

THE MINUTES OF THE MEETING
OF THE JOINT REVIEW BOARD
IRVING-CENTRAL PROPOSED TIF DISTRICT
VILLAGE OF ROSELLE
AUGUST 19, 2015
Meeting Held at Roselle Village Hall
Council Chambers
31 S. Prospect
Roselle, IL 60172

1. CALL TO ORDER

The meeting of the Joint Review Board was called to order at 2:30 p.m. by Roselle Village Clerk Patty Burns.

2. APPOINTMENT OF RECORDING SECRETARY

It was agreed by all present that Roselle Village Clerk Patty Burns would be the recording secretary.

3. NOMINATE AND APPOINT CITIZEN MEMBER

Motion by Gayle Smolinski, second by Paul Hoss, to nominate and appoint Larry Madigan, 13 Roselle Rd. Roselle, IL 60172 as Citizen Member.
Upon voice vote: **MOTION CARRIED.**

4. NOMINATE AND APPOINT CHAIRMAN OF THE JOINT REVIEW BOARD

Motion by Paul Hoss, second by Elaine Pizzicaro, to nominate and appoint Gayle Smolinski as Chairman of the Joint Review Board.
Upon voice vote: **MOTION CARRIED.**

5. APPROVE AGENDA & ROLL CALL

Motion by Rob Ward, second by Ed Levato to Approve the Agenda.
Upon voice vote: **MOTION CARRIED.**

ROLL CALL:

Upon Roll Call the following answered: Chairman Gayle Smolinski, Citizen Member Larry Madigan, Taxing Body Representative Elaine Pizzicaro (Roselle Library District), Taxing Body Representative Rob Ward (Roselle Park District), Taxing Body Representative Bob Ungaro (Lake Park School District 108), Taxing Body Representative Ed Levato (Bloomington Township), and Taxing Body Representative Paul Hoss (DuPage County)

OTHERS PRESENT: Consultant Phil McKenna from Kane, McKenna and Associates, Inc., Roselle Community Development Director Pat Watkins, Roselle Economic Development Coordinator Natalie Engle, Village Attorney Jim Knippen and Patty Burns, Village Clerk

6. PRESENTATION TO THE BOARD BY THE VILLAGE OF ROSELLE STAFF AND OTHERS OF THE PUBLIC RECORD, ELIGIBILITY REPORT AND PLANNING DOCUMENTS, PORPOSED ORDINANCES APPROVING THE REDEVELOPMENT PLAN AND PROJECT

The planning documents have been distributed to all JRB members prior to this meeting.

The Public Hearing is scheduled for September 14, 2015. By statute, the Joint Review Board must convene prior to the hearing and becomes the recommending body.

All taxing bodies within the proposed TIF District were notified of this meeting. Failure to send a representative to the Joint Review Board meeting waives their rights in regards to decisions made by this body.

Notice of the JRB meeting was mailed July 28, 2015 within the 14-28 day period, prior to convening the JRB meeting.

A review of the record, planning documents and proposals was made by Kane, McKenna and Associates, Inc., the consultants hired to ascertain that this project meets the criteria of a TIF district.

The JRB must deliberate as to whether the plan, project area and scope of project meets the requirements as set forth by state statute. If the JRB designates that the TIF plan does not meet the scope of requirements and recommends to the Roselle Village Board against the matter, the Village Board can still approve the project with a 3/5's affirmative vote.

There are two designations of TIF – Blighted area or Conservation area.

The TIF District proposed here is a Conservation area TIF.

A Conservation area must have 3 or more of the qualifying criteria; this area has 6 of the factors.

- Lagging EAV
- Obsolescence
- Deleterious Layout
- Lack of Community planning
- Inadequate Utilities
- Deterioration

The estimated budget of this TIF District over the 23 years of life is \$27 million.

The current value of this TIF District is \$9,015,620.

The intent of the development is to improve the property. It is to improve the combined tax base and to improve the commercial build out.

Upon completion of the anticipated private development over a twenty-three year period, it is estimated that the EAV of the property within the development area would be approximately \$35.5 million.

7. PUBLIC COMMENT – None

8. DELIBERATIONS

Elaine Pizzicaro (Roselle Library District) stated that while the Library will not argue that the proposed TIF meets all the statutory requirements for a TIF District, the Library is against the establishment of another TIF District in Roselle. The Library is bound by statute to use only tax monies for its operations, unlike other taxing districts that can charge fees for services. Capping the amount of tax they can receive for the next 23 years may affect their ability to provide services.

Rob Ward (Roselle Park District) asked questions related to the proposed property tax freeze and its effect on the baseline TIF EAV, as well as the effect of property tax assessments that are still undecided. He also wondered why the Library and School Districts received monies if any children were brought into the district through the TIF redevelopment, but the Park District did not.

Ed Levato (Bloomington Township) stated that the Bloomington Township has 7 municipalities participating in TIF Districts. He has seen increased improvement at the end of the TIF's, which has had a favorable impact on the communities. He believes that this proposed TIF meets the qualifications specified. He is in favor of moving forward with this TIF.

Rob Ward (Roselle Park District) voiced his agreement with Mr. Levato's comments.

Paul Hoss (DuPage County) also agreed with Mr. Levato and Mr. Ward. DuPage has 40 communities involved with TIF's. TIF's are needed to encourage investment for infrastructure for blighted properties and areas. A TIF District kick starts redevelopment. This TIF meets the qualifications specified. DuPage County approves of this proposed TIF.

9. SCHEDULING, IN NEEDED - None

10. **Motion** by Paul Hoss, second by Ed Levato, to recommend approval and direct staff to prepare a report approving the redevelopment plan based upon the eligibility criteria defined in Section 65 ILCS 5/11-74.4-3.

AYES: Hoss, Levato, Ward, Ungaro, Pizzicaro, Madigan, Smolinski

NAYS: None

MOTION CARRIED.

11. ADJOURN OR CONTINUE MEETING TO FUTURE DATE.

Motion by Rob Ward, second by Paul Hoss, to adjourn the meeting at 3:15 pm.

DRAFT