

July 5, 2026

To: President Mendrek and Village Trustees of Northfield

The Northfield Village Caucus reached a consensus in accordance with our Bylaws at our June 30th meeting to make five requests of the Village Board regarding the Tax Increment Financing proposal and procedures.

1. The most important request is for the planned hearing scheduled for August 25 to be delayed for 60 days. It is the first week of school for many, a time when others may be squeezing in a vacation before Labor Day and days after our Centennial celebration. In addition to August being less than ideal timing for a hearing, people need time to learn much more before they are able to formulate the proper questions for this important formal hearing.
2. The second request is for the Village to conduct a survey of resident opinion on TIF, using the emails on file to ensure the broadest reach. Our current Platform states that the Village President and Village Trustees acknowledge their duty to follow the clear majority opinion of Village residents while respecting the rights of all. A survey would be an excellent way to meet that obligation.
3. The third request is for a detailed rationale for designating the very large TIF District and justification for the inclusion of zones already subject to active development.
4. Fourth, we are asking for projections of the economic impact of the TIF over the next 5, 10 and 20 years.
5. Finally, we request details on the projected duties and compensation of our hired consultants, S.B.Friedman, if the ordinance is passed.

Thank you for your consideration and we look forward to your response.

Beverly Smith, Northfield Village Caucus Chair

