

**SUGAR GROVE INDUSTRIAL TAX INCREMENT FINANCING DISTRICT
JOINT REVIEW BOARD
DECEMBER 2, 2011 MINUTES**

CALL TO ORDER

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

ATTENDANCE

Those present included:

Mike Hoffman, Teska Associates, Inc.; Sean Michels, Village of Sugar Grove President; Jeff Schuler, Kaneland School District Superintendent; Martin Kunkel, Sugar Grove Fire Protection District Chief; Kevin Johnson, Sugar Grove Park District President; Joan Roth, Sugar Grove Library Trustee; Joe Wolf, Sugar Grove Resident; Robert James Hammack, Hinckley Big Rock School District Superintendent; Ray Warchol, Big Rock Park District; Dan Nagel, Sugar Grove Township Supervisor; Sandy Carr, Big Rock Township Supervisor; Rick Rausch, Big Rock Township Road District; Steve Andersson, Village of Sugar Grove Attorney; Brent Eichelberger, Village of Sugar Grove Administrator and Richard Young Village of Sugar Grove Community Development Director.

APPOINTMENT OF SUGAR GROVE RESIDENT REPRESENTATIVE TO THE JRB

Joe Wolf was elected as the Resident Representative to the JRB.

APPOINTMENT OF JRB CHAIRMAN

Sean Michels was elected as the JRB Chairman.

PRESENTATION OF TIF PLAN

Mike Hoffman from Teska Associates, Inc. presented a power point presentation of the proposed TIF District and Redevelopment Plan which identified the purpose and intent of the proposed smaller TIF District area from the one that was presented this past summer. As before, the purpose and intent is to add jobs and therefore expand the tax base. With the establishment of the TIF District the Village would set a "base" property value and any development after this base is set becomes the "increment" which is used for additional capital investment within the established TIF District area. Mr. Hoffman outlined the proposed area which includes 324 acres centered on the intersection of Dugan Road and US Rt. 30. The goal of the Redevelopment Plan is to spur industrial development that will generate local jobs and expand the tax base.

The consultants have documented the Village of Sugar Grove as a Labor Surplus Municipality, thus qualifying the Industrial District Redevelopment Project Area as an Industrial Park Conservation Area eligible for TIF designation. The consultants and the Village have concluded that the Project Area meets the statutory requirements for a Conservation Area.

QUESTIONS:

Jeff Schuler was concerned about the area included within the Conservation Area and whether or not the utilities were inadequate? It was noted that the area has no sanitary sewer service and only limited water service capacities.

There was a question regarding the change in the EAV for the area and it was agreed that the Village would provide additional information before the next JRB Meeting.

It was stated that it was misleading to identify only a 12 acre blighted area for a TIF District of greater than 300 acres. The question was asked if there is a sample size needed by State Statue. It was noted that the only minimum standard was that the blighted area must be larger than 1.5 acres.

Dan Nagel said that it was great that additional acres east of the restaurant had been added. He asked if there were plans to use TIF dollars for new streets on the Airport property? Brent Eichelberger stated that there were no such plans but that the TIF could potentially fund road improvements at the Airport, however, the Village will consider the economic benefit of any proposed project before approving the expenditure of TIF funds. Dan Nagel also stated that since the Airport was owned by the City of Aurora this would affect the overall EAV in the TIF area. Mike Hoffman noted that they had reviewed the adjustments in the EAV regarding the Airport property.

Marty Kunkel stated that JA Air had originally planned to locate on a different portion of the airport property but because a lack of funds for improvements, they moved to their current location.

Brent Eichelberger noted that if sanitary sewer lines were run along US Rt. 30 that both properties in and out of the proposed TIF District could potentially tap this new service.

Jeff Schuler asked the Village to consider sharing the increment. Mike Hoffman noted that if this was done it would be based on the tax rates of each taxing body.

Ray Warchol asked if the TIF District timeframe could be shortened to 10 years? Sean Michels noted that it could be shortened but that it would make it harder to add time to the district once it was up and running. Without full support to add time by all taxing bodies, it would take an act of the State Legislature to increase the number of years.

Dan Nagel asked if the Village was going to allow manufacturing operations to have outside storage? Brent Eichelberger and Sean Michels both noted that it is already allowed in some zoning classifications and that screening is typically required.

JRB ACTION:

With no more questions, Sean Michels moved and Joe Wolf seconded a motion approving the planning document for the redevelopment planning area noting that the JRB finds that the plan satisfies the eligibility criteria and objectives of the TIF Act and that the minutes of this meeting will serve as the written JRB recommendation.

Chairman Michels called for a roll call vote:

Kaneland School District: Abstain
Sugar Grove Fire Protection District: No
Sugar Grove Park District: Yes
Sugar Grove Library District: No
Sugar Grove Resident Representative: Yes
Hinckley Big Rock School District: Abstain
Big Rock Park District: No
Sugar Grove Township: Abstain
Big Rock Township: No
Village of Sugar Grove: Yes

Vote: 3 Yes, 4 No and 3 Abstentions

Chairman Michels asked if the Abstention and No voters could give a reason for their vote.

Jeff Schuler stated that he felt it was hard for the Plan to establish the "But-For" standard.

Marty Kunkel said that he did not like the perception of what a yes vote would mean.

Joan Roth said that it was the perception of the vote and her Board was split on the issue.

Robert James Hammack stated that he understood the need for the Village to try and help business development however, any block on revenue was a problem for his district.

Ray Warchol said that he questioned whether the Plan met TIF requirements.

Dan Nagel stated that he felt that there was a problem with the EAV calculation on the Airport property.

Sandy Carr noted that she agreed with the comments of the other no voters and that her Township Board was opposed to the TIF.

At this point Steve Andersson stated that the abstentions go with the majority and therefore the motion was defeated by a vote of 3-7.

Chairman Michels asked that if the JRB be willing to meet again at 3:30 p.m. on December 15, 2011 if the requested additional information regarding EAV was provided.

By a vote of 9-1 it was agreed that the JRB would meet again on December 15th.

ADJOURNMENT

The meeting adjourned at 4:17 p.m.