

THE MINUTES OF THE MEETING
OF THE JOINT REVIEW BOARD
ROSELLE-NERGE PROPOSED TIF DISTRICT
VILLAGE OF ROSELLE
MAY 6, 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 Rick King, second by George Longmeyer, to nominate and appoint Jim Gollwitzer, 1622 Indian Hill Dr. Roselle, IL 60172 as Citizen Member.
Upon voice vote: **MOTION CARRIED.**

4. NOMINATE AND APPOINT CHAIRMAN OF THE JOINT REVIEW BOARD

Motion by George Longmeyer, 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 George Longmeyer, second by Lauren Hummel to Approve the Agenda.
Upon voice vote: **MOTION CARRIED.**

ROLL CALL:

Upon Roll Call the following answered: Chairman Gayle Smolinski, Citizen Member Jim Gollwitzer, Taxing Body Representative Elaine Pizzicaro (Roselle Library District), Taxing Body Representative George Longmeyer (Schaumburg Park District), Taxing Body Representative Lauren Hummel (Schaumburg Township School District 211), Taxing Body Representative Rick King (Schaumburg School District 54), and Taxing Body Representative Courtney Pogue (Deputy Director of Economic Development, Cook County)

OTHERS PRESENT: S.B. Friedman and Associates, Village Attorney Jim Knippen and Patty Burns, Village Clerk

6. PUBLIC COMMENT - None

7. PRESENTATION TO THE BOARD BY THE VILLAGE OF ROSLELE 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 June 8, 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 April 20, within the 14-28 day period, prior to convening the JRB meeting.

A review of the record, planning documents and proposals was made by S.B. Friedman, 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 proposed here is a blighted area TIF.

A blighted area must have some of the following criteria

- Lack of growth
- Deterioration of building and surface improvements
- Lack of planning
- High rate of vacancy
- Structures are below minimum – not up to current standards

The estimated budget of this TIF District over the 23 years of life is \$29.5 million. The current value of this TIF District is \$5.7 million.

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.

This corridor has had minimal investment. It has low paying tenants.

8. DELIBERATIONS

Member King asked about the debt created. *The fund will be allowed to build before the first project is undertaken. The intent is not to start with debt*

9. SCHEDULING, IN NEEDED - None

10. **Motion** by Member Longmeyer, second by Member Pogue, 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 and the overall objectives of the TIF Act.

AYES: Longmeyer, Pogue, King, Pizzicaro, Hummel, Gollwitzer

NAYS: None

MOTION CARRIED.

11. ADJOURN OR CONTINUE MEETING TO FUTURE DATE.

Motion by Member Pogue, second by Member Longmeyer, to adjourn the meeting at 3:07 pm.

Patty Burns, Village Clerk