

Agenda
Village of Glen Ellyn
Special Village Board Meeting
Monday, January 9, 2012
7:00 P.M. – Galligan Board Room
Glen Ellyn Civic Center

1. Call to Order

2. Roll Call

3. Village Manager Mark Franz and Ehlers Consultant Maureen Barry will present information related to the proposed Tax Increment Financing District in the Village's Central Business District. Over the past several months, the Village has met all of the statutory and procedural requirements necessary to designate the downtown as a TIF District, with the next step being to hold a formal Public Hearing.
 - A. Public Hearing to consider the approval of the proposed Redevelopment Plan and the designation of the Central Business District Redevelopment Project Area.

4. Other items?

5. Motion to adjourn to the Regular Village Board Meeting (*Trustee McGinley*)

MEMORANDUM

TO: Honorable President and Board of Trustees
FROM: Mark Franz, Village Manager *MF*
DATE: January 3, 2012
RE: Proposed TIF District – Public Hearing



Background

Tax Increment Financing (TIF) is a tool that state law affords local governments to assist them in restoring run-down, blighted areas, stimulating older neighborhoods, or jumpstarting economically sluggish parts of the community. With a TIF District, local governments can make needed infrastructure improvements and provide incentives to attract businesses and encourage investment in the community without raising taxes. New businesses mean more jobs, more customers, and, in turn, more private investment. As a result, the TIF area itself improves and property values go up. Without TIF benefits, many times a deteriorating area will not improve and property values will continue to decline.

Glen Ellyn's Proposed Downtown TIF District

The Downtown Strategic Plan (DSP), adopted in October 2009, creates a vision for the future of downtown Glen Ellyn. The DSP recommends an implementation plan as well as a variety of funding sources to pursue in order to fulfill this vision. One critical funding source recommended for consideration was the designation of the Central Business District as a Tax Increment Financing District. Based upon this recommendation, the Village contracted with Ehlers & Associates to complete a feasibility study in April 2011. The completed report indicated that the Village's Central Business District is eligible for designation as a Tax Increment Financing District as a "blighted" area and as a "conservation" area (by TIF statutory definition). A map of the proposed TIF boundaries is attached, in addition to an overview of the DSP. Based on this report, the Village Board directed staff to move forward with the process to designate the downtown as a TIF District.

Issues

TIF Process

State statute requires a number of actions that a municipality must take before it can designate an area as a TIF District. Over the last several months, the Village has taken these necessary actions and is prepared to host a formal public hearing, which is the last step required prior to the adoption of ordinances designating the area as a TIF District. A summary of this process is provided in the attached flow chart.

Communication

Throughout the TIF designation process, the Village has made every effort to keep the lines of communication open with residents, taxpayers and property owners in and around the TIF District, as well as with the other taxing bodies. Several public notices were published during the fall and winter of 2011 in the *Glen Ellyn News* (January 9 Public Hearing Notice attached), as well as a variety of mailings sent (including a certified letter to every resident in the district). In addition, the Village held a public information meeting in October 2011 and met informally with representatives from

the taxing districts several times, both to provide information on the proposed TIF District and to answer any questions.

Joint Review Board Meeting

Prior to conducting the public hearing to approve a redevelopment plan, the state statute requires that a Joint Review Board (JRB) be convened. In accordance with the TIF Act, the Joint Review Board consists of representatives from School Districts 41 and 87, DuPage County, the Glen Ellyn Park District, Milton Township, College of DuPage, a public member and a representative selected by the municipality. The JRB is required to make a recommendation, which is advisory and non-binding, regarding the TIF area within 30 days after the JRB is convened.

The first JRB meeting was convened on Thursday, November 17, and discussion was reconvened on December 8 and December 16. During these meetings, the representatives discussed the TIF Redevelopment Plan and Project; and a) how it met the objectives of the TIF Act, b) the plan requirements, c) eligibility criteria; and d) how the Village intends to use TIF funds. After board deliberation, a motion was made recommending that the TIF Redevelopment Plan and Project meets the criteria as required by the TIF Act. The recorded vote for the motion was that the recommendation be adopted by a majority of those members present and voting, by a 4-2 vote (Representatives from Milton Township and College of DuPage did not attend any JRB meetings). As such, the JRB's positive recommendation carries. A copy of the Joint Review Board's report is attached, as well as the meeting minutes.

Questions raised during the JRB involved the proposed budget of the TIF District, how the budget works and why the proposed budget is so much higher than the projected revenue of the TIF District. Generally, while it is called a "budget", it is intended to provide an upper estimate of expenditures and does not commit the Village to undertake any particular budgeted costs as listed in the Redevelopment Plan. It is anticipated that the Village will carefully stage Village expenditures for Redevelopment Project Costs on a reasonable and proportional basis to coincide with Redevelopment Project expenditures by private developers and the receipt of TIF revenues from the Redevelopment Projects.

That said however, after the question was raised, the Village reviewed the budget and determined that the Public Works Improvements line item could be reduced from \$75 million to \$50 million. While the original budget of \$75 million for PW Improvements was based upon the full amount of PW projects proposed in the Downtown Strategic Plan (\$76,256,000), a reduction to \$50 million in this line item still provides a comfortable margin for the Village to complete any improvements. With this line item reduced, the overall proposed "budget" is reduced from \$162 million to \$137 million. The updated budget still provides the Village with a reasonable budget for public works improvements, while responding to concerns raised by the JRB. The updated budget is attached.

Next Steps

As all of the statutory notice and procedural requirements have been met, it is appropriate to conduct the formal public hearing. No earlier than 14 days after the public hearing, the Village Board may introduce and approve three ordinances necessary to adopt the TIF Redevelopment Plan, establish the Redevelopment Project Area and to adopt tax increment financing. These ordinances may be prepared for the January 30 Village Board Meeting and will comply with the 14 day requirement.

Immediately after passage of the ordinance designating the boundaries of the TIF District, the Village Clerk must transmit the ordinances to the County Clerk. The County Clerk must determine the most recently ascertained equalized assessed value (EAV) of each parcel of real property in the TIF District, as well as the “total initial equalized assessed value” of the taxable real property within the TIF District and provide a written certificate stating the TIF “base” EAV.

Summary

Tax Increment Financing is the most powerful economic development tool available to local governments and is widely used nationally and in almost 400 municipalities around the State of Illinois. Tax Increment Financing offers local governments a way to revitalize their communities by improving and/or expanding their tax base. By redeveloping blighted properties in our commercial areas and attracting stable commercial growth, the Village can continue to strengthen the business community, which is a key to Glen Ellyn’s overall success.

From a financial standpoint, property values are generally flat and some are declining in this area, and reinvestment is only happening on a small scale. All taxing bodies would benefit from stabilizing property taxes in the short-term and increasing property values in this area over the long-term. This is not to say that the TIF would be a cure-all. In our current economy, decreasing property values, a tighter money supply, and the overall recession make redevelopment more difficult. These are the same reasons why facilitating development is necessary to ensure our commercial areas remain strong. Revitalizing downtown through public investment and encouraging private investment is the most effective way to protect and enhance the downtown as a critical Glen Ellyn asset.

Recommendation and Action Requested

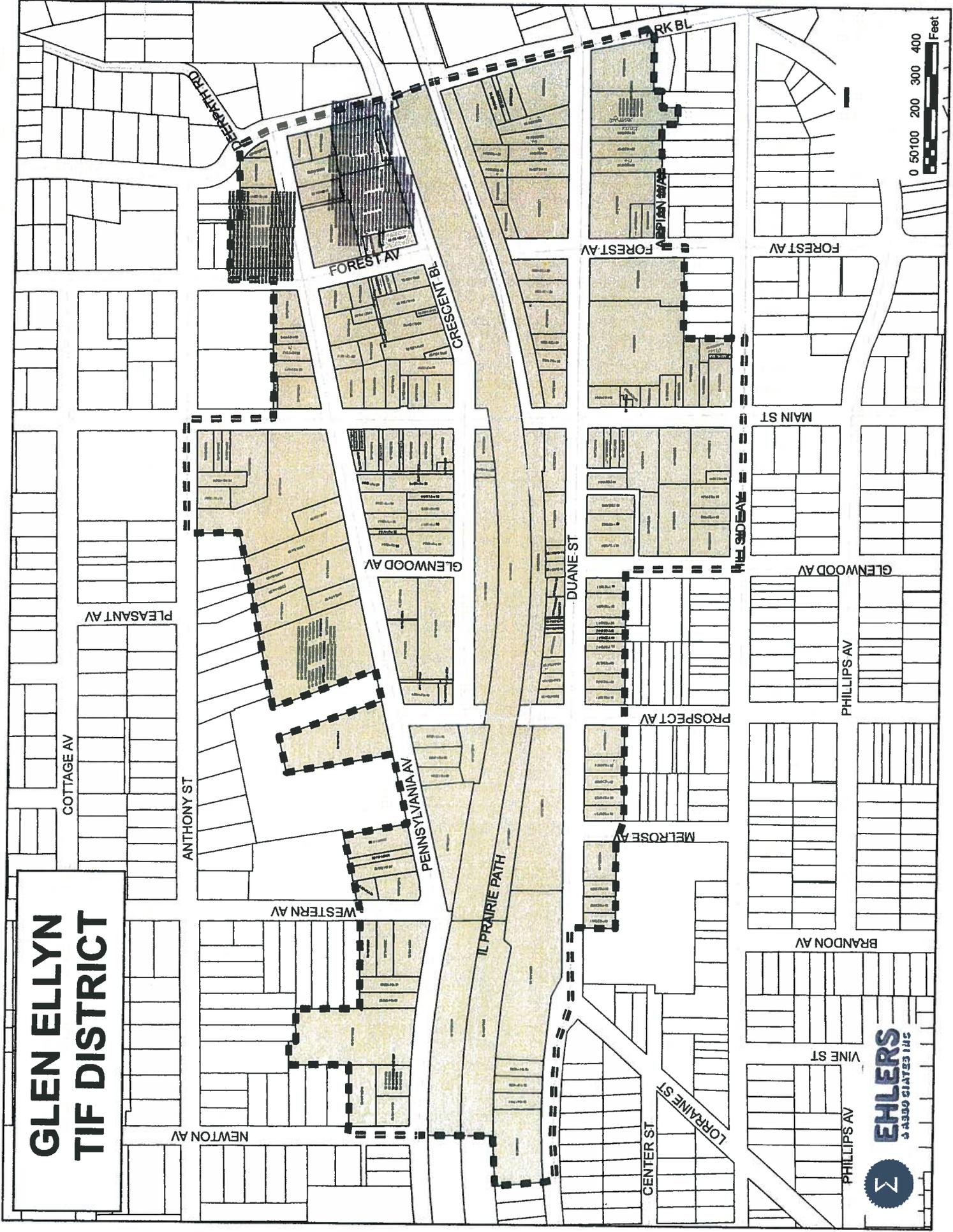
The public hearing has to be conducted before the Village Board can vote on the project. Once complete, if the Board wants to proceed, staff will create the necessary ordinances for an upcoming Board Meeting. If you have any questions, or wish to receive an additional copy of the Redevelopment Plan and Project, please do not hesitate to call.

Attachment

- Proposed TIF District Map
- Downtown Plan Overview Powerpoint Presentation
- TIF Process Flow Chart
- JRB Minutes from November 17, December 8 and 16, 2011
- TIF District Budget (revised)
- Joint Review Board Resolution and Recommendation
- Public Hearing Notice

cc: Staci Hulseberg, Planning and Development Director
Kevin Wachtel, Finance Director
Kristen Schrader, Assistant to the Village Manager – ADM
Michele Stegall, Village Planner
Andrew Letson, Administrative Intern

GLEN ELLYN TIF DISTRICT



Tax Increment Financing Joint Review Board Meeting

Downtown Plan Overview
December 8, 2011

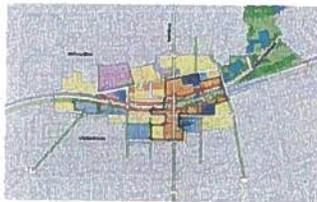
DOWNTOWN STRATEGIC PLAN

ADOPTED OCTOBER 26, 2009

- **Goal** Create an economically-viable Downtown that is attractive to citizens and businesses.
- The planning process included a comprehensive study of the downtown. The study considered:
 - Market conditions
 - Traffic and parking
 - Potential zoning code revisions
 - Downtown organizations and possible structure
 - Potential for site redevelopment
 - Infrastructure and streetscape improvements
 - Character and beautification of the downtown
- Strategic plan designed to guide development for the next 20 years.
- Plan identifies 18 projects and initiatives that are short term (0 to 5 years), mid-term (6 to 10 years), and long term (11 to 20 years).

IMPLEMENTATION

- Some projects and initiatives recommended in the Plan will be undertaken by the Village
- Others will be undertaken by private development companies
- Emphasis on public-private partnerships
- Downtown Plan recommends that the Village establish a TIF district to help fund many of the projects recommended in the Plan



WHY A TIF?

- A TIF demonstrates to the development community that the Village is serious about moving forward with the Downtown Plan and committed to reinvesting in the downtown
- A TIF would provide a source of funding for many of the public infrastructure projects recommended in the Downtown Plan
- A TIF would provide funds that could be used to provide incentives to developers to spur development
- But for the TIF, many of the projects in the Downtown Plan could not happen and the long term benefit from increased property values would not be realized

WHAT COULD TIF FUNDS BE USED FOR?

Capital Projects

- Design and Install New Public and Wayfinding Signage
- Construct a New Train Station
- Construct a Greenway
- Construct a Pedestrian Underpass
- Analyze downtown traffic circulation with the potential of converting streets to two-way traffic

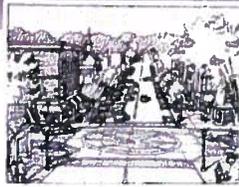


Figure 11. New Greenway Path with Green Signage, Concept Artwork, and Concept Plan
Source: Urban Design Studio

WHAT COULD TIF FUNDS BE USED FOR?

Capital Projects

- Construct Two New Parking Garages
- Construct a New Public Plaza
- Maintain and enhance the recreational path system
- Relocate Fire Station and Redevelop this Prime Corner in Downtown
- Undertake Streetscape Improvements

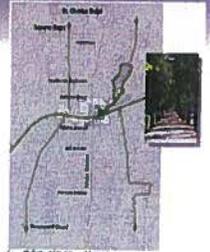


Figure 12. Regional Location and Access Plan
Source: Urban Design Studio and City of Dallas



WHAT COULD TIF FUNDS BE USED FOR?

Development

- Encourage new development and investment in the downtown
- Assist with property assembly and site preparation
- Facilitate private downtown building maintenance and modernization



DOWNTOWN PLAN PROJECTS COMPLETED OR UNDERWAY

- Create new Downtown Organization
- Adopt Property Maintenance Code
- Streetscape and Parking Grant
- Analyze Downtown Traffic Circulation System
- Expand administrative (vs. legislative) approvals
- Promote the plan
- Tax Increment Financing (TIF) District study
- Alliance Branding Study



SHORT TERM PRIORITY DOWNTOWN PROJECTS

Short Term Projects and Initiatives (0-5 Years)

- Create a Permanent Downtown Organization (Complete)
- Encourage Building Maintenance (Complete and Underway)
- Establish a Historic Downtown District (Underway)
- Analyze Downtown Traffic System (Underway)
- Review Zoning Code and Village Review Process (Projected 2012) **PRIORITY**
- New Public Signage and Streetscaping (Projected 2012) **PRIORITY**
- Construct North Downtown Greenway (Timeline Not Yet Programmed)
- Maintain and Enhance Prairie Path System (Timeline Not Yet Programmed)
- Construct North Parking Structure (Timeline Not Yet Programmed) **PRIORITY**

MID TERM AND LONG TERM PRIORITY DOWNTOWN PROJECTS

Mid-Term Projects and Initiatives (6-10 Years)

- Construct New Train Station and Pedestrian Underpass (Timeline Not Yet Programmed) **PRIORITY**
- Facilitate Private South Main Mixed-Use Development (Timeline Not Yet Programmed) **PRIORITY**
- Facilitate Private Residential Development on Church Property (Timeline Not Yet Programmed)

Long-Term Projects and Initiatives (11-20 Years)

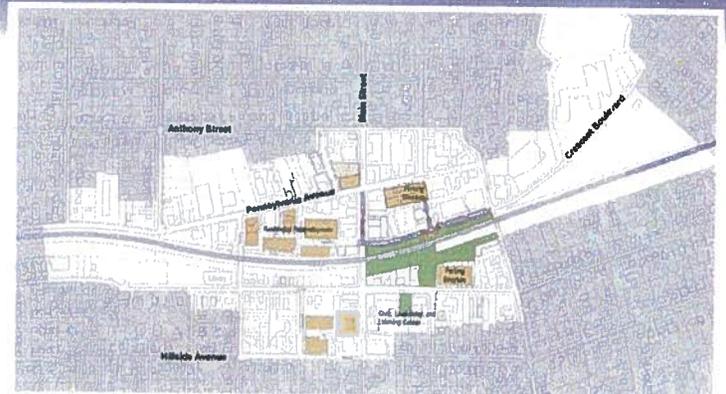
- Construct Parking Structure South of the Tracks (Timeline Not Yet Programmed)
- Facilitate Potential Fire Department Relocation and Redevelopment of Site (Timeline Not Yet Programmed)
- Facilitate Private Mixed Use Development by Crescent and Glenwood (Timeline Not Yet Programmed)

OPPORTUNITY SITES



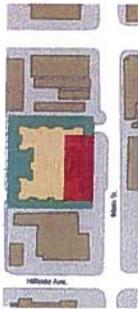
Figure 23: Properties Susceptible to Change
Source: Town Builder Studios

MAJOR PUBLIC/PRIVATE REDEVELOPMENT PROJECTS



POTENTIAL REDEVELOPMENT

Main Street Mixed-Use Redevelopment



Description:

Construct 18,000 SF of retail / office with residential (30 units) over parking decks that will be partially below grade. The residential units will be set back from the street at least 20 feet, therefore, from the street, it will appear to be two story building with two additional stories set back from the street.

All of the land required is owned by the Village, whose parking would be replaced in the decks.

Cost:

\$12,900,000

Revenue:

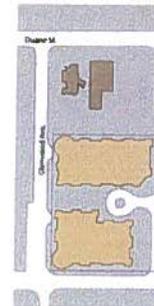
\$15,100,000

Source of Funds:

Private

POTENTIAL REDEVELOPMENT

Redevelopment of Church Parking Lot



Description:

Construct two residential buildings (84 units) over parking decks that will be partially or completely below grade. Building will appear to be 3 story at grade residential building from Hillside Avenue and a 5 story building from the north.

Almost all of the land required is either owned by the Village or the Church, whose parking would be replaced in the decks. Project could be built in phases.

Cost:

\$25,400,000

Revenue:

\$27,300,000

Source of Funds:

Private

POTENTIAL REDEVELOPMENT

Forest Avenue North Parking Structure



Description:

Construct new parking deck and retail building in north half of Forest ROW and within 3 properties west of this ROW, including an existing Village lot. Total height of project is four stories and parking structure will provide up to 250 new Metra parking spaces as well as 26,000 SF of office/retail space.

Cost:

\$10,000,000 - parking deck

\$5,000,000 - retail building

Revenue:

TBD - parking deck

\$7,150,000 - retail building

Source of Funds:

Private
Village of Glen Ellyn
Federal / IDOT/Metra

POTENTIAL REDEVELOPMENT

Crescent Boulevard and North Glen



Description:

Transform Crescent from one-way traffic to two-way traffic with parallel parking in front of retail uses and diagonal parking along tracks and residential uses.

Replace parking lots between Crescent and Railroad tracks with North half of The Glen civic space - including paths, plazas, and landscaping.

Cost:

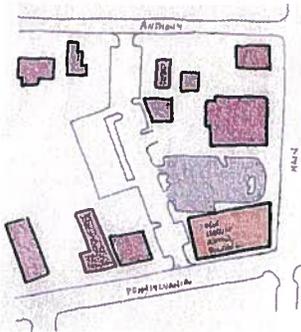
\$1,000,000 - 2,200,000

Source of Funds:

Village of Glen Ellyn
IDOT

POTENTIAL REDEVELOPMENT

Existing Fire Station Redevelopment



Description:

The existing fire station property could be redeveloped to have a 12,000 SF retail building facing the parking lot to the north of it.

This section of the existing Village public parking could be dedicated to this new building, leaving the remaining Village public parking as is.

Cost:

\$3,000,000 *
* Does not include cost of new fire station

Revenue:

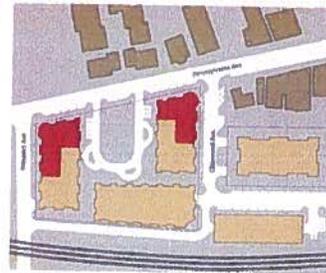
\$3,300,000

Source of Funds:

Private

POTENTIAL REDEVELOPMENT

Glenwood-Crescent Residential District



Description:

Construct 18,000 SF of retail, five residential buildings (282 units) over parking decks that will be partially or completely below grade. Maximum height of each building is 5 stories, including the parking.

Requires the permanent vacation of Crescent between Prospect and Glenwood and relocation of trunk utilities.

Cost:

Phase I - \$ 6,300,000
Phase II - \$15,300,000
Phase III - \$48,700,000

Revenue:

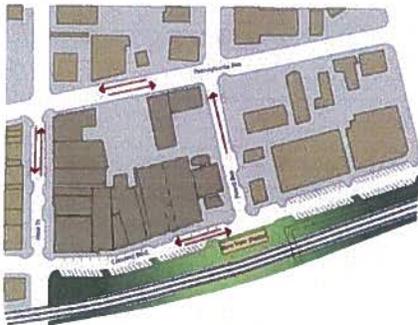
Total - \$84,600,000

Source of Funds:

Private

POTENTIAL REDEVELOPMENT

New Train Station/Optional Underpass



Description:

Construct new train station and platforms in general location of existing train station and platforms.

Optional underground pedestrian passage could be constructed at same time.

Cost:

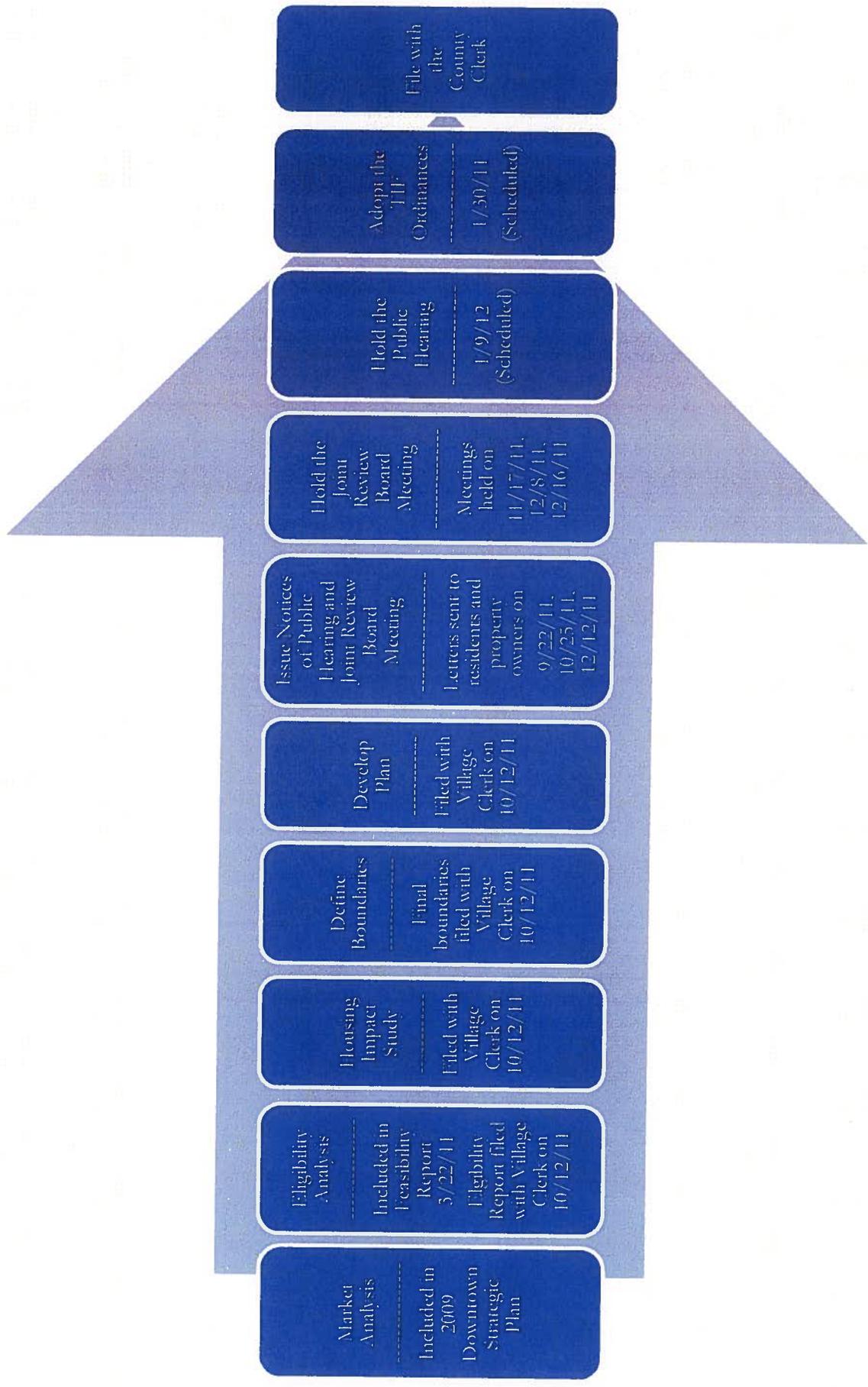
\$10,000,000 - \$12,000,000 for station and platforms
\$3,000,000 - \$4,000,000 for pedestrian underpass

Source of Funds:

Village of Glen Ellyn
ICC
IDOT

QUESTIONS?

STEPS TO CREATE A TIF DISTRICT



**DRAFT MINUTES
JOINT REVIEW BOARD MEETING
CENTRAL BUSINESS DISTRICT PROJECT AREA
VILLAGE OF GLEN ELLYN
535 Duane St., Glen Ellyn, IL 60137
Thursday, November 17, 2011
2:00 PM**

1. Call to Order

Maureen Barry, Ehlers and Associates, Inc. called the meeting to order at 2:03 p.m.

2. Roll Call of JRB Members

The following members were in attendance (see also attached sign in sheet)

Member

DuPage County
Village of Glen Ellyn
Glen Ellyn Elementary School District #41
Glen Ellyn High School District #87
Glen Ellyn Park District

Representative

Paul Hoss
Mark Franz
Bob Ciserella
Chris McClain
Dave Harris

The following organizations did not have a representative present:

Milton Township
College of DuPage

Others present included: Stewart Diamond, Ancel-Glink; Nancy Hill, Ehlers and Associates, Inc.; Ann Riebock, Glen Ellyn School District #87; Jane Zaccaria

3. Selection of Public Member

A motion was made by Mr. Franz to nominate Jane Zaccaria as the public member. The motion was seconded by Mr. Hoss. With no discussion, upon a voice vote of the members present, the MOTION CARRIED unanimously.

4. Appointment of JRB Chairperson

A motion was made by Mr. Harris to nominate Mark Franz as the JRB Chairperson. The motion was seconded by Mr. Hoss. Upon a voice vote of the members present, the MOTION CARRIED unanimously.

5. Overview of JRB Statutory Duties

Ms. Barry presented an overview of the Joint Review Board's duties by state law. She explained that by law one representative of certain taxing bodies are members of the Joint Review Board and that the Board has specific duties. She explained these duties.

6. Review of Eligibility Study, Redevelopment Project and Plan

Ms. Barry reviewed the proposed Central Business District Redevelopment Project Area and the Redevelopment Plan and Project Report and Eligibility Report. She summarized the eligibility criteria and how the Central Business District Redevelopment Project Area meets these criteria for TIF District designation as a Blighted Area for improved land and vacant land and as a Conservation Area. She stated that the Redevelopment Project Area is approximately 85 acres, in excess of the required minimum 1.5 acres required by the TIF Act. She stated that the Redevelopment Project Area as a whole is adversely impacted by the presence of blighted factors and conservation factors and these factors are clearly present and reasonably distributed throughout the Redevelopment Project Area. These factors go beyond normal redevelopment needs and TIF funds are necessary to finance redevelopment activities. She stated there has been a lack of growth and development through private investment, as outlined in the reports, and that but for the intervention of the Village through tax increment financing the Redevelopment Project Area is not likely to be redeveloped. She reviewed the goals of the Redevelopment Plan, the Redevelopment Project Costs, and the certifications required by the Act.

7. Questions Regarding TIF, Redevelopment

Mr. McClain stated that one of the criteria to designate the vacant land in the project area as blighted is to have a diversity of ownership. He asked if the TIF allow these properties to be purchased by the Village. Ms. Barry stated that TIF funds may be used for the acquisition of property.

Mr. Ciserella asked if the Village plans to use eminent domain to acquire those properties. Mr. Franz said that the Village is not currently considering the use of eminent domain.

Mr. McClain raised a concern regarding the lack of a planned budget and stated that one would help to provide an idea to the members' respective boards of how much money would be brought in and spent through the TIF. Ms. Barry stated that due to the lack of any projects currently on the table, that would be difficult to provide. However, budgets will be included in all of the annual reports submitted to the members of the JRB. Mr. Franz stated that the Project Costs are the maximum that could be spent by the Village in each of the identified categories. All expenditures will be limited to the amount of revenue brought in by the TIF.

Mr. Hoss asked if the creation of a TIF district was in mind when the 2009 Downtown Strategic Plan was created. Mr. Franz responded by saying that the idea of creating a TIF district was proposed in the Downtown Strategic Plan and it was not planned prior. Mr. Hoss asked if the plan will be used as the guiding document for any redevelopment projects. Mr. Franz stated that is correct.

Dr. Riebock noted her concern regarding the lack of a solid plan for specific redevelopment projects. Ms. Barry stated that characterization is more passive than what will actually occur. The Downtown Plan has identified some areas for potential projects and the Village will have the opportunity to send out requests for qualifications or proposals to developers. This indicates that the Village has an idea of what it would like to see happen, but many of these projects cannot become a reality without partnerships with private developers.

Ms. Zaccaria asked if TIF funds could be used to market the existing businesses in the downtown. Ms. Barry said that TIF funds cannot be used to market a specific project; however they may be used to advertise the entire district.

Attorney Diamond stated that a question had been previously raised regarding the Project Costs including a line for Public Buildings. This was included due to the possibility of using TIF funds to assist with the redevelopment of the downtown fire station or publicly-owned parking lots. There are not any current plans to use TIF funds to improve any public buildings, such as the Civic Center, and a passage stating this can be included in the JRB report.

9. Presentation of Ordinances

Attorney Diamond stated that the ordinances have not yet been drafted as he wanted to see the direction in which this meeting's discussion went. The ordinances will adopt the Redevelopment Plan and costs, the Project Area, and will direct DuPage County to provide the Village with the tax increment. He stated that he would provide the JRB with copies of the draft ordinances at the next meeting.

8. Joint Review Board Discussion

Mr. McClain stated that this meeting served as a great opportunity to have some lingering questions addressed. He did not have authority from his school board to vote on any sort of recommendation regarding the documents discussed. He stated that he would like the meeting to be continued so that he could take this information back to his school board and receive any additional feedback. Mr. Ciserella agreed with Mr. McClain and stated that he would like the same.

10. Joint Review Board Report

This item was not discussed.

11. Adjournment

A motion was made by Mr. Ciserella to continue the meeting and reconvene on December 8, 2011 at 2:00 p.m. The motion was seconded by Mr. Hoss. Upon a voice vote of the members present, the MOTION CARRIED unanimously.

Respectfully submitted by: Andrew Letson, Village of Glen Ellyn, Administrative Intern

Joint Review Board Meeting

Proposed Village of Glen Ellyn Central Business District TIF Redevelopment Project Area

November 17, 2011 – 2:00 P.M.

Meeting Agenda

I. Call to Order (Village)

II. Introduction of Representatives

Member

DuPage County

Milton Township

Village of Glen Ellyn

College of DuPage

Glen Ellyn Elementary School District #41

Glen Ellyn High School District #87

Glen Ellyn Park District

Representative

Paul Hoss - 514 0128

Mark Franz

Bob Ciserella / Ann Liebock

Chris McClain

D-H

III. Selection of Public Member

IV. Selection of Chairperson

V. Review of Joint Review Board Procedures and Duties

VI. TIF Plan and TIF Eligibility Criteria - Review

VII. Review of Draft TIF Ordinances

VIII. Questions/Comments (Chairperson)

IX. Consideration of Recommendations to Village Board (Chairperson)

X. Review of Timetable and Next Steps

XI. Adjournment

**DRAFT MINUTES
JOINT REVIEW BOARD MEETING
CENTRAL BUSINESS DISTRICT PROJECT AREA
VILLAGE OF GLEN ELLYN
535 Duane St., Glen Ellyn, IL 60137
Thursday, December 8, 2011
2:00 PM**

1. Call to Order

Mark Franz called the meeting to order at 2:07 p.m.

2. Roll Call of JRB Members

The following members were in attendance (see also attached sign in sheet)

<u>Member</u>	<u>Representative</u>
DuPage County	Paul Hoss
Village of Glen Ellyn	Mark Franz
Glen Ellyn Elementary School District #41	Bob Ciserella
Glen Ellyn High School District #87	Chris McClain
Glen Ellyn Park District	Dave Harris
Public Member	Jane Zaccaria

The following organizations did not have a representative present:

Milton Township
College of DuPage

Others present included: Paul Keller, Ancel-Glink; Maureen Barry, Ehlers and Associates, Inc.; Nancy Hill, Ehlers and Associates, Inc.; Staci Hulseberg, Village of Glen Ellyn

3. Presentation of Ordinances

Attorney Keller described that the final step in the process is for the Village Board to adopt three ordinances. The first ordinance approves the redevelopment plan, the second approves the redevelopment project area and the third approves the use of tax increment financing.

Mr. Franz requested that everyone take a couple of minutes and review the ordinances. Once this was complete, he asked if anybody had any questions regarding the ordinances. There were none.

4. Questions/Comments

Mr. Franz stated that the last meeting was continued to allow for the member's respective boards to further discuss the proposed TIF district. He said that over the past three weeks he has received a few questions about the overall vision for the district and if it would be acceptable to the members, he would like Staci Hulseberg to present some information about the Village's vision for the downtown. The members agreed to this.

Ms. Hulseberg provided the group with a short PowerPoint presentation that discussed how a TIF district would help the Village realize the goals of the Downtown Strategic Plan, which was adopted by the Village in 2009.

Mr. McClain thanked Ms. Hulseberg for providing some clarification as to how the TIF would assist the Village in realizing its goals for the downtown. He mentioned that the presentation noted certain revenues for specific projects and wondered what type of revenue that would be. Ms. Hulseberg responded that they are property and sales tax revenue. She also noted that some of the potential redevelopment sites are currently parking lots that currently do not pay property taxes, so any redevelopment would cause a fairly significant increase in property tax revenue.

Ms. Zaccaria asked where money to help fund redevelopment projects will come from if currently the equalized assessed value of the district is not increasing. Ms. Hulseberg responded that the inflationary growth of the district will allow for some small reinvestments. In addition, the Village can issue bonds to help pay for public projects. Mr. Franz noted that partnerships with private organizations will help to provide some of the needed funds.

Ms. Zaccaria asked if the taxpayers would be financially responsible for any bond that is issued. Mr. Franz stated that bonds would be paid for by revenue generated by the TIF and no tax increase would be necessary.

Ms. Zaccaria asked how the Village foresees the redevelopment starting. Mr. Franz stated that there has been some interest from developers, but they are waiting to see if a TIF is implemented. Ms. Hulseberg said that one of the first projects will be to install way-finding signage throughout the downtown to make it more usable for customers. Ms. Barry stated that the usage of TIF funds is restricted and the Village would need to go through a "but for" analysis for every individual project before providing a developer with assistance or an incentive.

Ms. Zaccaria asked if individual projects would need to go before residents before they begin. Ms. Hulseberg stated that all projects will still need to go through the regular Plan Commission and Village Board process.

Mr. McClain stated that his board would need a bit more time to answer a few more questions about what kind of projects will be completed and the impact that a TIF would have on the other tax payers in their district. In addition, he stated that the 30 day timeframe seems a bit condensed for a decision that would have a 23 year impact.

Mr. Ciserella stated that his school board echoes the same concerns as Mr. McClain's and that the presentation from Ms. Hulseberg was helpful in addressing some of those questions. He stated that he would also support another continuation of the meeting until after his school board has had the opportunity to discuss the matter again.

Mr. Franz stated that he was concerned with continuing the meeting again. He wanted to be sure that the Village could stay on track with the public meeting schedule and did not want to miss any opportunity for redevelopment.

Mr. McClain stated that he wanted to continue the dialogue to help each of the boards understand the issues and make an informed decision.

Mr. Hoss said that it may be beneficial to meet late next week to allow the school districts' boards to discuss the TIF district at their upcoming meetings.

Dr. Riebock stated that while Ms. Hulseberg's presentation was helpful, it is still a bit vague and more specifics are needed. Mr. Franz noted that the Village cannot really give any more specific information about projects because any redevelopment will require a partnership and we still do not know who the partner will be.

Ms. Zaccaria asked if the Village would take any redevelopment project that is proposed. Mr. Franz stated that the Village has been working on an economic incentives policy. Incentives will not be automatic and any proposals would need to show a return on investment before they will be approved by the Village Board.

5. Consideration of Recommendation to Village Board

This item was not discussed.

6. Review of Timetable and Next Steps

This item was not discussed.

7. Adjournment

A motion was made by Mr. McClain to continue the meeting and reconvene on December 16, 2011 at 10:00 a.m. The motion was seconded by Mr. Ciserella. Upon a voice vote of the members present, the MOTION CARRIED unanimously.

Respectfully submitted by: Andrew Letson, Village of Glen Ellyn, Administrative Intern

Joint Review Board Meeting

**Village of Glen Ellyn
Proposed Central Business District Redevelopment Project Area (TIF)**

December 8, 2011 – 2:00 P.M.

Continuation of Meeting Convened on November 17, 2011

Meeting Agenda

- I. Call to Order (Chairperson)
- II. Roll Call of Joint Review Board Members

Member

DuPage County

Milton Township

Village of Glen Ellyn

College of DuPage

Glen Ellyn Elementary School District #41

Glen Ellyn High School District #87

Glen Ellyn Park District

Public Member *Jane Zaccaria*

Representative

Paul Hess

Mark Franz

Robert J. Cisarella

Chris McClain

D-H

Jane Zaccaria

- III. Review of Draft TIF Ordinances (Village Attorney)
- IV. Questions/Comments (Chairperson)
- V. Consideration of Recommendations to Village Board (Chairperson)
- VI. Review of Timetable and Next Steps
- VII. Adjournment

**DRAFT MINUTES
JOINT REVIEW BOARD MEETING
CENTRAL BUSINESS DISTRICT PROJECT AREA
VILLAGE OF GLEN ELLYN
535 Duane St., Glen Ellyn, IL 60137
Thursday, December 16, 2011
10:00 AM**

1. Call to Order

Mark Franz called the meeting to order at 10:06 a.m.

2. Roll Call of JRB Members

The following members were in attendance (see also attached sign in sheet)

Member

DuPage County
Village of Glen Ellyn
Glen Ellyn Elementary School District #41
Glen Ellyn High School District #87
Glen Ellyn Park District
Public Member

Representative

Paul Luaracella
Mark Franz
Bob Ciserella
Chris McClain
Dave Harris
Jane Zaccaria

The following organizations did not have a representative present:

Milton Township
College of DuPage

Others present included: Paul Keller, Ancel-Glink; Maureen Barry, Ehlers and Associates, Inc.; Nancy Hill, Ehlers and Associates, Inc.

3. Questions/Comments

Mr. Franz noted that the Village had provided each of the members with an FAQ and an update to the presentation from the last meeting. On Monday, December 12 a decision was made that the Village need not be present at either of the school district's meetings to answer any questions or address any concerns.

Mr. Franz discussed the reasons why the Village is proposing the use of tax increment financing. He stated that it is the best tool available to municipalities to reinvest in their community. A TIF district would not create any new taxes and would assist in increasing the equalized assessed value of the properties in the downtown. In addition, it would help fulfill the funding needs laid out in the Downtown Strategic Plan. A TIF district would

help to stimulate growth in the downtown which will also help promote the Village as a good place to live, work and play.

Mr. McClain thanked the group for agreeing to continue the meeting to allow his school board to have more time to discuss the matter.

No questions were asked by any of the members.

4. Consideration of Recommendation to Village Board

Ms. Zaccaria stated that having reviewed the public record, planning documents and proposed ordinances approving the redevelopment plan and project area, and finding that the Area and Plan meet the Plan requirements, the eligibility criteria, and the objectives of the TIF Act, she moved that the Joint Review Board approve and recommend the implementation of the Central Business District Tax Increment Financing District as proposed by the Village of Glen Ellyn. Mr. Harris seconded the motion.

Before making his vote, Mr. Ciserella made the following statement:

“At the direction of the Board of Education, School District 41 will be voting ‘no’ on the motion to recommend approval of the Village of Glen Ellyn’s Central Business District Tax Increment Financing (“TIF”) Plan. While the School District is going to vote no, the Board of Education strongly supports development of Glen Ellyn’s Central Business District and is not necessarily against the use of TIF to help fund development. The primary reasons for the School District’s vote are:

1. The lack of clear evidence in the TIF study that the downtown area meets the blighted conditions of the TIF law.
2. The lack of any specific development plan to be funded by the proposed \$162,000,000 in TIF expenditures, which amounts to approximately \$6,000 for every resident of the Village.
3. The likely increase in the School District’s tax rates and the shifting of an increased tax burden to residential and commercial properties outside of the TIF.
4. The use of School District tax dollars for public improvements which will not benefit parts of the School District which are outside of the Village of Glen Ellyn.

The School District remains interested in working with the Village of Glen Ellyn to provide for the development of the Central Business District through financing methods like TIF and through intergovernmental agreements which would result in a less significant impact on the School District than the \$160,000,000 plan currently proposed by the Village.”

Mr. McClain echoed many of Mr. Ciserella's comments and stated that School District 87 would have been in support of the TIF Plan had an intergovernmental agreement regarding the share of surplus dollars been put in place.

<u>Member</u>	<u>Vote</u>
DuPage County	Yes
Village of Glen Ellyn	Yes
Glen Ellyn Elementary School District #41	No
Glen Ellyn High School District #87	No
Glen Ellyn Park District	Yes
Public Member	Yes

The MOTION CARRIED 4-2.

After the voting was complete, Mr. Franz stated that Glen Ellyn residents have already been burdened by TIF districts in other municipalities and the proposed TIF district would provide a benefit to the residents living in Glen Ellyn. He also stated that the proposed area makes up about 4% of School District 41's total equalized assessed property value and about .9% of School District 87's total equalized assessed property value. Therefore the impact on the rest of their districts will be very minimal.

Mr. McClain stated that the impact will be minimal, but there will still be an impact.

Ms. Barry noted that a document that serves as the report of the Joint Review Board that will be passed around to the members for their signature. Attorney Keller mentioned that the member's signatures do not mean that they voted "yes," but that the report is accurate. All of the members signed the report.

5. Review of Timetable and Next Steps

Ms. Barry discussed the next steps in the process. She said that the report and draft minutes will be provided to the Village Board for their review. A public hearing will be held before the Village Board on January 9, 2012 at 7 p.m. The Village Board can take action on the Ordinances previously discussed 14-90 days after the completion of the public hearing.

Ms. Barry also stated that if the Village Board approves the ordinances, there will be an annual Joint Review Board meeting to discuss the progress of the district.

Mr. Franz thanked everyone for their time.

6. Adjournment

A motion was made by Mr. McClain to adjourn the meeting. The motion was seconded by Mr. Ciserella. Upon a voice vote of the members present, the MOTION CARRIED unanimously.

Respectfully submitted by: Andrew Letson, Village of Glen Ellyn, Administrative Intern

Joint Review Board Meeting

**Village of Glen Ellyn
Proposed Central Business District Redevelopment Project Area (TIF)**

December 16, 2011 – 10:00 A.M.

*Continuation of Meeting Convened on November 17, 2011
And Continued to December 8, 2011*

Meeting Agenda

- I. Call to Order
- II. Roll Call of Joint Review Board Members

Member

Representative

DuPage County

Paul Lauricella

Milton Township

Mark Tracy

Village of Glen Ellyn

College of DuPage

Glen Ellyn Elementary School District #41

Paul Lauricella
Chris McClain

Glen Ellyn High School District #87

Glen Ellyn Park District

D-Hi

Public Member

Jane Zaccaria

- III. Questions/Comments
- IV. Consideration of Recommendations to Village Board
- V. Review of Timetable and Next Steps
- VI. Adjournment

VI. REDEVELOPMENT PROJECT COSTS

Redevelopment Project Costs are defined within the Act and all costs to be paid or reimbursed in the Redevelopment Project Area will conform to this definition.

Estimated Redevelopment Project Costs

A wide range of redevelopment activities and improvements will be required to implement the Redevelopment Plan. The activities and improvements and their estimated costs (2011 dollars) are summarized below. To the extent that obligations are issued to pay for such Redevelopment Project Costs prior to, and in anticipation of, the adoption of TIF and designation of the Redevelopment Project Area, the Village intends to be reimbursed from Incremental Property Taxes for such Redevelopment Project Costs to their fullest extent. These costs are subject to prevailing market conditions and are in addition to total Redevelopment Project Costs.

Total Redevelopment Project Costs, described in this Redevelopment Plan, are intended to provide an upper estimate of expenditures and do not commit the Village to undertake any particular Redevelopment Project Costs.

While all of the costs in the budget are eligible Redevelopment Project Costs under the Act and this Redevelopment Plan, inclusion herein, does not commit the Village to finance all these costs with TIF funds.

(See notes below budget for additional information regarding Redevelopment Project Costs.)

- (1) Costs of studies, surveys, development of plans and specifications, implementation and administration (annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a Redevelopment Project Area or approved a Redevelopment Plan) of the Redevelopment Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services. \$2,000,000
- (2) Costs of marketing sites within the Redevelopment Project Area to prospective businesses, developers, and investors. \$1,000,000
- (3) Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests herein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land. \$30,000,000

- (4) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the cost of replacing an existing public building pursuant to the implementation of the Redevelopment Project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investments; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification. \$20,000,000
- (5) Costs of the construction of public works or improvements. \$50,000,000
- (6) Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the Redevelopment Project Area. \$500,000
- (7) Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations including interest accruing during the estimated period of construction of the Redevelopment Project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto. \$7,500,000
- (8) To the extent the Village, by written agreement, accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan and Project (impacts such as those on the Village may be addressed through these funds). \$5,000,000
- (9) Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by Federal or State law or in order to satisfy subparagraph (7) of subsection (n) of Section 11-74.4-3 of the Act. \$3,000,000
- (10) Payment in lieu of taxes. \$3,000,000
- (11) Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, \$500,000

advanced vocational education or career education programs for persons employed or to be employed by employers located in a Redevelopment Project Area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including, but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code.

(12)	Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project.	\$3,000,000
(13)	Contributions to Schools as required by the Act for an increased student population as a result of TIF Projects.	\$4,000,000
(14)	Construction Costs for Affordable Housing.	\$2,500,000
(15)	Contributions to Contiguous TIF's.	\$5,000,000

Notes regarding Redevelopment Project Costs:

- 1) All costs shown are in 2011 dollars.
- 2) Private redevelopment costs and investment are in addition to the above.
- 3) To the extent permitted by law, the Village reserves the right to adjust and transfer budgeted amounts within the Total Redevelopment Project Budget among eligible Redevelopment Project Costs.
- 4) Certain infrastructure work in connection with and appurtenant to the Redevelopment Project Area can be undertaken under the Act.
- 5) Total budgeted costs exclude any additional financing costs, including interest expense, capitalized interest, and any and all closing costs associated with any obligations issued.
- 6) In the case where a private individual or entity received benefits under the Act for the purpose of originating, locating, maintaining, rehabbing, or expanding a business facility abandons or relocates its facility in violation of a redevelopment agreement, the Village of Glen Ellyn reserves the right to collect reimbursement for funds extended in accordance with the Act.
- 7) Inflationary costs may be realized according to the Act.

VILLAGE OF GLEN ELLYN, ILLINOIS

**RESOLUTION AND RECOMMENDATION OF JOINT REVIEW BOARD
CREATED AND CONVEYED PURSUANT TO ILLINOIS TAX INCREMENT
ALLOCATION REDEVELOPMENT ACT 65 ILCS 5/11-74.4-1 et. seq. (THE "ACT")**

To: President and Board of Trustees
Village of Glen Ellyn
535 Duane St
Glen Ellyn, Illinois 60137

WHEREAS, the Joint Review Board convened pursuant to notice as provided in the Act on November 17 and December 8, ^{and 16} 2011, at the Village Hall, 535 Duane St., Glen Ellyn, Illinois, and was attended by and composed of representatives of affected taxing jurisdictions within the proposed redevelopment project area, a representative of the Village of Glen Ellyn and a public member pursuant to the Act; and

WHEREAS, a public member of the Joint Review Board was willing to serve and was duly selected by a majority vote of all Joint Review Board members, and a chairperson was duly selected by the Joint Review Board by majority vote of all other Joint Review Board members; and

WHEREAS, the Joint Review Board did carefully review and consider the public record, planning documents and proposed ordinances designating the Downtown Tax Increment Redevelopment Project Area, Redevelopment Plan and Redevelopment Project, and adopting Tax Increment Financing to be adopted by the Village; the Downtown Redevelopment Plan and Project, Village of Glen Ellyn, Illinois, including the Eligibility Study for the aforementioned Redevelopment Project and Plan, prepared by Ehlers and Associates, Inc., and after considering all of said matters did agree by a vote of the members of the Joint Review Board that the proposed Downtown Redevelopment Plan and Project, Village of Glen Ellyn, Illinois be

approved and that the Downtown Tax Increment Redevelopment Project Area satisfies the eligibility criteria defined in the Act and the Downtown Tax Increment Redevelopment Project Area qualifies as a "blighted area" area as defined in the Act. Further, the Redevelopment Project and Plan as presented are conformant with the requirements of the Act.

As such, the majority of the Joint Review Board did direct the chairperson of the Joint Review Board to prepare and submit to the President and Board of Trustees of the Village of Glen Ellyn, Illinois, its recommendation so finding.

NOW THEREFORE, BE IT RESOLVED the Joint Review Board does hereby submit its advisory, non-binding recommendation to the Village of Glen Ellyn, Illinois that the proposed Downtown TIF Redevelopment Plan and Redevelopment Project be approved and that the Downtown Tax Increment Redevelopment Project Area satisfies the requirements of the Plan and fulfills the objectives of the Act.

DATED this ___ day of _____, 2011

Mark Grey
Representative of Village of Glen Ellyn

Paul Lauricella
Representative of DuPage County

DIT
Representative of Glen Ellyn Park District

Chris McClain
Representative of Gerhard US District 87

Rafaela

Representative of Greenwich School District 41

Jane Zuccarini

Representative of Public Member

Representative of _____