

## TIF Review Committee Meeting Minutes | Thurs., Nov. 13th, 2025

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**6:08** - meeting starts with introductions, and review of the last meeting where priorities were discussed among committee members.

**6:11** - Lucia shares that next in person meeting we will finalize final draft guidelines and priorities for the committee. Some pending matters are committee member guidelines, what are some rules that should be established? How can we hold the committee accountable?

**14:** How have the meetings been advertised? On newsletter, social media, and email invitation if you have shared it with us before. Feedback: email notification is appreciated.

**17:** Next steps are reviewed, TIF budget amendment involves an ordinance that allows us to make changes on usage & the second ordinance is regarding the Budget. Some initiatives that have taken place in 25th Ward are the Demolition Surcharge ordinance, and the zoning advisory board. Although the meetings are already public, it does not mean that anything is on the agenda. The TIF budget amendment would be about a 6 month process that would result in the release of funds.

22 - where can the agenda for the CDC meetings be found? On the cdc website, and the recorded past meetings can also be found there

24 - moves to 2nd part of the presentation: 25th ward tif surplus, 2025 TIF surplus by TIF Category, Estimated surplus by taxing district, Pilsen Industrial TIF 10 yr outlook, and Pilsen Industrial TIF Budget amendment. Future of TIF will be determined in the 2026 budget season. In 2026, there is a TIF Surplus to be able to accommodate city needs.

29 - Reviews other TIF and shares their allocation to the Surplus, and their timeline, so committee members can compare them. Final presentation will be shared with members along with one pager discussed before.

31 - 10 TIF report can be found on the city of chicago website

32 - Distribution of surplus by taxing districts is shared; the surplus would be around \$1B

32 - Clarification on bonds, Lucia explains that bonds are a separate thing and are the total of all TIFs. This surplus is just the TIFs that are being a part of the surplus. The bond is all TIFs that will exist in the next 10 yrs before sunsetting. The surplus is mainly on unallocated funds that are expiring soon.

34 - Data being shared is a part of the 2026 budget proposal presented by DPD. But this data should be on the Budget Management website.

35 - The ten year report can also be found on the OBM website and it reviews each TIF in the City. Shown on the screen is the Pilsen Industrial Corridor. The projects shown on the list are estimated and pending, as they are not approved since the funds cannot be accessed without the budget amendment. Some of these projects include the restoration of the Western & Halsted bridges.

44 - last portion of meeting: BSNF railroad improvement advisory board has been meeting with CDOT to discuss the Industrial Corridor of Pilsen, Sangamon corridor, Canalport/Morgan corridor, and Cermak corridor. When the public meetings commence, the advisory board develops some priorities for each corridor that will be shared with the public.

48 - Lucia shares that she is sharing this with TRC because there has been discussion about TIF since it lies in the TIF boundaries, and it intersects, so members should be aware.

50 - Next steps for BSNF - project team will continue to review and consider all feedback by community advisory group and community members. Based on this input, they will further determine improvements for the available spaces.

[https://mcusercontent.com/2eab07a3c573e46add70ea3e1/files/d7d0ed52-3076-a5e2-12f6-0cd0a63b0d62/CDOT\\_BNSFRailroadImprovements\\_CAG4Summary.pdf](https://mcusercontent.com/2eab07a3c573e46add70ea3e1/files/d7d0ed52-3076-a5e2-12f6-0cd0a63b0d62/CDOT_BNSFRailroadImprovements_CAG4Summary.pdf)

<https://www.chicago.gov/city/en/depts/dcd/community-development-commission.html>

7:02 - next meeting will be in person, hybrid option will be made available. Next meeting will be in January when budget is finalized. Will be looking for a rep from DPD to join us.

04 - mtg concludes.