



Naperville



Kane, McKenna
and Associates, Inc.

City of Naperville
Proposed Water Street Tax
Increment Financing (TIF) District

Joint Review Board

October 4, 2007

Meeting Agenda

1. Call To Order
2. Introductions
 - a. Identification of Representatives
 - b. City Staff and Consultant
3. Selection of Public Member
4. Selection of Chairperson
5. Joint Review Board Procedures and Duties
6. Review of TIF Eligibility Criteria and TIF Redevelopment Plan
7. Review of Draft TIF Ordinances
8. Public Comment
9. Board Deliberation and Consideration of Recommendation to City Council
10. Review of Timetable and Next Steps
11. Adjournment

Joint Review Board Procedures and Duties

JRB Procedures:

Initial Actions Required

- Selection of the Public Member
- Selection of the Board's Chairperson

Time Period for Deliberation

- Within 30 Days of Convening the Board (October 4 – November 3).

Additional Meetings

- Additional meetings of the board shall be held upon the call of any member, within the specified timeframe.

JRB Duties:

Materials for Review

- Draft TIF Redevelopment Plan and Project
- Public Record
- Planning Documents
- Proposed Ordinances Approving the Redevelopment Plan and Project
- Any Proposed Amendments to the Redevelopment Plan or Project Area

Issuance of a Recommendation

City of Naperville Proposed Water Street TIF District

The proposed Water Street TIF District is found to qualify under a “conservation area”, based upon a threshold finding that 50% or more of the buildings are 35 years old or greater.

Such an area is not yet a blighted area but because of a combination of 3 or more factors it is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area.

*City of Naperville Proposed
Water Street TIF District*

The proposed TIF district is generally bounded on the north by the DuPage River, the east by Main Street, the south by Aurora Avenue, and the west by Webster Street. Adjacent right-of-ways are also included. The RPA consists of sixteen (16) tax parcels (tax year 2006 data) and eleven (11) structures.

City of Naperville Proposed Water Street TIF District



Conservation Area Factors Included in the TIF Act – Three Factors Must be Present

- 1) Dilapidation
- 2) Obsolescence
- 3) Deterioration
- 4) Presence of structures below code
- 5) Illegal uses
- 6) Excessive Vacancies
- 7) Lack of ventilation and sanitary facilities
- 8) Inadequate utilities
- 9) Excessive land coverage
- 10) Deleterious Layout
- 11) Environmental clean up
- 12) Lack of community planning
- 13) Lag or decline in equalized assessed valuation (EAV)

Conservation Area Qualification Factors

Proposed Water Street TIF

Threshold Factor – 8 of the
11 buildings are 35 years
old or greater (72%)

- 1) Lack of Community
Planning
- 2) Obsolescence
- 3) Inadequate Utilities
- 4) Deterioration

- The minimum three factors as required by the TIF Act are present plus one additional factor.

Lack of Community Planning

- Conversion of residential structures and commercial uses which has led to inadequate parking availability and inadequate provisions for loading and servicing for more contemporary uses in the RPA
- Area's utilities were not designed to support significant contemporary commercial development within the RPA
- Many of the retail and commercial uses within the RPA are located in parcels that are inadequate in size and shape and are not substantial enough to sustain modern sized developments

Obsolescence

Obsolescence is present due to the RPA's older design layout and building orientation, including provision for parking.

Commercial buildings in the RPA exhibit characteristics that reflect earlier development patterns – including lack of coordinated parking, older design features, and older buildings construction features

Some of the structures are not being used for purposes for which they were initially designed.

Inadequate Utilities

- Review of City infrastructure by City engineers have identified deficiencies in the water system, the sewer system, stormwater detention and electrical system
- Certain improvements to the utilities in the RPA will be required for redevelopment in a contemporary fashion
 - a) replacement of water mains
 - b) rehabilitation of sanitary sewer lines
 - c) development of additional stormwater detention
 - d) installation of additional underground electrical conduit

Deterioration

- This factor is present in various locations within the RPA
- Various degrees of deterioration with respect to buildings were identified on 7 of the 16 parcels, or 44% of the parcels within the RPA, including:
 - Components of buildings
 - Deterioration was found related to roadways, alleys, driveways, walkways and curbs
 - Off-street parking areas evidence deterioration

City of Naperville Proposed Water Street TIF District

TIF Plan Summary – The budget will be applied primarily to public improvements, including improvements to enhance the Riverwalk area and add a public parking garage.

- Estimated 2006 EAV: \$2,940,800
- Projected TIF EAV upon completion of redevelopment activities between: up to \$61,000,000
- TIF Redevelopment Budget: \$20,475,000
- Proposed land uses: mixed use, residential, retail, commercial, and institutional

*City of Naperville Proposed
Water Street TIF District*

TIF Budget Items

Land acquisition	\$ 1,500,000
Site Prep./Demo./Environmental	\$ 100,000
Public Improvements	\$ 12,200,000
Rehabilitation/Taxing District Costs	\$ 500,000
Professional Costs	\$ 625,000
School Tuition Costs pursuant to the Act	\$ 6,000,000
Total	\$ 20,475,000

City Redevelopment Objectives

- Promote the redevelopment of property in and around the RPA
- Improve existing infrastructure including sidewalks, crosswalks, streetscape, roadway system, recreational facilities, and utilities
- Provide for the necessary site preparation, grading, and excavation of property located within the RPA as a means to promote more modern land development uses
- Increase City property tax and sales tax base
- Identify economically viable reuse opportunities for adjacent parcels in the RPA in a manner to promote mixed-use development

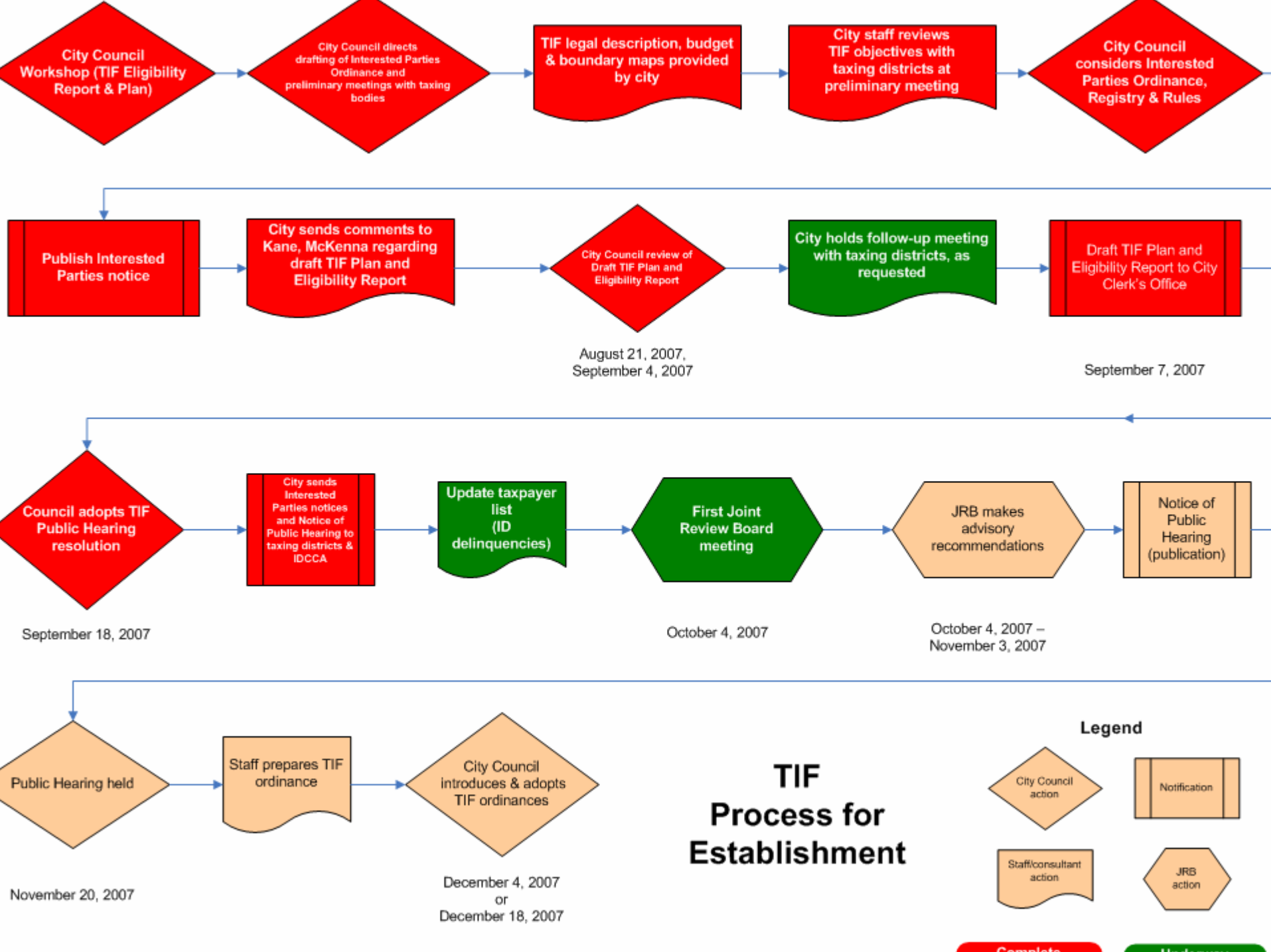
Specific Objectives for the RPA

- Design and Character
- Multi-Use Development
- Pedestrian Access Settlement.
- Riverwalk and Naper Settlement.
- Streetscape Parking/Access.
- Traffic – Traffic should be thoroughly addressed and accommodated within the RPA to minimize the impact of the increased traffic, which will result from redevelopment of the area.
- Stormwater Management
- Planned Unit Development District
- All development must comply with planning and zoning processes of the City.

Source: City of Naperville Water Street Vision Statement, Nov. 2006

Public Comment

Board Deliberation and Consideration of Recommendation to City Council



Adjournment