

**MINUTES OF THE
COMMITTEE OF THE WHOLE SPECIAL MEETING
Held November 17, 2021
at the Ganek Municipal Center**

AGENDA ITEM 1: Roll Call – Establish Quorum

Chairperson Bob Smith called the Special Committee of the Whole meeting to order at 6:15 pm with the following Board Members Present: Trustees Brehmer, Auger (remote), Smith, Dianis, Spella, Glogowski, and President Sosine
Staff Present: Tim Schloneger, Village Manager; Jason Shallcross, Community Development Director. Deputy Clerk Michelle Weber; and Attorney, Michael Smoron

AGENDA ITEM 2: Public Comment – Audience Participation
None

AGENDA ITEM 3: Consider a Tax Increment Financing District for the Proposed Redevelopment Plan & Project for Longmeadow and Randall Rd Redevelopment Project Area

Mr. Shallcross explained:

The Village held a public hearing pursuant to the requirements of the TIF Act on Tuesday, November 2nd, 2021. The Village's Tax Increment Financing (TIF) consultant, Johnson Research Group (JRG), detailed how the proposed TIF District to be located at the southwest corner of Randall Road and Longmeadow Parkway meets the eligibility criteria for a TIF District at that meeting. Specifically, JRG found that the redevelopment plan and project is eligible due to ongoing flooding issues caused by the site being surrounded by elevated county roads on three sides.

With the completion of the public hearing and following the recommendation made by the Joint Review Board (JRB) on September 30th to approve the Proposed Redevelopment Plan and Project for Longmeadow and Randall Redevelopment Project Area, staff recommends that the Village enact three ordinances at the December 7th, 2021 Village Board Meeting:

1. Approving the Redevelopment Plan and Project with Statutory Findings;
2. Designating the Redevelopment Project Area; and
3. Adopting Tax Increment Allocation Financing

It was the consensus of the Committee of the Whole to move this forward for Board approval.

AGENDA ITEM 4: Consider a Redevelopment Agreement with NorthPoint Development LLC

Mr. Shallcross explained:

The approval of a redevelopment agreement with NorthPoint Development LLC ("NorthPoint") will spur industrial development and the creation of the Algonquin Corporate Campus at the southwest corner of Randall Road and Longmeadow Parkway. The maximum reimbursement provided to NorthPoint, subject to the terms, conditions, and restrictions of the agreement is the lesser of:

1. \$20,996,000;
2. 17.1144% of the actual total costs for the Project, not to exceed 17.1144% of the actual total costs of each Phase of the Project, or

3. 100% of Eligible Redevelopment Project Costs for the Project, not to exceed 100% of the Eligible Redevelopment Project Costs for each Phase.

The term of the agreement will be for 17 years, assuming that the Longmeadow and Randall Tax Increment Financing Redevelopment Area is adopted in 2021. The final payment to NorthPoint shall be no later than December 31, 2038 regardless of whether the full maximum reimbursement has been disbursed. NorthPoint will only be paid with the "Net TIF Increment" (sixty-percent (60%) of the TIF increment generated) from the Subject Property and the conditions precedent in the agreement.

Village staff recommend that the remaining forty-percent (40%) be declared a "surplus" through an intergovernmental agreement. All affected taxing bodies will receive their proportionate share of said "surplus" for the duration of the TIF. Also, during the phasing of the site improvement the developer has agreed to include all public improvements for the entire site in phase 1.

Following some comments, it was the consensus of the Committee of the Whole to move this forward for Board approval.

AGENDA ITEM 5: Consider an Intergovernmental Agreement with D300

Mr. Shallcross explained, on September 30th the Tax Increment Financing (TIF) Joint Review Board (JRB) recommended that the Proposed Redevelopment Plan and Project for Longmeadow and Randall Redevelopment Project Area be approved. The Joint Review Board also issued its finding that the Redevelopment Project Area satisfies the requirements of the Plan and fulfills the objectives of the TIF Act.

Concurrent with the TIF JRB process, Village staff and CUSD 300 officials reached agreement on an intergovernmental agreement that provides for waiver of objections and a procedure for distributing annual surplus payments while shortening the life of the TIF.

The Village agrees that it will not seek to continue the term of the Project beyond seventeen (17) years, thus terminating no later than December 31, 2038. Furthermore, the Village agrees to declare a "surplus" of incremental taxes equal to forty percent (40%) multiplied by the total Incremental Taxes attributable to that year. All affected taxing bodies will receive the same benefits as D300 per this agreement, receiving their proportionate share of the overall tax bill.

We anticipate that the CUSD 300 Board of Education will consider the Intergovernmental Agreement at their meeting in December.

Mr. Smith asked if there were any concerns from any of the other taxing bodies?

Mr. Shallcross indicated the Fire District raised some concerns. However, Mr. Schloneger indicated, after discussing the shorter term and declaration of surplus of the TIF with the Fire District, they indicated they would support the TIF with the change of terms.

It was the consensus of the Committee of the Whole to move this forward for Board approval.

AGENDA ITEM 6: Adjournment

Chairperson Smith adjourned the Special Committee of the Whole meeting at 6:24 p.m.

Submitted: _____
Michelle Weber, Deputy Village Clerk