



INTERGOVERNMENTAL JOINT REVIEW BOARD
(Continued Meeting) for
Proposed Downtown Bartlett Tax Increment Financing District

Meeting on
May 14, 2015
Village Board Conference Room
1:00PM

MEETING MINUTES

Members Present

Chairman Donna Weir, Public Member
Jim Plonczynski, Village Representative
Jeff King, School District U-46 Representative
Rita Fletcher, Bartlett Park District Representative
Karolyn Nance, Bartlett Public Library Representative
Mike Falese, Bartlett Fire Protection District Representative
James Barr, Hanover Township Representative

Members Absent

Elgin Community College Representative
Cook County Representative

Staff Present

Tony Fradin, Economic Development Coordinator
Roberta Grill, Assistant Community Development Director
Todd Dowden, Assistant Finance Director

Others Present

Aaron Reinke, Village of Bartlett Trustee
Ray Deyne, Village of Bartlett Trustee
Bryan Mraz, Village of Bartlett Attorney
Jack Budz, Bartlett Public Library Trustee
Lori Palmer, Bartlett Park District Board Commissioner
Dan Palmer, Village Resident
Gerald Kubaszko, Chairman, Economic Development Commission
Jay Langfelder, Bartlett Fire Protection District Trustee
Dave Barry, Bartlett Public Library Trustee
Art Pierscionek, Village Resident

Ted Lewis, President, Bartlett Park District Board President
Phil Costello, School District U-46 Trustee
James McCarthy, Bartlett Fire Protection District Trustee
Frank Giovannelli, Bartlett Fire Protection District Commissioner
Chuck Durham, Kane McKenna & Associates
Robert Rychlicki, Kane McKenna & Associates

I. Call to Order

Chairperson Public Member Donna Weir called the meeting was called to order at 1:05 p.m. She noted that this is the continued Joint Review Board meeting for the proposed Downtown Bartlett Tax Increment Financing (TIF) District.

II. Introduction of Representatives

Roll call was taken and representatives from the Bartlett Public Library, Bartlett Fire Protection District, Bartlett Park District, Hanover Township, School District U-46, the Village of Bartlett and the Public Member were present. Ms. Weir noted the presence of Village Attorney Bryan Mraz.

III. Review of April 22, 2015 Joint Review Board Minutes

Prior to the review of the April 22nd meeting minutes, James Barr, representing Hanover Township, made a motion to amend Item #5, Consideration of a Resolution Recommending Approval of the Redevelopment Plan and Project for the Downtown Redevelopment Area, to #5(A), and to add an item #5(B), Consideration of a Resolution Not to Approve the Redevelopment Plan and Project for the Downtown Redevelopment Area.

Motion seconded by Mike Falese, representing the Bartlett Fire Protection District. Motion carried by a 6 to 1 vote, Mr. Plonczynski representing the Village of Bartlett as the No vote.

Karolyn Nance, representing the Bartlett Public Library District, noted that the April 22 minutes did not reflect the presence of Dave Barry. Motion to approve the minutes as amended by Ms. Nance, second by Rita Fletcher, representing the Bartlett Park District. Motion carried by unanimous roll call vote.

IV. Follow up – Taxing District Review

Robert Rychlicki of Kane, McKenna and Associates did a short review of items that continued the meeting from April 22nd to today. He noted that there was a question about the vacancy rate, which they did not have for the remainder of the Village, and about residential units within the proposed TIF District. Mr. Rychlicki noted that there were only a few residential units, a few townhomes on the east side of the area, some second floor loft units above Bartlett Town Center, and some single family homes on Oak Avenue.

He further noted that this meeting was continued for the taxing districts to review the proposed TIF District with their respective Boards.

Jeff King, representing School District U-46, noted that the School Board approved a Resolution opposing the TIF District. Village Attorney Bryan Mraz noted that the name of the Resolution should be read and entered into the record.

The Resolution was handed to Mr. Mraz, who read the RESOLUTION OF SCHOOL DISTRICT U-46 OPPOSING THE PROPOSED VILLAGE OF BARTLETT DOWNTOWN TAX INCREMENT FINANCING (TIF) DISTRICT into the record.

V. (a) Consideration of a Resolution Recommending Approval of the Redevelopment Plan and Project for the Downtown Redevelopment Project Area

Mr. Mraz clarified procedures under Robert's Rules of Order. He noted that there was a motion to approve a Resolution Recommending Approval of the TIF Redevelopment Plan at the April 22nd meeting, so that motion is still on the floor and what the Joint Review Board would be voting on.

Roll call vote was taken, and the Motion failed by a 2 to 5 vote.

V. (b) Consideration of a Resolution In Opposition to the Approval of the Redevelopment Plan and Project for the Downtown Redevelopment Project Area

Mr. Barr noted that he has handed out a Resolution and Report in Opposition of Recommending the Approval of the TIF Redevelopment Plan and Project for the Downtown Redevelopment Project Area and made a motion for its approval.

Mr. Mraz clarified that this motion recommends against the approval of the proposed Downtown TIF District.

Ms. Nance seconded the motion. Motion opposing the approval of a Downtown TIF Redevelopment Area carried by a 5 to 2 vote.

VI. Review of the Timetable & Next Steps

Mr. Rychlicki noted that, according to TIF procedure, the Public Hearing date for this proposed Redevelopment Project Area has already been set for June 2nd. He further noted that the Village has thirty (30) days to address the Joint Review Board's concerns, and to identify specific items of opposition that were part of the Resolution just approved.

A brief discussion about continuing this meeting to a date next month took place, with Mr. Mraz and Mr. Rychlicki explaining that the TIF Statute provides for the ability to respond to a negative recommendation.

Mr. Plonczynski noted that there were six qualification criteria met, and there was not a chance of the other JRB members of voting differently. He noted that they have stated their opposition to this TIF, and that now the Village Board should hear from the public at the upcoming Public Hearing. He noted that he does not see a reason to continue the Joint Review Board. He does not think that 30 days will change the viewpoints of the represented taxing districts regarding this

proposed TIF. There were general indications from members present that such was most likely the case.

VII. Adjournment

Mr. Plonczynski made a motion to adjourn the Joint Review Board.

Mr. Rychlicki noted that any member of the Joint Review Board can call another meeting, as the TIF statute says “shall respond.” He further noted that Kane, McKenna will respond in writing to the points of opposition, in accordance with State Statute.

Mr. Barr seconded the motion.

Mr. Falese noted that if further information is provided by the consultants, that the Fire Board would want to reconsider. Mr. Plonczynski noted that the follow-up information will be provided to the Joint Review Board members.

Motion carried by unanimous roll call vote and the meeting was adjourned at 1:20 p.m.

Respectfully submitted,

Tony Fradin
Economic Development Coordinator