VILLAGE PRESIDENT
Sue Stillwell

VILLAGE ADMINISTRATOR
Scott Koeppel

VILLAGE CLERK
Tracey R. Conti

VILLAGE TRUSTEES
Heidi Lendi
Matthew Bonnie
Sean Michels
Anthony Speciale
Nora London
Michael Roskopf

MINUTES
VILLAGE OF SUGAR GROVE
TAX INCREMENT FINANCE DISTRICT NO. 1
JOINT REVIEW BOARD
ANNUAL MEETING
NOVEMBER 14, 2025, 12:00 PM

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1. **Call to Order**
   Village of Sugar Grove Attorney Brian Miller called the meeting to order at 12:01 pm.

2. **Roll Call**
   The Joint Review Board Meeting was held in person on November 14, 2025, at the Sugar Grove Library, 125 Municipal Drive, Sugar Grove.

   Representatives from the following taxing districts were present:

   - Kaneland Community School District 302
   - Sugar Grove Fire Protection District
   - Sugar Grove Park District
   - Sugar Grove Public Library
   - Sugar Grove Township
   - Village of Sugar Grove
   - Waubonsee Community College

   The following taxing districts were absent:

   - Big Rock Fire Protection District
   - Big Rock Road District
   - Big Rock Township
   - Big Rock Township Park District
   - Hinkley-Big Rock Community School District 429
   - Kane County

   Additional Attendees:
   Village Administrator Scott Koeppel, Police Chief Pat Rollins, Community Development Director Danielle Marrion, Village Attorney Brian Miller, and Village Clerk Tracey Conti.

3. **Appointment of Chairperson**
   Motion by Sugar Grove Park District, seconded by Sugar Grove Township, to appoint Sue Stillwell as Joint Review Board Chairperson.
   Voice Vote: Ayes: Kaneland Community School District 302, Sugar Grove Fire Protection District, Sugar Grove Park District, Sugar Grove Public Library, Sugar Grove Township, Village of Sugar Grove, Waubonsee Community College; Nays**:** None; Abstain: None; Absent: Big Rock Fire Protection District, Big Rock Road District, Big Rock Township, Big Rock Township Park District, Hinkley-Big Rock Community School District 429, Kane County; **Motion Passed**

4. **Appointment of Resident Member**
   Motion by Sugar Grove Library, seconded by Sugar Grove Park District, to appoint Perry Elliott as the Resident Member of the Joint Review Board.
   Voice Vote: Ayes: Kaneland Community School District 302, Sugar Grove Fire Protection District, Sugar Grove Park District, Sugar Grove Public Library, Sugar Grove Township, Village of Sugar Grove, Waubonsee Community College; Nays**:** None; Abstain: None; Absent: Big Rock Fire Protection District, Big Rock Road District, Big Rock Township, Big Rock Township Park District, Hinkley-Big Rock Community School District 429, Kane County; **Motion Passed**

5. **Public Comment - None**

6. **Approval of November 7, 2024, JRB Meeting Minutes**
   Motion from Sugar Grove Township, seconded by Sugar Grove Park District, to approve the Minutes of the November 7, 2024, JRB Meeting.
   Voice Vote: Ayes: Kaneland Community School District 302, Sugar Grove Fire Protection District, Sugar Grove Park District, Sugar Grove Public Library, Sugar Grove Township, Village of Sugar Grove, Waubonsee Community College; Nays**:** None; Abstain: None; Absent: Big Rock Fire Protection District, Big Rock Road District, Big Rock Township, Big Rock Township Park District, Hinkley-Big Rock Community School District 429, Kane County; **Motion Passed**

7. **Review of FY 2025 Annual Report**
   Village Administrator Scott Koeppel noted that the Report for TIF 1 was sent to all the Taxing Districts, filed with the Comptroller's Office by the required deadline of October 31, 2025, allowing the JRB meetings to be held.

   Administrator Koeppel explained that TIF 1 was terminated as of December 31, 2024, by a Village Board vote; however, due to the lag in property tax collection, it is still necessary to report and discuss TIF 1.

   The 2024 property taxes were collected and distributed in 2025. The Village Board voted to rebate all taxes collected in 2024 and distributed in 2025 to the taxing body. The check has been sent to Kane County, and the disbursements will be made by the County soon. The total amount to be disbursed is $624,474.90.

   Administrator Koeppel briefly read through the report.

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Perry Elliott asked what the primary purpose was for cancelling TIF 1.

Administrator Koeppel stated that TIF 1 was established to provide sanitary sewer service to a portion of the Village that did not have it. However, once established, it wasn't feasible to get sewers to that area. Since there wasn't sufficient development, the Village Board decided to terminate TIF 1.

Motion by Sugar Grove Fire Protection District, seconded by Sugar Grove Park District, to receive and file the FY2025 Report.
Roll Call Vote: Ayes: Kaneland Community School District 302, Sugar Grove Fire Protection District, Sugar Grove Park District, Sugar Grove Public Library, Sugar Grove Township, Village of Sugar Grove, Waubonsee Community College; Nays**:** None; Abstain: None; Absent: Big Rock Fire Protection District, Big Rock Road District, Big Rock Township, Big Rock Township Park District, Hinkley-Big Rock Community School District 429, Kane County; **Motion Passed**

8. **Adjournment**
Motion by Sugar Grove Fire Protection District, seconded by Sugar Grove Township to adjourn the meeting at 12:12 pm.
Voice Vote: Ayes: Kaneland Community School District 302, Sugar Grove Fire Protection District, Sugar Grove Park District, Sugar Grove Public Library, Sugar Grove Township, Village of Sugar Grove, Waubonsee Community College; Nays**:** None; Abstain: None; Absent: Big Rock Fire Protection District, Big Rock Road District, Big Rock Township, Big Rock Township Park District, Hinkley-Big Rock Community School District 429, Kane County; **Motion Passed**

ATTEST:
/s/ Tracey R. Conti
Tracey R. Conti
Village Clerk

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