

**JOINT REVIEW BOARD for the VILLAGE OF LA GRANGE PARK
31ST STREET/BARNSDALE REDEVELOPMENT PROJECT AREA
Meeting Minutes – January 30, 2025**

To comply with its annual meeting requirement, the Joint Review Board for the Village of La Grange Park 31st Street/Barnsdale Redevelopment Project Area was scheduled on Thursday, January 30, 2025 to commence at 2:15 or at the conclusion of the preceding meeting of the Joint Review Board for the Village of La Grange Park Village Market Redevelopment Project Area in the Board Room of the La Grange Park Municipal Building.

Call Meeting to Order

The Meeting for the Joint Review Board for the Village of La Grange Park 31st Street/Barnsdale Redevelopment Project Area (the “TIF District”) was called to order at 2:31 p.m.

Roll Call

Gabe Oppenheim, Executive Director, La Grange Park Public Library
Jessica Cannaday, Executive Director, Community Park District of La Grange Park
Brian Stachacz, Director of Business Services, Lyons Township District 204
Maggie Jarr, Assistant Village Manager, Village of La Grange Park
Julia Cedillo, Village Manager, Village of La Grange Park
Larry Noller, Finance Director, Village of La Grange Park
Mike Jurusik, Attorney, Village of La Grange Park
Sandy Bakalich, Executive Assistant/Deputy Village Clerk, Village of La Grange Park
Derek Rockwell, Senior Planner and Project Coordinator, Village of La Grange Park
Robert Corte, President, Community Park District of La Grange Park

Motion to Appoint Public Member

A motion was made by Jessica Cannaday to appoint Sandy Bakalich, a resident of La Grange Park, as Public Member. The motion was seconded by Gabe Oppenheim and passed unanimously by voice vote.

Motion to Appoint Chairperson

Brian Stachacz made a motion to nominate Maggie Jarr as Chairperson. The motion was seconded by Gabe Oppenheim and passed unanimously by voice vote.

Motion to Approve Minutes of May 23, 2024 Joint Review Board

Gabe Oppenheim made a motion to approve the meeting minutes of May 23, 2024. The motion was seconded by Jessica Cannaday and passed unanimously by voice vote.

Review of TIF Revenue & Expenses for FY 2023-2024 & Discussion of Comptroller Report for FY 2023-2024

Deputy Village Manager Maggie Jarr delivered a PowerPoint Presentation detailing the TIF District Boundaries, Affected Taxing Districts, Revenue and Expenses, as well as upcoming projects. It was noted that the TIF District was established in January

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2017 as a Conservation TIF District with the goal to conserve and improve the area and address signs of deterioration without raising taxes. The area contains multiple uses such as commercial, multi-family residential, open space, and vacant land.

The Board reviewed the financials for the TIF District, noting a beginning fund balance of \$1,537,578, total expenditures of \$85,191, and an ending fund balance of \$1,974,048. Expenditures included funding for reimbursements for redevelopment projects at Posto 31 and Dubak Electric, as well as engineering for the Green Alley Project north of 31st Street. The Board also discussed additional TIF-supported projects, including redevelopment at Happier Now Café & Market, the Streetscape Planning & Improvements Project, and Streetscape Branding efforts.

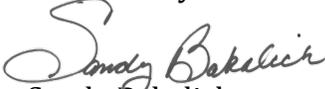
Board's Deliberation and Recommendation

Gabe Oppenheim made a *motion to accept the FY2023-2024 Illinois State Comptroller Report*. The motion was seconded by Jessica Cannaday and passed unanimously by voice vote.

Adjournment

A motion to adjourn was made by Gabe Oppenheim and seconded by Brian Stachacz. The motion passed unanimously by voice vote and the meeting adjourned at 3:02 p.m.

Respectfully submitted,



Sandy Bakalich

Village of La Grange Park

Executive Assistant/Deputy Village Clerk