

City of Berwyn
Roosevelt Road TIF District
2016 Joint Review Board (JRB) Meeting Minutes
September 13, 2017

JRB Members Present:

Brian Pabst, City of Berwyn
Dr. Carmen Ayala, Berwyn North School District #98
Jennifer Hosty, Berwyn South School District #100
Ron O'Connor, J. Sterling Morton High School District #201
Shannon Snider, Berwyn Township Community Mental Health Board
Jeff Janda, Berwyn Park District
Nancy Woods, North Berwyn Park District
Lance Malina, Public Member

Other Officials Present:

Anthony Griffin, Berwyn Development Corporation
Ryan Adriatico, Berwyn Development Corporation
Regina Johnson, Berwyn North School District #98
Alexandra Escobar, Berwyn North School District #98
Rasheed Jones, City of Berwyn
Phil McKenna, Kane, McKenna and Associates

- I. Call to Order**
Brian Pabst called the meeting to order at 10:00 a.m.
- II. Roll Call**
JRB members were present as listed above.
- III. Purpose of Annual Joint Review Board Meeting**
Anthony Griffin reviewed the purpose of the annual meeting, which is to review the annual report for the TIF District, prepared by the City of Berwyn and annual activity that occurred within the District.
- IV. Review of Annual TIF Report**
Anthony Griffin reviewed the administrative actions and projects undertaken by the City in the TIF District during 2016. There were no acquisitions of property or redevelopment agreements, but there was activity to further the objective. The TIF saw just over \$101,000 in revenue in increment, lower than the projected amount due to property tax appeals that are still clearing.
- V. Questions/Comments**
None
- VI. Approve Minutes**
Lance Malina made a motion to approve the minutes from last year's meeting at 10:08. The motion was seconded by Carmen Ayala, and it was approved unanimously.
- VII. Adjournment**
Mr. Pabst made a motion to adjourn the meeting at 10:08 a.m. Lance Malina seconded the motion, and it was approved unanimously.

Respectfully submitted,

Ryan Adriatico

City of Berwyn
Cermak Road TIF District
2016 Joint Review Board (JRB) Meeting Minutes
September 13, 2017

JRB Members Present:

Brian Pabst, City of Berwyn
Dr. Carmen Ayala, Berwyn North School District #98
Jennifer Hosty, Berwyn South School District #100
Ron O'Connor, J. Sterling Morton High School District #201
Shannon Snider, Berwyn Township Community Mental Health Board
Jeff Janda, Berwyn Park District
Nancy Woods, North Berwyn Park District
Lance Malina, Public Member

Other Officials Present:

Anthony Griffin, Berwyn Development Corporation
Ryan Adriatico, Berwyn Development Corporation
Regina Johnson, Berwyn North School District #98
Alexandra Escobar, Berwyn North School District #98
Rasheed Jones, City of Berwyn
Phil McKenna, Kane, McKenna and Associates

- I. Call to Order**
Brian Pabst called the meeting to order at 10:09 a.m.
- II. Roll Call**
JRB members were present as listed above.
- III. Purpose of Annual Joint Review Board Meeting**
Anthony Griffin reviewed the purpose of the annual meeting, which is to review the annual report for the TIF District, prepared by the City of Berwyn and annual activity that occurred within the District
- IV. Review of Annual TIF Report**
Anthony Griffin reviewed the administrative actions and projects undertaken by the City in the TIF District during 2016. Mr. Griffin reminded the JRB members that the TIF District expired at the end of 2010, but has been kept open, as recommended, in order to clear out any back property tax appeals.
- V. Questions/Comments**
Jeff Janda asked about the status of the TIF and when the fund balance will be used up. Mr. Griffin informed us that the fund is expected to have a zero balance by year end.
- VI. Approval of Minutes**
Lance Malina made a motion to approve the minutes from last year's meeting at 10:13. The motion was seconded by Jeff Janda, and it was approved unanimously.
- VII. Adjournment**
Lance Malina made a motion to adjourn the meeting at 10:13 a.m. Jeff Janda seconded the motion, and it was approved unanimously.

Respectfully submitted,

Ryan Adriatico

City of Berwyn
Harlem Avenue TIF District
2016 Joint Review Board (JRB) Meeting Minutes
September 13, 2017

JRB Members Present:

Brian Pabst, City of Berwyn
Dr. Carmen Ayala, Berwyn North School District #98
Jennifer Hosty, Berwyn South School District #100
Ron O'Connor, J. Sterling Morton High School District #201
Shannon Snider, Berwyn Township Community Mental Health Board
Jeff Janda, Berwyn Park District
Nancy Woods, North Berwyn Park District
Lance Malina, Public Member

Other Officials Present:

Anthony Griffin, Berwyn Development Corporation
Ryan Adriatico, Berwyn Development Corporation
Regina Johnson, Berwyn North School District #98
Alexandra Escobar, Berwyn North School District #98
Rasheed Jones, City of Berwyn
Phil McKenna, Kane, McKenna and Associates

- I. Call to Order**
Brian Pabst called the meeting to order at 10:14 a.m.
- II. Roll Call**
JRB members were present as listed above.
- III. Purpose of Annual Joint Review Board Meeting**
Anthony Griffin reviewed the purpose of the annual meeting, which is to review the annual report for the TIF District, prepared by the City of Berwyn and annual activity that occurred within the District.
- IV. Review of Annual TIF Report**
Anthony Griffin reviewed the administrative actions and projects undertaken by the City in the TIF District during 2016. Mr. Griffin reviewed the financial components of the annual report, including bond commitments and annual property tax collections. The TIF produced just over \$552,000 in increment and saw \$3.7 million in commercial reinvestment and redevelopment.
- V. Questions/Comments**
Jeff Janda had a question about the “pay as you go” repayment agreement and the term length of it, Mr. Griffin informed him that it is a 10 year term with 9 years remaining.
- VI. Approval of Minutes**
Lance Malina made a motion to approve the minutes from last year’s meeting at 10:19. The motion was seconded by Carmen Ayala, and it was approved unanimously.
- VII. Adjournment**
Jeff Janda made a motion to adjourn the meeting at 10:19 a.m. Mr. Malina seconded the motion, and it was approved unanimously.

Respectfully submitted,

Ryan Adriatico

**City of Berwyn
Depot TIF District
2016 Joint Review Board (JRB) Meeting Minutes
September 13, 2017**

JRB Members Present:

Brian Pabst, City of Berwyn
Jennifer Hosty, Berwyn South School District #100
Ron O'Connor, J. Sterling Morton High School District #201
Shannon Snider, Berwyn Township Community Mental Health Board
Jeff Janda, Berwyn Park District
Lance Malina, Public Member

Other Officials Present:

Anthony Griffin, Berwyn Development Corporation
Ryan Adriatico, Berwyn Development Corporation
Rasheed Jones, City of Berwyn
Phil McKenna, Kane, McKenna and Associates

- I. Call to Order**
Brian Pabst called the meeting to order at 10:20 a.m.
- II. Roll Call**
JRB members were present as listed above.
- III. Purpose of Annual Joint Review Board Meeting**
Anthony Griffin reviewed the purpose of the annual meeting, which is to review the annual report for the TIF District, prepared by the City of Berwyn and annual activity that occurred within the District.
- IV. Review of Annual TIF Report**
Mr. Griffin reviewed the administrative actions and projects undertaken by the City in the TIF District during 2016. Mr. Griffin reviewed the financial components of the annual report, including bond commitments and annual property tax collections. The TIF saw just over \$511,000 in increments on the year.
- V. Questions/Comments**
None
- VI. Approval of Minutes**
Lance Malina made a motion to approve the minutes from last year's meeting at 10:24. The motion was seconded by Jeff Janda, and it was approved unanimously.
- VII. Adjournment**
Lance Malina made a motion to adjourn the meeting at 10:25 p.m. Jeff Janda seconded the motion, and it was approved unanimously.

Respectfully submitted,

Ryan Adriatico

City of Berwyn
Ogden Avenue TIF District
2016 Joint Review Board (JRB) Meeting Minutes
September 13, 2017

JRB Members Present:

Brian Pabst, City of Berwyn
Jennifer Hosty, Berwyn South School District #100
Ron O'Connor, J. Sterling Morton High School District #201
Shannon Snider, Berwyn Township Community Mental Health Board
Jeff Janda, Berwyn Park District
Lance Malina, Public Member

Other Officials Present:

Anthony Griffin, Berwyn Development Corporation
Ryan Adriatico, Berwyn Development Corporation
Rasheed Jones, City of Berwyn
Phil McKenna, Kane, McKenna and Associates

- I. Call to Order**
Brian Pabst called the meeting to order at 10:26 a.m.
- II. Roll Call**
JRB members were present as listed above.
- III. Purpose of Annual Joint Review Board Meeting**
Anthony Griffin reviewed the purpose of the annual meeting, which is to review the annual report for the TIF District, prepared by the City of Berwyn and annual activity that occurred within the District.
- IV. Review of Annual TIF Report**
Mr. Griffin reviewed the administrative actions and projects undertaken by the City in the TIF District during 2016. Mr. Griffin reviewed the financial components of the annual report, including bond commitments and annual property tax collections. The corridor saw \$921,000 in increments generated in the past year and \$490,000 in commercial reinvestment. The TIF will expire at the end of 2017.
- V. Questions/Comments**
None
- VI. Approval of Minutes**
Lance Malina made a motion to approve the minutes from last year's meeting at 10:24. The motion was seconded by Jennifer Hosty, and it was approved unanimously.
- VII. Discussion of Termination of Ogden TIF District and Balloon Levy**
Phil McKenna gave an overview of the termination of the TIF District with its expiration at the end of the year. By November 1, the City will report on the increased and assessed valuation, or the Recovered Value, to the taxing bodies.
- VIII. Adjournment**
Lance Malina made a motion to adjourn the meeting at 10:36 p.m. Jeff Janda seconded the motion, and it was approved unanimously.

Respectfully submitted,

Ryan Adriatico