




MEMORANDUM

TO: Peter Breen, Chairperson
Economic and Community Development Committee

FROM: William J. Heniff, AICP, Director of Community Development 

DATE: December 12, 2011

SUBJECT: Downtown TIF Budget Exercise – ECDC Response & Results

At the November 9, 2011 meeting, the request for 2012 funding by the Lombard Town Centre organization was offered to the Economic and Community Development Committee (ECDC). The discussion included a review of their past accomplishments as well as a discussion of their 2012 goals.

To assist the ECDC in their review and consideration of the funding request, the members were asked to complete a TIF budget exercise. The purpose of this exercise was to identify possible major capital projects (as identified within the Downtown Guidebook) and operational activities Downtown for the next three years. ECDC members were asked to identify projects or activities from most important to fund from highest to lowest, recognizing budget limitations and to allocate a dollar figure to each of the desired funding activities. The exercise recognized that all of the projects cannot be readily funded using public funds, approximately \$580,000 in discretionary dollars remains available over the next three years for the various projects and activities.

TIF Budgeting/Prioritizing Results

Six of the eight ECDC members completed the budget exercise. The actual individual responses are attached for reference purposes. From these results, the following representations can be made:

1. Of all of the operational and capital projects listed within the exercise, funding for the LTC organization was identified by the members as the most important funding priority the Village should have in the downtown.
2. Five of the six responses supported some level of funding for LTC in 2012. Three responses supported funding at the current level (\$38,500 for a 30 hr./week) while two supported full-time funding (40 hrs./week) of \$53,000. One response suggested a declining Village funding over the next three years.
3. Of the capital projects, the responses were divided between providing significant support for a few projects versus providing smaller funding amount for many projects.

4. Of the capital projects, support for the grant programs remained strong. Providing funding for the various grant programs was stronger than funding for specific grants themselves. Most supported funding of the restaurant forgivable loan program, though providing larger funds for a major restaurant deal was more limited.
5. Regarding right of way maintenance and landscape improvements, there was some level of support. However, few responses supported full funding and implementation of the public right-of-way landscaping and improvements.
6. There was minimal support for the Village leasing or acquiring property in the downtown for public purposes. There was also little support for TIF funding for the 101 S. Main Street property for the proposed temporary market/gathering use.

ACTION REQUESTED

The ECDC is ultimately tasked with providing a recommendation to the Village Board relative to the LTC's 2012 funding request. At the December 12, 2011 meeting, the ECDC should review the materials previously presented to the Committee and the results of the survey exercise and shall make its recommendation accordingly.

Should the ECDC recommend funding to the Village Board, the ECDC does have within its discretion the ability to place any conditions on the awarding of funds, as has been done in the past, to ensure that the expenditures meet the intent of their grant. These conditions would be placed within the companion resolution of approval of the funding.

Fixed Expenses, 2012-2014

Lombard Park District Agreement **Three-Year Cost: \$352,435**

The final payment for the intergovernmental TIF agreement related to the Park District maintenance building relocation/Lincoln Place project will be made in 2013.

Elmhurst Memorial Healthcare Agreement **Three-Year Cost: \$214,504**

The final payment for the TIF agreement related to the Elmhurst Memorial Healthcare project will be made in 2013.

TIF Administration **Three-Year Cost: \$194,100**

This amount reflects the administrative costs of having a TIF district, including auditing expenses, required dues to the Illinois Tax Increment Financing Association, staff expenses, and legal fees.

UP Pedestrian Tunnel Improvements **Three-Year Cost: \$120,000**

The Village Board has approved the expenditure of approximately \$120,000 for improvements associated with the Union Pacific/Metra pedestrian tunnel.

School District 87 Vocational Advisor **Three-Year Cost: \$86,007**

The Village of Lombard and School District 87 have an intergovernmental agreement wherein the TIF provides annual funding for a vocational advisor.

Charlotte Street Debt Service **Three-Year Cost: \$50,938**

The final payment for the bonds associated with the Charlotte Street reconstruction project will be made in 2012.

Train Station Camera Maintenance **Three-Year Cost: \$20,000**

The Village pays upwards of \$7,000 per year to maintain the security cameras on the UP/Metra station platforms. *With the pending underpass improvements and the additional security cameras, this cost may increase.*

Projected TIF Balance: **\$1,617,877**

Fixed Expenses (2012-2014)	2012	2013	2014	
Lombard Park District Agreement	\$ (211,978)	\$ (140,457)	\$ -	\$ (352,435)
Elmhurst Memorial Agreement	\$ (105,149)	\$ (109,355)	\$ -	\$ (214,504)
UP Pedestrian Tunnel Improvements	\$ (120,000)	\$ -	\$ -	\$ (120,000)
TIF Administration	\$ (63,482)	\$ (65,309)	\$ (65,309)	\$ (194,100)
School District Vocational Advisor	\$ (27,282)	\$ (28,646)	\$ (30,079)	\$ (86,007)
Charlotte Street Debt Service	\$ (50,938)	\$ -	\$ -	\$ (50,938)
Train Station Camera Maintenance	\$ (7,030)	\$ (7,310)	\$ (7,600)	\$ (21,940)
Remaining TIF Balance Available for Discretionary Uses				\$ 577,953

Discretionary Expenses, 2012-2014

Restaurant Forgivable Loan Program – General

Three-Year Cost: \$190,000

On average, the Village awards approximately \$63,000 each year in Downtown Restaurant Forgivable Loans, representing roughly two restaurants every three years.

Restaurant Forgivable Loan Program – Major Deal

Three-Year Cost: \$250,000

This represents the estimated Village contribution necessary to attract and secure a larger restaurant tenant. Unlike the general Restaurant Forgivable Loan Program awards, this item would be intended to bring in a major anchor restaurant that would generate significant foot traffic.

Lombard Town Centre Executive Director

Full-time option (40 hrs/wk)

Three-Year Cost: \$159,000

Lombard Town Centre has requested annual funding of \$53,000 (for Year 1) to fund a full-time executive director position.

Part-time option (30 hrs/wk)

Three-Year Cost: \$115,500

Lombard Town Centre has requested annual funding of \$38,500 (for Year 1) to fund a full-time executive director position.

ROW Beautification/Landscaping

Three-Year Cost: \$120,000

The Village spends approximately \$40,000 per year for general landscaping, aesthetic improvements, and maintenance. *This figure does not include any newly proposed improvements but represents what the Village currently spends.*

Landscape Plan Recommendations (Public)

Three-Year Cost: \$45,000

The 2009 Landscape Plan recommends the installation of new and/or additional landscape materials on publicly-owned property throughout the downtown. This cost includes annual maintenance.

Retail Business Grant Program

Three-Year Cost: \$85,000

On average, the Village awards approximately \$28,000 each year in Downtown Retail Business Grants, representing roughly two businesses per year. *It should be noted that staff is actively working with 2 existing businesses that may seek this grant in the short term for an expansion. Both those grants are projected to total \$40,000 from the Village.*

Streetscape Improvements - General

Three-Year Cost: \$75,000

The Village budgets \$25,000 per year for general streetscape improvements, including sidewalk paver installation and maintenance. *This figure does not include any newly proposed improvements.*

Improvement and Renovation Grants (Façade Grant) – General

Three-Year Cost: \$50,000

On average, the Village awards approximately \$15,000 each year in Downtown Improvement and Renovation Grants, representing roughly one grant per year. *It should be noted that staff is working with*

an existing business who may be seeking a façade grant application for a roof deck and façade enhancements. The single grant could be approximately \$50,000.

Improvement and Renovation Grants – South Park Avenue **Three-Year Cost: \$105,000**
The Downtown Plan recommends specific exterior improvements to the properties on South Park Avenue and estimates their costs as listed above.

Improvement and Renovation Grants – 2-16 W. St. Charles Road **Three-Year Cost: \$85,000**
The Downtown Plan recommends specific exterior improvements to the properties at 2-16 W. St. Charles Road and estimates their costs as listed above.

Improvement and Renovation Grants – 100-106 W. St. Charles Road **Three-Year Cost: \$25,000**
The Downtown Plan recommends specific exterior improvements to the properties at 100-106 W. St. Charles Road and estimates their costs as listed above.

Signage/Branding **Three-Year Cost: \$35,000**
This figure represents a rough estimation of the cost of beginning to implement the downtown branding and marketing plan as recommended in the Downtown Plan.

101 S. Main Street Temporary Use **Three-Year Cost: \$300,000**
The Downtown Plan recommends a temporary, festival market-type use for the 101 S. Main Street property to create a community gathering place and active use for the property with minimal impact on the site’s long-term investment opportunities. Staff has researched this concept and has determined that the cost associated with implementing it exceeds \$300,000.

Viaduct Aesthetic Improvements **Three-Year Cost: \$50,000**
The Downtown Plan recommends various aesthetic improvements for the Main Street viaduct to create a more welcoming pedestrian environment and better connect the north and south ends of the downtown. Staff has been working with the Union Pacific (UP) on developing plans for adding signage to the Main Street viaduct. Based on our discussions with the UP, we estimate that the signage improvements alone would cost \$50,000. This is due to the structural requirements of the viaduct.

Property Acquisition/Lease – Downtown Property **Three-Year Cost: \$50,000-\$350,000**
Although the Downtown Plan does not have this as a specific action item, public comments have frequently stated the need for a Village presence in the downtown. The costs associated with implementing this strategy varies depending upon if the location will be leased by the Village or acquired and what the intent or purpose of the acquisition would be.

TIF Budgeting/Prioritizing Exercise

ECDC members have \$580,000 to spend over the next three years for all types of projects and programs: grants for new businesses, grants to help businesses and property owners improve the appearance of their buildings, streetscape and landscape improvements, recommendations from the Downtown Plan, and other expenses. Implementing all of these projects would cost \$1.8+ million. **Knowing that there is a finite amount of TIF funding, which projects are most important for the Village to fund?**

Note: Total program/project expenses are rounded to the nearest \$10,000. Programs/projects in **bold** lettering are taken directly from the Downtown Plan.

Projects to Fund
(write dollar amount and priority [1 being highest] for each selected project in box below)

Discretionary Expenses	2012	2013	2014	Total	
Restaurant Forgivable Loan Program	\$ (63,889)	\$ (63,889)	\$ (63,889)	\$ (190,000)	
Major Restaurant Deal	\$ -	\$ (250,000)	\$ -	\$ (250,000)	
Lombard Town Centre Executive Director (40hr)	\$ (53,000)	\$ (53,000)	\$ (53,000)	\$ (159,000)	
Lombard Town Centre Executive Director (30hr)	\$ (38,500)	\$ (38,500)	\$ (38,500)	\$ (115,500)	
ROW Beautification/Maintenance	\$ (40,000)	\$ (40,000)	\$ (40,000)	\$ (120,000)	
2009 Landscape Plan Public Plantings	\$ (38,300)	\$ (3,830)	\$ (3,830)	\$ (50,000)	
Retail Business Grant Program	\$ (27,837)	\$ (27,837)	\$ (27,837)	\$ (80,000)	
Streetscape Improvements	\$ (25,000)	\$ (25,000)	\$ (25,000)	\$ (80,000)	
Signage/Branding	\$ (25,000)	\$ (15,000)	\$ (15,000)	\$ (60,000)	
Improvement & Renovation Grants (Façade Grant)	\$ (15,121)	\$ (15,121)	\$ (15,121)	\$ (50,000)	
S. Park Ave Façade Enhancements	\$ (103,900)	\$ -	\$ -	\$ (100,000)	
2-16 W. St. Charles Façade Enhancements	\$ (83,800)	\$ -	\$ -	\$ (80,000)	
100-106 W. St. Charles Façade Enhancements	\$ (23,100)	\$ -	\$ -	\$ (20,000)	
101 S. Main Street Temporary Use	\$ -	\$ (300,000)	\$ -	\$ (300,000)	
Minimal Viaduct Aesthetic Improvements	\$ -	\$ (50,000)	\$ -	\$ (50,000)	
Property Acquisition/Lease – Downtown Property	\$ -	\$ (50,000-350,000)	\$ -	\$ (50,000-350,000)	
Other	\$ -	\$ -	\$ -	\$ -	
				Total Not to Exceed:	\$580,000

Jocelyn Baker

TIF Budgeting/Prioritizing Exercise

EDC members have \$580,000 to spend over the next three years for all types of projects and programs: grants for new businesses, grants to help businesses and property owners improve the appearance of their buildings, streetscape and landscape improvements, recommendations from the Downtown Plan, and other expenses. Implementing all of these projects would cost \$1.8+ million. Knowing that there is a finite amount of TIF funding, which projects are most important for the Village to fund?

Note: Total program/project expenses are rounded to the nearest \$10,000. Programs/projects in bold lettering are taken directly from the Downtown Plan.

Projects to Fund
(write dollar amount and priority [1 being highest] for each selected project in box below)

Discretionary Expenses	2012	2013	2014	Total	Projects to Fund (write dollar amount and priority [1 being highest] for each selected project in box below)
Restaurant Forgivable Loan Program	\$ (63,889)	\$ (63,889)	\$ (63,889)	\$ (190,000)	60,000 4
Major Restaurant Deal	\$ -	\$ (250,000)	\$ -	\$ (250,000)	100,000 2
Lombard Town Centre Executive Director (40hr)	\$ (53,000)	\$ (53,000)	\$ (53,000)	\$ (159,000)	159,000 1
Lombard Town Centre Executive Director (30hr)	\$ (58,500)	\$ (58,500)	\$ (58,500)	\$ (175,500)	0
ROW Beautification/Maintenance	\$ (40,000)	\$ (40,000)	\$ (40,000)	\$ (120,000)	10,000 7
2009 Landscape Plan Public Plantings	\$ (33,300)	\$ (33,300)	\$ (33,300)	\$ (100,000)	5,000 9
Retail Business Grant Program	\$ (27,837)	\$ (27,837)	\$ (27,837)	\$ (83,674)	80,000 3
Streetscape Improvements	\$ (25,000)	\$ (25,000)	\$ (25,000)	\$ (75,000)	5,000 10
Signage/Branding	\$ (25,000)	\$ (25,000)	\$ (25,000)	\$ (75,000)	6,000 8
Improvement & Renovation Grants (Façade Grant)	\$ (15,124)	\$ (15,124)	\$ (15,124)	\$ (45,372)	50,000 5
S. Park Ave Façade Enhancements	\$ (102,990)	\$ -	\$ -	\$ (102,990)	100,000
2-16 W. St. Charles Façade Enhancements	\$ (85,800)	\$ -	\$ -	\$ (85,800)	100,000
100-106 W. St. Charles Façade Enhancements	\$ (23,100)	\$ -	\$ -	\$ (23,100)	100,000
101 S. Main Street Temporary Use	\$ -	\$ (300,000)	\$ -	\$ (300,000)	50,000 6
Minimal Viaduct Aesthetic Improvements	\$ -	\$ (50,000)	\$ -	\$ (50,000)	50,000
Property Acquisition/Lease - Downtown Property	\$ -	\$ (50,000)	\$ -	\$ (50,000)	5,000 11
Other	\$ -	\$ -	\$ -	\$ -	
				Total Not to Exceed:	\$580,000

ALL Expenses

Brenda Cannon

TIF Budgeting/Prioritizing Exercise

ECDC members have \$580,000 to spend over the next three years for all types of projects and programs: grants for new businesses, grants to help businesses and property owners improve the appearance of their buildings, streetscape and landscape improvements, recommendations from the Downtown Plan, and other expenses. Implementing all of these projects would cost \$1.8+ million. Knowing that there is a finite amount of TIF funding, which projects are most important for the Village to fund?

Note: Total program/project expenses are rounded to the nearest \$10,000.
 Programs/projects in bold lettering are taken directly from the Downtown Plan.

Discretionary Expenses	2012	2013	2014	Total	Projects to Fund (write dollar amount and priority [1 being highest] for each selected project in box below)	Handwritten Notes
Restaurant Forgivable Loan Program	\$ (53,889)	\$ (63,889)	\$ (83,889)	\$ (190,000)	150,000	1
Major Restaurant Deal	\$ (53,000)	\$ (250,000)	\$ (53,000)	\$ (250,000)	0	→
Lombard Town Centre Executive Director (40hr)	\$ (53,000)	\$ (53,000)	\$ (53,000)	\$ (159,000)	0	→
Lombard Town Centre Executive Director (30hr)	\$ (58,500)	\$ (10,500)	\$ (58,500)	\$ (115,500)	57,750	8 → find alternative funding source
ROW Beautification/Maintenance	\$ (40,000)	\$ (40,000)	\$ (40,000)	\$ (120,000)	105,000	5 → 100% yr 1, 50% yr 2, 0% yr 3
2009 Landscape Plan Public Plantings	\$ (40,000)	\$ (5,000)	\$ (4,000)	\$ (50,000)	0	
Retail Business Grant Program	\$ (27,833)	\$ (27,833)	\$ (27,833)	\$ (80,000)	60,000	9
Streetscape Improvements	\$ (25,000)	\$ (25,000)	\$ (25,000)	\$ (80,000)	50,000	4 → Focus on primary & secondary zones
Signage/Branding	\$ (45,000)	\$ (15,000)	\$ (15,000)	\$ (60,000)	32,250	6
Improvement & Renovation Grants (Façade Grant)	\$ (13,121)	\$ (13,121)	\$ (13,121)	\$ (50,000)	30,000	3
S. Park Ave Façade Enhancements	\$ (100,000)	\$ (0)	\$ (0)	\$ (100,000)	0	
2-16 W. St. Charles Façade Enhancements	\$ (80,000)	\$ (0)	\$ (0)	\$ (80,000)	0	
100-106 W. St. Charles Façade Enhancements	\$ (20,000)	\$ (0)	\$ (0)	\$ (20,000)	0	
101 S. Main Street Temporary Use	\$ (300,000)	\$ (300,000)	\$ (300,000)	\$ (300,000)	100,000	7
Minimal Viaduct Aesthetic Improvements	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ (50,000)	0	
Property Acquisition/Lease - Downtown Property	\$ (150,000)	\$ (150,000)	\$ (150,000)	\$ (50,000-350,000)	0	
Other	\$ (0)	\$ (0)	\$ (0)	\$ (0)	0	

Total Not to Exceed: \$580,000

Joe Glazier

TIF Budgeting/Prioritizing Exercise

ECDC members have \$580,000 to spend over the next three years for all types of projects and programs: grants for new businesses, grants to help businesses and property owners improve the appearance of their buildings, streetscape and landscape improvements, recommendations from the Downtown Plan, and other expenses. Implementing all of these projects would cost \$1.8+ million. Knowing that there is a finite amount of TIF funding, which projects are most important for the Village to fund?

Note: Total program/project expenses are rounded to the nearest \$10,000.
 Programs/projects in bold lettering are taken directly from the Downtown Plan.

Projects to Fund
 (write dollar amount
 and priority [1 being
 highest] for each
 selected project in
 box below)

Discretionary Expenses	2012	2013	2014	Total	Projects to Fund (write dollar amount and priority [1 being highest] for each selected project in box below)
Restaurant Forgivable Loan Program	\$ (63,889)	\$ (63,889)	\$ (63,889)	\$ (190,000)	140,000 2
Major Restaurant Deal	\$ -	\$ (250,000)	\$ -	\$ (250,000)	
Lombard Town Centre Executive Director (40hr)	\$ (53,000)	\$ (53,000)	\$ (53,000)	\$ (159,000)	
Lombard Town Centre Executive Director (30hr)	\$ (38,500)	\$ (38,500)	\$ (38,500)	\$ (115,500)	
ROW Beautification/Maintenance	\$ (40,000)	\$ (40,000)	\$ (40,000)	\$ (120,000)	120,000 5
2009 Landscape Plan Public Plantings	\$ (38,300)	\$ (3,830)	\$ (3,830)	\$ (50,000)	
Retail Business Grant Program	\$ (27,837)	\$ (27,837)	\$ (27,837)	\$ (80,000)	80,000 3
Streetscape Improvements	\$ (25,000)	\$ (25,000)	\$ (25,000)	\$ (80,000)	
Signage/Branding	\$ (25,000)	\$ (45,000)	\$ (45,000)	\$ (60,000)	
Improvement & Renovation Grants (Façade Grant)	\$ (15,121)	\$ (15,121)	\$ (15,121)	\$ (50,000)	50,000 4
S. Park Ave Façade Enhancements	\$ (103,900)	\$ -	\$ -	\$ (100,000)	
2-16 W. St. Charles Façade Enhancements	\$ (83,800)	\$ -	\$ -	\$ (80,000)	
100-106 W. St. Charles Façade Enhancements	\$ (23,100)	\$ -	\$ -	\$ (20,000)	
101 S. Main Street Temporary Use	\$ -	\$ (300,000)	\$ -	\$ (300,000)	
Minimal Viaduct Aesthetic Improvements	\$ -	\$ (50,000)	\$ -	\$ (50,000)	
Property Acquisition/Lease - Downtown Property	\$ -	\$ (50,000)	\$ -	\$ (50,000-350,000)	140,000 1
Other	\$ -	\$ -	\$ -	\$ -	
				Total Not to Exceed:	\$580,000

TIF Budgeting/Prioritizing Exercise

ECDC members have \$580,000 to spend over the next three years for all types of projects and programs: grants for new businesses, grants to help businesses and property owners improve the appearance of their buildings, streetscape and landscape improvements, recommendations from the Downtown Plan, and other expenses. Implementing all of these projects would cost \$1.8+ million. Knowing that there is a finite amount of TIF funding, which projects are most important for the Village to fund?

Note: Total program/project expenses are rounded to the nearest \$10,000. Programs/projects in bold lettering are taken directly from the Downtown Plan.

Projects to Fund
(write dollar amount
and priority [1 being
highest] for each
selected project in
box below)

Discretionary Expenses	2012	2013	2014	Total	Projects to Fund (write dollar amount and priority [1 being highest] for each selected project in box below)
Restaurant Forgivable Loan Program	\$ (63,333)	\$ (63,333)	\$ (63,333)	\$ (190,000)	190,000 2
Major Restaurant Deal	\$ (250,000)	\$ (250,000)		\$ (250,000)	-
Lombard Town Centre Executive Director (40hr)	\$ (53,000)	\$ (53,000)	\$ (53,000)	\$ (159,000)	-
Lombard Town Centre Executive Director (30hr)	\$ (38,500)	\$ (38,500)	\$ (38,500)	\$ (115,500)	115,500 1
ROW Beautification/Maintenance	\$ (43,000)	\$ (43,000)	\$ (43,000)	\$ (129,000)	89,000 5
2009 Landscape Plan Public Plantings	\$ (33,300)	\$ (33,300)	\$ (33,300)	\$ (99,900)	80,000 3
Retail Business Grant Program	\$ (27,333)	\$ (27,333)	\$ (27,333)	\$ (82,000)	-
Streetscape Improvements	\$ (25,000)	\$ (25,000)	\$ (25,000)	\$ (75,000)	-
Signage/Branding	\$ (23,000)	\$ (23,000)	\$ (23,000)	\$ (69,000)	-
Improvement & Renovation Grants (Façade Grant)	\$ (15,121)	\$ (15,121)	\$ (15,121)	\$ (45,363)	50,000 4
S. Park Ave Façade Enhancements	\$ (103,000)	\$ (103,000)		\$ (206,000)	22,000 6
2-16 W. St. Charles Façade Enhancements	\$ (63,800)	\$ (63,800)		\$ (127,600)	20,000 7
100-106 W. St. Charles Façade Enhancements	\$ (24,100)	\$ (24,100)		\$ (48,200)	22,500 8
101 S. Main Street Temporary Use		\$ (300,000)		\$ (300,000)	-
Minimal Viaduct Aesthetic Improvements		\$ (50,000)		\$ (50,000)	-
Property Acquisition/Lease - Downtown		\$ (10,000)		\$ (10,000)	-
Property		\$ (330,000)		\$ (330,000)	-
Other		\$		\$	580,000 16
Total				\$ (50,000-350,000)	
Total Not to Exceed:				\$	\$580,000

Gardick Nielson

TIF Budgeting/Prioritizing Exercise

ECDC members have \$580,000 to spend over the next three years for all types of projects and programs: grants for new businesses, grants to help businesses and property owners improve the appearance of their buildings, streetscape and landscape improvements, recommendations from the Downtown Plan, and other expenses. Implementing all of these projects would cost \$1.8+ million. **Knowing that there is a finite amount of TIF funding, which projects are most important for the Village to fund?**

Note: Total program/project expenses are rounded to the nearest \$10,000.
Programs/projects in **bold** lettering are taken directly from the Downtown Plan.

Discretionary Expenses	2012	2013	2014	Total	Projects to Fund (write dollar amount and priority [1 being highest] for each selected project in box below)
Restaurant Forgivable Loan Program	\$ (63,889)	\$ (63,889)	\$ (63,889)	\$ (190,000)	150,000 2
Major Restaurant Deal	\$ -	\$ (250,000)	\$ -	\$ (250,000)	200,000 1
Lombard Town Centre Executive Director (40hr)	\$ (53,000)	\$ (53,000)	\$ (53,000)	\$ (159,000)	8
Lombard Town Centre Executive Director (30hr)	\$ (38,500)	\$ (38,500)	\$ (38,500)	\$ (115,500)	115,500 3
ROW Beautification/Maintenance	\$ (40,000)	\$ (40,000)	\$ (40,000)	\$ (120,000)	7
2009 Landscape Plan Public Plantings	\$ (38,300)	\$ (3,830)	\$ (3,830)	\$ (50,000)	15
Retail Business Grant Program	\$ (27,837)	\$ (27,837)	\$ (27,837)	\$ (80,000)	75,000 4
Streetscape Improvements	\$ (25,000)	\$ (25,000)	\$ (25,000)	\$ (80,000)	40,000 5
Signage/Branding	\$ (25,000)	\$ (25,000)	\$ (25,000)	\$ (60,000)	
Improvement & Renovation Grants (Façade Grant)	\$ (15,121)	\$ (15,121)	\$ (15,121)	\$ (50,000)	6
S. Park Ave Façade Enhancements	\$ (109,900)	\$ -	\$ -	\$ (100,000)	12
2-16 W. St. Charles Façade Enhancements	\$ (83,800)	\$ -	\$ -	\$ (80,000)	9
100-106 W. St. Charles Façade Enhancements	\$ (23,100)	\$ -	\$ -	\$ (20,000)	10
101 S. Main Street Temporary Use	\$ -	\$ (99,000)	\$ -	\$ (300,000)	14
Minimal Viaduct Aesthetic Improvements	\$ -	\$ (50,000)	\$ -	\$ (50,000)	11
Property Acquisition/Lease - Downtown Property	\$ -	\$ (50,000)	\$ -	\$ (50,000-350,000)	16
Other	\$ -	\$ -	\$ -	\$ -	
				\$ (50,000-350,000)	
				\$ -	
				Total Not to Exceed:	\$580,000

Matthew Pike

TIF Budgeting/Prioritizing Exercise

EDCC members have \$580,000 to spend over the next three years for all types of projects and programs: grants for new businesses, grants to help businesses and property owners improve the appearance of their buildings, streetscape and landscape improvements, recommendations from the Downtown Plan, and other expenses. Implementing all of these projects would cost \$1.8+ million. **Knowing that there is a finite amount of TIF funding, which projects are most important for the Village to fund?**

Note: Total program/project expenses are rounded to the nearest \$10,000. Programs/projects in bold lettering are taken directly from the Downtown Plan.

Discretionary Expenses	2012	2013	2014	Total	Projects to Fund (write dollar amount and priority [1 being highest] for each selected project in box below)
Restaurant Forgivable Loan Program	\$ (63,889)	\$ (63,889)	\$ (63,889)	\$ (190,000)	
Major Restaurant Deal	\$ -	\$ (250,000)	\$ -	\$ (250,000)	
Lombard Town Centre Executive Director (40hr)	\$ (53,000)	\$ (53,000)	\$ (53,000)	\$ (159,000)	1
Lombard Town Centre Executive Director (30hr)	\$ (38,500)	\$ (38,500)	\$ (38,500)	\$ (115,500)	
ROW Beautification/Maintenance	\$ (40,000)	\$ (40,000)	\$ (40,000)	\$ (120,000)	60,000 5
2009 Landscape Plan Public Plantings	\$ (38,300)	\$ (3,830)	\$ (3,830)	\$ (50,000)	50,000 6
Retail Business Grant Program	\$ (27,837)	\$ (27,837)	\$ (27,837)	\$ (80,000)	30,000 7
Streetscape Improvements	\$ (25,000)	\$ (25,000)	\$ (25,000)	\$ (80,000)	30,000 8
Signage/Branding	\$ (25,000)	\$ (15,000)	\$ (15,000)	\$ (60,000)	40,000 10
Improvement & Renovation Grants (Façade Grant)	\$ (15,121)	\$ (15,121)	\$ (15,121)	\$ (50,000)	11,000 9
S. Park Ave Façade Enhancements	\$ (109,900)	\$ -	\$ -	\$ (100,000)	100,000 2
2-16 W. St. Charles Façade Enhancements	\$ (83,800)	\$ -	\$ -	\$ (80,000)	80,000 3
100-106 W. St. Charles Façade Enhancements	\$ (23,100)	\$ -	\$ -	\$ (20,000)	20,000 4
101 S. Main Street Temporary Use	\$ -	\$ (300,000)	\$ -	\$ (300,000)	
Minimal Viaduct Aesthetic Improvements	\$ -	\$ (50,000)	\$ -	\$ (50,000)	
Property Acquisition/Lease -- Downtown Property	\$ -	\$ (50,000-350,000)	\$ -	\$ (50,000-350,000)	
Other	\$ -	\$ -	\$ -	\$ -	
				Total Not to Exceed:	\$580,000