

**January 03, 2012**  
**Village of Sugar Grove**  
**Regular Board Meeting**  
**6:00 PM**

President Michels opened the meeting at 6:00 PM and asked that Trustee Montalto lead the Pledge. President Michels then asked that the roll be called.

**Present:** President Michels, Trustee Paluch, Trustee Renk, Trustee Bohler, Trustee Johnson, Trustee Montalto, and Trustee Geary.

Quorum Established.

**Also Present:**

Administrator Brent Eichelberger, Finance Director Justin VanVooren, Community Development Director Richard Young, Clerk Cynthia Galbreath, Attorney Steve Andersson, and Director of Public Works Anthony Speciale.

**PUBLIC HEARINGS**

**Proposal of a Tax Increment Financing District Designation for the Sugar Grove Industrial Redevelopment Project Area No. 1.**

President Michels went over the procedures to be followed for the Public Hearing this evening. He reminded all that the purpose of a public hearing was for the Village Board to receive comments and not for the purpose of any debate on the subject. He stated that comments would be taken into consideration when the Board discussed the proposal at their next meeting. President Michels opened to the public hearing to receive comments on the proposed Tax Increment Financing District Designation for the Sugar Grove Industrial Redevelopment Project Area No. 1. He then informed the public present that prior to receiving comments Mr. Mike Hoffman of Teska Associates, Inc. would give a brief overview of the presentation of the TIF Plan and Project area.

Mr. Hoffman stated that the Board took the comments and concerns from the previous hearing regarding implementing a TIF and has scaled back the project. The purpose is still the same, to stimulate economic growth and provide jobs by establishing a private/public partnership. He then outlined the boundary of the project area and explained the items that are required by statute for a industrial TIF. The items that area required for the establishment of an industrial TIF are 1) the proposed area must be within (annexed) to the municipality, 2) there must be a labor surplus (based on unemployment rates, 3) vacant land available for industrial growth 4) adjacent land that is blighted (underutilized, inadequate utilities, older structures).

President Michels then asked that those that wanted to comment approach the podium and when it was their turn to speak, that they state their name and address and/or governmental body affiliation.

*The following persons spoke, it should be noted that the following is not a transcription and that these minutes are a summary of the speakers comments.*

Sandy Carr, Supervisor for Big Rock Township stated that no one from Big Rock Township had contacted her expressing support of the TIF, that the meeting time of the JRB was not convenient, there is still too much acreage that is within Big Rock Township in the TIF, that Big Rock Township receives a large portion of its tax dollars from the property's located in Sugar Grove within Big Rock Township, that there has been some movement in the area specifically Speedy Delivery and Scot Industries, that times are difficult and that the Board should consider another avenue to spur economic development.

Gary Bellak, 4S554 Eldemain, Big Rock, stated that he had received a letter stating that his taxes would go up and that while he did not understand the TIF he did didn't think it is fair and that there should be some representation on the Board from all areas.

Mr. Marty Kunkel, Chief Sugar Grove Fire Department, stated that the TIF even scaled back will have a large economic impact on the Fire Department. All taxing bodies are hurting and that 97% of the Fire Departments revenue is from EAV's. Industrial areas cause more annual and quarterly inspections and when they are built cost the department money in the plan review process. The Fire Dept. Board has asked that it be made known that they do feel that the district should pay for development and that other incentives should be found.

Mr. Ray Warchol, Big Rock Park District, stated that the financial impact on the Big Rock Park District is not acceptable and that developers or the Village should pay for economic development and that this just seems to be a stepping stone to TIF #2 and it is unacceptable and the district does not support.

Dr. James Hammock, Hinckley Big Rock School District, stated that the TIF District as he voted at the JRB does meet the statutory requirements and that while he recognizes that the Sugar Grove Board is looking at the challenges they face in bringing economic development, however, the school district is facing many economic hurdles at this time as are all agencies. The Hinckley Big Rock school board does not support the TIF but does ask that the Sugar Grove Board consider some type of revenue sharing should they move forward.

Joe Wolf, 67 Snow Street, stated that as a resident of Sugar Grove he urged the Board to move forward with this proposal in their efforts to increase the tax base and to bring jobs to Sugar Grove. There are too many people out of jobs and losing their homes and having land sit vacant for another twenty years will no help.

Judy Eckles, PO Box 57 Big Rock, stated that she was not in favor of robbing Peter to pay Paul and there is no liberty or justice at all in this TIF.

Dr. Jeff Schuler, Kaneland Community School District, that the district appreciated the Boards stepping back and taking another look at the TIF. He stated that the School Board was would ask that another incentive method be considered and that if the Village Board did move forward with the TIF that they consider a revenue sharing agreement.

Jerry Murphy, Sugar Grove Township Metal Health Board, stated that they services provided are increasing and that other funding sources, mainly stated, are drying up and that it will soon be up to other agencies to provide support for those who need it. He asked that another funding source be found to spur economic development and provide jobs and that perhaps this should be placed on a ballot for referendum.

As no other member of the audience stepped forward, President Michels called for a motion to close the public hearing. So moved by Trustee Johnson and seconded by Trustee Renk to close the Public Hearing. All members in attendance voted AYE in a voice vote.

### **APPOINTMENTS AND PRESENTATIONS**

None

### **PUBLIC COMMENTS ON ITEMS SCHEDULED FOR ACTION**

President Michels called for any public comments on items scheduled for action (as read by President Michels) and hearing none, closed this portion of the agenda.

### **CONSENT AGENDA**

- a. Approval: Minutes of the December 20, 2011 Meeting
- b. Approval: Vouchers

Trustee Johnson moved **to approve the consent agenda as presented**. Trustee Renk seconded the motion. President Michels then called for a roll call vote.

AYE:	Johnson	NAY:	None	ABSENT:	None
	Paluch				
	Geary				
	Montalto				
	Renk				
	Bohler				

Motion Carried.

**GENERAL BUSINESS**

None.

**NEW BUSINESS**

None.

**REPORTS**

President Michels expressed his appreciation of the Public Works staff for their due diligence in insuring that the streets area safe when the weather is inclement. Trustee Montalto thanked them for their tree trimming efforts. Trustee Johnson gave a Chamber update and reminded the Board that the upcoming annual awards luncheon would be held on January 12<sup>th</sup>. Trustee Paluch stated that the Corn Boil committee would be meeting on January 18<sup>th</sup>. Trustee Johnson asked that everyone not forget the Food Pantry just because the Holidays were over. .

**PUBLIC COMMENTS**

Cliff Barker, Veterans parks Committee, asked when the lease would be officially approved. He was informed that this would occur at the February 7<sup>th</sup> meeting.

**CONSENT AGENDA**

Trustee Bohler moved **to Adjourn to Closed Session at 6:45 p.m. to discuss litigation and land acquisition as per the exceptions to the Open Meetings Act, taking no action, and to adjourn there from.** Trustee Renk seconded the motion. President Michels then called for a roll call vote.

AYE:	Johnson	NAY:	None	ABSENT:	None
	Paluch				
	Geary				
	Montalto				
	Renk				
	Bohler				

Motion Carried.

**Adjournment**

As there was no further business meeting was adjourned at 8:00 p.m.