CITY OF WARRENVILLE

WARRENVILLE TAX INCREMENT FINANCING DISTRICT #4
(SOUTHWEST/ROUTE 59 CORRIDOR)
JOINT REVIEW BOARD ANNUAL MEETING

Minutes of Annual Meeting Held on Thursday, April 12, 2018
At Warrenville City Hall
28W701 Stafford Place

I. CALL TO ORDER
Chairperson Bill Farley called the meeting of the TIF #4 Joint Review Board to order at
10:40 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
Indian Prairie School District #204  Todd DePaul
Public Member    Dale Williams

The following taxing districts were not represented:
College of DuPage District #502
Naperville Township

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
1. Minutes of August 2, 2016

PAUL HOSS MOVED, seconded by David Brummel, to collectively approve the
minutes of the August 2, 2016, and August 23, 2016, meetings of the TIF District #4
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 #4 expenditures the City made for the period ending April 30, 2017. City Council established TIF #4 on October 3, 2016.

Paul Hoss inquired whether the State authorized a suspended time period due to the website being down. Attorney Bayer replied that although late filings incur a fee, the City’s filing would not be considered late, as its annual report was filed within 30 days of the site’s reactivation.

V. OVERVIEW OF TIF ACTIVITIES
Director Mentzer directed attention to a PowerPoint presentation that displayed the three-acre area of TIF #4. In 2017, the City incurred approximately $5,000 in legal fees to determine whether the TIF should be established. This amount included various hearings and the approval of a redevelopment plan.

1. City Capital Projects
   a. New Duke Parkway/Route 59 Intersection
      This intersection was initially proposed in the early 1980s. The City of Warrenville coordinated with Duke and the City of Aurora for such entities to extend Duke Parkway to service the $1 million Amazon distribution facility. This necessitated agreements between the City of Aurora and the developer, and included sewer and water infrastructure, pedestrian paths, and roadway connection between Duke Parkway and Estes Street, totaling $5-6 million in public infrastructure, with very little City of Warrenville investment.

   b. Extension of Landon Avenue Sanitary Sewer
      The City expended $13,000 for design, engineering, bidding, and construction of sanitary sewer along Landon Avenue.

2. Redevelopment Activity
   a. Lexington Trace Preliminary PUD
      Director Mentzer provided an update on Lexington Home’s development of a 22-acre site with a 106-unit townhome development. Negotiations have commenced for a TIF assistance request the developer claims he requires to make this project economically feasible. The project will total $35 million in value at completion. When fully built out, it is expected that Lexington Trace subdivision will generate $20 million in TIF revenue over the life of the TIF.

   b. Two Brothers Brewing Corporate Campus
      As owner of the vacant 20-acre northwest corner of Route 59/Route 56 intersection, Two Brothers proposes to develop a $75 million campus that consolidates its brewery, distilled spirits, and coffee roasting businesses with a banquet facility, brew pub, café, and corporate offices; however, it seeks City assistance to make this feasible. Potential ancillary uses also include a boutique hotel, restaurant, and entertainment uses.

   c. Kleinman Property
M/I Homes/Atlantic Realty Partners have proposed redevelopment of the approximately 33-acre commercially zoned property with a mixed-use project consisting of 92 townhouse units starting in the low $300,000s, a 259-unit apartment complex with units costing $1.80-$1.90 per square foot, clubhouse, and an approximately four-acre commercial site. The Southwest Land Use plan calls for it to be consolidated with residential properties and redeveloped in a mixed use fashion. The proposal is consistent with the City’s long-term vision for such area. A three-hour public hearing before the Plan Commission on April 5, 2018, was continued to May 10, 2018. The project is estimated to be valued at $70 million at completion. When fully built out, it is expected that this project will generate $30 million of TIF revenue over the life of the TIF. An estimate of 39 schoolchildren would be generated, which is 10% less than if the property were developed with single-family homes.

Dona Smith inquired whether the development will tie into the neighborhood adjoining it to the north. Director Mentzer replied the plan does not show a connection; access to the site will be either via the new signalized intersection, or a right-in/right-out to vehicles heading northbound.

d. Duke Realty Office/Warehouse
Duke Realty proposed development of a 100,000-square foot warehouse distribution facility on an eight-acre parcel it owns at the southwest corner of Route 59 and Duke Parkway, with an estimated value of $10-12 million. Since it is not consistent with the City’s Land Use plan, the Plan Commission did not provide support for this development proposal.

e. Thorntons Gas Station/Convenience Mart
A public hearing for Thorntons’ proposal for a new filling station located at the northwest corner of Route 59 and Duke Parkway was continued to May 10, 2018. This commercial use is consistent with the City’s Southwest Plan.

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

a. Rose Tortoriello Property
Heirs of the Tortoriello estate approached the City regarding acquisition of their five-acre vacant property as a charitable donation for tax purposes. $23,000 in legal fees were incurred for environmental analysis, title, and appraisal work to facilitate the City’s acquisition. The City’s Land Use plan shows the area to be a combination of open space and single-family residences due to the site’s considerable amount of wetlands. The City will explore whether some or all of the parcel could be used for City infrastructure. The City assured the estate it would not allow any industrial or adult uses on such property.

VI. JOINT REVIEW BOARD QUESTION AND ANSWER PERIOD
None.

VII. PUBLIC COMMENT
Resident Bob Siebert of Albright Court directed attention to the $235,000 liability from the City to Duke, as well as engineering costs. There is a two-year requirement as to
when it would be paid. He asked from which sources the money be derived if no revenue is generated within two years. He recalled that in TIF #1, payments were made after revenue was received. Director Mentzer replied that sewer and water costs are the majority of expenses, and they would be paid out of the Capital and Sewer and Water Funds. The public roadway connection expenses would be derived from the City’s General Fund. Mr. Siebert then inquired if there is a loan to the TIF in order to receive the revenue so that it does not come out of the General Fund, and if it would be in the approximate amount of 4.5%. Although no loan has yet been established, Director Mentzer responded there is an obligation to disburse money for such items from the General Fund and reimburse from the TIF Fund. Administrator Coakley added that interest on inter-fund loans has been at the interest rate the City would have earned. Mr. Siebert cautioned of the risk involved in such practices.

VIII. ADJOURN
SANDRA WHITMER MOVED, seconded by Paul Hoss, to adjourn the meeting at 11:09 a.m.

MOTION ADOPTED VIA VOICE VOTE.

Approved: 11/30/18

Marie Lupo, Recording Secretary