

**VILLAGE OF MAYWOOD  
MEETING MINUTES OF THE 2009 AND 2010 JOINT REVIEW BOARD  
MADISON STREET/FIFTH AVENUE TIF DISTRICT  
HELD ON WEDNESDAY, JULY 31, 2013**

**CALL TO ORDER**

The Joint Review Board Meeting of Wednesday, July 31, 2013 for the Madison Street/Fifth Avenue TIF District Fiscal Years 2009 and 2010 was called to order by Village Manager, William Barlow, at 2:07 p.m., in the Council Chambers, 125 South 5<sup>th</sup> Avenue, Maywood, IL 60153.

**Staff Attendance:** Viola Mims, Village Clerk  
William Barlow, Village Manager  
Michael Jurusik, Village Attorney  
Angela Smith, Business Development Coordinator  
Mark Lucas, Village Engineer, Hancock Engineering

**INTRODUCTION OF JOINT REVIEW BOARD MEMBER**

Manager Barlow asked the Board Members to introduce themselves to the public.

William Barlow	Village Manager, Village of Maywood
Todd Drafall	Chief Financial Officer PTHS District 209
Scott Hadal (non-voting)	Attorney for PTHS District 209
Jacqui Parisi	Assistant Superintendant, School District 89
Jim Raynolds	Triton Community College District 504

**PURPOSE OF THE JOINT REVIEW MEETING:**

Manager Barlow stated the purpose of the Joint Review Meeting is to provide the Joint Review Board members and public the opportunity to review the effectiveness and status of the redevelopment project area for Fiscal Year 2009 and 2010.

**ELECTION OF PUBLIC MEMBER:**

**MOTIONED BY, MR. RAYNOLDS AND SECONDED BY, MS. PARISI TO APPROVE THE APPOINTMENT OF MR. EUGENE MOORE AS THE PUBLIC MEMBER TO THE JOINT REVIEW BOARD.**

**Discussion:** Mr. Barlow stated Mr. Moore is the former Cook County Recorder and a former State Representative and is here by request of Mayor Perkins.

**Ayes:** Mr. W. Barlow, Mr. J. Reynolds, Mr. T. Drafall, Ms. J. Parisi, Mr. Eugene Moore

**Nays:** None

**Abstain:** None

**Absent:** Representatives from the Taxing Districts of Cook County, Forest Preserve District of Cook County, Proviso Township, Maywood Public Library, and Maywood Park District

**MOTION CARRIES**

**ELECTION OF CHAIRPERSON**

**MOTIONED BY, MR. RAYNOLDS AND SECONDED BY, MR. DRAFALL TO ELECT MR. BARLOW AS CHAIRPERSON FOR THIS MEETING.**

**Discussion:** Mr. Barlow sought additional nominations from the floor. (no responses).

**Ayes:** Mr. W. Barlow, Mr. J. Reynolds, Mr. T. Drafall, Ms. J. Parisi, Mr. Eugene Moore

**Nays:** None

**Abstain:** None

**Absent:** Representatives from the Taxing Districts of Cook County, Forest Preserve District of Cook County, Proviso Township, Maywood Public Library, and Maywood Park District

**MOTION CARRIES**

#### **APPROVAL OF THE MINUTES**

**MOTIONED BY, MR. MOORE AND SECONDED BY, MS. PARISI TO APPROVA THE MINUTES FOR THE MADISON STREET/FIFTH AVENUE TIF DISTRICT FROM APRIL 19, 2012 JOINT REVIEW BOARD MEETING.**

**Discussion:** None

**Ayes:** Mr. W. Barlow, Mr. J. Reynolds, Mr. T. Drafall, Ms. J. Parisi, Mr. Eugene Moore

**Nays:** None

**Abstain:** None

**Absent:** Representatives from the Taxing Districts of Cook County, Forest Preserve District of Cook County, Proviso Township, Maywood Public Library, and Maywood Park District

**MOTION CARRIES**

#### **VILLAGE PRESENTATION CONCERNING THE EFFECTIVENESS AND STATUS OF 2009 and 2010 MADISON STREET/FIFTH AVENUE TIF DISTRICT**

Angela Smith and Mark Lucas gave a PowerPoint presentation to the Joint Review Board regarding the Madison Street/Fifth Avenue TIF that was created in 1997. It was created as a mixed use area for residential, commercial and industrial. The boundaries cover the ComEd area down by I290 to the Village limits to the east, Madison Ave. from Legion St. to the Village limits to the west, and along 5<sup>th</sup> Ave. Quincy St. to Oak St. The presentation included a review from Mark Lucas from Hancock Engineering. The improvement programs highlighted in their presentation of the Madison TIF District and short and long term goals included:

- **Infrastructure Improvements:**

- Madison Ave. (1<sup>st</sup> Ave. to 21<sup>st</sup> St.) - reconstruction of roadways, curbs, gutters, and lighting.

- 11<sup>th</sup> Ave. (Maywood Dr. to Madison) – reconstruction of roadways, curbs & gutters

- 4<sup>th</sup> Ave. – on site parking (Maywood Market)

- Drainage improvement

- **Land Acquisition Program Projects:**

- 114 W. Madison St. (Tax Certificate redeemed)

- 106 S. 6<sup>th</sup> Avenue (environmental cleanup)

- 1000 S. 19<sup>th</sup> St. (parcel extends to 17<sup>th</sup> Ave)

- **Short Term Goals:**

- 820 S. 5<sup>th</sup> Avenue development

- Re-occupying of grocery store development

- 500-519 S. 5<sup>th</sup> Avenue development

- **Long Term Goals:**

- Create new commercial/mixed use and industrial development

Attorney Jurusik advised the Board that pursuant to the new State laws, the Village has extended the end dates of the TIF district to December 31, 2020.

**DISCUSSION AND REVIEW OF 2009 AND 2010 MADISON AVENUE/FIFTH STREET TIF REPORT SUBMITTED TO THE ILLINOIS STATE COMPTROLLER'S OFFICE AND DISTRIBUTED TO ALL AFFECTED TAXING DISTRICTS PURSUANT TO 65 ILCS 5/11-74.4-5(d)**

Comments were made by Nicholas Greifer, VP of Kane, McKenna & Associates. He stated there are no bonds outstanding for the Madison Street TIF; it produced revenues in the amount of \$2.02 million for 2009 and \$2.7 million in 2010. The TIF had a fund balance of \$854 thousand in 2009 and negative -\$1.1 million for 2010 primarily due to a \$1.5 million hold back for the Maywood Market project. He stated the Village is seeing a decline in EAV for the Madison Street TIF District which has shown revenue decreasing as is the trend of many Cook County TIF districts. Information regarding the Annual Madison Street/Fifth Avenue Road TIF District is available in Clerk's Office for review.

**MOTIONED BY, MR. MOORE AND SECONDED BY, MS. PARISI TO ACKNOWLEDGE RECEIPTS BY THE JOINT REVIEW BOARD OF THE 2009 ANNUAL TIF REPORT FOR THE MADISON STREET/FIFTH AVENUE TIF DISTRICT.**

**Discussion:** None

**Ayes:** Mr. W. Barlow, Mr. J. Reynolds, Mr. T. Drafall, Ms. J. Parisi, Mr. Eugene Moore

**Nays:** None

**Abstain:** None

**Absent:** Representatives from the Taxing Districts of Cook County, Forest Preserve District of Cook County, Proviso Township, Maywood Public Library, and Maywood Park District

**MOTION CARRIES**

**MOTIONED BY, MR. DRAFALL AND SECONDED BY, MS. PARISI TO ACKNOWLEDGE RECEIPTS BY THE JOINT REVIEW BOARD OF THE 2010 ANNUAL TIF REPORT FOR THE MADISON STREET/FIFTH AVENUE TIF DISTRICT.**

**Discussion:** None

**Ayes:** Mr. W. Barlow, Mr. J. Reynolds, Mr. T. Drafall, Ms. J. Parisi, Mr. Eugene Moore

**Nays:** None

**Abstain:** None

**Absent:** Representatives from the Taxing Districts of Cook County, Forest Preserve District of Cook County, Proviso Township, Maywood Public Library, and Maywood Park District

**MOTION CARRIES**


**PUBLIC COMMENTS:**

Comments, questions or concerns were raised by J. Murphy and I. Brandon. Their concerns were duly noted and responded to by Attorney Jurusik and Mr. Greifer.

**ADJOURNMENT:**

**MOTIONED BY, MR. MOORE AND SECONDED BY, MR. DRAFALL TO ADJOURN THE JOINT REVIEW BOARD MEETING FOR THE 2009 AND 2010 MADISON STREET/FIFTH AVENUE TIF DISTRICT.**

The vote was affirmed unanimously by the Joint Review Board at 2:50p.m.

  
Edwenna Perkins, Mayor



  
Viola Mims, Village Clerk

cc: Edwenna Perkins, Mayor  
Viola Mims, Village Clerk  
David Myers, Village Manager  
Michael Jurusik, Village Attorney  
Board Members: Jim Reynolds, Todd Drafall, Jacqui Parisi, Eugene Moore