

Joint Review Board Meeting
Proposed Village of Algonquin Downtown TIF District
August 13, 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 3:08 pm.

2. **Introduction of Representatives**

Representatives of the taxing districts, serving on the Joint Review Board, present: 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; Susan Harkin, Community Unit School District 300, Chief Financial Officer; Pete Austin, McHenry County, Administrator; Anthony Bellino, Public Member. Others in attendance: 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; Mike Kumbera, Assistant Village Manager; Russ Farnum, Community Development Director, Jeanna Ballard, Management Intern with the Village; Andrez Beltran, Management Intern with the Village of Algonquin; John Schmitt, Village of Algonquin President; Debby Sosine, Village of Algonquin Trustee; and Pete Gonigam, First Electric Newspaper.

Public Member, Anthony Bellino, introduced himself again at this meeting. Tony Bellino resides at 214 Washington Street, owns 5-6 buildings in the Downtown. He has been a realtor with Remax for over 27 years, representing numerous sellers.

3. **Review of Meeting Minutes from August 6, 2014**

Mr. Schloneger asked for any corrections to the August 6 minutes. Mr. Mark Gershon made a correction on page 3; item number 7 in the explanation to ordinance number three. Mr. Patrick Mullen, Fire District made a motion to approve the minutes as corrected, Mr. Stanton, School District, seconded the motion. A roll call vote was taken with all ayes, no nays. The motion to approve the minutes was passed.

4. **TIF Plan and TIF Eligibility Criteria-Additional Review**

Mr. Schloneger asked if there were any questions on the TIF Plan and TIF Eligibility that was presented at the last meeting. There were no comments or questions.

5. **Questions/Comments**

Mr. Schloneger introduced a new topic. He stated the Village was approached by the School District to do an intergovernmental agreement regarding the TIF. The School

District and Library District have automatic reimbursements based on school children and patrons moving into the TIF area according to the State Statutes. The School District proposes to have the right to waive the standard tuition reimbursement and if waived, the Village, based on having budgeted for the waived tuition reimbursement, would declare a surplus, which amount would be distributed to all taxing bodies. The agreement specifically states in terms of the TIF, years 1 -10 the standard tuition reimbursement would be in effect with no declared surplus; years 11-15 an 8% surplus; 16-20 years a 16% surplus; and years 21-23 a 24% surplus. Mr. Schloneger stated he will present this intergovernmental agreement to the Village Board for approval.

Mr. Schloneger stated the Village has also worked with the Fire District to address their concerns regarding building codes and life safety standards. The Village is committed to enhancing building safety as properties redevelop in the TIF district.

Mr. Stanton commented that he would like to congratulate Tim on behalf of the Village and Susan Harkin on behalf of the School District for all their hard work and pushing to get this accomplished in a short time frame. Because of the cooperation, the School District now has a new policy to work with communities proposing TIFs instead of a standard policy of opposition. The long term relationship with the Village and School District is terrific and appreciated.

6. 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. Schloneger asked for a motion to approve the resolution. Mr. Stanton, School District, made a motion to approve the resolution and Chief Mullen, Fire District, seconded the motion. A roll call vote noted all ayes, no nays. The motion to approve the resolution was passed unanimously. Mr. Schloneger asked all members to sign the resolution.


7. Review Timetable and Next Steps

Mr. Rychlicki stated the Public Hearing will be on September 16 at 7:15pm. Village staff will send out appropriate notices to all per State Statues.

8. Adjournment

Mr. Pete Austin, McHenry County, made a motion to adjourn the meeting and Mr. Stanton, School District seconded the motion. A voice vote noted all ayes, no nays. The meeting was adjourned at 3:17pm.

Minutes submitted by:



Katherine Parkhurst, AICP Senior Planner