

JOINT REVIEW BOARD MEETING MINUTES OF APRIL 23, 2026, FOR THE ROOSEVELT TIF DISTRICT

I. Call to Order

Chairperson Ruth Siaba Green (City of Berwyn) called the meeting to order at 10:02 A.M.

II. Roll Call

Member sign-in was completed via sign-in sheet and has been attached to the minutes.

III. Selection of Public Member

Michelle Russell was selected as the public member by the JRB.

IV. Selection of Chairperson

The JRB moved to continue with Ruth Siaba Green serving as the Chairperson.

V. Review of Joint Review Board Procedures and Duties

Brett Michaelson (Ryan Consulting) explained the purpose of the JRB, the standard procedures, and the duties.

VI. Approval of Minutes for the 2025 JRB Budget Review Meeting from February 20, 2025

Michelle Russell motioned to approve the minutes. Ruth Siaba Green seconded. All in favor.

VII. Review of FY2024 Annual TIF Report

Brett Michaelson explained the information within the report.

VIII. Review of FY2026 Budget

David Hulseberg (Berwyn Development Corporation) reviewed the budget for FY2026. The major expense is related to the 6209 Roosevelt Road Art Park.

IX. Questions/Comments

There were no additional questions or comments.

X. Adjournment

The meeting adjourned at 10:16 A.M.

City of Berwyn
 Joint Review Board Meeting
 FY 2024 Tax Increment Finance Report
 Sign-In Sheet – April 23, 2026
 Roosevelt – 10:00 AM

Name	Organization	Email
Hannah Breakley	BPC	—
Alexis Alaimo	BDC	—
Dave Mulseburg	BDC	—
Brett	Ryan LLC	—
Ruth	City of Berwyn	—
TED KUNBS	Resident	—
Michelle Russell	President	
Paul Froiland	resident	
Ben Daigh	City Comptroller	
Brian Crowe	BDC.	
Jennifer Hosty	BSD100	

JOINT REVIEW BOARD MEETING MINUTES OF APRIL 23, 2026, FOR THE HARLEM/CERMAK TIF DISTRICT

I. Call to Order

Chairperson Ruth Siaba Green (City of Berwyn) called the meeting to order at 10:02 A.M.

II. Roll Call

Member sign-in was completed via sign-in sheet and has been attached to the minutes.

III. Approval of Minutes

Michelle Russell motioned to approve the minutes. Ruth Siaba Green seconded. All in favor.

IV. Review of FY2024 Annual TIF Report

Brett Michaelson (Ryan Consulting) explained the information within the report.

V. Review of FY2026 Budget

David Hulseberg (Berwyn Development Corporation) reviewed the budget for FY2026. The major expense related to this TIF is the Cermak Water Main project. TIF expenses include \$100K for Morton West High School and additional reimbursements to taxing bodies.

VI. Questions/Comments

A member of the public asked why Morton West gets \$100K. David Hulseberg explained that it was part of the agreement when the Cermak/Harlem TIF's boundaries were expanded. As part of the agreement to expand the TIF boundaries, they asked for funding from the TIF for future physical improvements to the school. The TIF's expansion allows for the planned water main project.

VII. Adjournment.

VIII. The meeting adjourned at 10:28 AM.

City of Berwyn
Joint Review Board Meeting
FY 2024 Tax Increment Finance Report
Sign-In Sheet – April 23, 2026
Harlem/Cermak – 10:15 AM

Name	Organization	Email
Hannah Breakley		-
Alexis Maimo		-
Dave Hulseberg	BDC	-
Brett	Ryan LLC	-
Ruth	City of Berwyn	✓
Teod Kotars	Resident	-
Michelle Russell	Resident	-
Paul Fritland	Resident	-
Ben Daish	^{Comptroller} City of Berwyn	-
Brian Crave	BDC	✓
Jennifer Flatty	BSD100	

JOINT REVIEW BOARD MEETING MINUTES OF APRIL 23, 2026, FOR SOUTH BERWYN (DEPOT) TIF DISTRICT

I. Call to Order

Chairperson Ruth Siaba Green called the meeting to order at 10:30 A.M.

II. Roll Call

Member sign-in was completed via sign-in sheet and has been attached to the minutes.

III. Approval of Minutes

Michelle Russell motioned to approve the minutes. Jennifer Hosty (BSD 100) seconded. All in favor.

IV. Review of FY2024 Annual TIF Report

Brett Michaelson (Ryan Consulting) explained the information within the report. He made mention of the S. Berwyn Corridor Bond that was issued for streetscape improvements. It has large debt repayments.

V. Review of FY2026 Budget

David Hulseberg (Berwyn Development Corporation) reviewed the FY2026 budget. He noted that the budget is drafted conservatively and does not include expected reimbursements from the Illinois Department of Transportation for certain streetscape improvements. The City is awaiting reimbursement for engineering from IDOT.

Other expected expenses in FY2026 include the demolition of the properties at 6609, 6629, and 6639 Stanley Avenue, which the City and BDC have identified for future redevelopment. Additionally, in FY2026, the back taxes for 6804 Windsor will need to be repaid. Although the City owns the property, it will be required to maintain and insure it. Approximately \$1.2 million is expected for incentives for the redevelopment of 6804 Windsor; however, a redevelopment agreement is still under negotiation. Repayment would be over approximately a 5-year period.

VI. Questions/Comments

There were no additional questions or comments.

VII. Adjournment

The meeting adjourned at 10:41 A.M.

City of Berwyn
 Joint Review Board Meeting
 FY 2024 Tax Increment Finance Report
 Sign-In Sheet – April 23, 2026
 South Berwyn (Depot) – 10:30 AM

Name	Organization	Email
Hannah Breaker	BDC	
Alexis Alaimo	BDC	
Dave H.	BDC	
Brett	Ryan LLC	
Ruth	City of Berwyn	
Teal Korbus	Resident	
Michelle Russel	Resident	
Paul Frohenel	Resident	
Ben Daigh	City of Berwyn Comptroller	
Brian Crowe	BDC	
Jennifer Hoty	BDC - BSD100	

JOINT REVIEW BOARD MEETING MINUTES OF APRIL 23, 2026, FOR THE RIDGELAND TIF DISTRICT

I. Call to Order

Chairperson Ruth Siaba Green (City of Berwyn) called the meeting to order at 10:45 A.M.

II. Roll Call

Member sign-in was completed via sign-in sheet and has been attached to the minutes.

III. Review of FY2024 Annual TIF Report

Brett Michaelson (Ryan Consulting) explained that Ridgeland TIF has been closed and is not active. State statute requires a report if there is still a fund balance. There was still one at the beginning of FY2024, but that has since been transferred out and nothing else has been deposited.

IV. Questions/Comments

A member of the public asked about the Ogden Ave TIF. Brett Michaelson responded that the Ogden Ave TIF no longer exists and was previously closed.

V. Adjournment

The meeting adjourned at 10:48 P.M.

City of Berwyn
 Joint Review Board Meeting
 FY 2024 Tax Increment Finance Report
 Sign-In Sheet – April 23, 2026
 Ridgeland – 10:45 AM

Name	Organization	Email
Hannah Breaker	BDC	—
Alexis Maimo	BDC	—
Dave Hulsberg	BDC	—
Brett St.	Ryan LLC	—
Ruth	City of Berwyn	—
Ted Korbis	Resident	—
Paul Froiland	Resident	
Ben Daish	City of Berwyn City Comptroller	
Brian Crowe	BDC	
Jennifer Hatty	BSD100	