



**CITY OF NAPERVILLE  
WATER STREET TIF DISTRICT  
JOINT REVIEW BOARD MEETING MINUTES**

August 4<sup>th</sup>, 2023

10:00 am

*Meeting Room B*

**A. CALL TO ORDER:**

Rachel Mayer, Finance Director called the meeting to order at 10:00 am

**B. DISTRICT INTRODUCTIONS/ROLL CALL:**

Taxing District: Present:

City of Naperville – Rachel Mayer  
Naperville Park District – Sue Stanish  
DuPage County – Jessica Infelise  
Naperville Township – Matthew Rasche  
Citizen Member – Brien Nagle

Absent:

College of DuPage  
Naperville School District 203

City of Naperville Staff:

Raymond Munch – Deputy Director, Finance  
Sherrian Kelly – Budget Analyst

**C. PUBLIC FORUM:**

There were no speakers for the Public Forum

**D. REPORTS AND RECOMMENDATIONS:**

1. Approve the minutes of the August 24, 2022 meeting

A motion was made by Stanish and seconded by Infelise. Motion approved unanimously.

2. Receive the Water Street TIF Annual Report for the FY ended December 31, 2022

Munch gave an overview of the 2022 Audited Financial Report. The Fund had beginning balances of \$43,882 with incremental tax revenue of \$607,989. The tax revenue for 2022 is proportionally higher when compared to the 2021 revenue in the amount of \$356,359 due to the reassessment of the hotel property. Expenditures accounted for \$4,012 for the annual audit costs. Transfer out of the fund represented the full increment to the debt service fund. The funds' ending balance for the FY2022 was \$40,272.

Munch further indicated that no major valuation changes were made for the current tax year, however the frozen valuation changed minimally. The TIF Valuation increased 4.5% in line with the general increase for the full tax increment across the City from \$607,536 to \$635,868; reflecting minor changes compared to the previous year.

Nagel questioned under what circumstances the frozen valuation would change.

Munch responded indicating further research would need to be conducted regarding the minimal changes. The first time the valuation changed was as a result of the recalculation of the public portion of the parking garage attached to the hotel, as the assumption was that a portion of the garage had a taxable value due to the hotel's use. Rasche also contributed that the assessment may have assumed a property that was previously exempted and now included in the valuation but was uncertain. In the event such exemption was made, the amounts would go into the TIF not the frozen valuation.

Research will be conducted, and information relayed to the board at the next meeting.

Munch continued the presentation with the debt service summary with the reminder that the sole purpose of the TIF is to repay the debt from the construction of the Water Street improvements. The year-to-date actual incurred is \$4.6 million, the TIF has supported \$3.84 million. The remaining amount of \$8.7 million is projected through 2034; under the assumption that the TIF would generate enough to satisfy the debt requirement.

The only variable is the projected TIF support of \$9.74 million, as that is based on increments currently being generated with the undeveloped property at Water and Main Street (River Main parcel). The parcel is complete; however, no construction will take place until the Washington Street Bridge is completed. As such, the assumption is that no increments will be generated until 2025-2026.

Nagel questioned what developments are in place for the lot at Aurora and Webster. Munch indicated there are no pending developments being discussed at the moment.

Stanish questioned whether debt service difference can be recaptured. Munch responded that the intent is that the TIF would remain in place until its obligations to pay debt service are met, barring any changes within the TIF.

Stanish questioned if there is any ability to refund the debt. Mayer indicated that the debt does not qualify as one that is eligible for refunding; however, it will be re-evaluated to determine full eligibility.

Nagel inquired how or where the balance of the fund is distributed. Munch responded that at the end of the life of the TIF, any remaining amounts would be considered surplus and distributed to the taxing bodies per the proportionate amount of their shares

A motion to receive the report was made by Rasche and seconded by Stanish. The motion was unanimously approved.

#### **E. OLD BUSINESS:**

None

**F. ADJOURNMENT:**

A motion to adjourn was made by Rasche and seconded by Nagle. Motion unanimously approved and the meeting was adjourned at 10:11 a.m.