

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: February 25, 2025

To: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Proposed Designation of North Halsted TIF District

PURPOSE

The proposed North Halsted TIF Redevelopment Project Area consists of approximately twenty-five (25) parcels on the west side of Halsted Street, south of 175th Street, including the former Walmart property. The TIF district includes several properties that need major updates, including dilapidated commercial and office buildings at Halsted Street and Ridge Road, and an aged mobile home park established around 1940s with vacant structures and code violations.

The Village has determined that this area would not be redeveloped in a coordinated manner without adopting a Tax Increment Financing (TIF) Redevelopment Plan. The staff engaged Ryan LLC of Chicago, IL (formerly Kane, McKenna & Associates) to assist in developing a redevelopment plan to establish the North Halsted TIF District.

PROCESS

Under 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). Ryan LLC conducted an eligibility survey of the Redevelopment Project Area and prepared a report that states that the proposed area qualifies as a “redevelopment project area” as defined in the TIF Act.

The Joint Review Board (JRB) met on January 6, 2025. The JRB consists of representatives from each taxing district within the boundaries of the new TIF District. Attendees included representatives from the following agencies: Homewood Public Library; Homewood-Flossmoor High School; Homewood-Flossmoor Park District; Homewood School District 153 and Prairie State College District 515. The JRB voted affirmatively to recommend the Village Board approval of the creation of the North Halsted TIF District.

On February 11, 2025, the Village held a public hearing. Ryan LLC 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 presented at the public hearing support the qualification as a “conservation area” and a “blighted vacant area.”

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OUTCOME

Tax Increment Financing (TIF) is an economic development tool that uses future tax revenues to finance redevelopment activity within a specific TIF area. The TIF area on Halsted Street is a major commercial thoroughfare in the Village. This Tax Increment Financing (TIF) designation will enable the Village to create incentives for the development and improvement of specific property generally located along the west side of Halsted Street south of 175th Street.

FINANCIAL IMPACT

Funding Source: N/A

Budgeted Amount: N/A

Cost: N/A

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Approve three (3) ordinances creating the North Halsted Tax Increment Financing District:

- An ordinance approving the redevelopment plan.
- An ordinance designating the redevelopment project area.
- An ordinance adopting tax increment allocation financing.

ATTACHMENT(S)

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