

CITY OF WARRENVILLE

WARRENVILLE TAX INCREMENT FINANCING (TIF) DISTRICT #3
(OLD TOWN / CIVIC CENTER)

JOINT REVIEW BOARD ANNUAL MEETING

DRAFT Minutes of the Annual Meeting
Held on Monday, December 1, 2025
at Warrenville City Hall Council Chambers
3S258 Manning Avenue, Warrenville, IL

I. CALL TO ORDER

Chairperson Reinbold called the Annual Meeting of the TIF District #3 Joint Review Board to order at 10:01 a.m.

II. ROLL CALL

The following members were present:

City of Warrenville: Mayor Andrew Johnson

Warrenville Park District: Executive Director Tim Reinbold

Warrenville Public Library District: Executive Director Jason Stuhlmann

Community Unit School District #200: Assistant Superintendent Business of Operations Brian O'Keefe

Public Member: Don Fisher

The following members were absent:

DuPage County

College of DuPage District #502

Also present:

City of Warrenville Administrator Cristina White

City of Warrenville TIF Attorney Hart Passman

City of Warrenville Finance Director Kevin Dahlstrand

City of Warrenville Community and Economic Development Director Amy Emery

City of Warrenville Assistant Community Development Director Kristine Hocking

City of Warrenville Economic Development Specialist Liam Walker

III. APPROVAL OF PRIOR MEETING MINUTES

A MOTION WAS MADE AND SECONDED TO APPROVE THE MINUTES OF THE PRIOR ANNUAL JOINT REVIEW BOARD MEETING. CHAIRPERSON REINBOLD CALLED FOR A VOICE VOTE. MOTION PASSED UNANIMOUSLY. MOTION CARRIED.

IV. OVERVIEW OF TIF #3 ANNUAL REPORT AND FINANCIALS

An overview of the TIF District #3 Annual Report was presented. The presentation included a summary of equalized assessed valuation, incremental revenue, and the Allocation Fund balance for the reporting period.

It was reported that the Equalized Assessed Value (EAV) for TIF District #3 increased from the base year valuation of \$9,167,480 to \$14,325,601 in Fiscal Year 2025.

Incremental revenues for the district were summarized, and it was noted that the TIF District #3 Allocation Fund continues to carry a deficit. The Allocation Fund balance deficit increased from \$3,503,141 in Fiscal Year 2024 to \$5,316,388 in Fiscal Year 2025.

The Annual Report was noted to be in compliance with applicable statutory reporting requirements.

V. OVERVIEW OF TIF #3 REDEVELOPMENT ACTIVITY

An overview of redevelopment activity within TIF District #3 during Fiscal Year 2025 was provided by Community and Economic Development Director Emery.

Activity highlights included continued interest in the Old Town area near Cora Coffee, the opening of P.S. Flowers in the former Blacksmith Shop building on November 26, 2025, and the soft launch of the Warrenville Mercantile in Leone Schmidt Park.

It was also reported that a preferred developer has been identified for the OTRS #2 site at the northeast corner of Batavia and Warrenville Roads.

VI. JOINT REVIEW BOARD QUESTION AND ANSWER PERIOD

No questions were voiced by the Board.

VII. PUBLIC COMMENT

No public comments were received, either in person or in writing.

VIII. ADJOURNMENT

MAYOR JOHNSON MOVED, SECONDED BY O'KEEFE TO ADJOURN THE MEETING AT 10:16 A.M. CHAIRPERSON REINBOLD ASKED FOR VOICE VOTE. MOTION PASSED UNANIMOUSLY.

Submitted By:
City Staff

Approved: _____

OLD TOWN/CIVIC CENTER TIF DISTRICT #3 ANNUAL JRB MEETING FY25

DECEMBER 1, 2025

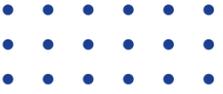
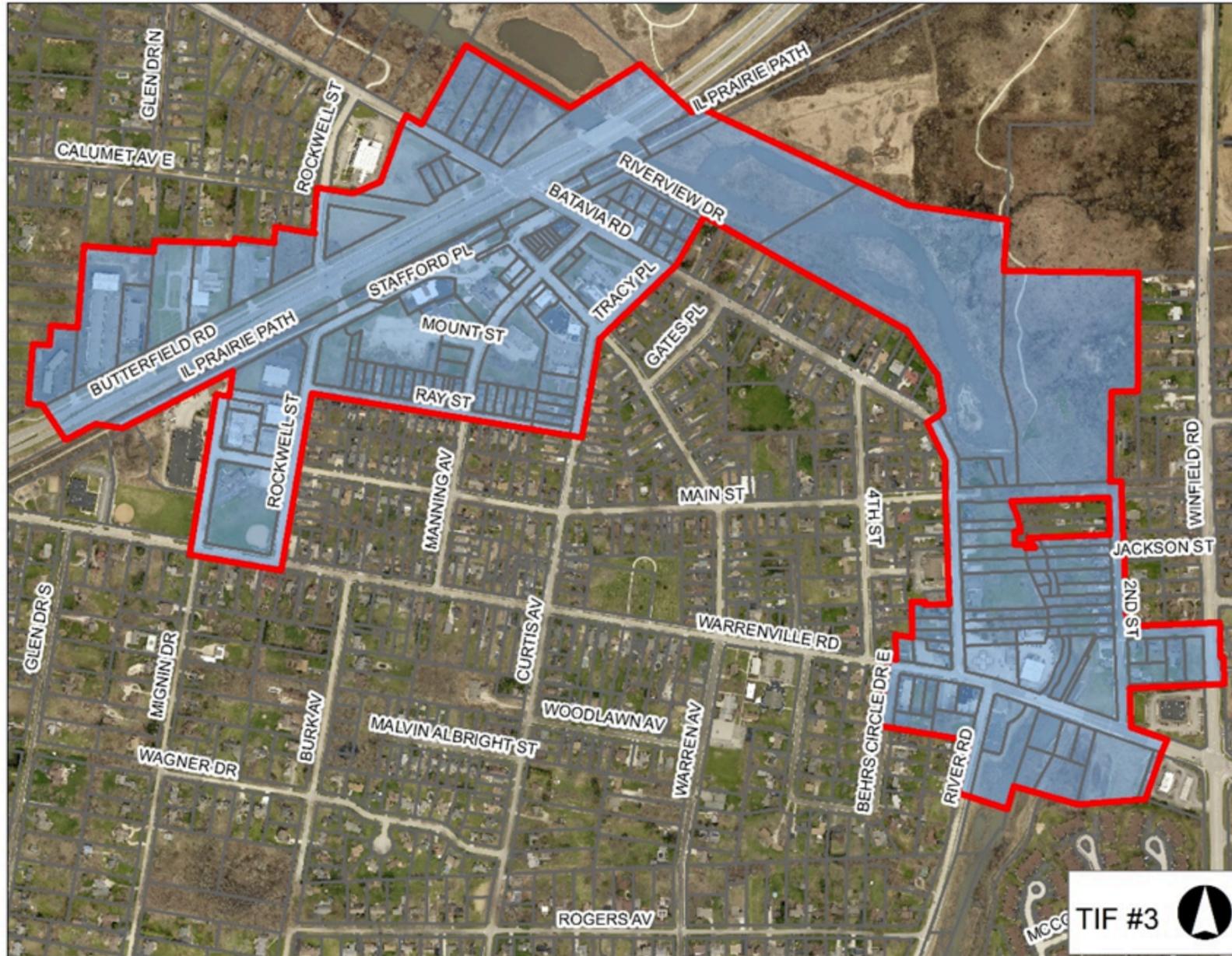


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- **Financials**
- **Redevelopment Activity**
- **City TIF Investments**
- **Questions?**





TIF 3 FINANCIALS



Equalized Assesed Value

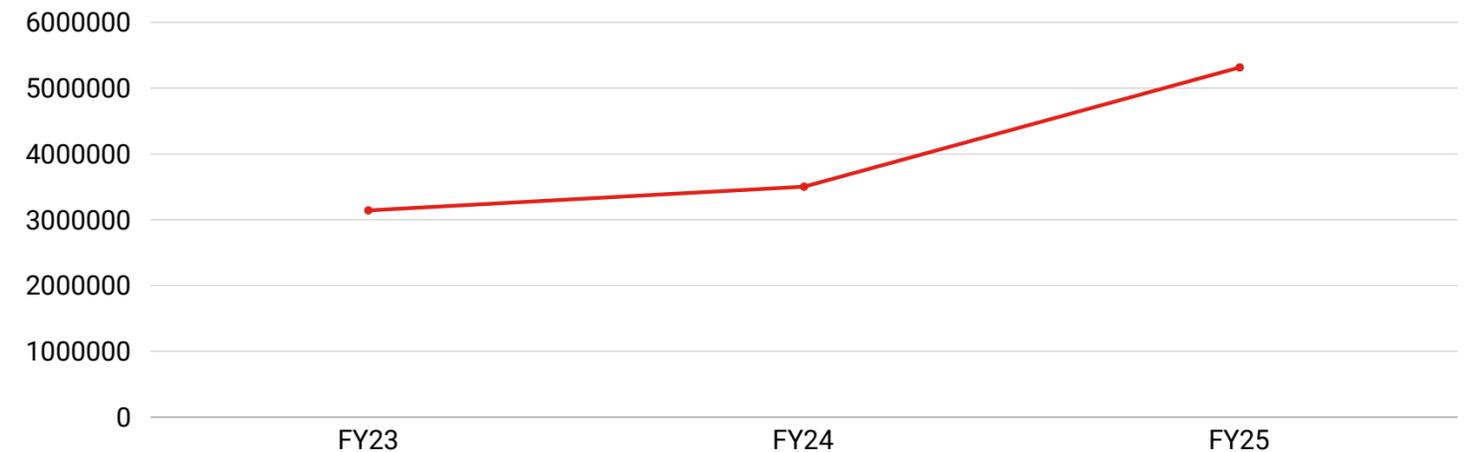
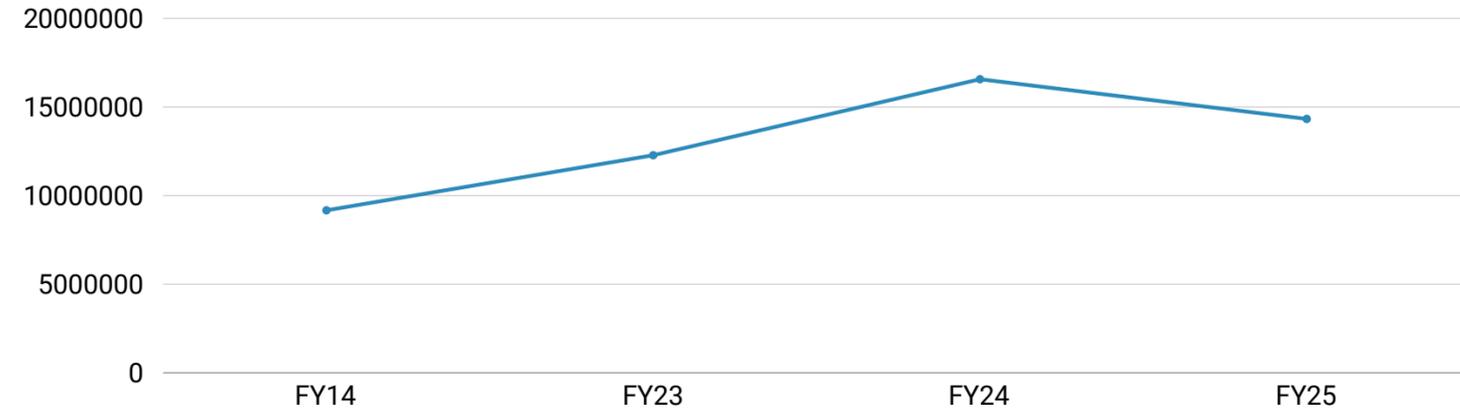
- Base Year (2013) - \$9,167,480
- FY23 (Levy Year 21) - \$12,276,080
- FY24 (Levy Year 22) - \$16,567,910
- FY25 (Levy Year 23) - \$14,325,601

TIF Incremental Revenue

- FY23 - \$439,909
- FY24 - \$569,671
- FY25 - \$599,784

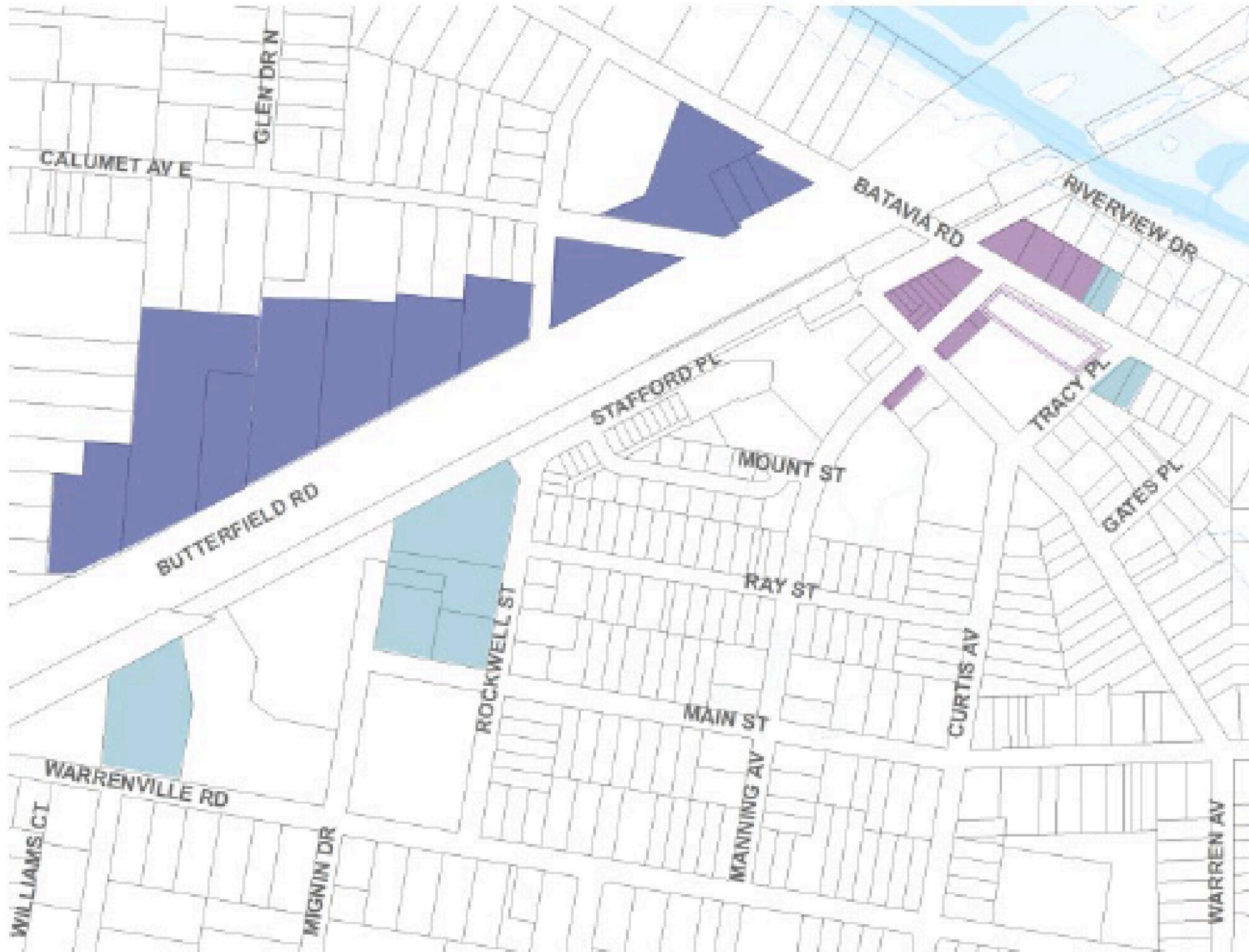
TIF #3 Allocation Fund Balance Deficit

- FY23 - \$3,142,473
- FY24 - \$3,503,141
- FY25 - \$5,316,388

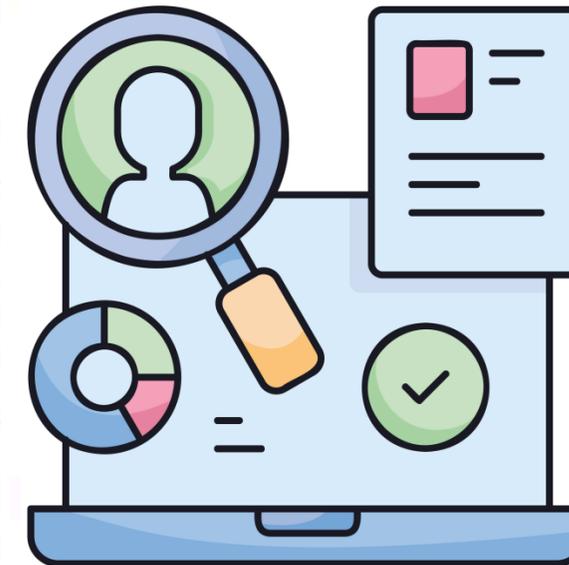




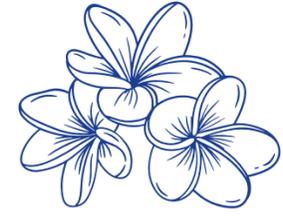
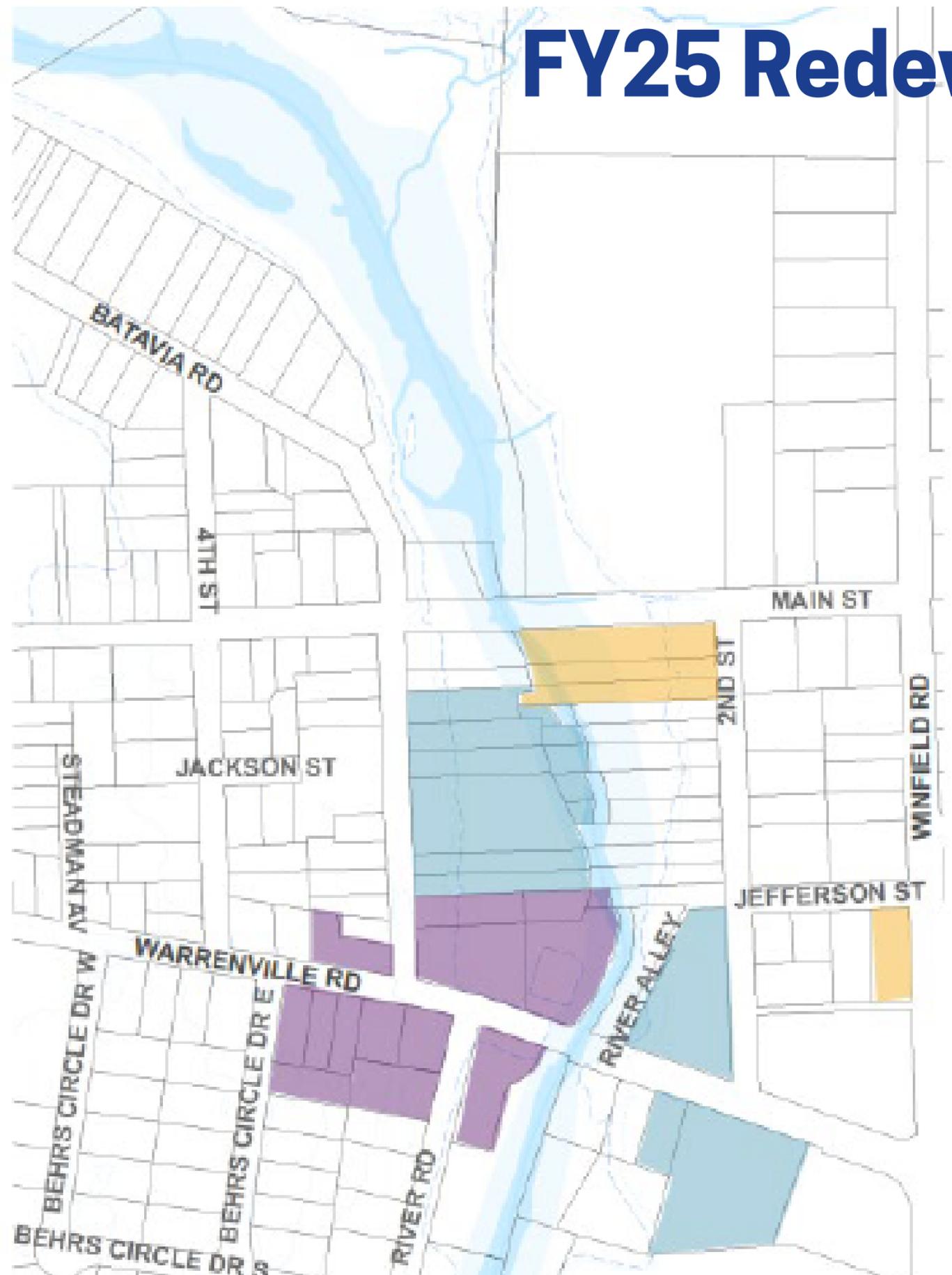
FY25 Redevelopment Activity



Many prospects near Cora Coffee

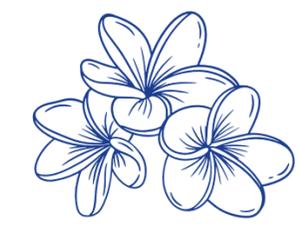


FY25 Redevelopment Activity

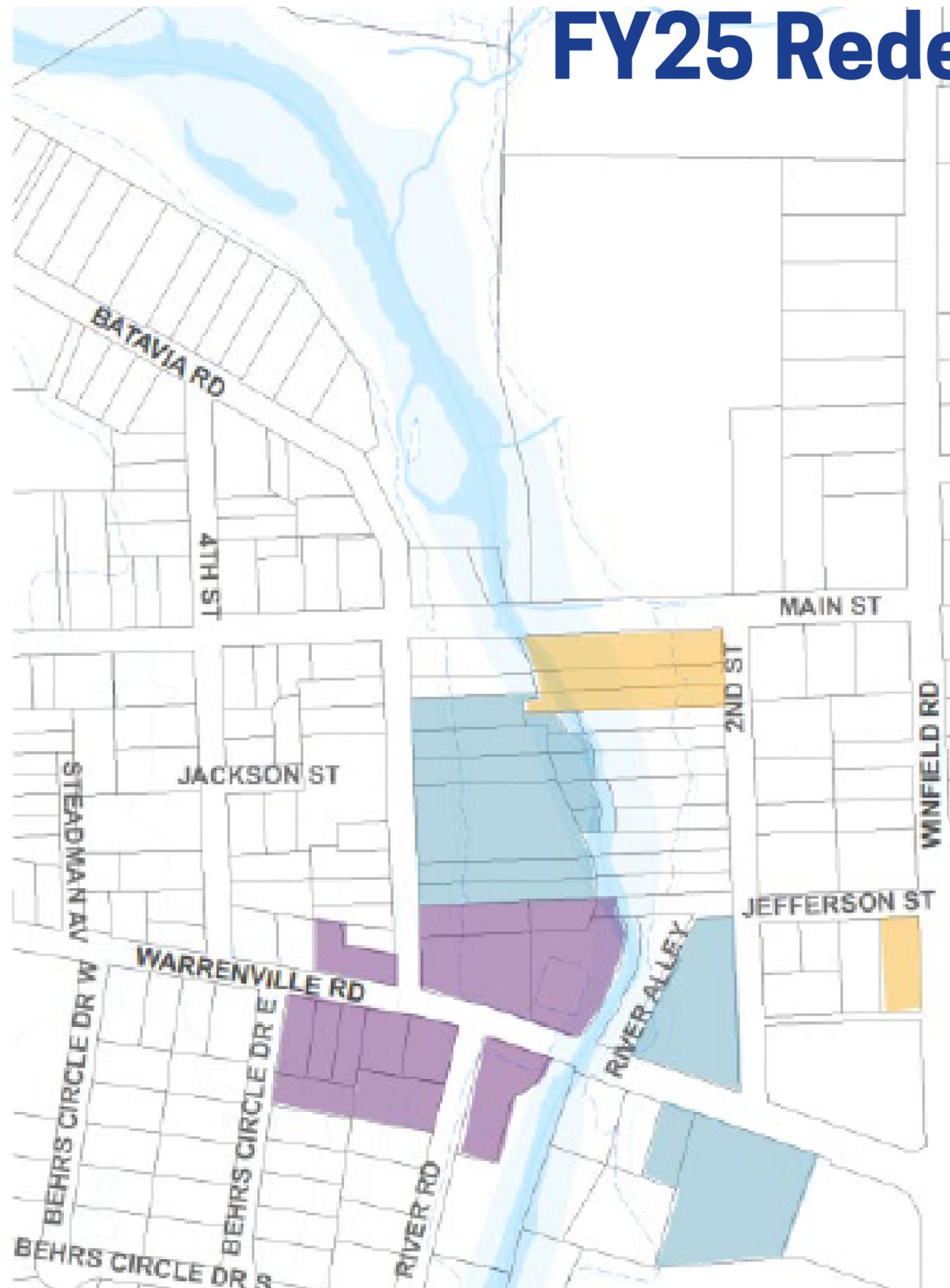


The blacksmith shop is now P.S. Flowers

Opened November 26th



FY25 Redevelopment Activity



FROM...



TO...



OTRS #2 Site - Preferred developer identified

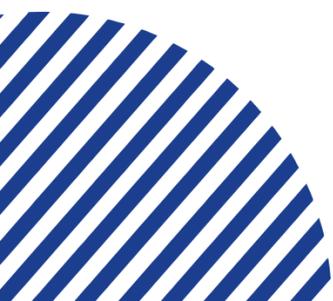
FY25 Redevelopment Activity



Warrenville Mercantile is LIVE



Questions?



CITY OF WARRENVILLE

WARRENVILLE TAX INCREMENT FINANCING (TIF) DISTRICT #4
(SOUTHWEST / RT 59)

JOINT REVIEW BOARD ANNUAL MEETING

DRAFT Minutes of the Annual Meeting
Held on Monday, December 1, 2025
At Warrenville City Hall Council Chambers
3S258 Manning Avenue, Warrenville, IL

I. CALL TO ORDER

Chairperson O'Keefe called the Annual Meeting of the TIF District #4 Joint Review Board to order at 10:30 a.m.

II. ROLL CALL

The following members were present:

City of Warrenville: Mayor Andrew Johnson

Warrenville Park District: Executive Director Tim Reinbold

Warrenville Public Library District: Executive Director Jason Stuhlmann

Community Unit Sch. District #200: Asst Superintendent Business of Operations Brian O'Keefe

Indian Prairie School District 204: Chief School Business Official Matt Shipley

Public Member: Don Fisher

The following members were absent:

DuPage County

College of DuPage District #502

Naperville Township

Also present:

City of Warrenville Administrator Cristina White

City of Warrenville TIF Attorney Hart Passman

City of Warrenville Finance Director Kevin Dahlstrand

City of Warrenville Community and Economic Development Director Amy Emery

City of Warrenville Assistant Community Development Director Kristine Hocking

City of Warrenville Economic Development Specialist Liam Walker

III. APPROVAL OF PRIOR MEETING MINUTES

SHIPLEY MOVED, SECONDED BY STUHLMANN, TO APPROVE THE MINUTES OF THE DECEMBER 4, 2024, ANNUAL MEETING OF THE TIF DISTRICT #4 JOINT REVIEW BOARD. CHAIRPERSON O'KEEFE ASKED FOR VOICE VOTE. MOTION PASSED UNANIMOUSLY. MOTION CARRIED.

IV. OVERVIEW OF TIF #4 ANNUAL REPORT AND FINANCIALS

An overview of the TIF District #3 Annual Report was presented by Finance Director Kevin Dalhstrand. The presentation included a summary of equalized assessed valuation, incremental revenue, and the Allocation Fund balance for the reporting period.

It was reported that the Equalized Assessed Value (EAV) for TIF District #4 increased from the base year valuation of \$8,216,231 to \$52,808,549 in Fiscal Year 2025.

The Annual Report was noted to be in compliance with applicable statutory reporting requirements.

V. OVERVIEW OF TIF #4 REDEVELOPMENT ACTIVITY

An overview of redevelopment activity within TIF District #4 during Fiscal Year 2025 was provided by Community and Economic Development Director Emery.

Activity highlights included progress on the 4M multi-tenant retail site, Dream Clean/ Starbucks preliminary approvals north of Duke Parkway, and development interest in the properties at the intersection of IL 59 and Butterfield.

VI. JOINT REVIEW BOARD QUESTION AND ANSWER PERIOD

No questions were voiced by the Board.

VII. PUBLIC COMMENT

No public comments were received, either in person or in writing.

VIII. ADJOURNMENT

MAYOR JOHNSON MOVED, SECONDED BY STUHLMAN TO ADJOURN THE MEETING AT 10:47 A.M. CHAIRPERSON O'KEEFE ASKED FOR VOICE VOTE. MOTION PASSED UNANIMOUSLY.

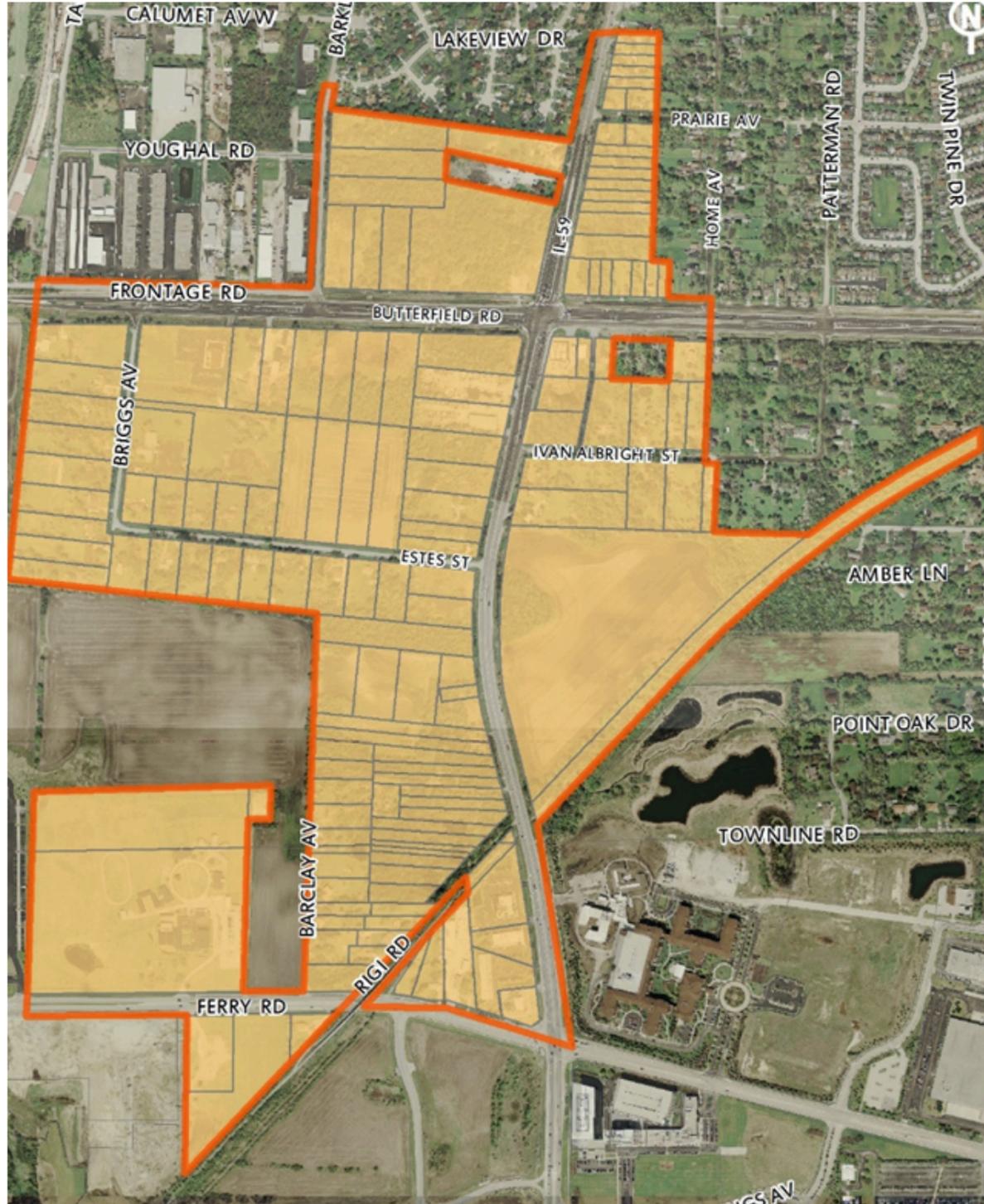
Submitted By:
City Staff

Approved: _____

**SOUTHWEST/RT 59
TIF DISTRICT #4
ANNUAL JRB MEETING
FY25**

DECEMBER 1, 2025

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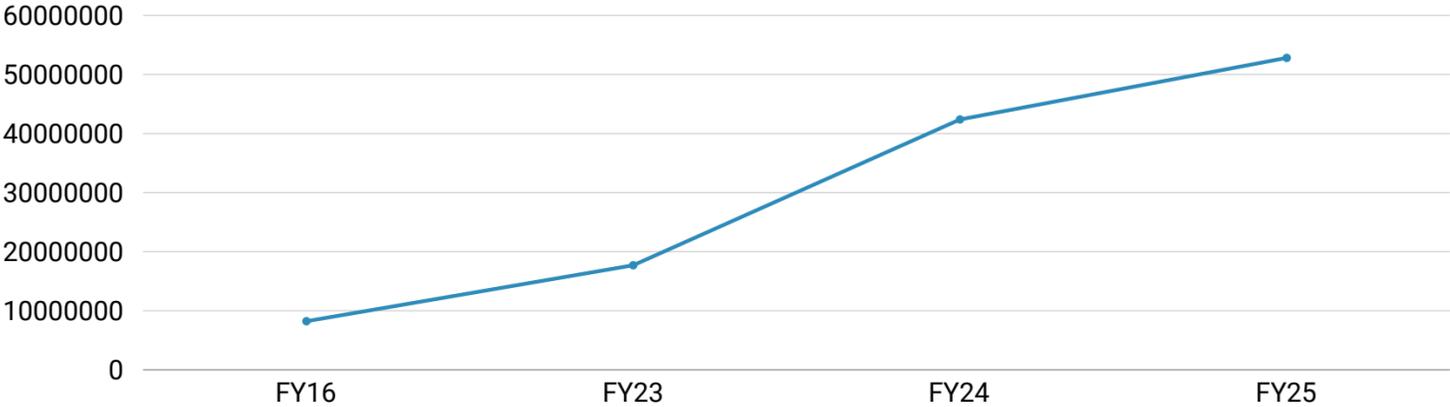
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TIF 4 FINANCIALS

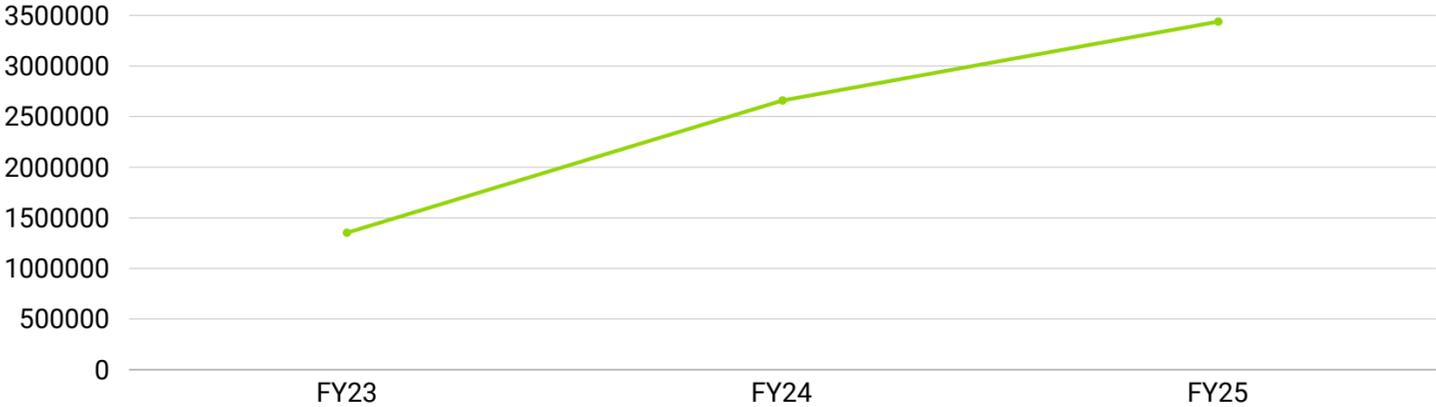
Equalized Assesed Value

- Base Year (2016) - \$8,216,231
- FY23 (Levy Year 21) - \$17,688,733
- FY24 (Levy Year 22) - \$42,381,422
- FY25 (Levy Year 23) - \$52,808,549



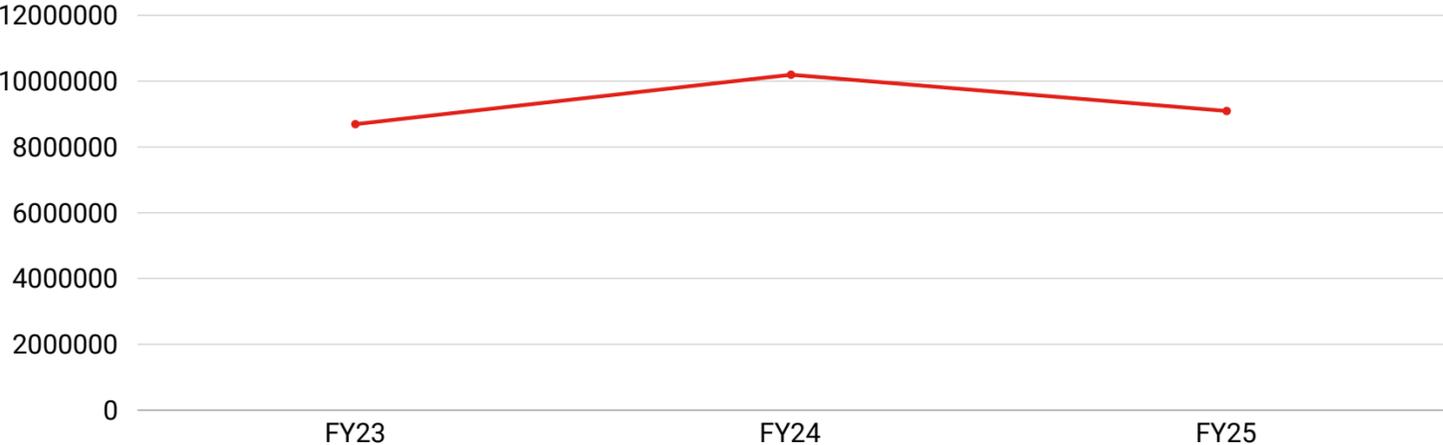
TIF Incremental Revenue

- FY23 - \$1,352,817
- FY24 - \$2,659,619
- FY25 - \$3,438,357



TIF #3 Allocation Fund Balance Deficit

- FY23 - \$8,694,690
- FY24 - \$10,197,478
- FY25 - \$9,094,832





FY25 Redevelopment Activity



Iron Gate Residential (Concept)



Progress
on 4M



South Elevation



Main / East Elevation



North Elevation



Property at IL 59 and
Butterfield



FY25 City TIF Investments



Well #13 and Iron Filtration Building Project



- Mass Grading and Site Improvements: \$436,131
- Well #13: \$427,164
- Contract (Whittaker Construction): \$5,815,000



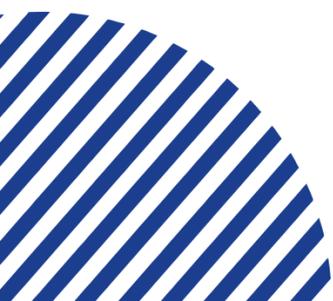
FY25 City TIF Investments



- **Contract (Maguire Iron) : \$4,235,000**

500,000 Gallon Water Tower

Questions?





THE CITY OF WARRENVILLE

THANK YOU

For Attending

