

**NORTHEAST AIRPORT TAX INCREMENT FINANCING DISTRICT NO. 2  
JOINT REVIEW BOARD  
MARCH 11, 2015 MEETING  
MINUTES**

**CALL TO ORDER:**

Mike Hoffman from Teska Associates, Inc., called the meeting to order at 3:00 pm.

**ATTENDANCE:**

Those present included:

Voting members present:

Sean Michels, President, Village of Sugar Grove  
Bill Perkins, Chief, Sugar Grove Fire Protection District  
Joe Wolfe, Sugar Grove Resident  
Renee Goier, Superintendent, Kaneland CUSD 302  
Tom Rowe, Sugar Grove Township  
Shannon Halikias, Sugar Grove Public Library  
Bruce Hartman, Waubensee Community College  
Greg Repede, Sugar Grove Township Park District

Non-voting members present:

Mike Hoffman from Teska Associates, Inc.  
Brent Eichelberger, Village Administrator, Village of Sugar Grove  
Walter Magdziarz, Community Development Director, Village of Sugar Grove  
Dave Linden, Sugar Grove Fire Protection District  
Mike Fagel, Sugar Grove Fire Protection District  
Tim Hoppe, Sugar Grove Fire Protection District

**APPOINTMENT OF SUGAR GROVE RESIDENT REPRESENTATIVE TO JRB:**

Mr. Joe Wolf was appointed as Resident Representative by a chorus of ayes. There were no dissenters.

**APPOINTMENT OF JRB CHAIRMAN:**

Joe Wolf moved, seconded by G. Repede, to appoint Sean Michels as Chairman of the JRB. A chorus of ayes followed; there were no dissenters.

**PRESENTATION OF TIF PLAN:**

M. Hoffman presented a Power Point presentation of the proposed TIF NO. 2 and Redevelopment Plan which identified the purpose and intent of the proposed TIF district, namely, to create local jobs and expand the tax base. He reviewed the meeting agenda; explained the role and duties of the Joint Review Board; provided a summary explanation of how tax increment financing works; provided a summary of the TIF adoption process; and reviewed a proposed timeline for adoption of the TIF district.

Mr. Hoffman's presentation included a description of the proposed TIF district boundaries and eligibility requirements. He reported that the proposed TIF No. 2 satisfied at least three of the required criteria. He also reviewed the proposed TIF budget. The line items in the budget can be adjusted higher or lower but the total redevelopment costs cannot exceed the proposed budget limit.

The floor was opened to the Joint Review Board for comments and questions.

Chief Perkins objected to the inclusion of the senior apartment building under construction (on W. Galena Boulevard) in the TIF district and the TIF district generally. The fire district would be forced to provide services to properties from which the district is receiving extremely little property tax revenue. He was of the opinion that the proposed TIF district would cause distinct damage to the fire district.

M. Fagel asked what the rationale was for including a new building under construction in the TIF. W. Magdziarz responded that the objective was capture the increment from the new construction to seed the TIF fund.

D. Linden expressed his concern that the proposed TIF district would be deleterious to the fire district since it's (the district) costs are labor which are not TIF-eligible expenditures. He maintained that the Village has other revenue sources to fund its services and to provide development assistance, unlike the fire district.

T. Hoppe, attorney representing the fire district, asked M. Hoffman for clarifications and explanations of the eligibility requirements and took issue with his responses. Lengthy discussion followed.

S. Halikias recognized that the redevelopment plan would have a negligible impact on services provided by the library district but pleaded with the Village to consider establishing a modified TIF where the other taxing districts would receive some amount or revenue from the tax increment in the TIF district.

G. Repede reminded the Joint Review Board members that the purpose of the JRB at this meeting is to determine whether the proposed TIF redevelopment plan satisfies the criteria for establishing a TIF district according to the TIF Act. The issues and concerns being expressed by the members relate to a decision that is reserved for another body to make and are not germane to the narrowly focused decision before the JRB. More discussion ensued.

**JOINT REVIEW BOARD RECOMMENDATION:**

Motion by G. Repede, seconded by J. Wolfe, that having reviewed the planning documents and proposed ordinances approving the redevelopment plan, we find that the Sugar Grove Northeast Airport Tax Increment Financing District No. 2 redevelopment project area and redevelopment plan satisfies the plan requirements, the eligibility criteria, and the objectives of the TIF Act; the minutes of the Joint Review Board meeting shall serve as the written report documenting this JRB recommendation.

AYES: Sugar Grove Park District, Sugar Grove Resident Representative, Kaneland Community Unit School District 3023, Village of Sugar Grove, and Waubensee Community College District.

NAYS: Sugar Grove Fire Protection District, and Sugar Grove Public Library

ABSTAIN: Sugar Grove Township

Motion passed

**ADJOURNMENT:**

There being no further items to review, Chairman Michels asked for a motion to adjourn. Motion by G. Repede, seconded by B. Hartman to adjourn. A chorus of ayes followed; there were no dissenters. Motion passed at 4:36 pm.

DRAFT