



Proposed Lincoln/Lehigh Tax Increment Financing (TIF) District



Village of Morton Grove
Public Meeting
July 21, 2021

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Agenda



- I. Background on Proposed Lincoln/Lehigh TIF District and Village Redevelopment Goals
- II. Overview of TIF Mechanics
- III. Next Steps





Proposed Lincoln/Lehigh TIF District

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I. Background


The Lincoln/Lehigh TIF District Area








Proposed Lincoln/Lehigh TIF District

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I. Background







Proposed Lincoln/Lehigh TIF District

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I. Background

- The proposed RPA is a strategically important area for the Village.
- The area is anchored by the Morton Grove Metra commuter rail station, includes property within one of Morton Grove's oldest mixed-use neighborhoods, and incorporates an industrial area facing increasing obsolescence, underuse, and vacancy.
- Despite the potential to leverage certain key advantages, including mass transit service, direct access to Cook County Forest Preserves, and proximity to regional arterials, the RPA has not benefitted from broad-scale redevelopment




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II. TIF Overview

Review of TIF Financing



TIF involves splitting property tax revenue generated from properties within the TIF District into two components, or "buckets:"



Bucket for Base Revenues
For All Local Governments



Bucket for Incremental Revenues
For Redevelopment within TIF



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II. TIF Overview

Review of TIF Financing

A successful TIF produces positive incremental revenue over time.

Assessed Value (AV)

Year

— Basic AV — Total AV

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II. TIF Overview

TIF Plan Component

- TIF budget will **not** fund **all** private development costs.
- TIF budget is **limited** to certain **types** of capital items, including property assembly, public improvements, rehabilitation (not private new construction), or site preparation.
- TIF budget does **not** pay for municipal personnel or operating costs.
- TIF term cannot exceed 23 years.
- TIF reporting requires annual independent audit and annual review of redevelopment activities.

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II. TIF Overview

- TIF designation does not replace local planning or zoning processes – these remain in place and normal entitlement reviews continue to control project implementation.
- TIF is primarily a financing tool designed to address area impediments to redevelopment and encourage redevelopment activity.
- Properties are assessed uniformly both within and outside of the TIF.
- Tax rates are the same both within and outside of the TIF.
- Redevelopment decisions remain in local control, with Village staff and Village Board reviews.

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II. TIF Overview

TIF Housing Impact Study

- The TIF Act requires Village conformance with the Uniform Relocation Act (URA).
- Residential relocations require advisory services to tenants or owner occupants, provide for written notices and adequate time periods for notices, the reimbursement of moving expenses, and payments related to obtaining comparable replacement housing.
- URA objectives relate to the provision of uniform, fair, and equitable treatment of relocated persons and to ensure that tenants or owners receive decent, safe and sanitary housing within their financial means.
- **The Village does not propose, and the Redevelopment Plan does not include, any plans for any residential dislocation or relocation activities within the RPA.**

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II. TIF Overview

TIF Adoption Process

- Under the TIF Act, the entire TIF adoption process can take between 4 to 6 months. The Village's TIF Plan will be in draft form until actual adoption in order to allow for public input and review. We are currently in the early part of the public review process.
- There are numerous public notices and meetings/hearings that must either be published in local newspapers, sent by regular mail, or sent by certified mail.
- Local taxing districts are invited to a Joint Review Board to act in an advisory capacity early in the process.

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III. Next Steps

Public Review Process

Meetings:

- Public meeting (today)
- Joint Review Board (JRB) meeting with taxing districts
- Public hearing – Village Board
- Board meetings to consider TIF ordinances

Notices:

- To taxpayers and residents within TIF
- To taxing districts and State of Illinois
- To residents within 750 feet of TIF boundaries
- Two newspaper notices – general public notices

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