

**JOINT REVIEW BOARD MEETING
PROPOSED MAIN STREET/ROUTE 31 TIF DISTRICT
Village Hall, 102 S. Second Street**

**February 16, 2018 – 12:00 pm
Village of West Dundee**

I. CALL TO ORDER:

Village Attorney Kathleen Orr called the Joint Review Board Meeting to order at 12:00pm.

II. INTRODUCTION OF REPRESENTATIVES:

Present were Susan Harkin, Chief of Staff of Community Unit School District 300, David Peterson, Executive Director of Dundee Township Park District, Trish Glees, Dundee Township Supervisor and Lauren Rosenthal, Deputy Director of Fox River Valley Public Library. The representatives from Kane County and Elgin Community College were absent.

Also present were Village Manager Joseph Cavallaro, Village Attorney Kathleen Orr, Finance Director David Danielson, Economic Development Director Timothy Scott, Robert Rychlicki of Kane McKenna and one (1) person in the audience.

III. SELECTION OF PUBLIC MEMBER:

MOTION: Moved by Susan Harkin and seconded by Trish Glees to appoint Tom Baldoni as the Public Member for both the Proposed Main Street/Route 31 TIF District Joint Review Board Meeting and the Annual TIF Review Joint Review Board Meeting. Upon roll call, motion was approved.

AYES: Susan Harkin, David Peterson, Trish Glees and Lauren Rosenthal.

NAYS: None

IV. SELECTION OF CHAIRPERSON:

MOTION: Moved by Lauren Rosenthal and seconded by Susan Harkin to appoint Joseph Cavallaro as Chairperson for both the Proposed Main Street/Route 31 TIF District Joint Review Board Meeting and the Annual TIF Review Joint Review Board Meeting. Upon roll call, motion was approved.

AYES: Susan Harkin, David Peterson, Trish Glees, Lauren Rosenthal and Tom Baldoni

NAYS: None

V. REVIEW OF JOINT REVIEW BOARD PROCEDURES AND DUTIES:

Chairman Cavallaro said this meeting was called for presentation, discussion and recommendation of the Proposed Main Street/Route 31 TIF District.

VI. DRAFT TIF PLAN AND TIF ELIGIBILITY CRITERIA – REVIEW:

Attorney Orr presented the obligations to why an area qualifies for a TIF and the specific duties and responsibilities of the TIF Act.

Robert Rychlicki, consultant for the Village with Kane McKenna, presented the four (4) components for the proposed Main Street/Route 31 Tax Increment District (TIF). The components are: (1) Redevelopment Project and Plan; (2) TIF Mechanism; (3) Factors Qualifying Areas a TIF District; and (4) Key Elements of TIF Plan.

He referred to the map of the proposed TIF boundaries, the core area downtown, Route 72/31 frontage properties and the Haeger Properties. He added that both areas qualify under the guidelines for a conservation area and vacant area. He stated that the objectives are: (1) to support the redevelopment of the downtown and adjacent Main Street areas in order to maintain competitiveness in the marketplace; and (2) continue to provide a vibrant central area for residents and the community as well as to redevelop properties within the Redevelopment Project Area as a part of a coordinated effort to revitalize and enhance the Village's portfolio of commercial, retail and mixed use properties along Route 31.

Mr. Rychlicki said the TIF Plan complies with all the legal provisions of the TIF Act. He explained that the TIF is a tool for achieving the Village's economic development goals as well as splitting property tax revenue generated within the area into two components the first component is base revenues for all local governments and the second component is for incremental avenues for redevelopment within the TIF.

Mr. Rychlicki said there are thirteen (13) qualification factors set forth in the TIF Act and you need a minimum of three for qualification. He said that five (5) have been identified in the Conservation area; declining EAV for three of the last five years, deterioration, lack of community planning, obsolescence and inadequate utilities.

He said that the southern portion of the RPA qualifying factors are obsolete planning, chronic flooding and lagging/declining EAV.

Mr. Rychlicki addressed the key elements of the TIF Plan explaining the TIF budget. He said the estimated base EAV for the TIF District would be \$15,041,248. He added that upon completion of the anticipated private development of the RPA over a 23 year period, the EAV of the property within the RPA would increase to \$70,000,000 to \$80,000,000 depending on market conditions and the scope of the redevelopment projects.

Mr. Rychlicki stated that the IGA Agreement that the Village of West Dundee which has approved with District 300 speaks to the South part of the TIF District and west of Route 31 known as the Haeger property in the event that residential development occurs. Commercial or non-residential uses would not impact property removal – only residential uses. He pointed out that the exclusion is the 260 unit project "Springs at Canterfield" and that the school district would be entitled to receive new student tuition payments as provided for in the TIF Act.

He concluded his presentation by stating the proposed TIF budget is \$45,500,000.

Chairman Cavallaro said the IGA with the School District would also spill over to the Dundee Township Park District and the Fox River Valley Public Library District. He said the Public Hearing is scheduled for March 19, 2018, two (2) notices of the public Hearing will be published in two (2) newspapers and tax payers in the TIF area will be sent notices.

VII. REVIEW OF DRAFT TIF ORDINANCES:

Attorney Orr said three (3) Ordinances need to be adopted for a TIF. She said the TIF requires a three (3) step process: (1) approval of the Plan by the Village Board; (2) adopting the Map; and (3) adopting financing according to the Map. She said once the Ordinances are adopted, they are given to the County Clerk and an EAV is established. The Village has 14-90 days after the close of the Public Hearing to adopt the TIF Ordinances.

VIII. QUESTIONS/COMMENTS:

Chairman Cavallaro said the Village takes the impact on surrounding bodies seriously and makes decisions on land use and economic tools to mitigate the impact. He added that the Village takes a hard look at how monies are used, maintaining the EAV and trying to enhance the EAV. He said the Village takes a diligent approach for the continuation of reinvestment into the community, growing the EAV and maintain values for the community.

Trish Glee expressed concerns about the IGA and the inclusion of Main Street, including if there are any guarantees if a business fails.

Attorney Orr explained that there is a process whereby the property owner must put money into the property before reimbursement. Reimbursement is done by increments on improvements that have been made to a property.

Chairman Cavallaro commented to Ms. Glee that two (2) of the downtown business have now been brought to code compliance and the public dollars invested remains in the community. He added Spring Hill Mall (Rouse Properties), is and has used private monies.

Susan Harkin commented that the School District evaluated the area which qualifies for the TIF, and negotiated to protect the School District and, is appreciative of the accommodations made by the Village in the negotiations and wants to see additional tax dollars.

David Peterson, Dundee Township Park District said even though the Park District doesn't have an IGA but is appreciative and supports the TIF.

Chairman Cavallaro reiterated that the residential component which was removed from the IGA is for all taxing bodies.

Trish Glee, Dundee Township Supervisor had questions on the Springs at Canterfield regarding the number of units, populations and is concerned about the Township having the funds for emergency assistance.

Chairman Cavallaro asked Ms. Glee to send him information on the Canterfield Apartments on the west side of Route 31 in regards to how many times emergency assistance has been provided to their residents.

Lauren Rosenthal, Fox River Valley Public Library, said communities with strong libraries bring residential value. She said the library is working on ways to expand their facilities. She commented that she is grateful to Community Unit School District and the Village of West Dundee and doesn't oppose the Proposed Main Street/Route 31 TIF Plan.

There were no comments from the Public.

IX. CONSIDERATION OF A RECOMMENDATION CONCERNING THE PROPOSED MAIN STREET/ROUTE 31 TIF DISTRICT TO THE VILLAGE BOARD:

MOTION: Moved by Susan Harkin and seconded by Lauren Rosenthal to recommend moving forward with the Proposed Main Street/Route 31 TIF District to the Village Board. Upon roll call, motion was approved.

AYES: Susan Harkin, David Peterson, Trish Glee (noted as being with reservations)
Lauren Rosenthal, Tom Baldoni and Joseph Cavallaro
NAYS: None

X. REVIEW OF TIMETABLE AND NEXT STEPS:

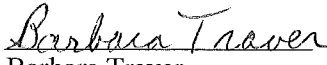
Chairman Cavallaro thanked everyone in attendance and reiterated that the Public Hearing will be March 19, 2018 and that Public Notices will be sent out.

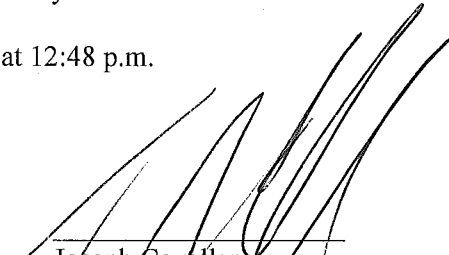
XI. ADJOURNMENT:

MOTION: Moved by Susan Harkin and seconded by David Peterson to adjourn the Joint Review Board Meeting. Motion was approved by voice vote.

The Joint Review Board Meeting adjourned at 12:48 p.m.

ATTEST:


Barbara Traver
Village Clerk


Joseph Cavallaro
Village Manager/Chairperson