the Orchards at O'Hare development, executed in 2016. In addition to the retirement of the debt and the assistance with the development of site infrastructure, expenditures have included a City gateway sign.

Director Rogers stated that the City is very proud of this development. A creek occupied much of the area at one time, and since the establishment of the TIF, a bridge has been built and every lot has been redeveloped. A BP Pulse EV charging station is presently under construction and nearing completion. Director Rogers added that a Tesla charging station is already open, and a Popeye's Restaurant would be opening to the public soon.

Motioned by Justin Attaway, seconded by Alyssa Lombardo to accept the TIF No. 7 report.

VOICE VOTE:
AYES: All
NAYS: None
Motion: CARRIES

TIF District No. 8 Overview

Lance Dorn stated that the City's newest TIF district, TIF No. 8, was established in 2018 and is known as the Oakton Street and Lee Street TIF. The district is scheduled to expire in 2042 with final collections taking place in 2043. There haven't been any major amendments since the district was created. The City has commissioned an Oakton and Lee Corridor Study which is currently underway.

Mr. Dorn explained that the M/I Homes development of Halston Market was underway during 2024, a townhome development of 125 units. Construction during 2024 included the Sherwin-Williams paint store and Chipotle restaurant at 1353 Lee Street. The City also purchased the property at 1177 Walnut Street, and subsequently contracted site remediation and building demolition. The City also purchased 1374 and 1384 Oakton Avenue and commissioned a preliminary drainage engineering study.

Mr. Dorn noted the frozen base at the time the TIF District was created was $71,219,481, while the tax year 2024 EAV stood at $90,464,704. In tax year 2024 there was a beginning balance of $4,052,007 and an ending balance of $5,049,903. Total expenses were $748,754, associated with the Oakton and Lee Corridor Study, property acquisitions, and administration of the TIF.

Director Rogers explained that this is a large TIF district with a unique character. The Oakton and Lee Corridor Study's planning process is expected to yield recommendations for further public investment in the district. The study's initial focus will be on the elimination of blight, and will subsequently highlight larger improvements opportunities along the Oakton and Lee corridors.

Mr. Elahi asked if the former Kmart at Oakton and Lee was part of the TIF, and whether it was included in the Corridor Study, and Director Rogers answered that it was, and that redevelopment of the site could be nearing.

Motion by Justin Attaway, seconded by Laurie Papadourakis to accept the TIF No. 8 report.

VOICE VOTE:
AYES: All
NAYS: None
Motion: CARRIES

11. **Questions from Board Members:**

City Manager Wisniewski asked if there were any questions regarding the Comptrollers reports or other items that the City could answer. There were no questions from the Board Members.

Director Rogers noted that the City has an overview of the current fiscal year. Mr. Dorn stated that the fiscal year 2025 will end on December 31, 2025, and the first installment of 2025 property taxes are expected in March 2026. The City's final audit will be complete in June 2026, and Annual TIF Reports uploaded to the State Comptroller's website within 180 days following the fiscal year end. The second installment of property taxes and annual JRB meeting are anticipated in August of 2026.

12. **Adjournment**

Motion by Mohammed Elahi, seconded by Justin Attaway to adjourn the Annual Joint Review Board Meeting at 2:30 p.m.

VOICE VOTE:
AYES: All
NAYS: None
Motion: CARRIES

Respectfully submitted,

Ryan N. Johnson
Assistant Director of Community and Economic Development
City of Des Plaines
August 7, 2025