I. CALL TO ORDER
Chairperson Sandra Whitmer called the meeting of the TIF #3 Joint Review Board to order at 10:00 a.m.

II. ROLL CALL
The following taxing districts were represented:
- City of Warrenville: David Brummel, Mayor
- Warrenville Park District: Tim Reinbold, Executive Director
- Warrenville Public Library District: Sandra Whitmer, Director
- Warrenville Fire Protection District: Dennis Rogers, Fire Chief
- Community Unit School District #200: Bill Farley, Assistant Superintendent
- Winfield Township: Dona Smith, Supervisor
- County of DuPage: Paul Hoss, Planning and Zoning Manager

The following taxing districts were not represented:
- College of DuPage District #502
- Public Member

Also present:
- City Administrator John Coakley
- City TIF Attorney Thomas Bayer
- City Finance Director Kevin Dahlstrand
- City Community and Economic Development Director Ron Mentzer
- City Recording Secretary Marie Lupo

III. APPROVAL OF MINUTES
PAUL HOSS MOVED, seconded by Dennis Rogers, to approve the minutes of the December 5, 2016, regular annual meeting of the TIF District #3 Joint Review Board.

MOTION ADOPTED VIA VOICE VOTE.

IV. OVERVIEW OF TIF ANNUAL REPORT
Administrator Coakley explained that this annual meeting is taking place in April instead of fall 2017, because the State Comptroller Office’s website was out of order for five months, which prohibited filing of the City’s FY 2017 annual report. The meeting concerns TIF #3 expenditures the City made for the year ending April 30, 2017.

Paul Hoss inquired about monetary distributions to taxing districts when the TIF disbands and assessments are not yet in from the previous year. He recalled Warrenville’s TIF #1,
wherein money was not allocated in the City’s budget to handle refunds. Administrator Coakley responded that due to a lawsuit, TIF #1 did not close until 2010, with a deficit of $600,000. Cantera’s large properties had tax assessment challenges that were directed to the State, which resulted in payout delays. Payouts were ultimately derived from the City’s General Fund. Attorney Bayer commented that certain municipalities make a practice of closing a TIF, but keeping a fund open without a balance, declare a surplus, and then wait for objections to clear. Mr. Hoss suggested that every municipality should inform their TIF’s taxing bodies that funds may still exist, so that abeyance could be enacted for the listing year. Administrator Coakley duly noted such suggestion.

V. OVERVIEW OF TIF ACTIVITIES

Director Mentzer directed attention to a PowerPoint presentation and reported on the following:

1. City Capital Projects

2. Redevelopment Activity
   a. CCRS #1/Airhart Stafford Place Subdivision
   Director Mentzer provided an update on preferred developer Airhart Construction’s redevelopment of the former Musselman Lumber Brownfield site. Stafford Place is consistent with the City’s long-term goals for 27 maintenance-free, detached, single-family homes on small lots, geared toward young professionals and the baby boomer generation. While $13,000 was spent in real estate consulting costs, the estimated value of this project is $27 million at completion. When fully built out, it is expected that Stafford Place subdivision will generate $6.5 million in TIF revenue over the life of the TIF. Although Airhart has not yet begun to actively market the development, it has secured four deposits from potential home buyers, to date. February’s groundbreaking marked the culmination of a ten-year investment of staff time, energy and money to assemble, demolish, obtain an NFR letter, and coordinate this development.

   b. Alleto Property
   Joan Aletto has entrusted her property near the northeast corner of Batavia and Butterfield Roads to the City with a First Right of Refusal option. $2,000 of eligible expenses were incurred relating to the vacation of such property. Said amount will be annually remitted to Ms. Aletto for the option to purchase the property at a set price if another interested party wishes to develop it.

   c. Former Citgo Property
   In late fall 2016, the City was approached to purchase the Citgo property at the northeast corner of Batavia and Warrenville Roads by its current owners, who acquired it in a bankruptcy sale. The City incurred $27,000 in TIF-eligible expenses working with Citgo and environmental consultants to identify a path forward for such purchase. The property contains a leaking underground storage tank that requires remediation; LUST funds could be accessed to do so. The City has control of the adjacent property to the north of the former Citgo property, and due to the large amount of flood plain on these lots, its long-term plans involve consolidation of these properties to create open space along the river. Conversations continue with the property owner; the City’s goal is to negotiate a purchase that requires said property owner to clean the site. Staff feels that if the City
does not take an active role in facilitating development of this key parcel, it will remain as it has for years, much like that of the former Musselman property.

d. Crescent Development
The northwest corner of Batavia Road and Route 56 has been marketed for commercial development for many years, to no avail. The City’s plan for this corner calls for vertical integration of a mixed use development. An interested developer had presented a plan for horizontal integration of the property with $350,000 townhomes and 68,000 square feet of commercial use, but received a tepid reception from the Plan Commission.

3. Miscellaneous Activities
Dir. Mentzer reported the following improvements generated expenses during FY 2017:

   a. Warren Tavern
   The exterior stairway and door installation generated $8,558 in costs; installation of the handicapped guard rail amounted to $8,140 in expenses.

   b. Leone Schmidt Heritage Park
   Decorative lighting was installed throughout the park for $14,758; installation of a water fountain amounted to $4,235.

VI. JOINT REVIEW BOARD QUESTION AND ANSWER PERIOD
None.

VII. PUBLIC COMMENT
Resident Bob Siebert of Albright Court spoke of an initiative under consideration by Illinois State Senators that seeks to use TIF funds for school funding. He expressed his concerns regarding the shifting of millions of dollars from Chicago liability to that of suburban and down-State communities.

Mr. Siebert stated that because TIF #3 is similar to TIF #2 in the amount of older, residential properties it encompasses, he inquired as to whether a program can be instituted that ensures that TIFs do not spread additional costs to taxpayers. He is of the belief that TIFs should be utilized for commercial development only, as they do not economically benefit residential areas.

Mr. Siebert’s other concern is that of assessments. The City is notified of hearings at the County. Money is received because building owners state problems exist. Taxes are paid, and if successful, other districts have to refund it. Because a legal question exists on this, a reserve fund should be established to ensure that if money is lost and/or spent, taxpayers are not responsible for paying it. Management of the money creates a problem. TIF #1 residents asked if there were surpluses, and were told there were none. Surpluses should be ensured; otherwise, it falls upon the burdened taxpayer.

Mr. Siebert reminded the assembly that revenue from TIF #3 is from the 2017 fiscal year ending April 30, 2017. The report indicates that $4,000-$5,000 was annually brought in. That revenue is from existing houses on increasing EAV, and not from development. School districts forced changes in the law wherein they will receive per-student money
allocations for education. If there are more students than the developer’s projections, revenue coming into the TIF will be eliminated. Mr. Siebert asked for better management of this situation, and would like answers to whether this scenario will occur in TIF #3.

Paul Hoss inquired whether a provision exists in TIF law to insert a clause regarding the reserve fund. Attorney Bayer replied that although the statute does not mention the reserve, municipalities are beginning to address it.

VIII. ADJOURN

PAUL HOSS MOVED, seconded by David Brummel, to adjourn the meeting at 10:37 a.m.

MOTION ADOPTED VIA VOICE VOTE.

Approved: 11/30/18

Marie Lupo, Recording Secretary