

CITY OF WARRENVILLE

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

**Minutes of Annual Meeting Held on Monday, November 22, 2021
At Warrenville City Hall
28W701 Stafford Place**

I. CALL TO ORDER

Temporary Replacement Chairperson Brian O'Keefe called the meeting of the TIF #4 Joint Review Board to order at 9:57 a.m. He announced that the meeting is being recorded. As Temporary Replacement Chairperson, he had previously determined that an in-person meeting of the Joint Review Board, or a meeting conducted under the Open Meetings Act requirements relative to meetings at which members of the public body are participating remotely, is not practical or prudent because of the Disaster Declaration issued by the Governor of the State of Illinois relative to the COVID-19 pandemic.

II. ROLL CALL

The following members were present:

City of Warrenville: Mayor David Brummel

Warrenville Park District: Executive Director Tim Reinbold

Warrenville Public Library District: Director Sandra Whitmer

Warrenville Fire Protection District: Assistant Chief Joe Levy (remote)

Community Unit School District #200: Assistant Superintendent of Business Brian O'Keefe

Indian Prairie School District #204: Building Operations Director Todd DePaul (remote)

County of DuPage: Planning and Zoning Administration Coordinator Paul Hoss

Winfield Township: Supervisor Nicole Prater

Public Member: Dale Williams (remote)

The following members were absent: College of DuPage District #502, and 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 Roll Call Secretary Marie Lupo

III. APPOINTMENT OF NEW CHAIRPERSON

DePAUL MOVED, SECONDED BY BRUMMEL, TO APPOINT BRIAN O'KEEFE AS THE NEW CHAIRPERSON OF THE WARRENVILLE TIF #4 JOINT REVIEW BOARD.

ROLL CALL VOTE:

Aye: O'Keefe, Brummel, Hoss, Prater, DePaul, Reinbolt, Levy, Whitmer, and Williams

Nay: None

Absent/Excused: College of DuPage District #502, and Naperville Township

MOTION ADOPTED UNANIMOUSLY.

IV. APPROVAL OF THE NOVEMBER 13, 2020 MEETING MINUTES

HOSS MOVED, SECONDED BY REINBOLD, TO APPROVE THE MINUTES OF THE NOVEMBER 13, 2020, ANNUAL MEETING OF THE TIF DISTRICT #4 JOINT REVIEW BOARD.

ROLL CALL VOTE:

Aye: O’Keefe, Brummel, Hoss, Prater, DePaul, Reinbold, Levy, Whitmer, and Williams

Nay: None

Absent/Excused: College of DuPage District #502, and Naperville Township

MOTION ADOPTED UNANIMOUSLY.

V. OVERVIEW OF TIF ANNUAL REPORT

Administrator Coakley commented on the awkward layout of the report, which has not changed throughout the years. Questions on the report should be directed to City Finance Director Dahlstrand.

City Administrator Coakley provided a summary of financial highlights for TIF #4’s FY 2021, which indicated an increasing amount of revenue of over \$204,000--a major increase in accomplishments and progress. The fund balance reflected a deficit, for which the City has not yet been reimbursed. Private investment was substantial, at approximately \$87,552,000. This is the reason for creation of the TIF, in addition to necessary public improvements.

City Finance Director Dahlstrand had nothing further to add, due to minimal activity.

No questions were voiced from members of the public, either in person or online.

VI. OVERVIEW OF TIF ACTIVITIES

Director Mentzer directed attention to a PowerPoint presentation, which reported primarily on private redevelopment activity, as follows:

Lexington Trace Townhome Project

- Final PUD plans and redevelopment agreement approved on April 1, 2019
- Majority of public infrastructure complete as of spring 2021
- Issued 81 of 106 building permits as of April 2021
- Issued 41 occupancy permits as of April 2021
- At present, all units are sold
- City issued a \$400,000 +/- TIF Note to Developer in FY 2021
- City issued a \$156,000 +/- TIF Reimbursement to Developer in FY 2021, to pay down the TIF Note

CUSD #200 Superintendent of Business O’Keefe inquired when the last occupant would be expected to move in; Director Mentzer replied it would likely be at the end of spring or early summer 2022.

Everton Townhomes

- o MI Homes townhomes approved March 4, 2019
- o Majority of public infrastructure complete
- o Issued 52 of 89 building permits as of spring 2021
- o Issued 32 certificate of occupancy permits as of spring 2021

Director Mentzer estimates that since this project was not absorbed as quickly as Lexington Trace, completion would likely not occur until the end of 2022.

Everton Flats Apartments

- o Final PUD plans and redevelopment agreement approved on April 15, 2019
- o Issued building permits for all 7 apartment buildings (258 units)
- o Issued occupancy permits for 5 buildings/185 units by end of FY 2021
- o 95%+ occupancy as of October 2021

CUSD #200 Superintendent of Business O’Keefe inquired as to the status of the Two Brothers project; Director Mentzer replied they are focusing on reopening their existing businesses in DuPage County, and have not been able to move forward on the 20-acre project proposed for the northeast corner of Route 59 and Route 56.

No additional questions were voiced from members of the public, either in person or online.

VII. JOINT REVIEW BOARD QUESTION AND ANSWER PERIOD

Building Operations Director DePaul inquired as to developer interest in properties within the Indian Prairie School District #204. Director Mentzer reported on continued conversations with the developer interested in the seven-acre triangular property at the southwest corner of Ferry Road and Route 59, who also owns the existing Iron Gate commercial automobile project to the west. He is looking to build a 120,000-square foot flex commercial building, front-occupied by Chicago Motor Cars. A public hearing will likely occur at the beginning of 2022.

No additional questions or comments were voiced from the Joint Review Board members.

VIII. PUBLIC COMMENT

No questions or comments were voiced. The City received no additional public comments, either in person at City Hall, via virtual participation, or by email.

VIII. ADJOURN

HOSS MOVED, SECONDED BY PRATER, TO ADJOURN THE MEETING AT 10:15 A.M.

ROLL CALL VOTE:

Aye: O’Keefe, Brummel, Hoss, Prater, DePaul, Reinbold, Levy, Whitmer, and Williams

Nay: None

Absent/Excused: College of DuPage District #502, and Naperville Township

MOTION ADOPTED UNANIMOUSLY.

Approved: _____

Marie Lupo, Recording Secretary