

**SPECIAL REGULAR BOARD MEETING
Village Hall, 102 S. Second Street**

**February 13, 2017 7:30 pm
Village of West Dundee**

I. CALL TO ORDER:

President Nelson called the Regular Board Meeting to order at 7:32 pm.

II. ROLL CALL:

Present were Village President Nelson, Trustees Pflanz, Wilbrandt, Kembitzky, Price and Hanley. Trustee Yuscka was absent.

Also present were Village Manager Cavallaro, Attorney Brechin, Community Development Director Scott and four (4) people in the audience.

III. PLEDGE OF ALLEGIENCE:

Trustee Pflanz led those in attendance in the Pledge of Allegiance.

IV. APPROVAL OF AGENDA:

MOTION: Moved by Trustee Pflanz and seconded by Trustee Price to approve the agenda as presented. Motion passed unanimously by voice vote.

V. VILLAGE PRESIDENT'S REPORT: There was no report.

VI. REPORTS AND QUESTIONS FROM TRUSTEES AND WORKING GROUPS:

There was no report.

VII. VILLAGE STAFF REPORTS:

Manager Cavallaro said Attorney Orr sends her regrets and was absent due to a family issue.

Manager Cavallaro said Public Works will be relocating some of the fencing tomorrow at the old Ace Hardware property.

VIII. QUESTIONS FROM THE AUDIENCE: There were none.

IX. RESOLUTIONS AND ORDINANCES:

A. Proposed Downtown/Route 31/Haeger TIF District

Manager Cavallaro said that previous discussions regarding funding for downtown improvements and the downtown SSA, that some discussions centered on the viability of a Tax Increment Financing District to aid in the economic development funding and needs related to the Village.

He said that pursuant to that direction, the Village entered into a Professional Services Agreement with Kane McKenna and WBK Engineering to conduct a preliminary TIF review specifically evaluating the downtown area, Route 31 and the Haeger property for a study area.

Manager Cavallaro said that to proceed with the consideration of the TIF, the Village must create a TIF Eligibility Report and a TIF Redevelopment Plan and formally adopt both through the required public hearings and meetings.

Mr. Rychlicki from Kane McKenna, presented the Conservation Area Factors which he defined as an area designated by a municipality which is not less in the aggregate than 1 ½ acres and that the municipality has made a finding that there exists conditions which cause the area to be classified as a conservation area, or a combination of both blighted areas and conservation areas.

Mr. Bob Rychlicki explained to the Board that his firm has reviewed the area generally bounded by the Fox River on the east and extending west along Main Street to Route 31, then south along Route 31 corridor (including frontage properties) and then south to the Haeger property located south of Willow Lane and to the north of Marriot Drive, in order to determine if potential Tax Increment Finance (TIF) district eligibility factors would be present – based up additional review to be supplemented by the Village Staff.

He outlined and explained four (4) of the factors, obsolescence, deterioration, lack of community planning and declining value, which could apply to the downtown area and chronic flooding which could apply to the vacant area to the South and to a large portion of the Haeger property.

He concluded by telling the Board to remember that these are all preliminary findings and would need to be supplemented by additional documentation in order to complete the eligibility analysis and finalize the report.

Trustee Hanley said he wanted to postpone the vote so other taxing bodies could speak on the impact to them. He said he spoke to Superintendent Heid, of District #300 and that he said he would like to speak to the Board.

Both President Nelson and Manager Cavallaro said they had spoken with him and that the Village has provided a copy of the preliminary report to the school district to both Superintendent Heid and Finance Director Harkin. They said a meeting was held to present the TIF concept, rationalization and the need.

Manager Cavallaro added that the Village will provide all of the statutory obligations related to TIF implementation as it relates to providing District 300, including the appropriate percentage of future property tax values for any residential development that becomes a component of this TIF area. He added that the Village has been working with all the governmental entities to come up with mutual agreements in regards to this overall area and financial parameters.

MOTION: Moved by Trustee Hanley to postpone this item to a future meeting. The motion failed for lack of a second.

Trustee Price asked about TIF, benefits, characteristics of a TIF, will the TIF make a difference, the impact on taxing districts, incentives, economic development, regulations set forth by a TIF, and what TIF dollars can be spent on He also asked about the implications regarding the flood plain in the vacant area south and on the Haeger property.

Trustee Kembitzky asked for clarification of the term “lack of planning” used in the Conservation area. Mr. Rychlicki said buildings built before the Comprehensive Plan was instituted would be part of this and that it is more of a technical term. It also includes timing and how it matches market requirements

In answer to other Trustee questions, Mr. Rychlicki said the cemetery is an exempt property and there is an annual joint review report on monies to be spent.

Manager Cavallaro answered a Trustee question regarding taxing bodies as anyone on the tax bill, Library, School District, ECC, Park District, etc.

President Nelson said it is difficult to remain competitive without a TIF. He said it does not obligate the Board to enact it, but to vet it.

MOTION: Moved by Trustee Kembitzky and seconded by Trustee Pflanz to authorize a Professional Services Agreement with Kane McKenna dated October 21, 2016 to conduct a TIF Eligibility Report and TIF Redevelopment Plan in an amount not to exceed \$40,000 and to adopt a Resolution Relating to the Proposed Downtown/Route 31/Haeger Redevelopment Project Area. Upon roll call, motion was approved.

AYES: Trustees Kembitzky, Price, Pflanz and Wilbrandt

NAYS: Trustee Hanley

ABSENT: Trustee Yuscka

X. MISCELLANEOUS / FUTURE AGENDA ITEMS: There were none.

XI. ADJOURNMENT:

MOTION: Moved by Trustee Pflanz seconded by Trustee Wilbrandt to adjourn the Regular Board Meeting. Motion was approved by voice vote.

The Regular Board Meeting adjourned at 8:25 pm.

ATTEST:

Barbara Traver
Village Clerk

Christopher Nelson
Village President