

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