

CALL TO ORDER

The Joint Review Board of the TIF District held a meeting Monday, January 11, 2016 at 300 Plaza Circle, Mundelein. Chairman Lentz called the meeting to order at 6:31PM.

ATTENDANCE

Clerk Timmerman took the roll. It indicated the following:

Board Attendance

PRESENT: Chairman Lentz, Village of Mundelein; Andrew Searle, District 120; Scott Davis, Fremont Public Library District; Kathleen O'Connor, Libertyville Township; Margaret Resnick, Mundelein Park District; David Hittenmiller, College of Lake Country

ABSENT: Maria Treto-French, District 75; Colette Ford, District 76; Marty Neal, Libertyville Township Road & Bridge; Barry Burton, Lake County; John Schockmel, Public Member

Village Attendance

PRESENT: Assistant Administrator Flynn, Finance Director Haywood, Village Administrator Lobaito

MINUTES APPROVAL

TIF Joint District Review Board - Special TIF Joint District Review Board - Jan 12, 2015

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Searle, District 120
SECONDER:	O'Connor, Libertyville Township
AYES:	Searle, O'Connor, Lentz, Davis, Resnick, Hittenmiller

TIF DISTRICT JOINT REVIEW BOARD MEETING

Introduction

Director Haywood stated that the TIF Annual Report covers the fiscal year ending April 30, 2015. He also noted that the TIF District was created in 2005.

Annual Report and Budget Summary

Director Haywood then drew the Board's attention to Section 3 of the Annual Report, which shows a fund balance of \$59,211 after starting the fiscal year with a balance of \$215,469, receiving \$465,880 in property tax increment and incurring expenses/disbursements of \$622,143. Director Haywood also noted that \$4,183,846 has been collected in cumulative property tax increment.

Director Haywood then detailed expenditures for legal services, developer reimbursement, debt service and reimbursement to Fremont Public Library District and School District 76.

Director Haywood next reported on Section 6, which shows a Reporting Fiscal Year EAV of \$12,406,921 (increased from the base EAV of \$8,313,815 when the TIF District was created). He also predicted approximately \$14 million for 2016.

Director Haywood concluded by stating that the audit report shows complete compliance with all TIF District activities.

Project Review

Village Administrator Lobaito then noted that there have been many expenses for which the Village has chosen not to seek TIF reimbursement despite their eligibility, choosing instead to use all possible TIF funds to encourage development.

Administrator Lobaito stated that there have been no amendments to the Redevelopment Area Plan or the TIF District boundaries, no new agreements with regard to redevelopment, no contracts for TIF funds executed, no obligations issued and no properties acquired by the Village (Sections 2 and 4). Administrator Lobaito noted, however, that the parking lot at 498 Seymour Avenue was acquired after the reporting year.

Administrator Lobaito then outlined projects undertaken to further the plan's objectives: 1) Phase II Cardinal Square now being occupied; 2) Fairhaven Crossing under construction; 3) Mundelein Community Bank branch at Division Street & Route 45 completed; 4) East Hawley Street improvements (parking and sidewalks) with ultimate plans for development similar to West Hawley Street within five years.

Administrator Lobaito also explained the anticipated mixed-use project (retail and residential) on Lot 5 in the Village Hall Subdivision and noted the anticipated creation of an additional TIF District, which will include portions of the current TIF District plus select parcels. He pointed out that this will require voting by the Board and promised communication throughout the planning process.

Questions/Discussion

Mundelein Park District Representative Resnick asked for clarification on the titles TIF District #1 and TIF District #2. Assistant Administrator Flynn explained that TIF District #1 was an old plan and that the current one is TIF District #2, with the anticipated new plan being TIF District #3.

Fremont Library District Representative Davis asked whether the members' support will be required for a new TIF District. Administrator Lobaito replied that, while it is not required, the Village prefers to have that support. He added that plans should be in place by June.

District 120 Representative Searle inquired about the expected EAV for the anticipated TIF District #3 and Administrator Lobaito provided an explanation of the property analysis procedure. Fremont Library District Representative Davis asked about the EAV as properties are pulled from TIF District #2 to TIF District #3 and Administrator Lobaito clarified. Representative Davis stressed that there will be implications as tax levies are prepared and Administrator Lobaito assured the members that information will be provided well in advance of that point.

Administrator Lobaito concluded by noting that there are 12 years remaining in the current TIF District and touching on the recession's effect.

PUBLIC COMMENTARY

Chairman Lentz opened the floor to public commentary.

There was no public commentary.

Chairman Lentz closed the floor to public commentary.

ADJOURNMENT

Motion to adjourn the TIF Joint District Review Board meeting

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Searle, District 120
SECONDER:	Resnick, Mundelein Park District
AYES:	Searle, Resnick, O'Connor, Lentz, Davis, Hittenmiller

The Special TIF Joint District Review Board Meeting was adjourned at 6:53PM.

Village Clerk