

TIF 5 District
Joint Review Board Minutes
Wednesday, July 30, 2025
11:15 AM Buechner Room
Village of Arlington Heights, Village Hall
33 S. Arlington Heights Road, IL 60005

Call to Order: Melissa Gallagher called the meeting to order at 11:15 am.

Roll Call:

The following Members were present:

Melissa Gallagher, Village of Arlington Heights (Chair)

Michael Lysicatos, Village of Arlington Heights

Jason Myers, Arlington Heights Park District (on behalf of Carrie Fullerton)

Justin Attaway, Township HS District 214

Stacey Mallek, School District 25

Greg Ford, Public Member

Mike Driskell, Arlington Heights Memorial Library (Non-voting)

Also Present:

Emily Rodman, Village of Arlington Heights

Keith Moens, Public

Melissa Cayer, Public

Minutes

Chair Gallagher indicated that there are two sets of minutes to be approved by the Joint Review Board dated August 2, 2023 and July 31, 2024 that were previously distributed.

Motion: Greg Ford

Second: Stacey Mallek

The minutes were unanimously approved.

TIF V (5) District Report

Mr. Lysicatos provided a summary of the Fiscal Year (FY) 2024 report. The FY2024 report was uploaded to the State Comptroller and County Treasurer's website portals within 180 days of the end of the fiscal year as required by law. The reports were also transmitted to all the taxing districts and posted on the Village website.

The fund began fiscal year 2024 with a balance with over \$3.6 million (\$3,670,7820) and ended the year with almost \$4.1 million (\$4,008,710). More than \$1.5 million (\$1,577,922) in increment was generated, and \$171,673 in interest.

The majority of these expenditures were accounted for through reimbursements for capital improvements associated with the MJR Southpoint project (Bibibop, Chipotle, and AT&T outlot development). The projects accounted for \$170K as well as \$1M in additional spending for reimbursements to the local taxing bodies.

Future costs include \$420,000 for the next phase of improvements at the Southpoint shopping center which includes the rehabilitation of the building for the Golf VX / Dogtopia businesses. This will be reflected in the FY 2025 reporting. There is over \$200,000 set aside for professional services and administrative costs over the next 5 years, in addition to \$1.19 million for additional corridor enhancements. As this TIF approaches its end there are funds budgeted for future tax appeals, additional surplus tax distributions (\$4.4M).

To date there has been over \$34 million in private investment (\$34,702,275), with almost \$7 million (\$6,977,026) in public investments. The projects since FY2022 have yielded 32 permanent jobs. The increment for these projects is unable to be calculated at this time but will be part of next year's reporting. The next year will see more than \$2 million in new private investment through additional Southpoint investments with the completion of the Golf VX project

Comments

Greg Ford inquired as to whether there is there any desire on the part of the Village to extend the TIF past its scheduled end. Mr. Lysicatos provided that there have been no conversations to that end.

Stacey Mallek stated that there has been 3 years of surplus and confirmed anticipating \$1.1 million for the remainder of the TIF and questioned whether there would be any additional surplus. Staff confirmed that that is what is currently budgeted but does not take into account the impact of the redevelopment projects and that would be taken into account to determine how much surplus is remaining. Ms. Mallek also inquired about whether the current year surplus distribution that has been submitted as it has not been received. Chair Gallagher was able to confirm that there is a request that was submitted that should be reflected in the second tax installment which will account for a third installment paid to the taxing bodies and reflected in the FY2025 reporting. Staff confirmed that there is a delay in when the request is submitted and then paid and that it was submitted earlier this year based on comments from last year's meeting.

Melissa Cayer inquired as to who is in charge of cleaning the sewer grates in the TIF area. Staff stated it is usually the responsibility of the entity who owns the road through street cleaning but they did not have a definitive answer at the time. She added that the pedestrian islands of Arlington Heights Road with Palatine and Rand Road had debris and vegetation. Staff informed Ms. Cayer that they would pass the information to the public works department.

Chair Gallagher adjourned the meeting at 11:22 am. All agreed. Meeting adjourned.

Submitted by

Michael Lysicatos, Recording Secretary