

TIF Review Committee Meeting Minutes | Thurs., May 29th, 2025

5:30 PM – Interested committee members start to walk into meeting room

5:45 PM – Introductions begin for all attendees, with instructions to say your name and roles of how you represent (organization, resident, etc).

5:50 PM – Residents are not following introduction rules and are saying opinions on TIF, instead of their community association.

5:58 PM – Presentation begins after introductions are wrapped up

- TIF District is explained by COS, Lucia Calderon, in both English & Spanish
 - Levys are explained on slide 3 in presentation, where funds are not used they are then “given up” and transferred into the City “Slush Fund”
 - Lucia highlights how only residents who live within boundary lines of the existing Pilsen Industrial TIFs have a percentage of their property taxes diverted to the existing Pilsen TIF
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6:00 PM – Laptop died, presentation is not being shown on TV, and recording thus is interrupted.

6:05 PM – Residents are confused and keep mentioning getting rid of the TIF, and Lucia has to constantly reminding attendees that this meeting is not for opinions on support or against TIF OR the Pilsen TIF Expansion proposal, but rather a committee to convene regarding existing TIF and future application projects. **Presentation continues with this in mind with a new Zoom recording.**

6:23 PM – Voice recording is enabled due to a laptop hard reset that forced the laptop with screen sharing presentation and Zoom recording was interrupted. Presentation is transferred to a USB flash drive, and shared on TV again for attendees to follow along.

- Map of TIF expansion proposal is shown, but Lucia shares that this committee will only be focusing on projects within the existing TIF map that is shown in purple on the map. NOT THE YELLOW.

6:25 PM – A resident asked if boats can be taxed since the river is close to the TIF boundary line. Lucia explains ward boundary lines and how the City of Chicago is

unable to control water taxations and the River does not contribute funds into the Pilsen TIF.

6:28 PM – A resident asked if the lots on 18th Street and Peoria are included in the TIF, Lucia confirms that they are.

6:30 PM – A resident asked if other wards (specifically 11 and 12) will be included in TRC. Lucia explains that Ward 11 & 12 were invited, but they did not get back with an answer.

6:31 PM – A resident asked if it is necessary to live within TIF boundaries, or Pilsen to become a member of the committee. Lucia answers that that is something that the committee can decide on together.

6:32 PM – DPD application process review is explained. Lucia tells groups that the committee will be alerted when it reaches the Aldermanic Notification portion.

Presentation continues.

6:41 PM – A resident asks how will the process be validated? If an application is presented, how will we ensure that the applicant completes everything they promised? Lucia explains how DPD asks and collects reports for all TIF funded projects. There is a score ranking that is given to all projects when they are being assessed.

6:43 PM – A resident mentions that community members are against TIF and is wondering why they are not worried about defunding it. Lucia explains that there is no way to “defund” a TIF without using the funds that tax payers already contributed to, without allocating them for the project or giving them back to the City. Once funds are returned to the City, the funds are not guaranteed to be used in the community, but rather the whole city.

6:44 PM – Person is confused on boundary lines and thinks that projects can be applied to those that are outside of boundary lines, but Lucia clarifies that this committee is only focused on the existing Pilsen TIF and the projects that are submitted for allocation of funds for the existing Industrial Pilsen TIF.

6:46 PM – Lucia shares that CDOT has asked for TIF funds for the maintenance of Halsted and Western bridges, however the allocation of funds has been halted due to not having an established TIF review committee and BSL wanting community input.

6:47 PM – It is asked how much money is in the TIF fund currently. Lucia answers that there is currently \$8 Million, if you take into account the \$97 Million that was set aside for the Halsted (\$47 Mil) and Western (\$50 Mil) bridge.

6:48 PM - A hypothetical scenario is presented by a resident where what happens when an application is submitted, where does the TRC stand? Lucia answers that based on what TRC decides, that is the recommendation that BSL will make. TCR will make recommendations on every TIF funded application project.

6:52 PM - It is asked what other things other than infrastructure that TIF can fund. Lucia answers that TIF funds can be used for notifications regarding TIF, researchers, and analysts hired for specific needs for a TIF district in regard to TIF matters.