

Notice: meeting Modification Due to COVID-19

Pursuant to the Governor's Executive Orders, the Governor has made a disaster declaration in response to COVID-19. In accordance with 5 ILCS 120/7e), it has been determined that an in-person meeting of all the individual Joint Review Board members is not practical or prudent. The City's representative, Joe Wade, will attend in person at City Hall, 8 North Elmhurst Road, Prospect Heights, IL 60070. The Joint Review Board and members of the public may continue to attend virtually via Zoom, as attendance in the Council room is not feasible. ***Zoom meeting participation instructions are available at the end of the agenda.*** Public comment may be emailed to Deputy Clerk Karen Schultheis kschultheis@prospect-heights.org at least two hours prior to the scheduled meeting. Said email will be read by a representative of the Joint Review Board at said meeting or otherwise placed in the record.

The meeting will be recorded and available on the City's website. See below for participation instructions.

AGENDA

**Continued Joint Review Board Meeting
Proposed Prospect Pointe/Muir Park Tax Increment Financing District**

March 2, 2021 at 2 P.M.

Prospect Heights City Hall, 8 N. Elmhurst Road, Prospect Heights, IL 60070

1. Call to Order
2. Introduction of Representatives and Roll Call
3. Approval of Meeting Minutes from February 2, 2021 Meeting
4. Approve Agenda
5. City Review Update
6. Review Proposed Ordinances Adopting the Redevelopment Plan, Designating the Redevelopment Project Area and Adopting Tax Increment Financing
7. Public Comment
8. Deliberations
9. Scheduling Additional Meetings – as discussed, Tuesday, March 9, 2021 at 2 P.M.

- a. If additional meetings are not necessary, a motion to direct staff to prepare a report approving or disapproving the redevelopment plan or any amendment thereto based upon the eligibility criteria defined in Section 65 ILCS 5/11-74.4-3 and the overall objectives of the TIF Act; OR continue meeting to a future date for the submission of the staff report recommending approval or disapproval of the proposed plan and district.
- b. In the event the City approves the subject TIF District, the Joint Review Board is to meet annually 180 days after the close of the municipal fiscal year or as soon as the redevelopment project audit for that fiscal year becomes available to review the effectiveness and status of the redevelopment project area up to that date. 65 ILCS 5/11-74.4-5(e).

10. Other Business

11. Adjourn

MEETING PARTICIPATION INSTRUCTIONS:

City of Prospect Heights is inviting you to a scheduled Zoom meeting.

Topic: Joint Review Board Meeting

Time: Mar 2, 2021 02:00 PM Central Time (US and Canada)

Join Zoom Meeting:

<https://us02web.zoom.us/j/84122258715>

Meeting ID: 841 2225 8715

+13126266799

One tap mobile

+13126266799

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Lexington Prospect Heights Annual Cash Flow Analysis--WITH TIF

Month	Totals	2021	2022	2023	2024	2025	2026-2045
ABSORPTION							
Sales	69	12	24	24	9	0	
Closings	69	0	24	24	21	0	
CASH SOURCES							
Sales -- Base	21,942,000	0	7,632,000	7,632,000	6,678,000	0	
Sales -- Upgrades	1,755,360	0	610,560	610,560	534,240	0	
Total Sales	23,697,360	0	8,242,560	8,242,560	7,212,240	0	
Net Proceeds from TIF Note Sale [1]	4,800,000	0	0	0	0	4,800,000	0
Annual TIF payments [2,3]	2,608,092	0	0	65,540	197,200	53,747	2,291,605
CASH USES							
HARD COSTS							
Site Acquisition	2,100,000	998,500	804,000	204,000	93,500	0	
Land Development	5,464,310	3,975,574	120,000	120,000	1,248,736	0	
Direct Costs -- Base	11,915,000	863,406	4,144,348	4,144,348	2,762,899	0	
Direct Costs -- Upgrade	1,228,752	35,616	427,392	427,392	338,352	0	
SOFT COSTS							
Model Area Dev. Costs	348,351	50,978	101,956	101,956	93,460	0	
Indirect Construction	1,312,834	192,122	384,244	384,244	352,224	0	
Fire Protection District Impact Fee	688,000	688,000	0	0	0	0	
Potential School fees (\$3,000 per unit)	207,000	207,000	0	0	0	0	
Potential school impact fee							
Library impact fee (\$12 per person)	2,347	2,347	0	0	0		
Sales & Marketing	1,646,967	241,019	482,039	482,039	441,869	0	
G&A	350,721	51,325	102,650	102,650	94,096	0	
Corporate Overhead 5.0%	1,184,868	173,395	346,791	346,791	317,891	0	
Closing Costs	149,118	0	51,867	51,867	45,384	0	
Legal and professional fees	400,000	400,000	0	0	0	0	
Loan Fees	20,891	20,891	0	0	0	0	
Interest -- A&D Loan	207,337	43,875	91,689	53,430	18,344	0	
Interest -- Construction Loan	103,388	3,837	35,961	35,961	27,628	0	
TOTAL	27,329,882	7,947,886	7,092,937	6,454,677	5,834,382	0	0
PROFITS							
Lexington Homes Cash Flows	3,775,570	(5,215,249)	590,258	1,006,307	248,902	4,853,747	2,291,605
Lexington Homes IRR *		10.70%					

* Equity IRR calculated per monthly cash flows. Annual cash flow shown here for presentation clarity.

TIF Revenue Summary							% of All TIF Revenue
Annual TIF Revenue Collections--Townhomes	18,995,000	0	0	113,000	340,000	556,000	17,986,000
Annual TIF Revenue Collections--All Other PINs	2,084,000	0	0	17,000	17,000	17,000	2,033,000
Annual TIF Revenue Collections	21,079,000	0	0	130,000	357,000	573,000	20,019,000
TIF payments to TIF Note issued Feb 2025	8,410,000				0	268,733	8,141,267
Annual distribution to Lexington	2,608,092		0	65,540	197,200	53,747	2,291,605
Distributions to school districts	7,598,000		0	45,200	136,000	222,400	7,194,400
Distributions library district	379,900		0	2,260	6,800	11,120	359,720
TIF revenue for City use	2,084,000		0	17,000	17,000	17,000	2,033,000
Total TIF towards public expenditures	10,061,900			64,460	159,800	250,520	9,587,120
							47.9%

[1] Assumes Developer proceeds \$4.80 million from TIF Note sale in Feb 2025 (principal \$5.00 million, 4% issue costs, 5% int rate), with present value in 2021 of \$3,949,000.

[2] Annual TIF payments to Developer in 2022-2045 (excluding TIF Note, are estimated to total \$2,608,092, with present value in 2021 of \$1,238,000

[3] Present value in 2021 dollars of the total Developer TIF assistance is \$5,187,000 or \$75,000 per unit, equal to 19.0% of total project costs.

Lexington Prospect Heights Annual Cash Flow--WITHOUT TIF

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ABSORPTION						
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CASH SOURCES						
Sales -- Base	21,942,000	0	7,632,000	7,632,000	6,678,000	0
Sales -- Upgrades	1,755,360	0	610,560	610,560	534,240	0
Total Sales	23,697,360	0	8,242,560	8,242,560	7,212,240	0
CASH USES						
HARD COSTS						
Site Acquisition	2,100,000	998,500	804,000	204,000	93,500	0
Land Development	5,464,310	3,975,574	120,000	120,000	1,248,736	0
Direct Costs -- Base	11,915,000	863,406	4,144,348	4,144,348	2,762,899	0
Direct Costs -- Upgrade	1,228,752	35,616	427,392	427,392	338,352	0
SOFT COSTS						
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Indirect Construction	1,312,834	192,122	384,244	384,244	352,224	0
Fire Protection District Impact Fee	0	0	0	0	0	0
Potential School fees (\$3,000 per unit)	0	0	0	0	0	0
Library impact fee (\$12 per person)	0	0	0	0	0	0
Sales & Marketing	1,646,967	241,019	482,039	482,039	441,869	0
G&A	350,721	51,325	102,650	102,650	94,096	0
Corporate Overhead	1,184,868	173,395	346,791	346,791	317,891	0
Closing Costs	149,118	0	51,867	51,867	45,384	0
Legal and professional fees	400,000	400,000	0	0	0	0
Loan Fees	20,891	20,891	0	0	0	0
Interest -- A&D Loan	207,337	43,875	91,689	53,430	18,344	0
Interest -- Construction Loan	103,388	3,837	35,961	35,961	27,628	0
TOTAL	26,432,535	7,050,539	7,092,937	6,454,677	5,834,382	0
PROFITS						
<i>Lexington Homes Cash Flows</i>	(2,735,175)	(4,317,902)	590,258	940,767	51,702	(0)
<i>Lexington Homes Equity IRR *</i>		-55.06%				
<i>Project Overall Return</i>		-10.35%				

* Equity IRR calculated per monthly cash flows. Annual cash flow shown here for presentation clarity.