

City of Berwyn
Joint Review Board Meeting
FY 2025 Tax Increment Finance Budget Review
6700 W 26th Street, Berwyn, IL 60402
February 20th, 2025 at 10:00 AM
MINUTES

IMPORTANT NOTICE: This meeting will be conducted in-person at the Berwyn City Hall Council Chambers, located at 6700 W. 26th St, Berwyn, IL 60402 in compliance with P.A. 101-0640.

Any member of the public wishing to pre-submit testimony may submit such comments in writing to kendras@berwyn.net not later than 8:00 a.m. on Tuesday, February 18th, 2025. Any and all such comments received shall be read into the record in their entirety.

- I. Call to Order (City) – Meeting called to order at 10:04 AM.
- II. Introduction of Representatives – Sign in of members done in person. All representatives in person introduced themselves.
- III. Selection of Public Member – Libby Linares-Herrera serves as the Public Member. Selection was previously established, and re-selection was not needed.
- IV. Selection of Chairperson – Cindy Hayes (Berwyn Park District) motions to nominate Ruth Siaba Green (City of Berwyn) as the Chairperson. Libby Linares-Herrera (Public Member) seconds. All in favor. Ruth Siaba Green serves as the Chairperson.
- V. Review of Joint Review Board Procedures and Duties - Dave Hulseberg (BDC) provided an overview of today's agenda items, as well as introduced Ben Daish and Monican Martin from the City of Berwyn's Finance Department. In general, the FY2025 budgets had not been approved at the time of the last Joint Review Board meeting. As such, the approved budgets were shared in this meeting for review and reference.
- VI. Review 2025 Budget for Roosevelt – Dave Hulseberg (BDC) provided an overview of the 2025 Roosevelt Rd budget. He also shared upcoming projects, including the Roosevelt Rd Corridor Study. He invited representatives to serve on the steering committee. Of note, Libby Linares-Herrera (Public Member) asked for clarification on the flock cameras, Boba 8 property, and any plans for new development along Roosevelt Rd.
- VII. Review 2025 Budget for Harlem/Cermak – Dave Hulseberg (BDC) provided an overview of the 2025 Harlem/Cermak budget, and shared updates on projects. Of note, Libby Linares-Herrera (Public Member) asked what defines a successful TIF. Dave explained that the Berwyn Gateway Plaza development generated money and that the extension of the TIF helped enhance the entire corridor. This TIF also supported infrastructure upgrades and made a few developments possible, including Realty of America.
- VIII. Review 2025 Budget for South Berwyn (Depot) – Dave Hulseberg (BDC) provided an overview of the Depot budget. He also shared that the old State Bank Building and 3 properties along Stanley are now owned by the City of Berwyn. Requests for Proposals will go out. Proposals will be reviewed, and the decisions will be made based on city and

community priorities. Dave also shared that the Senior Center is under construction and scheduled to open mid-2025. The theater is still pending due to a grant application.

- IX. Questions/Comments (Chairperson) – No additional quotes or comments were made.
- X. Adjournment – Tammy Sheedy (Berwyn Public Library) motioned to adjourn. Libby Linares-Herrera (Public Member) seconded. All in favor. Adjourned at 10:31 AM.