

## **Navigating Tax Increment Financing (TIF): From Creation to Compliance**

**Speaker Bios | May 23, 2024**

### **Gwen Crawford, Vice President, The Economic Development Group, Ltd.**

Gwen Crawford has been with The Economic Development Group, Ltd. (EDG) for 21 years. Her responsibilities include preparing various long-range financial analyses, including bond analyses and other projections, and economic impact studies relating to existing and proposed redevelopment projects undertaken within Tax Increment Financing (TIF) Districts and Business Development Districts (BDDs) created and administered through the TIF Illinois process. Gwen prepares TIF District and BDD Redevelopment Plans and subsequent amendment procedures as well as tracks annual reimbursements pursuant to Redevelopment Agreements and Intergovernmental Agreements in existing TIF Districts and BDDs. Together with legal review by Jacob & Klein, Ltd., The Economic Development Group is responsible for directing more than \$79 million in TIF District real estate tax increment and Business Development District sales tax funds each year. Ms. Crawford received her Bachelor and Master of Science degrees in mathematics from Illinois State University. Gwen is also a registered Principal Municipal Advisor.

### **Jon Kindseth, Deputy City Manager, City of Decatur**

Jon Kindseth joined the City of Decatur in 2019, to fill their newly created position of Deputy City Manager. In his role as DCM, Jon has responsibilities and oversight over many municipal services and initiatives, including city communication strategy, citizen inclusion and engagement, economic development projects and TIF administration. Prior to his role in Decatur, Jon held many local government management positions over the past decade, in various Chicagoland suburbs, including Highwood and Westchester. Most recently, Jon served as the Village Administrator in Beach Park, IL for nearly seven years, where he led the community to become a respected professional organization within local government associations. Jon led the creation of the Lake County Land Bank and currently serves as the Board Chairman of the Central Illinois Land Bank Authority. Jon holds a bachelor's degree from Illinois State University and a Master of Public Administration from Northern Illinois University.

### **Herb Klein, Attorney, President, Jacob & Klein, Ltd.**

Herbert J. Klein is the President of Jacob & Klein, Ltd., focusing in areas relating to Government Law – representing both municipalities and other taxing districts; Economic Development Law; and Real Estate Law. Mr. Klein has extensive experience in all aspects of Tax Increment Financing and Business Development Districts. Mr. Klein received his undergraduate degree from Eastern Illinois University and his Juris Doctor from Northern Illinois University College of Law. Mr. Klein is a member of the Local Government Law Section Council of the Illinois State Bar Association, a member and past Chair of the Illinois State Bar Association's Business Advice and Financial Planning Section Council, past member of the ISBA Assembly, and an Illinois Bar Foundation Fellow. Herb is a contributing author to attorney education publications and a frequent speaker at legal education conferences as well as at State and regional economic development conferences.

### **Paul Ostrosky, Economic Development Analyst, The Economic Development Group, Ltd.**

Paul Ostrosky is an Economic Development Analyst for The Economic Development Group, Ltd. Mr. Ostrosky is responsible for the preparation of TIF Annual Report documentation, conducting Annual TIF Joint Review Board Meetings, and assisting the Comptroller with data collection, analysis, and preparation of TIF Annual Reports. Paul prepares projections for newly proposed TIF Redevelopment Projects, conducts field surveys of qualifying characteristics, and assists with the preparation of TIF Redevelopment Plans. Mr. Ostrosky received his Bachelor of Science in Business degree in Economic Consulting from Indiana University in May 2011. He later received a

second and third Bachelor of Science degrees in Finance and Insurance from Illinois State University in December 2012.

**James Snyder, Partner, Ice Miller LLP**

Jim Snyder is head of the Illinois Municipal Finance Group. He acts as bond counsel and disclosure counsel to hundreds of governmental entities throughout the state of Illinois, including school districts, cities, villages, counties, park districts and special districts and as underwriters counsel to dozens of municipal bond underwriters. Jim regularly serves clients on municipal finance transactions including issuers of general obligation bonds, revenue bonds, special service area bonds, tax increment bond bonds, industrial development revenue bonds, multifamily housing bonds and Section 501(c)(3) revenue bonds. Jim is a frequent speaker on public finance issues and is a Board Member of the Council of Development Finance Authorities and has acted as a member of the Steering Committee for the National Association of Bond Lawyers Bond Attorney Workshop. Jim was also named *The Best Lawyers®2016 "Lawyer of the Year" for Public Finance Law*.

**Dalena Welkomer, Director, Baird Public Finance**

Dalena has been a member of Baird's public finance team since 2004. She has assisted many Illinois issuers with their bond transactions such as the villages of Downers Grove, Heyworth, Oswego, Plainfield and Roanoke and the cities of Aurora, Champaign, Decatur, DeKalb, East Peoria, Peoria and Streator. Her experience cuts across many types of financing including general obligation, special revenue, special district, water and sewer, tax increment, and pension bonds. She serves on the Women in Public Finance Chicago Chapter Board of Directors, as co-chair of the IGFOA Partner's Forum and as a Regional Coordinator for the Downstate IGFOA Central Region. Dalena graduated magna cum laude from Benedictine University in Lisle, Illinois where she received a Bachelor of Business Administration in Finance with a minor in International Business and Economics. She is licensed through the Financial Industry Regulatory Authority (FINRA) as a Municipal Securities Representative and Principal (Series 52 and 53), a Municipal Advisor Representative and Principal (Series 50 and 54) and a Uniform Securities Agent (Series 63).