

Joint Review Board Meeting  
Proposed Village of Algonquin Downtown TIF District  
August 6, 2014 3:00 p.m.  
William J. Ganek Municipal Center  
Minutes

**1. Call to Order**

Tim Schloneger, Village of Algonquin, Village Manager, called the meeting to order at 3:10pm.

**2. Introduction of Representatives**

Representatives of the taxing districts, serving on the Joint Review Board, introduced themselves: Tim Schloneger, Village of Algonquin, Village Manager; Patrick Mullen, Algonquin Lake in the Hills Fire Protection District, Fire Chief; Sara Murray, Algonquin Area Public Library District, Youth Services Librarian; Chris Stanton, Community Unit School District 300, Board of Education; and Fred Heid, Community Unit School District 300, Chief Executive Officer. Everyone else in attendance also introduced themselves: Bob Rychlicki of Kane, McKenna and Associates, consultant assisting the Village in the TIF process; Mark Gershon of Polsinelli, special counsel to the Village; Katie Parkhurst, Senior Planner with the Village of Algonquin; Ben Mason, Senior Planner with the Village of Algonquin; Andrez Beltran, Management Intern with the Village of Algonquin; John Schmitt, Village of Algonquin President; Debby Sosine, Village of Algonquin Trustee; Anthony Bellino, downtown resident of Algonquin.

**3. Selection of Public Member**

Tim Schloneger explained that one position on the Joint Review Board is to be filled by a person residing in the proposed TIF area. Mr. Schloneger made a motion to select Anthony Bellino as the public member. Mr. Stanton seconded the motion. A roll call vote noted all ayes, the motion was approved. Mr. Anthony Bellino provided a brief bio on himself for the Board. Mr. Bellino stated he lives at 214 Washington Street in downtown Algonquin. His house is the oldest standing house, it was built in 1867. Mr. Bellino stated he desires to preserve history. Mr. Bellino stated he is a real estate broker working in the area. Mr. Bellino also stated that in addition to his residence he also owns several other properties in the Downtown.

**4. Selection of Chairperson**

Mr. Schloneger stated nominations would be accepted for selecting a chairperson for the Joint Review Commission. Chief Mullen made a motion to nominate Mr. Tim Schloneger as the chairperson. Mr. Chris Stanton seconded the motion. A roll call vote noted all ayes, the motion was approved.

**5. Review of Joint Review Board Procedures and Duties**

Mr. Bob Rychlicki gave a PowerPoint presentation. He stated the Joint Review Board is an advisory committee and the input is very important. The Joint Review Board has 30

days to make a recommendation to the Village of Algonquin President and Board of Trustees that the Downtown Redevelopment Project Area satisfies the requirements of the TIF Act and that the Plan be approved by the Village Board. Mr. Rychlicki explained the Joint Review Board has three options: 1) Agree with the proposal, pass a resolution 2) Disagree with the proposal, must provide specific reasons in writing, or 3) No decision, this would equate to a positive recommendation.

#### **6. TIF Plan and TIF Eligibility Criteria**

Mr. Bob Rychlicki explained what a TIF is and is not. TIF does not impact tax assessment of the individual property, there is not a special assessment put on the property. The increment of the taxes is spent to improve the area. The taxing districts receive their share of the taxes as defined at the beginning of the TIF. TIF is a financing plan, does not replace local planning or zoning process. TIF can only function for 23 years. TIF reporting requires an independent audit that is filed with the State and the taxing districts on an annual basis. Mr. Rychlicki touched on the history of Algonquin's Downtown development and redevelopment progress. Issues facing the Downtown include: impact of Western Bypass, aging infrastructure, sustainable economic success, and redevelopment factors. Key objectives for Downtown include: Main Street turned back to the community, preserve historic district, redevelop key sites, streetscaping improvements, enhance the use of the Fox River and Prairie Path, and increase marketing and events. Potential projects include: environmental cleanup, infrastructure improvements and floodplain restoration. Mr. Rychlicki explained the qualification factors for establishing a TIF District.

Chief Mullen inquired why the presence of structures below code was not listed as one of the qualifying factors. Mr. Rychlicki explained that there are some structures below code; however, those buildings were select and not widespread throughout the district. The factors that were selected were more prevalent throughout the proposed TIF area.

Mr. Rychlicki explained the key elements of the TIF Plan. The plan authorizes expenditures in broad categories and provides a general framework for economic development. The base EAV for the district is based on 2013 taxes and is set at \$20,444,801. The projected EAV over the course of the TIF is expected to be \$75-\$80 million. The proposed budget for the TIF is \$75,000,000 over the 23 years. This budget includes the annual set aside for the school district and library district based on the number of new students and patrons moving into the TIF area. A housing impact study is also part of the TIF plan.

Mr. Fred Heid inquired if there was a larger map to review. Mr. Rychlicki provided a larger paper map for viewing.

#### **7. Review of Draft TIF Ordinances**

Mr. Mark Gershon gave a brief explanation of the three proposed ordinances that were distributed to the Joint Review Board. He explained that the Joint Review Board can review and comment on the ordinances; however, it will be the Algonquin Village Board that will vote on the ordinances. Mr. Gershon explained the ordinances very briefly: 1) What do you want to do and why does it qualify? 2) Where do you want to do it? and 3) You decided what, where and why, now approve using tax increment in the TIF area. The ordinances include all the language as required by the State Statues to create TIF districts.

#### 8. **Questions and Comments**

Mr. Chris Stanton inquired if a taxing district is working with the Village on an intergovernmental agreement, is that reviewed by the Joint Review Board. Mr. Gershon stated the intergovernmental agreement could be reviewed by the Joint Review Board; however, it would strictly be an agreement between the taxing bodies and voted on by those taxing district's boards.

#### 9. **Consideration of a Resolution Regarding the JRB Advisory Recommendation that the proposed Downtown Redevelopment Project Area satisfies the requirements of the TIF Act and that the Plan be approved by the Village Board.**

Mr. Tim Schloneger stated the proposed resolution was included in everyone's packets. It was suggested that everyone take some time to review the documents provided and consider all the information presented today and the Joint Review Board could reconvene in a week to vote on the resolution. Mr. Schloneger made a motion to continue the Joint Review Board meeting to Wednesday, August 13 at 3:00pm to be held in the Board Room of the Ganek Municipal Center for the purpose of discussion and voting on the resolution. Chief Patrick Mullen seconded the motion. A roll call vote noted all ayes, the motion was approved.

#### 10. **Review Timetable and Next Steps**

Mr. Bob Rychlicki explained the Joint Review Board needs to provide their recommendation to the Village Board by September 5. The Joint Review Board will meet again on August 13 at 3:00pm. The Public Hearing before the Village Board is scheduled for September 16 at 7:15pm. The Village Board will listen to public comment at this hearing but will not vote on the matter until a later meeting, per State Statues. Village staff will send out all the appropriate notices for the public hearing.

#### 11. **Adjournment**

The meeting was adjourned at 3:50pm. The meeting will be continued on August 13 at 3:00pm.

Minutes submitted by:

  
Katherine Parkhurst, AICP Senior Planner