

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)

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 Hoss
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.; 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