



TIF DISTRICT EXTENSION DISCUSSION

SEPTEMBER 7, 2021



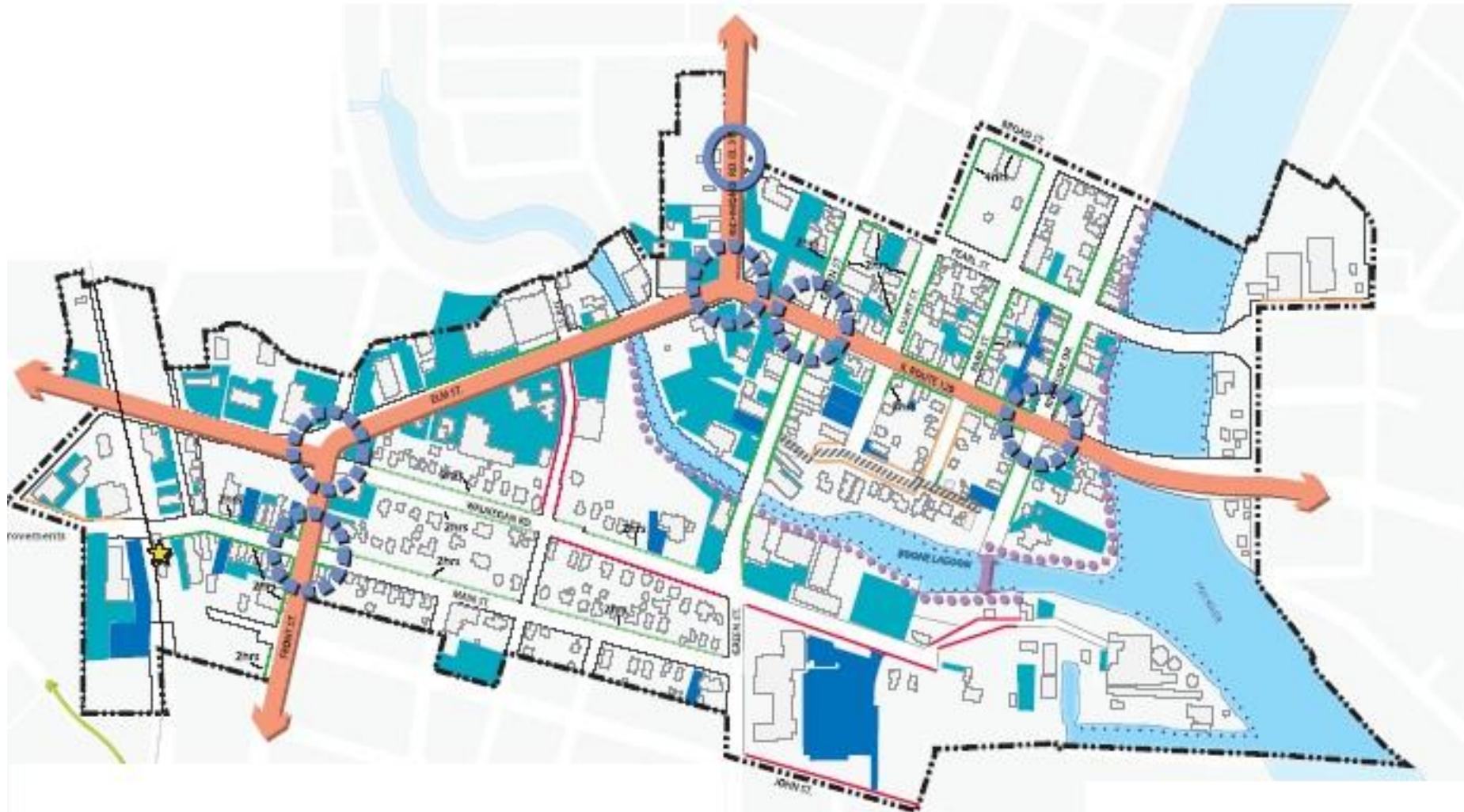
TIF BOUNDARIES



TIF SPECIFICS

- Established in 2002
- 23 year life
- Due to expire in April of 2025
- Can be extended by 12 years

MCHENRY DOWNTOWN MASTER PLAN



WHAT IS THE DOWNTOWN PLAN?

- City's official guide for physical improvement and development with the downtown areas

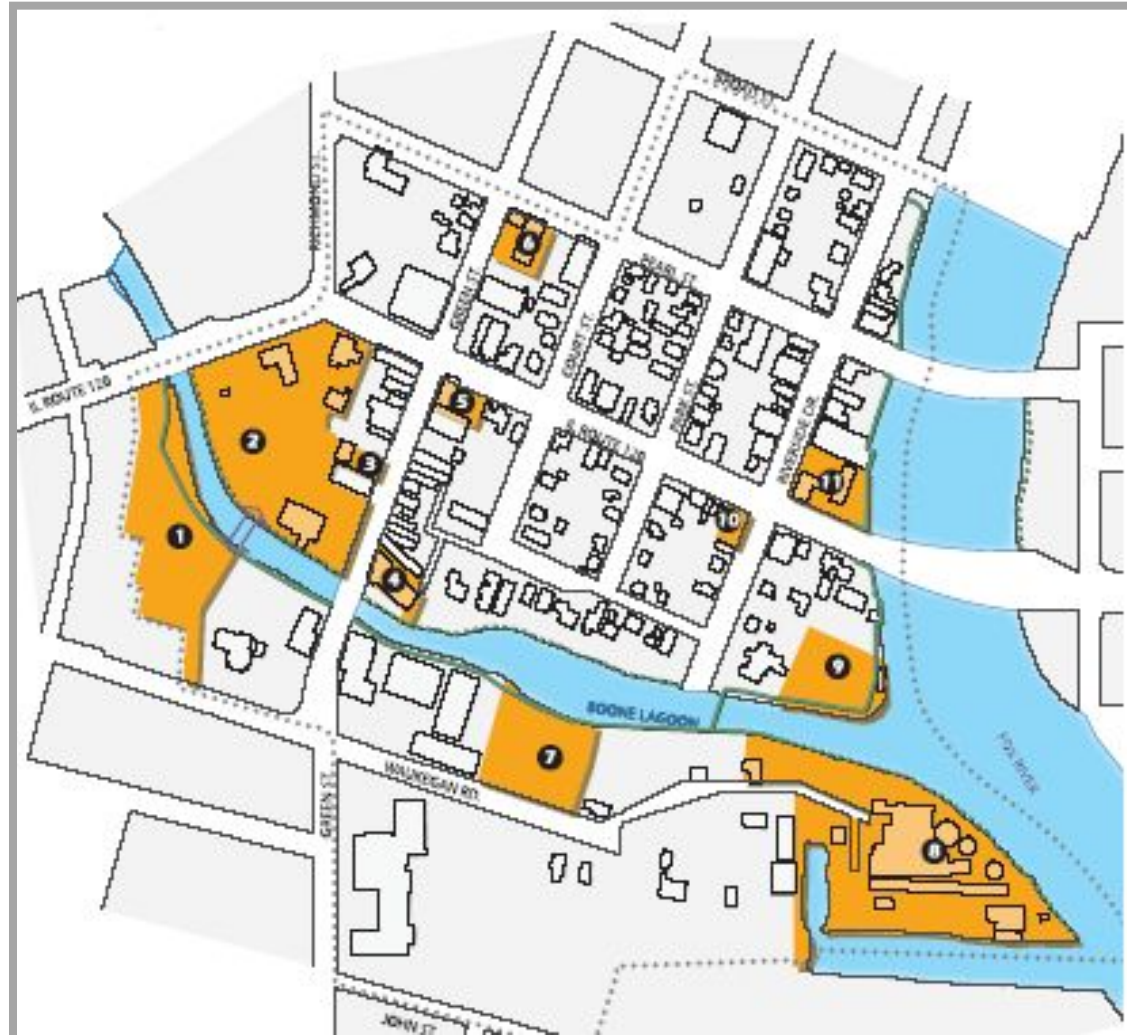
WHAT DOES THE PLAN DO?

1. Establishes the foundation for public and private improvements
2. Is a guidelines by which city staff can review & evaluate private proposals
3. Helps to guide public investment & capital improvements
4. To be used as a “desired blueprint“
5. Can be used to refine the zoning ordinance
6. To be used as a Marketing tool, to promote downtown

DOWNTOWN PLAN OBJECTIVES

1. Achieve a balance between preservation & new development
2. Accommodate and establish the multiple roles of downtown
3. Maintain & further Downtown as a mixed-use environment
4. Establish improvement & development guidelines and land use areas
5. Improve vehicular circulation & parking
6. Establish guidelines for buildings & storefronts
7. Improve the pedestrian environment
8. Enhance other urban design aspects of Downtown

CORE DOWNTOWN REDEVELOPMENT SITES







WHAT HAS BEEN DONE TO DATE...

- I. Riverwalk Place Townhomes – \$731, 749
 - a. Extension of Water mains
 - b. Extension of sidewalks
 - c. Seawall
 - d. Boat Slips

PROJECTS 2 & 3

- Former Eby Brown to Verlo Mattress Factory - \$51,485
 - Demolition costs
- 1209 Court Street Parking Lot - \$218,897
 - Property Acquisition
 - Demolition

PROJECTS 4 & 5

- Former Hospital Site to River Place - \$2,000,000
 - Property Acquisition
 - Demolition
 - Parking
- 1202 Riverside Drive - \$605,000
 - Property Acquisition
 - Demolition
 - Public Piers

RIVERWALK INVESTMENT

- Riverwalk Phase I - \$2,800,000
- Riverwalk Phase II - \$328,220 (McHenry Riverwalk Foundation - \$300,000)
- Riverwalk Phase III - \$50,000 (McHenry Riverwalk Foundation - \$610,000)

TOTAL CURRENT TIF INVESTMENT

- **Estimated Public Investment - \$6,785,351**

STILL TO BE COMPLETED...

- Riverwalk – Green Street to Route 120 - \$5,000,000
 - Brick paver walkway
 - Amphitheater
 - Historic Bridge
 - Connection to Rotary Park
 - Connections to Waukegan Road
 - Circulation of water in Boone Creek

STILL TO BE COMPLETED...

- Riverwalk – Route 120 to Weber Park - \$2,800,000
 - Brick paver walkway
 - New Piers
 - Weber Park Improvements
 - New Public Space behind Riverside Drive

STILL TO BE COMPLETED...

- Overall Downtown Streetscape – Green, Riverside, I20, Pearl - \$12,000,000
 - Lighting
 - Signage
 - Street amenities
 - Roadway Improvements
 - Parking lot acquisition and improvements
 - This does NOT account for any parking garage structure

OTHER PUBLIC IMPROVEMENTS

- Millstream Liftstation and Sewer Main Replacement - \$2,000,000
- Continuation of LED Street Lighting from Richmond to River Road - ?
- Burying Power Lines Downtown - \$1,000,000

ESTIMATED NECESSARY INVESTMENT FOR NEW PUBLIC PROJECTS

- **Estimated Public Investment to Accomplish - \$22,000,000 +**

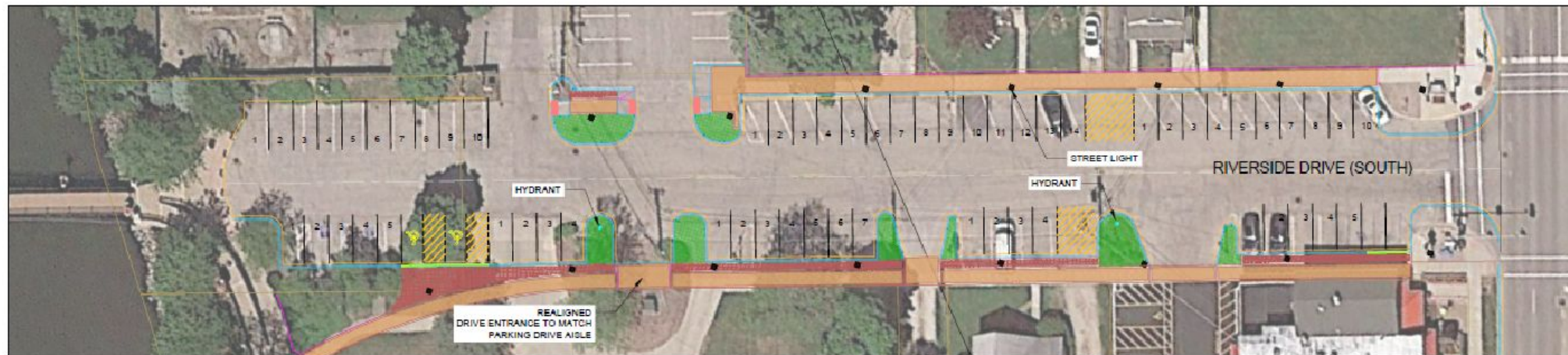
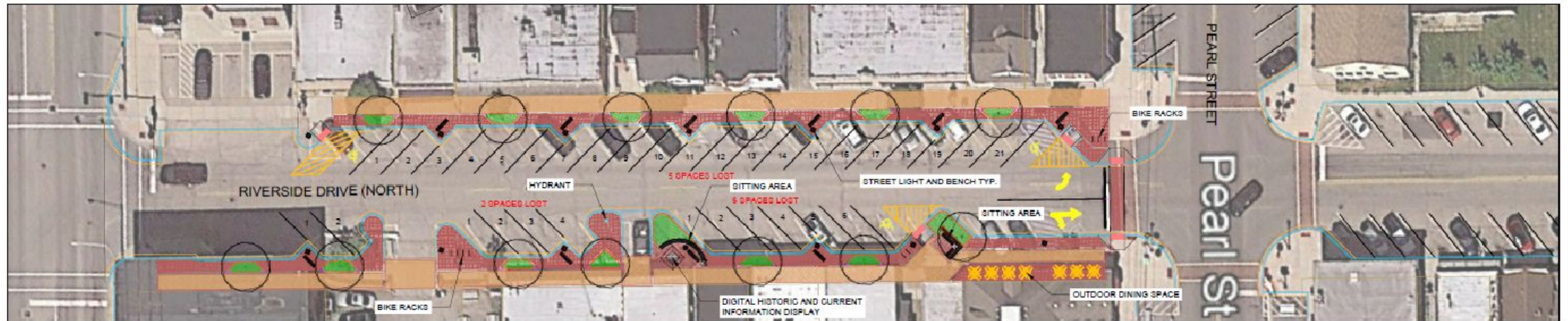
ESTIMATED PERFORMANCE OF THE TIF IN THE COMING YEARS

Year	EAV	Estimated Property Taxes	Misc. Revenues	Total Bond Payments	TIF Increment Payment	Transfer to General Fund	Misc. Expenses	Difference		Fund Balance/Deficit
12-13	18,438,497	\$ 501,266.20	\$ 1,000.00	\$ 237,840	\$ 66,686	\$ 2,500	\$ 1,763	\$ 193,477.54		\$ (583,453.07)
13-14	16,995,146	\$ 445,110.90	\$ 1,000.00	\$ 242,100	\$ 66,417	\$ 2,500	\$ 13,838	\$ 121,255.90		\$ (462,197.17)
14-15	14,974,942	\$ 348,373.48	\$ 1,000.00	\$ 240,950	\$ 61,090	\$ 2,500	\$ 371,092	\$ (326,258.52)		\$ (788,455.69)
15-16	13,956,490	\$ 314,910.60	\$ 329,220.00	\$ 214,588	\$ 56,771	\$ 2,500	\$ 15,478	\$ 354,793.60		\$ (433,662.09)
16-17	13,961,847	\$ 322,162.36	\$ 51,000.00	\$ 221,435	\$ 54,262	\$ 2,500		\$ 94,965.36		\$ (338,696.73)
17-18	14,335,696	\$ 380,358.74	\$ 1,000.00	\$ 217,735	\$ 60,300	\$ 2,500	\$ 9,190	\$ 91,633.74		\$ (247,062.99)
18-19	18,454,127	\$ 489,034.37	\$ 1,037.00	\$ 219,035	\$ 67,095	\$ 2,500		\$ 201,441.37		\$ (45,621.62)
19-20	24,018,886	\$ 636,500.48	\$ 1,000.00	\$ 220,235	\$ 144,031	\$ 2,500		\$ 270,734.48		\$ 225,112.86
20-21	26,420,775	\$ 700,150.53	\$ 1,000.00	\$ 221,335	\$ 76,686	\$ 2,500		\$ 400,629.53		\$ 625,742.39
21-22	27,741,813	\$ 735,158.05	\$ 1,000.00	\$ 222,335	\$ 11,328	\$ 2,500		\$ 499,995.05		\$ 1,125,737.44
22-23	29,128,904	\$ 771,915.96		\$ 223,235	\$ 3,000	\$ 2,500		\$ 543,180.96		\$ 1,668,918.40
23-24	30,585,349	\$ 810,511.75		\$ 219,035	\$ 4,000	\$ 2,500		\$ 584,976.75		\$ 2,253,895.15
24-25	31,502,910	\$ 834,827.11		\$ 224,730	\$ 5,024	\$ 2,500		\$ 602,573.11		\$ 2,856,468.26
25-26	32,447,997	\$ 859,871.92				\$ 2,500		\$ 857,371.92		\$ 3,713,840.18

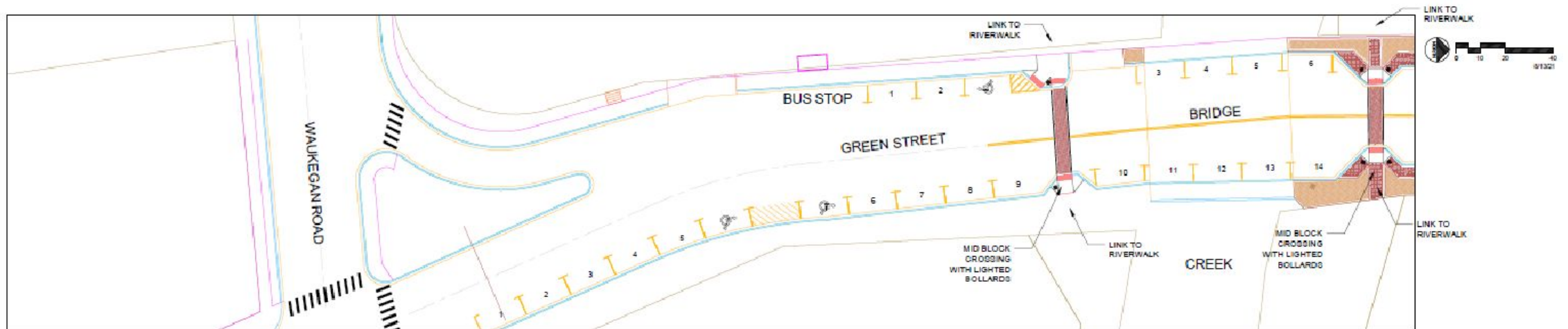
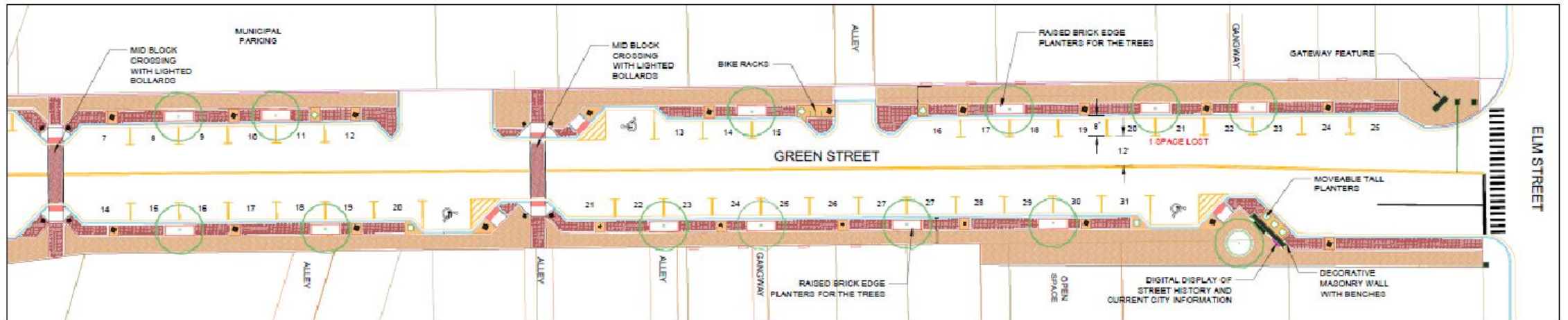
DOWNTOWN IMPROVEMENT HISTORY

- Riverside Drive had a minor streetscape project in the late 80's
 - 36 light poles replaced along with sidewalks, trees and grates
- Green Street's improvement occurred in the early 90's
 - 19 light poles, minor sidewalk repair, trees and grates
- Main Street – mid 90's
 - Similar improvements to Green Street include replacement of 22 lights

RIVERSIDE DRIVE – INITIAL CONCEPT



GREEN STREET – CONCEPT PLAN



MAJOR REDEVELOPMENT SITES THAT WILL REQUIRE TIF ASSISTANCE

- Central Wastewater Treatment Plant Redevelopment
- Carey Electric
- McHenry Savings Bank Downtown Site
- Former City Hall Site
- McHenry State Bank/First Midwest Site
- Vacant land along Boone Creek and West of Landmark

BIGGEST ISSUE – DOWNTOWN MAINTENANCE COSTS

- Sidewalks & Curbs
 - Numerous Broken Curbs and Trip Hazards
- Street Lighting
 - Bolts shearing off at the bases
- Site Amenities
 - Benches and garbage receptacles have been continually sanded and repainted
- Islands & Planting Beds
 - Possible raise the beds and add soil, protection surrounding them and irrigation

MAINTENANCE COSTS CONTINUED

- Asphalt Paving
 - Overall decent shape with the exception of failing maintenance patches
- Trees and Grates
 - Most trees are now too large and require replacement
 - Grates are imperative as are additional protections for the trees
 - Electric at the base of each tree would also aid in holiday decoration

RIVERWALK MAINTENANCE COSTS

- Riverwalk brick is 15 years old and starting to show its age
- Bridge and Railings must be a high priority
 - Electrostatic Painting has been the only option however it is costly
- Concrete Work
 - Sections have settled creating voids
- Light Poles and Fixtures

EXTENSION PROCESS

- With NO amendments to the district
 - No need for a public hearing
 - WOULD require letters of support from all taxing bodies
 - Special Legislation from the IL General Assembly approving requested extension
- WITH amendments to the district boundaries a public hearing and Joint Review Board are Required.

DISCUSSION...

- Thank you!