

**MINUTES OF THE JOINT REVIEW BOARD MEETING
LEHIGH/FERRIS TIF REDEVELOPMENT DISTRICT
RICHARD T. FLICKINGER MUNICIPAL CENTER
6101 CAPULINA
MORTON GROVE, ILLINOIS 60053
JUNE 28, 2011**

1. Call to Order. Pursuant to proper notice in accordance with the Open Meetings Act, the Lehigh/Ferris TIF Redevelopment District meeting was called to order at 10:48 a.m. by Village Administrator Joseph F. Wade. In attendance were:

Village Administrator Joseph F. Wade
Nick Marino, Century 21
Paul O'Malley, Niles District 219
Finance Director Ryan Horne
Community & Economic Development Director John D. Said
Resident John Benstead
Resident and Media Practitioner Eric Poders
Ade Emmanuel, Reporter, Patch.com
Resident Chris Arns
Morton Grove Park District Executive Director Brian Sullivan
Trustee Bill Gear
Gary Zabilka, District 70
2. Confirmation of Public Member. Mr. Said stated Mr. John Benstead is the public member for the Lehigh/Ferris TIF District.
3. Election of Today's Chairperson. Mr. Wade stated a chairperson needed to be elected for today's meeting. A motion was made and seconded to have Mr. O'Malley serve as chairperson. The motion passed unanimously via a voice vote.
4. Approval of Minutes. Mr. O'Malley made a motion to approve the minutes of the July 15, 2010, Lehigh/Ferris TIF Redevelopment District meeting as amended. Mr. Horne stated it is noted that the TIF District was established in 1998, expiring in 2021, and he does not believe that to be correct. The original ordinances need to be check and then verify the dates before submitting to the comptroller. The motion was made and seconded and passed unanimously via a voice vote.
5. Financial Report of Activities for calendar year ending December 31, 2010.
 - a. Mr. Horne reviewed and guided the attendees through the financial reports. He stated the EAV ended in 2009 increased from \$14.2 million to \$53.6 million. The incremental EAV ended with \$38.8 million. There are property taxes, miscellaneous income, interest income, capital outlays and other items. The ending fund balance for 2010 is \$12,500,000. The ending fund balance of \$5.9 million is the requirement by the comptroller.

6. Summary of Redevelopment Activities for 2010.
 - a. Mr. Said reviewed redevelopment activities in the Lehigh/Ferris TIF District area. All maps are on the Village website on www.mortongroveil.org. In summarization of the last year there has been a large redevelopment of the Lincoln Avenue corridor. The streetscape of Dempster Street is also almost complete which impacts the northeastern corner of the Lehigh/Ferris TIF District. A future project is to realign the Lincoln and Lehigh intersection. There are various development and redevelopment projects continuing in the TIF District.
7. Mayor's Certification and Legal Counsel's Opinion. It was noted those documents have been prepared and will be appropriately filed.
8. Other Business. The floor was opened to questions.
 - a. Brian Sullivan, Morton Grove Park District wanted to compliment the Village on all the hard work that has been done.
 - b. Mr. Benstead requested the tax revenue from the Essex development. Mr. Wade stated he will present it to Mr. Benstead. A grant was given from the transportation enhancement from IDOT for the streetscaping that is being done. We are trying to get Metra and Federal to provide more grant money.
 - c. Mr. Chris Arns, 6212 Lincoln, asked how taxes are coming in. Mr. Horne stated for 2011 we have the sale of property for \$2 million anticipated. That is in areas J, I, and B. Mr. Said stated we do not own Site J, simply some parcels on Site I and we do own Site B. This is mentioned because there is great redevelopment potential for the area. Mr. Arns asked if there is a similarity between the EAV's of the two TIF's. Mr. Horne stated no because of the commercial/residential area differences. Mr. Arns asked for the description of all properties purchased by the Village. Mr. Horne stated he would get the copies to the group.
 - d. Mr. Eric Poders, 7040 Foster, questioned if there would be any updates for the Police Station and building another District 70 school. New municipal facilities in a TIF District are very difficult. TIF's are used to build a tax base while those facilities serve the public they do not contribute to the TIF. Mr. Wade stated there are very strict regulations on using TIF money. We have not been looking to expand or improve during these economic times. Mr. Poders felt we need to promote the area. He did feel this is a great TIF and it is coming together. Mr. Said noted that marketing is always discussed and supported.

Mr. Horne continued with the properties purchased during 2010. Along Chestnut Street there were several properties bought for planning and redevelopment. There were additional properties bought as part of a larger strategy.
9. Adjournment. There being no further business to come before this Board, a motion was made and seconded to adjourn the meeting at 11:37 a.m., and was unanimously approved via a voice vote.

Minutes prepared by Executive Secretary Marlene Kramaric