

**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