CITY OF WARRENVILLE

TAX INCREMENT FINANCING DISTRICT #2
(OLD TOWN CENTER)
JOINT REVIEW BOARD

Draft Minutes of Annual Meeting Held on Thursday, November 6, 2015
At Warrenville City Hall
28W701 Stafford Place

I. CALL TO ORDER
Chairman Diane Dillow called the meeting of TIF #2 Joint Review Board to order at 10:19 a.m.

II. ROLL CALL
The following taxing districts were represented:
City of Warrenville: David Brummel, Mayor
Warrenville Park District: Diane Dillow, Executive Director
Warrenville Library District: Jackie Davis, Assistant to Director
Warrenville Fire District: Dennis Rogers, Fire Chief
Community Unit School District #200: Bill Farley, Assistant Superintendent
College of DuPage District #502: Bruce Schmiedl, Facilities, Planning and Development Director

The following taxing districts were not represented:
Winfield Township
DuPage County

Public Member David Franklin was absent.

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

III. APPROVAL OF MINUTES
DENNIS ROGERS MOVED, seconded by Bruce Schmiedl, to approve the minutes of the November 13, 2014, regular annual meeting of the TIF #2 Joint Review Board.

MOTION ADOPTED VIA VOICE VOTE.

IV. OVERVIEW OF TIF ANNUAL REPORT
City Administrator Coakley directed attention to the TIF District #2 2015 Annual Report. The TIF was closed in December of 2012; however, it had to remain open due to TIF

Never formally approved by the JRB because TIF Districts were closed and no financial activity or reporting was required in FY 15/16.
District #1 litigation, which was settled in the summer of 2014. A small amount of money was transferred to close it out. Today’s meeting should be the final meeting of the TIF #2 Joint Review Board.

V. OVERVIEW OF ACTIVITIES WITHIN TIF DISTRICT
No activities.

VI. JOINT REVIEW BOARD QUESTION AND ANSWER PERIOD
None.

VII. PUBLIC COMMENT
Bob Siebert, Albright Court resident, commented that TIF #2 is an excellent illustration that different types of TIFs (those with a housing element, and those without) have different impacts on property owners and revenue. TIF #2 resulted in little or no development. At TIF #2’s original public hearing, the consultant stated it would generate little or no revenue—and $7,200,000 of revenue was produced, which doubled the EAV. It was cumulative, and shifted from inside and outside. Navistar paid $400,000 to Naperville School District 302. This data should influence taxing districts’ future planning and voting on such districts. State statutes exist to provide protection for citizens.

VIII. ADJOURN
BILL FARLEY MOVED, seconded by Dennis Rogers, to adjourn.

MOTION ADOPTED VIA VOICE VOTE.

The meeting adjourned at 10:26 a.m.

Approved: ____________________   ______________________________
Marie Lupo, Recording Secretary