



A Community of Learners

Information Item- Village of Winnetka Proposed Tax Increment Financing (TIF) District

TO: School Board

FROM: Brad Goldstein, *CFO*
Dr. Trisha Kocanda, *Superintendent*

December 19, 2017

Background

The Village of Winnetka is considering a Tax Increment Financing District for the 41-acre Elm Street Business area in downtown Winnetka. The TIF would allow the Village to freeze the Equalized Assessed Value (EAV) of the property within the TIF District at existing levels for all taxing bodies, and set aside the additional growth to pay for authorized expenditures agreed upon by the Village Board.

It is projected that District 36 would not see a decrease in revenue, but rather, the tax rate for other taxpayers would rise slightly to offset the lost revenue from the TIF District. The District would also not see any benefit of new growth within the TIF zone for the duration of the TIF, which is typically 23 years.

The District, in partnership with New Trier Township High School 203, The Winnetka Park District and the Winnetka-Northfield Public Library District, engaged TJ Design Strategies, Inc., a firm that specialized in TIF District analysis, to conduct a review of the proposed TIF District. The opinion of their expert found that, upon visual analysis, the proposed area does not meet the specifications required to qualify as a Redevelopment Project Area. These have been identified as:

1. Deterioration
2. Inadequate Utilities

3. Excessive Land Coverage
4. Lack of Community Planning
5. Lagging EAV

I have attached the complete analysis for your review.

At the December 12, 2017 Village Board Meeting, the TIF was discussed at length by the Village Board. A list of potential eligible expenses that might be included as projects in the TIF District was presented and discussed. This list includes \$10.9 million in projects that could be paid for through the TIF District. There will be another working session of the Village Board in January or February prior to moving forward. Administration will continue to update the Board on any developments that come out of these work sessions.

Attachments

[TJ Design Strategies, Ltd. Village of Winnetka Downtown Study Area Tax Increment Financing Feasibility Report July 2017 \(TIF\)](#)

[Village of Winnetka Board Packet from December 12, 2017 Study Session](#)