

NORTH LINCOLNWAY TIF

Village of North Aurora, IL


Public Hearing
August 15, 2011



1

Agenda

- I. Introduction
- II. What is TIF?
- III. North Lincolnway TIF
 1. Eligibility Criteria
 2. Future Land Use
 3. Redevelopment Sites
 4. EAV and Proposed Budget
- IV. Questions and Comments




2

What is Tax Increment Financing?


Tax Increment Financing (TIF) is a technique which utilizes future tax revenues to stimulate new private investment in redevelopment areas.

- Not a tax!
- Redistribution of tax revenues to be used in the community
- Tool to leverage public investment




3

Things to Remember...




- TIF does not create any additional tax to any property owner
- TIF does not freeze any property owner's taxes
- Any jurisdiction can modify its levy each year within the bounds of tax caps
- All taxing jurisdictions ultimately benefit by an increased tax base




4

TIF Funding




- TIF funds can be used for project costs that benefit the district, including:
 - Utilities & Road Improvements
 - Environmental Clean-Up
 - Façade Improvements / Rehabilitation Assistance
 - Property Assembly
 - Not Direct Funding of Private Construction Costs




5

Proposed TIF Area




Grey – Existing adjacent TIF Districts (Route 31 TIF & Sperry TIF)

Red – Proposed North Lincolnway TIF District




6



Eligibility Requirements

Conservation Area TIF:

- At least 50% of existing structures must be greater than 35 years old
- Project Area must exhibit a minimum of 3 out of 13 eligibility criteria





7

Conclusions of Eligibility Study

Conservation Area Qualifications

50% of structures over 35 years of age and evidence and distribution of the following factors:

1. Deterioration of buildings and surface improvements
2. Excessive Vacancies
3. Inadequate utilities
4. Lack of Community Planning
5. Relative Decline in EAV

8

TIF Goal

Promote development and revitalization along Lincoln Highway/Route 31 corridor through public-private partnership

- Capitalize on commercial potential at the intersection of Lincolnway (Rt. 31) and Oak Street
- Provide for new multi-family housing opportunities with convenient access to the Fox River
- Enhance riverfront open space opportunities
- Relocate willing residential uses located between the bike trail and the river
- Upgrade inadequate and deteriorated utilities






9

Property Value Impact


Total 2010 Project Area equalized assessed value = **\$2,051,102**

Upon the completion of anticipated redevelopment projects it is estimated that the equalized assessed valuation of real property within the Project Area will be in excess of **\$12,832,200**. This represents over a 600% increase in the total equalized assessed valuation. This figure is based upon estimates of value for the anticipated rehabilitation and redevelopment projects described in the TIF report.





10

Future Land Use



- Red – Commercial
- Blue – Mixed Use
- Orange – Multi-Family
- Yellow – Low Density Residential
- Green – Open Space
- Brown – Municipal
- Grey – Existing TIFs

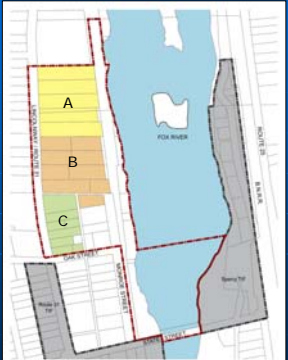



11

Redevelopment Sites

Sites within the TIF District that are targeted for possible redevelopment as outlined in the plan.


Site Number	Existing Use	Existing Zoning	Proposed Use	Number of Parcels	Area (acres)
A	Single-Family Residential	R-1 General Residence District	Medium-Density Residential (Apartment Condominiums)	8	4.7
B	Single-Family (Multi-Family)	R-1 General Residence District	Mixed-Use (Commercial/Mixed Residential)	10	4.7
C	Single-Family Residential (Commercial)	R-1 General Residence District	Commercial/ Retail	8	2.1

12

Proposed TIF Budget

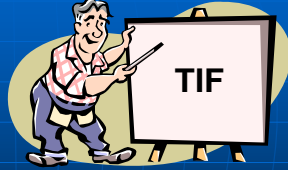

Category	Cost
Property Assembly including Acquisition, Site Preparation and Demolition, Environmental Remediation	\$5,621,200
Environmental, market and planning studies, surveys, development of engineering and architectural plans, specifications, implementation and administration fees	\$1,354,500
Rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings and fixtures	\$1,354,500
Construction or improvement of public improvements	\$4,740,800
Job training and retraining	\$135,400
Relocation costs	\$338,600
Total Estimated Project Costs	\$13,545,000



13

North Lincolnway TIF Facts

- Intended as a "pay-as-you-go" TIF, but bonds are permissible.
- Lifetime of a standard TIF is 23 years – North Lincolnway TIF would expire December 31, 2034.
- North Lincolnway TIF complies with the Village's comprehensive plan.





14

Tentative Timeline

Establish Public Hearing Date	June 20, 2011
Public Meeting	June 21, 2011
Conduct Joint Review Board	July 15, 2011
Provide Notice (newspaper, direct mailing)	7/25 – 8/1, 2011
<i>Public Hearing</i>	<i>August 15, 2011</i>
Adoption *	9/5/11 – 11/7/11



* Official Action is **NOT** taken at the Public Meeting / Public Hearing. Adoption by the Village Board can occur only during the timeframe shown.



15

North Lincolnway TIF

Questions and Public Input

16