

**VILLAGE OF EAST DUNDEE
JOINT BOARD REVIEW
ANNUAL TIF REVIEW MINUTES
April 6, 2015
at 3:30 pm**

Village Attorney Kathleen Field Orr calls the meeting to order at 3:30 pm.

Members present at Roll Call: School District 300 Chief Financial Officer Susan Harkin, East Dundee Fire District Fire Chief Steve Schmitendorf, Village Administrator Robert Skurla, Deputy Village Administrator Heather Maieritsch, Deputy Village Clerk Katherine Holt, Village Attorney Kathy Orr, Village Finance Director Linda Blackerby, Village Economic Development Consultant Doug Bergren and Dundee Township Supervisor Sue Harney.

Motion to appoint Doug Bergren as Public Member by Harkin/Bergren.
A voice vote was unanimous.

Motion to appoint Steve Schmitendorf as Chairperson by Harkin/Harvey.
A voice vote was unanimous.

Fox River Valley Public Library Director Roxane Bennett arrived at 3:34 pm.

Attorney Orr gave a summary on the Prairie Lakes TIF. She reported that the incremental revenue from Prairie Lakes was \$1,169,000 and of that, there are obligations of \$220,000. She advised that a lot of money is transferred from Prairie Lakes to pay TIF expenses in the adjoining TIFs. The Prairie Lakes TIF is the generator for the major development occurring in the other TIFs.

Ms. Harkin asked if there was any information on the Base EAV and the Reporting Fiscal Year EAV. Attorney Orr asked Linda Blackerby to prepare and send EAV reports for all TIFs to all in attendance.

Attorney Orr then gave a summary of the Dundee Crossings TIF. She reviewed the audit report and stating that this report is the real reflection of what is being done with the funds. She advised that there were several attempts at numerous redevelopment agreements, however, there are no new agreements. There was one previous agreement with Pal Land to develop property in the Dundee Crossings and Christina Drive TIFs.

Attorney Orr reported that \$2,251,000 has been transferred into the Downtown TIF. She said that the TIF has only generated \$13,000. Administrator Skurla described many of the recent, present and future projects in the downtown TIF which include rehabilitation and upgrades to the Anvil Club, 319 Meier Street, 207 Barrington Avenue, Summit School, Bandito Barneys and the Blues BBQ building. He advised that the vacant lot where the lumberyard used to be has a project currently pending which will most likely break ground this summer. Also, the former Rakow building was torn down and is being rebuilt with a tenant set to occupy this summer. The former Spring Hill Ford property is being discussed as a potential project location. The new Green Bean restaurant is being built next to 7 Hills Healthcare. He said there is a significant amount of work being done to the downtown's infrastructure. He advised that he has seen an increase in increment from Made to Measure. He said there is a lot of TIF money going in but it will take another 12 to 18 months before the assessor picks up on the increased value and increment.

Ms. Bennett asked if money moved from one TIF to another has to be repaid to the TIF it came from. Attorney Orr responded that it does not and this is because it is all for redevelopment.

Attorney Orr then gave a brief report of the Christina Drive TIF. She said that this TIF generates no increment. Administrator Skurla said a water line was looped to Prairies Lakes making it a complete municipal water system which was paid for by bond proceeds.

Attorney Orr said that the Route 68 West TIF brought a corporate headquarters to town for Tovar Snow Professionals by helping them renovate their building. This brought approximately 40 jobs into town.

Attorney Orr said that the Route 25 South TIF generated \$24,871 and spent \$1.2 million. The primary projects in this TIF were the Pampered Pets project and the Gat Guns expansion and rehabilitation. Linda Blackerby advised that the reports show a transfer to the water fund and to the sewer fund for a water line and a sewer line. These projects were determined to be TIF eligible.

Administrator Skurla said that the Cook County TIF property is a reclaimed gravel pit. He said that Adesa was a project the Village was hoping to have in this TIF, however, Adesa just announced that they will be going to Hoffman Estates.

Ms. Harkin asked if there were plans to create additional TIFs. Administrator Skurla replied that there are none.

Barrington Township Supervisor Gene Dawson arrived at 4:08 pm.

Attorney Orr advised that the Cook County TIF was established in 2012. Administrator Skurla said that the primary project for this TIF is Insurance Auto Auctions (IAA) which takes 35 acres of the northern area near Healy Road. They built a 15,000 square foot building and did a significant amount of site improvements. IAA received their occupancy permit at the end of 2014, therefore, there will not be a full property tax bill until 2016.

Mr. Dawson asked if a buffer has been put up between IAA and the Barrington Hill's residents as requested. Administrator Skurla replied that a ten foot berm and an eight foot fence have been put up. In addition, pines trees will also be planted.

Mr. Dawson asked about the filtration in respect to residue from the IAA property. Skurla replied that he needs to obtain a report from them. There are to be samples available from 4 test wells and the detention pond. He said that bentonite covers 20 acres of the property and the balance of the park will be covered with it this summer as well.

Mr. Dawson asked if the EPA or any other organization have any issues with oil or fluid leakage. Skurla replied that there were 2 environmental engineering firms that reviewed the construction and both gave a clean bill of approval. He said it was adequately designed and built to protect any environmental problems. He said that the vehicles are drained prior to arriving to the IAA property.

Mr. Dawson asked if there was a monitoring schedule. Skurla advised that he will obtain an "as built" report once the project is complete.

Motion to adjourn the Joint Review Board meeting at 4:19 pm by Harkin/Bennett. A voice vote was unanimous. Meeting adjourns.