

Village of Lombard

*Village Hall
255 East Wilson Ave.
Lombard, IL 60148
villageoflombard.org*



Minutes

Friday, August 7, 2020

2:00 PM

Village Hall - Board Room

Lombard Butterfield-Yorktown Tax Increment Financing District Joint Review Board Meeting

*Village of Lombard
County of DuPage
York Township
College of DuPage Community College District No. 502
DuPage High School District No.88
Glenbard Township High School District #87,
Villa Park School District No. 45
DuPage County Elementary School District No. 44
Lombard Park District
York Center Park District
Helen M. Plum Memorial Library District
Public Member*

1.0 Call to Order and Pledge of Allegiance

Call to Order 2:00 PM by President Giagnorio

2.0 Roll Call

*Present: DuPage County, Dave MacKenzie; District 87, Chris McClain; District 44, Neil Perry; District 88, Ed Hoster; District 45, Patricia Volling; Park District, Paul Friedrichs; York Township, Nadia Hajduk; Public Member, John Dillon; VOL, Keith Giagnorio
Village Staff: Jennifer Ganser, Assistant Director of Community Development; Jamie Cunningham, Assistant Director of Finance; Tim Sexton, Director of Finance; William Heniff, Director of Community Development; Thomas Bayer, Village Attorney*

3.0 Public Participation

None

4.0 Approval of Minutes

On a motion by Ed Hoster, second by Patricia Volling, the July 30, 2019 minutes were approved. All members present voted in favor of the motion.

On a motion by Ed Hoster, second by Neil Perry, the October 15, 2019 minutes were approved. All members present voted in favor of the motion.

5.0 Unfinished Business

None

6.0 New Business

7.0 Overview of the 2019 Fiscal Year Annual TIF Report for, and Status of, the Butterfield Yorktown TIF District (Village Staff)

Overview of 2019 report: Ms. Ganser noted this report is for fiscal year 2019 and reviewed the report. She said the TIF was established in November 2017 and no development has occurred. Later in the meeting Village consultants and the Village attorney will discuss the

proposed TIF expansion. The largest TIF expense in 2019 was the study for the proposed TIF expansion.

8.0 Public Comments

None

9.0 Joint Review Board Question and Answer Period Relative to the 2019 Fiscal Year Annual TIF Report for, and the Status of, the Butterfield-Yorktown TIF District

None

10 Overview of Joint Review Board Statutory Duties in regard to the First Supplement to the TIF Eligibility Report and the proposed Second Amendment to the TIF Plan for the Butterfield-Yorktown TIF District (Thomas P. Bayer of Klein, Thorpe and Jenkins, Ltd.)

Thomas Bayer gave an overview of the statutory duties of the Joint Review Board (JRB). He noted the JRB provisions are provided for under the TIF Act. He discussed a report that would be sent to the Village Board with the recommendation of the JRB.

11 Overview of the First Supplement to the TIF Eligibility Report and the proposed Second Amendment to the TIF Plan for the Butterfield-Yorktown TIF District (Village Staff and Robert Rychlicki and Nina Coppola of Kane, McKenna and Associates, Inc.)

Bob Rychlicki reviewed a TIF PowerPoint on the second amendment. He discussed the TIF and why the expansion is needed. He reviewed the qualifying factors. He said the public hearing is scheduled for September 17th and the consideration of the three TIF ordinances is scheduled for October 15th.

12 Public Comments

None

13 Joint Review Board Question and Answer Period Relative to the First Supplement to the TIF Eligibility Report and the proposed Second Amendment to the TIF Plan for the Butterfield-Yorktown TIF District (including requests for any additional information for the next Joint Review Board meeting, if necessary)

Mr. McClain asked if staff could email the PowerPoint and Ms. Ganser said she would do so. Mr. Perry asked if the chart was the same as page 9 of the report and Ms. Ganser said yes. Mr. Perry asked if the cap of EAV will be from 2019 and Mr. Rychlicki said yes and that it will be certified by the Clerk's office.

Scheduling the next JRB meeting: Mr. Bayer asked if the JRB would like to meet again and need additional information or if they would like to vote now to make a recommendation to the Village Board. A vote could be to recommend approval to expand the TIF and approve the second amendment of the TIF Plan and to authorize the JRB Chairperson to provide that in written form to the Village Board with copies to the JRB.

On a motion by Keith Giagnorio, with a second by John Dillon, the JRB unanimously voted to authorize the Chairperson to send a recommendation to expand the TIF and approve the second amendment in written form to the Board of Trustees. All members present voted in favor of the motion.

14 Scheduling Next Meeting of the Joint Review Board, Relative to the First Supplement to the TIF Eligibility Report and the proposed Second Amendment to the TIF Plan for the Butterfield-Yorktown TIF District, or making a Recommendation to the Lombard Village Board in Relation Thereto

15 Other Business

16 Information Only

17 Adjournment

Motion by Keith Giagnorio at 2:28 pm, second by Neil Perry. All

members present voted in favor of the motion.