

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: October 12, 2021

To: Jim Marino, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Proposed Designation of Kedzie Gateway TIF District

PURPOSE

The intersection of 183rd Street and Kedzie Avenue is a key gateway into the Village. The Village has determined that this area would not be redeveloped in a coordinated manner without the adoption of a Tax Increment Financing Redevelopment Plan (TIF). Staff has engaged Kane, McKenna, and Associates to assist in a redevelopment plan for the area located at the Village's western gateway along 183rd Street and Kedzie Avenue in order to establish the Kedzie Gateway TIF. The TIF creation process has been completed and the Village Board must approve the ordinances to create the TIF district.

PROCESS

Pursuant to the TIF Act, Illinois municipalities must adopt several documents including a Redevelopment Plan and Qualification Report that provide the basis for eligibility of the redevelopment project area (RPA or TIF District). Kane, McKenna, and Associates, Inc. has conducted an eligibility survey of the Redevelopment Project Area and has prepared its report which states that the proposed area qualifies as a "redevelopment project area" as defined in the TIF Act.

A meeting of the Joint Review Board (JRB) was held on September 1, 2021. The JRB consists of representatives from each taxing district within the boundaries of the new TIF District. The JRB voted affirmatively to recommend the Village Board approval of the creation of the Kedzie Gateway TIF District.

On September 28, 2021, the Village held a public hearing. Kane, McKenna, and Associates presented the redevelopment project and plan, Village strategic and fiscal planning, TIF qualifying factors, and the key elements of the TIF Plan. The plan and project as presented at the public hearing support qualification of the area as a "conservation area."

OUTCOME

Tax Increment Financing (TIF) is an economic development tool that uses future tax revenues to finance redevelopment activity. The intersection of Kedzie and 183rd is an important gateway into the Village. The Kedzie Gateway TIF district would allow the Village to use tax increment financing to alleviate conditions that deter private investment in the area. The potential to

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improve the area around this intersection is an opportunity to enhance thirty-three (33) acres of property located at this gateway.

FINANCIAL IMPACT

Funding Source: No Financial Impact

- **Budgeted Amount:** N/A
- **Cost:** N/A

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass the attached ordinances creating the Kedzie Gateway Tax Increment Financing District: (1) approving the redevelopment plan; (2) designating the redevelopment project area; and (3) adopting tax increment allocation financing.

ATTACHMENT(S)

- Ordinance approving the redevelopment plan
- Ordinance designating the redevelopment project area
- Ordinance adopting tax increment allocation financing