

**JOINT REVIEW BOARD  
PROPOSED DOWNTOWN TIF DISTRICT  
Meeting Minutes - November 10, 2022**

A meeting of the Joint Review Board to review the Proposed Downtown TIF District was convened in the Council Chambers of the Village Hall at 2:00 p.m. on Thursday, November 10, 2022. In attendance were:

PRESENT:

Joint Review Board

Andrew Lichterman, Assistant Village Manager/Dir. of Comm. Dev. - Village of Deerfield  
Ben Schuster, Village Attorney  
Jeff Nehila, Executive Director - Deerfield Park District  
Adam Simon, Counsel - Deerfield Park District  
Joshua Schoot, Dir. of Business Services - Township High School District 113  
Ares Dalianis, Counsel – School Districts 113 and 109  
John Filippi, Assistant Superintendent – Deerfield Public Schools District 109  
Phil McKenna, Chairman - Kane, McKenna and Assoc.  
Nina Coppola, Sr. Vice President - Kane, McKenna and Assoc.  
Alyson Feiger, Supervisor - West Deerfield Township  
Jack Frigo, Public Member

Public Comment

There were no public comments on non-agenda items.

Business

1. Introduction of Representatives

Assistant Village Manager Andrew Lichterman began the discussion by asking the attendees to introduce themselves, their organization and identify if they are a voting member of the Joint Review Board.

2. Selection of Public Member

Following the introductions, Mr. Lichterman moved to appoint Jack Frigo as the Public Member. West Deerfield Township Supervisor Alyson Feiger seconded the motion. The motion passed by the following vote:

AYES: Feiger, Filippi, Lichterman, Nehila, Schoot (5)  
NAYS: None (0)

### 3. Selection of Chairperson

Public Member Jack Frigo moved to nominate Mr. Lichterman as chairperson of the Joint Review Board. Ms. Feiger seconded the motion. The motion passed by the following vote:

AYES: Feiger, Filippi, Frigo, Nehila, Schoot (5)  
NAYS: None (0)

### 4. Review of Joint Review Board Procedures and Duties

Village Attorney Ben Schuster outlined the procedures and duties of the Joint Review Board according to the Tax Increment Redevelopment Act. Mr. Schuster noted the Joint Review Board is a public body and is therefore subject to the Open Meetings Act. Mr. Schuster noted that voting members will be required to submit a written recommendation to the Village Board within 30 days. Mr. Schuster pointed out that the role of the Joint Review Board is limited; members can disagree with policies but their role is to examine the project area and plan to determine if it satisfies the criteria under the TIF Act. Mr. Schuster specified if the body were to have a negative recommendation, the Village will have 30 days to work with the Joint Review Board to reconcile any disagreement. School District Counsel Ares Dalianis asked that, on behalf of the respective school boards, no vote be taken on a final recommendation until the school boards have had a chance to discuss the TIF proposal at their next regularly scheduled meetings. Mr. Lichterman noted that questions were received from the Park District in advance of the Joint Review Board meeting, and that the answers will be shared with the entire group.

### 5. Adoption of Rules Concerning Public Comment and Testimony

Mr. Schuster noted that the Joint Review Board may adopt rules regarding public comment, pursuant to the Open Meetings Act. The proposed rules allow for five minutes per speaker for public comment and acknowledge that the chairperson can grant more time. There being no questions regarding the proposed rules, Mr. Filippi moved to adopt the proposed rules. Mr. Nehila seconded the motion. The motion passed by the following vote:

AYES: Feiger, Filippi, Lichterman, Nehila, Schoot (5)  
NAYS: None (0)

### 6. Review of Downtown TIF Plan and TIF Eligibility Criteria

Mr. Lichterman outlined the history of TIF developments in the Village of Deerfield. Mr. Lichterman reported the Village has rarely used TIF as an economic development tool, however when used, they have been very successful. Mr. Lichterman noted TIF #1 was created in 1982 and covered 300 acres in the Lake Cook Road corridor. Mr. Lichterman reported the Village froze the Equalized Assessed Value at \$14 million in 1982, and ended the TIF at \$171 million, representing an EAV increase of over 1000%. Mr. Lichterman stated this also resulted in \$120 million in surplus distributions for taxing bodies. Mr. Lichterman also noted the benefits include the Lake Cook Road business corridor, the Public Works facility, the Patty Turner Center and Brickyards Park.

Mr. Lichterman reported TIF#2 was formed in the Village center in 1986, covering 140 acres. Mr. Lichterman noted the EAV was frozen at \$13 million and ended at \$97 million in 2008. Mr. Lichterman stated TIF#2 increased the EAV by over 600%. Mr. Lichterman noted TIF#2 created the institutional corridor of the Village, and the successful retail developments at Deerfield Square and Deerfield Village Center. Mr. Lichterman reported both TIFs ended one year early, which is evidence of the Village's thoughtful approach to TIF districts.

Mr. Lichterman reported the currently proposed TIF#3 encompasses 41 acres. He noted the proposed TIF district has been thoughtfully designed to only include properties warranting assistance. Mr. Lichterman reported that the proposed area is experiencing a declining EAV, and that a TIF can stop that trend and increase the EAV for all organizations. Mr. Lichterman noted the proposed TIF has an EAV of \$6.5 million, while the overall EAV of the entire Village is \$1.5 billion. Mr. Lichterman noted the proposed TIF is less than half of 1% of Village's total EAV. Mr. Lichterman reported that the earliest the TIF would be approved would be in January 2023, and that Lake County would use the last available EAV which would be the 2021 valuation. Mr. Lichterman noted the proposed project area has been carefully designed around the downtown area and is consistent with the Village's Comprehensive Plan, specifically the Northwest Quadrant Master Plan. He reported the proposed TIF is not designed to generate school aged children. Mr. Lichterman noted that seven qualifying factors have been satisfied but that only three factors need to be found to satisfy the TIF Act since the project area has been determined to be a conservation area.

Mr. McKenna presented a PowerPoint slideshow on the proposed downtown TIF redevelopment plan. Mr. McKenna noted the Comprehensive Plan states the Village Center is a significant asset with the majority of the Village's mixed-use zoning. Mr. McKenna reported the project and plan objectives are to reduce impediments to development. Mr. McKenna stated the TIF plan must be contiguous parcels of at least 1.5 acres and must meet a minimum number of criteria to qualify as a conservation area. Mr. McKenna reported 94% of buildings in the area are 35 years or older and multiple factors for TIF eligibility have been identified. Mr. McKenna reported the TIF is designed to strengthen the commercial area, maintain the downtown core and other assets to provide stability for developers ultimately encouraging vibrant business uses. Mr. McKenna noted the traffic circulation needs improvement in this area and is a major component of the strategic plan.

Mr. McKenna stated TIF designation is strategically important to repositioning and revitalizing the existing properties and surrounding areas. Mr. McKenna outlined the contributing factors of obsolescence, deterioration and deleterious layout. He noted the AT&T building has been granted a special use permit to continue vital operations. Mr. McKenna reported the parking in the proposed area is disjointed and not distributed equally. He also noted the excessive vacancies, some of which are long-term. Mr. McKenna reported the existing utilities are inadequate and lack capacity for future development, specifically the storm sewer, sanitary sewer and water mains requiring chronic repairs. Mr. McKenna reported on the lack of community planning in the area. He noted the Village's first Comprehensive Plan was adopted in 1955, with most of the area developed prior to that. Mr. McKenna cited the adverse land relationships and confusing street layout in addition to parcels of inadequate shape or size. The current

Comprehensive Plan from 2004 addresses two subareas in the proposed TIF district. In the Village Center subarea, the plan calls for the elimination of curb cuts to make Deerfield Road more pedestrian friendly and ensure adequate parking. In the northwest quadrant sub area, the plan calls for improving pedestrian safety, creating a vibrant public campus with an attractive walkable, environmentally-friendly atmosphere.

Mr. McKenna stated the tax base is \$6.5 million, and the total value relies on Lake County and the anticipated filing producing the 2021 EAV. Mr. McKenna reported the projected EAV upon completion of reasonable projects is expected to be \$35-45 million and that the maximum proposed TIF budget is \$38.25 million over 23 years. Mr. McKenna noted the budget has to be approved by the Village Board and needs to be a fluid document due to the longer time frame of a TIF district. Mr. McKenna reported the major line item in the budget is the \$17 million budgeted for utility improvements. The second highest amount is statutory school district payments, following the mandate that up to 40% of the Tax Increment needs to be set aside for the potential for students in the school districts. Mr. McKenna reported there is no expectation for major residential development in the proposed TIF area. Mr. McKenna noted that the Village has established an interested parties registry. Mr. McKenna stated that a Public Hearing regarding the proposed TIF district will be held on December 19, 2022 and that property owners have been sent notice. He noted that the Village Board may adopt the TIF ordinances between 14 to 90 days following the Public Hearing. Mr. McKenna reported that there is a requirement for annual audits and a full report to the state comptroller.

Mr. Lichterman answered the questions provided by the Park District prior to the meeting. Mr. Simon asked about the provision regarding assisted residences. Mr. Lichterman reported that no residences are currently planned to receive financial assistance from the Village. Mr. Dalianis asked about TIF reimbursement for schools. Mr. McKenna replied that there is no prohibition in the TIF plan with respect to housing plans that may produce students. Mr. Simon asked whether the residential area along Chestnut Avenue will receive public assistance. Mr. Lichterman answered that it is too early to determine if they will receive assistance. Mr. Dalianis asked for clarification with respect to students being generated in the TIF district. Mr. Lichterman responded that no determination has been made, however a formula has been prepared. Mr. Lichterman stated that the budget includes \$8 million in funds for four District 113 students and 12 District 109 students over the 23-year time period. Mr. Dalianis asked if housing was created, would the Village follow the formula to calculate financial assistance. Mr. Lichterman stated the formula uses the Illinois state report card average costs per pupil at the respective schools and multiplied them by the projected number of students to arrive at the \$8 million figure. Mr. Lichterman outlined the estimated land acquisition included in the TIF plan. He noted it will be voluntary land acquisition and that costs have been estimated conservatively at \$5 million. Mr. Lichterman reported that the utility improvements are budgeted at \$17 million, comprising 45% of the total TIF budget.

Mr. Frigo asked about the cost of studies and environmental remediation with respect to the utility improvements. Mr. Lichterman replied that some funds have been included for that purpose and the line items are fungible. Mr. Schuster reported that the Village can finance projects without the use of TIF funds, and that it is possible to work with private sector developers regarding those improvements. Mr. Lichterman reported that the base year has not

been set, but if approved in January of 2023 the base year will be 2021. Mr. Lichterman noted that other questions regarding tax rebates are policy decisions that would eventually be made by the Village Board. He noted that the Village uses those practices very sparingly and only when it makes financial sense for the Village and private entities. Mr. Simon asked if other tools for private development have been considered other than TIF, like a coordinated property tax rebate program. Mr. Lichterman answered that the Village has not considered a property tax rebate in order to avoid placing the burden on other taxing bodies, such as the school districts. Mr. Lichterman reported that the estimated 600-700% growth in EAV is conservative. Mr. Lichterman noted that it is too early to discuss using a bond issuance, and that there is currently no developer engaged. Mr. Simon asked if any consideration has been given to waiting to adopt the TIF until a developer is in place. Mr. Lichterman answered that the Village is comfortable with the current timeline and the development community has shown preliminary interest. Mr. Frigo stated that he felt it is beneficial to proceed and avoid delays to begin the environmental and utility improvements.

#### 7. Review of Draft Downtown TIF Ordinances

Mr. Schuster outlined the three draft ordinances for consideration. He stated the first ordinance adopts the TIF plan document and confirms that the plan is consistent with the Comprehensive Plan. He stated the second ordinance designates the area of the TIF District. Mr. Schuster stated the third ordinance details how the increment will be used for the purposes of redevelopment. Mr. Frigo asked if the Joint Review Board has the responsibility to support the text in the ordinances or the TIF plan. Mr. Schuster responded that the Joint Review Board will vote on one resolution. That resolution has been drafted with an affirmative recommendation but it can be amended by the Joint Review Board.

#### Public Comment

There were no public comments.

#### 8. Adoption of Resolution Recommending to the Village Board the Approval of the Redevelopment Plan and Project for the Village's Proposed Downtown TIF District

Mr. Lichterman reported that at the request of the school district representatives, a continuance of the Joint Review Board should be considered. Mr. Frigo moved to continue the Joint Review Board meeting to December 1, at 10 a.m. Mr. Filippi seconded the motion. The motion passed by the following vote:

AYES: Feiger, Filippi, Lichterman, Nehila, Schoot (5)  
NAYS: None (0)

#### 9. Review of Timetable and Next Steps

Mr. Lichterman reported that the continuance will not affect the timeline or the public hearing date. Mr. McKenna stated that the Joint Review Board has 30 days to deliberate and provide a recommendation to the Village Board.

Adjournment:

Mr. Nehila moved to adjourn the meeting. Mr. Frigo seconded the motion. The motion passed by unanimous voice vote.

The meeting was adjourned at 3:15 p.m.

Respectfully submitted,

Daniel Van Dusen  
Deputy Village Clerk