

**VILLAGE OF LOMBARD**  
**REQUEST FOR BOARD OF TRUSTEES ACTION**  
For Inclusion on Board Agenda


Resolution or Ordinance (Blue)       Waiver of First Requested  
 Recommendations of Boards, Commissions & Committees (Green)  
 Other Business (Pink)

**TO :** PRESIDENT AND BOARD OF TRUSTEES

**FROM:** Scott R. Niehaus, Village Manager

**DATE :** January 14, 2020                      **(BOT) Date:** January 23, 2020

**SUBJECT:** Resolution Declaring Intent to Reimburse Expenditures – Expansion of the Butterfield Yorktown TIF District

**SUBMITTED BY:** William J. Heniff, AICP, Director of Community Development 

**BACKGROUND/POLICY IMPLICATIONS:**

At the January 9, 2020 Village Board meeting, the Board concurred with the recommendation of the Economic and Community Development Committee (E CDC) and authorized the Village Manager to sign an agreement with Kane McKenna & Associates to undertake a review of several parcels abutting the existing Butterfield Yorktown Tax Increment Financing (TIF) District. The results of this effort may serve as the supportive documentation for a future amendment to the geographical extent of the District.

Staff recommends that the Village Board of Trustees approve a Resolution Declaring the Village's Intent to Reimburse Expenditures pertaining to consultant services and associated with the potential expansion of the geographical boundaries of the Lombard Butterfield-Yorktown Tax Increment Financing District.

**Fiscal Impact/Funding Source:**

Review (as necessary):

Finance Director \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager \_\_\_\_\_ Date \_\_\_\_\_

**NOTE:** All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the agenda distribution.





## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

**FROM:** William J. Heniff, AICP, Director of Community Development

**MEETING DATE:** January 23, 2019

**SUBJECT:** **Resolution Declaring Intent to Reimburse Expenditures – Expansion of the Butterfield Yorktown TIF District**

At the January 9, 2020 Village Board meeting, the Board concurred with the recommendation of the Economic and Community Development Committee (ECDC) and authorized the Village Manager to sign an agreement with Kane McKenna & Associates to undertake a review of several parcels abutting the existing Butterfield Yorktown Tax Increment Financing (TIF) District. The results of this effort may serve as the supportive documentation for a future amendment to the geographical extent of the District.

As referenced in the approval, the consultant work to be performed would be paid from funds within the Butterfield Yorktown TIF District and not the Village's General Funds. To that extent, Village Counsel has prepared the attached Resolution that would memorialize the Village's intentions. The Resolution also caps the amount of such efforts at \$100,000, however, as noted in the previously approved Agreements, the anticipated costs of this effort are intended to be significantly lower.

**RECOMMENDATION:**

Staff recommends that the Village Board of Trustees approve a Resolution Declaring the Village's Intent to Reimburse Expenditures pertaining to consultant services and associated with the potential expansion of the geographical boundaries of the Lombard Butterfield-Yorktown Tax Increment Financing District.

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION DECLARING  
THE VILLAGE'S OFFICIAL INTENT  
TO REIMBURSE EXPENDITURES  
[Expansion of the Boundaries of the Lombard  
Butterfield-Yorktown Tax Increment Financing District]**

**WHEREAS**, the Village of Lombard (the "Village") is authorized, under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (the "TIF Act"), to finance redevelopment project costs, as defined in Section 3(q) of the TIF Act, 65 ILCS 5/11-74.4-3(q), (the "TIF Project Costs"), in connection with redevelopment project areas established in accordance with the requirements set forth in the TIF Act; and

**WHEREAS**, the Village has, pursuant to the TIF Act, established the Lombard Butterfield-Yorktown Tax Increment Financing District (the "BY TIF District"); and

**WHEREAS**, on January 9, 2020, the President and Board of Trustees of the Village authorized moving forward with a feasibility study under the TIF Act (the "Feasibility Study"), to determine if the area set forth on Exhibit A, attached hereto and made part hereof, (the "Study Area"), may be added to the current redevelopment project area for the BY TIF District (the "Original Redevelopment Project Area") pursuant to the TIF Act; and

**WHEREAS**, as a result of the authorization of the Feasibility Study, the Village will be expending funds for TIF Project Costs which, if the Study Area is added to the Original Redevelopment Project Area, (the Original Redevelopment Project Area, along with the Study Area, being collectively referred to as the "Expanded Redevelopment

Project Area”), pursuant to the TIF Act, would be reimbursable from TIF incremental revenues generated from properties within the Expanded Redevelopment Project Area (the “TIF Expenditures”); and

**WHEREAS**, the Village reasonably expects to reimburse itself for said TIF Expenditures from TIF incremental revenues generated by properties within the Expanded Redevelopment Project Area (the “TIF Revenues”) and/or from the proceeds of debt obligations to be issued by the Village (the “Debt Obligations”) in relation to said TIF Expenditures, should the Study Area be added to the Original Redevelopment Project Area, in an amount not to exceed \$100,000.00; and

**WHEREAS**, the Village, acting on its own behalf, expects to issue Debt Obligations relative to the TIF Expenditures, and to use the proceeds thereof to reimburse itself for, or pay the costs of, the TIF Expenditures;

**NOW, THEREFORE, BE IT RESOLVED** by the President and Board of Trustees of the Village of Lombard, DuPage County, Illinois, as follows:

**SECTION 1:** That the recitals set forth above are hereby incorporated herein by reference and made a part hereof.

**SECTION 2:** That the Village hereby declares its official intent to use the TIF Revenues and/or the proceeds of the Debt Obligations, in an amount not to exceed \$100,000.00, for the purpose of paying, or reimbursing the Village for, the TIF Expenditures, and to issue said Debt Obligations in relation thereto.

**SECTION 3:** That the Village reasonably expects to reimburse itself from the TIF Revenues and/or the proceeds of said Debt Obligations, issued by or on behalf of the

Village, for costs of the TIF Expenditures paid prior to the receipt of said TIF Revenues or the issuance of said Debt Obligations.

**SECTION 4:** That this Resolution shall be in full force and effect from and after its adoption and approval as provided by law.

**ADOPTED** this 23rd day of January, 2020, pursuant to a roll call vote as follows:

**AYES:** \_\_\_\_\_

**NAYS:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**APPROVED** by me this 23rd day of January, 2020.

\_\_\_\_\_  
Keith Giagnorio  
Village President

**ATTEST:**

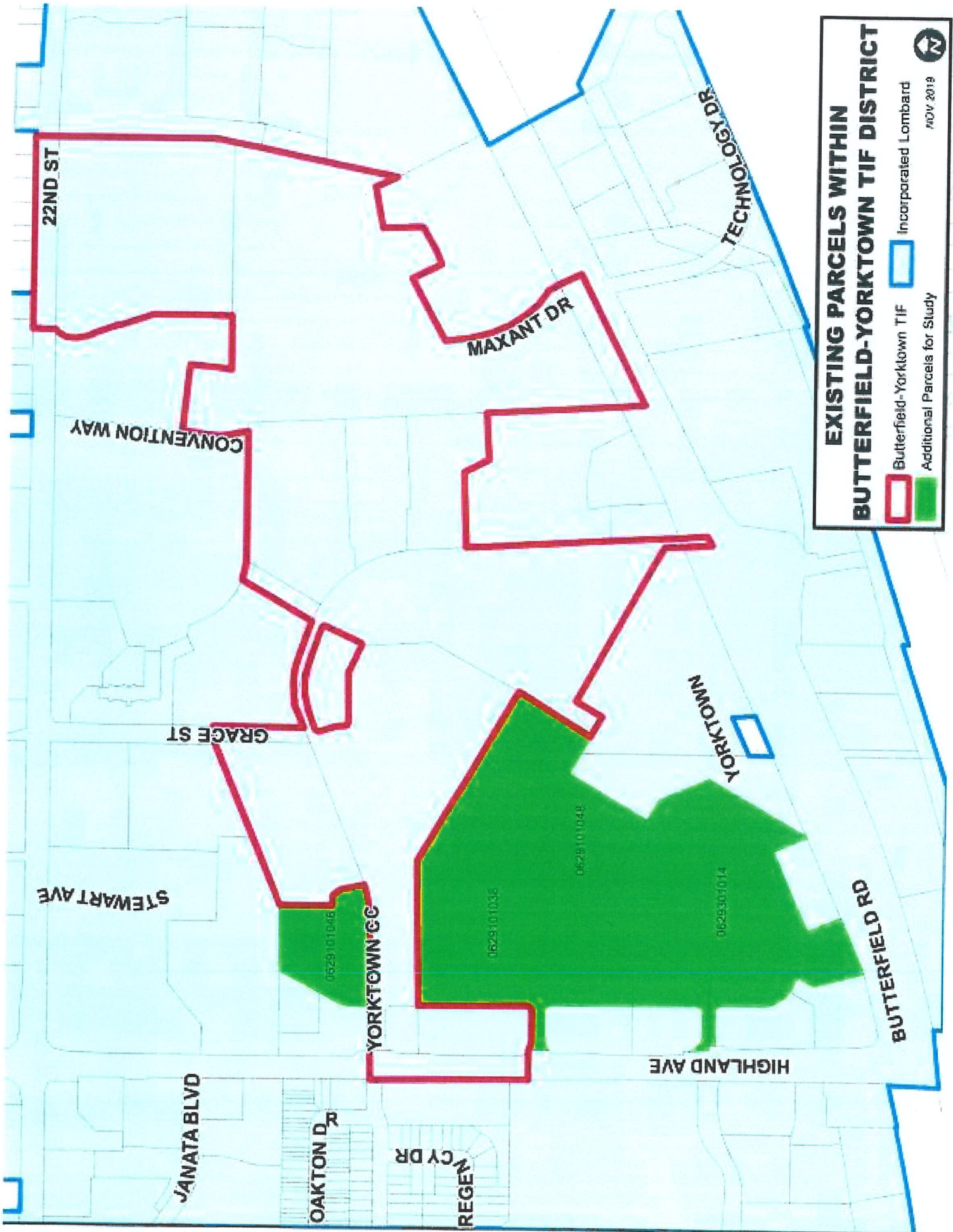
\_\_\_\_\_  
Sharon Kuderna  
Village Clerk

**Exhibit A**

**Depiction of the Boundaries  
of the Study Area**

(attached)





**EXISTING PARCELS WITHIN BUTTERFIELD-YORKTOWN TIF DISTRICT**

- Existing Parcels within TIF District
- Butterfield-Yorktown TIF
- Additional Parcels for Study

Incorporated Lombard  
NOV 2019

22ND ST

MAXANT DR

TECHNOLOGY DR

CONVENTION WAY

GRACE ST

YORKTOWN

STEWART AVE

YORKTOWN CC

BUTTERFIELD RD

HIGHLAND AVE

JANATA BLVD

OAKTON DR

REGENCY DR

0529101046

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