

CALL TO ORDER:

President O'Leary calls to order the continuation of the Public Hearing for the Downtown TIF Redevelopment Project Area at 7:00 pm.

ROLL CALL:

Roll: Trustees Ruffulo, Gorman, Carlini, Lynam, Cichowski, and President O'Leary. Trustee Mahony is absent.

Also in attendance are Village Administrator Frank Koehler, Village Attorney Russ Hartigan, Village Engineer Joe Heinz, Public Works Director TJ Moore and Chief of Police Terry Mee. In the audience is Assistant to the Administrator Heather Zipparro.

PLEDGE OF ALLEGIANCE: Recited

NEW BUSINESS:

1. The Downtown Redevelopment Project Area

Notice is hereby given that on the 7th day of April 2008, at 7:00 pm., at the Village of East Dundee, Village Hall, 120 Barrington Avenue, East Dundee, Illinois, a public hearing will be held to consider the approval of the proposed Downtown TIF Redevelopment Plan and Project for, and the designation of, the Downtown TIF Redevelopment Project Area legally described as posted in the notice.

The TIF lawyer for the village, Kathleen Field Orr states that a TIF is an economic development tool, and is the only economic development tool for municipalities. Kate Crowley with Vandewalle and Associates discusses the downtown TIF project stating that the village has created a downtown plan. This plan includes improvements for flooding and improvements to roadways. In order to fund these improvements the village has created a TIF. The village followed Illinois statute, had to consider blight and lay out a plan. For the next 23 years this is how the incremental dollars will be used. Next, the village came up with a budget for the area and lastly had to document the plan and distribute it to the taxing districts.

Public Comment:

Scott Nemanich – 14 W. Cass, Joliet – School District 300

School District 300 has had a policy to oppose any TIF's and this remains the case. The reason was due to lack of specificity. Statute speaks to the fact that when you're talking about use of EAV's where it declines 3 of the last 5 years, you base it upon the latest information available. We are half way through 2008 and the 2007 information should be available. He does not have this information and asks that the TIF be declined. Ms. Crowley states that they used the information available at the time and informs him that the 2007 data is now available. The information can be accessed through the county website. She also adds that there are 13 factors of blight of which 5 need to be met and the village met 6 factors. This topic refers to only one factor.

DeLoris Doederlein – 110 Railroad Street

She has no objections to the TIF if the board is fair to everyone in the same manner. She also inquires about the lift station.

Howard Burton – 14 Railroad Street

Prefers that the board do something about the flooding. As to blight, he takes offense that houses by him are to be eliminated. He also feels that the Prairie Stone TIF hurt the School District. He does not support the TIF in its present form.

Jack Van Acker – 430 Springcrest Road

Would like more disclosure on the village's plans as he feels that most residents would like to know what the village is planning with this TIF. He fears that the taxpayers will get stuck with the bill.

President O'Leary states that in regards to Dundee Crossing, the burden is on the developer. The village is not creating a burden or liability for the residents of East Dundee.

Paula Lauer – 20 Weinholz Ave., Dundee Township Board

The Dundee Township Board is opposed to the TIF; however, they may reconsider if two portions of the TIF are eliminated because of environmental sensitivity. Administrator Koehler states that it was his understanding, based on feedback from the Joint Review Board, that the Township Board would not be in favor of the TIF even if these the two properties were excluded. As a resident, Ms. Lauer would like to see the downtown area have more life.

Karla Berke – 422 N. Van Buren Street

Ms. Berke states that her questions have been addressed.

Jason Schultz – 418 N. Van Buren Street

Most of his questions were covered, but states that if the School District has concerns about the TIF, he would tend to think that the other taxing bodies would have concerns as well. He would rather see the money put towards other improvements and disagrees with the village's priorities.

Kathy Kalish – 209 North Street

She feels that the plan seems vague, there is no time frame and is concerned about the start up costs. She inquires about the vision of the area and feels that the incentives are not guaranteed.

President O'Leary states that this board sees this as a tool. The board members are residents as well and have similar concerns.

Howard Burton states that he would like to see a statement from the village that the board will not exercise eminent domain. Ms. Orr states that residents are protected because if the village did utilize eminent domain, the costs would astronomical.

Ms. Crowley states that there is a downtown plan and it is not exact in terms of plans since it is for 23 years. The downtown plan will be a guide to mold change. It is written under the assumption that over the next 20 or 30 years property may change hands and purpose. This will not take away anyone's ability to guide the future of his or her property.

Administrator Koehler states that the village does not plan to interfere in the private market place with buyer and seller. There is no guarantee for TIF benefits to a particular development. But if there is an agreement with a developer then the village can work with the developer to help with the reimbursement of project development costs. He adds that they did not create the standards for blight; it is a metaphor for a cornucopia of issues. Also, the TIF has to conform to the downtown plan and comp plan. Regarding the comments on high-rises, the B-1 district allows buildings up to 40 feet high; therefore, this is not a high-rise zoned area. The \$50 million is a projected cost of improvements that may happen in 23 years.

President O'Leary addresses the flooding issue stating that there is some residential in the TIF district so improvements can be made to streets and infrastructure, not so the village can tear down homes. This way, the cost of improvements won't come out of the general fund. Also, the village has been doing sewer lining and other improvements.

Ms. Crowley states that all of the \$50 million is generated by new development. Over 23 years, the village will have the ability to use that money if it is available. The village will not be spending any money until the TIF is created and money is coming in.

President O'Leary encourages the residents to view the TIF Plan and Comp Plan on the website.

Ms. Orr states the TIF law provides that no TIF dollars can be used for new construction. The village is not borrowing money. If you were a developer, you could be reimbursed for a percentage of the infrastructure for the cost of improvements. An area qualifies for diversity of ownership if it is an area that is zoned commercial.

Administrator Koehler adds that they tried to minimize some of the properties that were brought into the TIF. Right-of-ways were brought in to address public infrastructure issues. Although Mr. Moore and the Public Works Department are doing a great job with the resources they have, the TIF can allow us revenue to do a lot more. Diversity refers to if you have a multiplicity of people that are involved in this, then the TIF doesn't benefit one person, it is spread out. Ms. Orr adds that diversity, in the act, is where it is an obstruction to development.

President O'Leary asks the board to address this topic. Trustee Ruffulo understands the concerns of the citizens, but supports the TIF. He does not want to sit and do nothing. Trustee Cichowski feels that the TIF is important but prefers it be only in the business district, not residential. Therefore he does not support the TIF.

President O'Leary states that Trustee Gorman owns property within the TIF. He can participate in meetings by listening but cannot enter into any conversation and cannot vote on anything regarding the downtown TIF. If he does vote, it would be a present vote, which is different from an abstain vote.

Trustee Lynam thanks everyone for coming and states that the village has tough challenges ahead. He encourages the residents to ask questions and hopes they can keep an open mind, as something has to be done. Trustee Carlini states that we are not just competing with our neighboring villages, but with everyone and we need to do something to attract new business.

Following up on earlier comments, President O'Leary states that if the TIF is put in place, then the village can do improvements with TIF money when it's available. He does note that the bridge by Ashland will be paid for by FEMA. Rather than voting down the entire TIF because of one piece, he suggests putting the TIF in place and then voting down individual pieces as it comes before the board. Regarding bonds, with home rule the board took the position that a current board could not bind a future board. He adds that it is not the intention of the board to go out and bond money in the hopes that something happens.


President O'Leary thanks the residents for attending and encourages them to call the Village Hall or any of the board members with questions. He would like it to be known that they are willing to work with everyone and are not trying to hide anything.

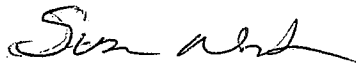
A resident inquires about doing the TIF the opposite way instead of approving the TIF and then voting down pieces. President O'Leary states that it is in the best interest to do a large area because of the expense. The process would have to start from very beginning each time you wanted to create a small TIF area. Administrator Koehler adds that time is money and that the village has to be prepared for the developers, however, all developments may not be approved.

Motion to close the public hearing by Ruffulo/Lynam at 8:35 pm.
Roll: 6 Ayes (Ruffulo, Gorman, Carlini, Lynam, Cichowski, President O'Leary), 0 Nays, Motion carries.

Respectfully Submitted,

Susan Norton

By: 
President Daniel O'Leary

Attest: 
Village Clerk Susan Norton