

CALL TO ORDER:

President O'Leary calls to order the Public Hearing for the budget at 6:45 pm.

ROLL CALL:

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

Also in attendance are Village Administrator Frank Koehler, Village Attorney Pat O'Connor, Village Engineer Joe Heinz, Public Works Director TJ Moore and Chief of Police Terry Mee. In the audience are Assistant to the Administrator Heather Zipparro, Finance Manager Nick Cinquegrani and Finance Consultant Sue Behrens.

NEW BUSINESS:

1. The Village of East Dundee 2008 – 2009 Budget

President O'Leary reads a statement -

A public hearing regarding the May 1, 2008 through April 30, 2009 Annual Budget for the Village of East Dundee, Illinois will be held on April 7, 2008 at 6:45 PM in the Boardroom Annex at the East Dundee Village Hall, 120 Barrington Ave., East Dundee, IL. 60118. The proposed budget is available for public inspection at the East Dundee Village Hall, 120 Barrington Avenue, East Dundee, IL 60118.

The proposed budget includes the following fund expenditures:

General Fund	\$	3,687,137
Special Revenue Funds		2,521,330
Debt Service Funds		425,452
Capital Project Funds		184,000
Water Funds		4,390,371
Sewer Funds		<u>1,529,738</u>
Total Expenditures	\$	12,738,028
Less Interfund Transfers		<u>(2,842,100)</u>
Net Expenditures	\$	9,895,928
Trust Fund	\$	248,905

Any person desiring to appear at the public hearing and present testimony to the Village Board of Trustees may contact Mr. Frank Koehler, Village Administrator at 847-426-2822.

Public Comment:

Kathy Kalish – 209 North Street

Before the board passes the budget, she asks that they review it well. She is concerned with the amount of money set aside for travel, conventions, training, dues, health club, shirts for employees, tuition reimbursement, and the Christmas party.

Trustee Lynam offers to discuss the budget with Ms. Kalish and President O'Leary encourages this. Administrator Koehler thanks Ms. Behrens, Mr. Cinquegrani, Ms. Zipparro and the Finance Committee for their hard work.

Motion to close the Public Hearing at 6:57 pm by Carlini/Ruffulo.

Roll: 7 Ayes (Ruffulo, Gorman, Carlini, Lynam, Cichowski, Mahony, President O'Leary), 0 Nays, Motion carries.

CALL TO ORDER:

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

ROLL CALL:

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

Also in attendance are Village Administrator Frank Koehler, Village Attorney Pat O'Connor, 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.

NEW BUSINESS:

2. 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.

President O'Leary states that not all properties were properly notified for this hearing and the recommendation is to postpone the hearing.

The TIF lawyer for the village, Kathleen Field Orr states that the purpose of tonight is for anyone to ask questions and state their concerns. Since there was not a total mailing she asks the board to adjourn this hearing until the first meeting in May.

She states that there are two important things to know regarding a TIF. First, being in a TIF does not alter or change your real estate taxes. Second, there is no intent to take anyone's residency through eminent domain.

Kate Crowley with Vandewalle and Associates discusses the downtown TIF and development opportunities. The village needed to identify public improvements and then needed to create a funding source to start paying for these public improvements. They also determined blighted area that is lacking some investment and this area meets that criteria.

Public Comment:

Kathy Kalish – 209 North Street

Inquires if there are two different plans and Attorney Orr states that there are two different plans. Attorney Orr adds that when you adopt a TIF plan there has to be a finding by the board that it conforms to the comprehensive plan. Ms. Crowley states that there is a comp plan that guides the land use decision of the village and the redevelopment plan to create the TIF. There is also a vision to put more detail in the comp plan for the downtown vision. Ms. Kalish inquires about what can be expected in 2 – 5 years. Attorney Orr states that this is a result of a comp plan and redevelopment plan. The board has been planning and has hired an economic development person. We do not know how successful it will be, but if the village does nothing the village may not be here in 20 years.

Jason Schultz – 418 N. Van Buren Street

His concern is that the area the TIF covers does not include his area. Attorney Orr states that the undeveloped area has to be developed including infrastructure. Administrator Koehler states that a lot of areas need new infrastructure but the village cannot TIF everywhere. The focus is downtown and this is

consistent with all the plans. Mr. Koehler adds that the village is not excluding his neighborhood, but that it is not in content with the downtown TIF, however, his area will benefit from the improvements done on Van Buren. Mr. Schultz is also concerned that they are excluding the houses across the street as the TIF cuts behind those homes but includes the property proposed for development. President O'Leary explains that the property that is included is vacant land that is spelled out in the comp plan and that they followed the comp plan from 2002. Administrator Koehler adds that the lines were drawn consistent with the 2002 comp plan and the downtown redevelopment plan. Lastly, Mr. Schultz has a concern about the 23-year window span. Attorney Orr states that the law says the maximum you can have a TIF is 23 years, but if there is no redevelopment project within seven years the TIF has to be killed. There are strict rules and statutes that have to be met and followed.

Scott Nemanich – 14 W. Cass, Joliet – School District 300
Requests to speak at the next public hearing.

Katie DeLaere – 12 North Street
She is excited about the TIF, but asks the board to keep with a vintage look for the village, as she does not care for the new electronic sign.

Dennis Schultz – 424 Rosalyn Road
Inquires about fixing up your property and the amount of money one would get back. Attorney Orr states you have to apply first. If you fix up your property to provide a service, then there will be incentives. The benefit of a TIF is that it gives the board the ability to negotiate on a case-by-case basis. Mr. Schultz adds that he does not want to see good money thrown after bad money.

DeLoris Doederlein – 110 Railroad Street
She asks Ms. Crowley about River Street and the river walk. Ms. Crowley states that they may want to look into straightening out River Street and extending Hill Street. Also, creating the TIF is evidence that the village is following the plan.

Thom McNamee – 10 N. River Street.
Asks the board if it is their intention to help fund any improvements on houses inside the TIF district. The answer is no. He also states that the purpose of the TIF is not to help fund a private homeowner to fix up their house. And the primary purpose of the boundaries of the TIF is to connect the downtown TIF with the Rt. 72 and 25 TIF. The answer is yes to both statements. Attorney Orr adds that the village is trying to get industrial and commercial areas developed.

Administrator Koehler states that a statutory requirement of a TIF is a Joint Review Board. The Joint Review Board has met and the vote was 5 to 2 to disapprove the redevelopment plan to the designation of the project area for the proposed TIF. Their recommendation is on file and their vote is not uncommon. The board consisted of a representative from the following: School District 300, Dundee Township, Dundee Library, Dundee Park District, East Dundee Fire Protection District, member of the general public and the Village of East Dundee. Elgin Community College and the County chose not to participate. Once the TIF is established, we are required to meet once a year with the area taxing districts to review what has transpired within the TIF district during the prior year. President O'Leary encourages anyone who has questions to call the village hall or any of the board members.

Attorney Orr states for the record that Trustee Gorman owns property within the proposed designated area. As required by law he is not allowed to participate in any discussion, any vote, or discuss any issues of the redevelopment area with anyone on the board. For the purpose of this record he does not vote present. He can and should be excused from this vote and any further discussion or participation in anything to do with this redevelopment area.

President O'Leary states that the board is aware of Trustee Gorman's situation.

Motion to recess the public hearing to the first board meeting in May at 7:00 pm by Carlini/Ruffulo at 8:08 pm.

Roll: 6 Ayes (Ruffulo, Carlini, Lynam, Cichowski, Mahony, President O'Leary), 0 Nays, Motion carries.

Respectfully Submitted,

Susan Norton

By: _____
President Daniel O'Leary

Attest: _____
Village Clerk Susan Norton