

**SUGAR GROVE INDUSTRIAL TAX INCREMENT FINANCING DISTRICT #2 AMENDMENT
JOINT REVIEW BOARD
DECEMBER 5, 2019 MEETING MINUTES**

CALL TO ORDER:

Chairman Michels called the meeting to order at 3:50 pm.

ROLL CALL:

- X Sean Michels, President, Village of Sugar Grove
- X Bill Perkins, Sugar Grove Fire Protection District
Kane County
Sugar Grove Resident Representative
- X Julie Ann Fuchs, Kaneland CUSD 302
- X Tom Rowe, Sugar Grove Township
Sugar Grove Public Library
- X Michele Kellen, Waubensee Community College
- X Karen Pritchard, Sugar Grove Park District

X = Present

Others present:

Walter Magdziarz, Community Development Director, Village of Sugar Grove

Matt Anastasia, Finance Director, Village of Sugar Grove

Laura Julien, Village Attorney

Keith Moran, Moran Economic Development

Chairman Michels called the meeting to order at 3:50 pm. and turned the floor over to Keith Moran, the Village's TIF consultant.

Mr. Moran introduced himself and described the process and the business the JRB needs to conduct for the purpose of the amendment of TIF #2.

SELECTION OF PUBLIC MEMBER-AT-LARGE:

S. Michels moved, and K. Pritchard seconded, to nominate Mari Johnson as the Public Member-at-Large. There were no additional nominations. A chorus of ayes followed; there were no dissenters. Motion passed.

SELECTION OF CHAIRPERSON:

M. Johnson moved, and M. Kellen seconded, to nominate Sean Michels as the JRB Chairman. There were no additional nominations. A chorus of ayes followed; there were no dissenters. Motion passed.

SELECTION OF RECORDER:

Chairman Michels moved, and B. Perkins seconded, to nominate Walter Magdziarz as the JRB Recorder. There were no additional nominations. A chorus of ayes followed; there were no dissenters. Motion passed.

REVIEW OF JRB PROCEDURES & DUTIES:

K. Moran reviewed with the JRB the procedures and duties relative to the TIF amendment under the TIF Act.

REVIEW OF TIF PLAN & TIF ELIGIBILITY:

K. Moran reviewed the TIF plan and the eligibility of the TIF area. He noted that the proposed TIF plan is consistent with the Village's Comprehensive Plan, and that no part of the proposed TIF amendment includes any Crown Community Development property.

REVIEW OF DRAFT ORDINANCES:

K. Moran distributed draft Ordinances that will need to be adopted by the Village Board. Discussion ensued.

QUESTIONS:

There were no additional questions from the JRB.

CONSIDERATION OF RECOMMENDATION TO VILLAGE BOARD:

Following completion of the consultant's presentation and response to questions, M. Johnson moved, and K. Pritchard seconded, that the Joint Review Board, having reviewed the Amended Northeast Airport TIF #2 Redevelopment Plan and Redevelopment Project Area to be adopted by the Village of Sugar Grove, Kane County, Illinois, hereby recommends approval of the Amended Village of Sugar Grove Northeast Airport TIF #2 Redevelopment Plan and Redevelopment Project Area on the basis that they satisfy (i) the plan requirements, (ii) the eligibility criteria defined in Section 11-74.3 of the Tax Increment Allocation Redevelopment Act, and (iii) the objectives of the Act.

B. Perkins advised the Board that the Sugar Grove Fire Protection District cannot support the TIF #2 Amendment as it will add territory to the TIF district that the Fire Protection District would be obligated to provide services without collecting additional tax increment from development in the TIF district.

AYES: Village of Sugar Grove, Waubensee Community College, Sugar Grove Township, Sugar Grove Park District, Kaneland Community School District #302, Sugar Grove Public Member-at-Large

NAYS: Sugar Grove Fire Protection District

ABSENT: Kane County, Sugar Grove Public Library District

MOTION PASSED

REVIEW OF TIMETABLE & NEXT STEPS:

K. Moran reviewed the timetable for amending the TIF district, including actions required by the TIF Act that have been completed up to and including the JRB meeting. The next milestone is the public hearing on January 7, 2020.

ADJOURNMENT:

There being no further items to review, Chairman Michels called for a motion to adjourn. M. Johnson moved and K. Pritchard seconded to adjourn. A chorus of ayes followed; there were no dissenters. Motion passed. Meeting was adjourned at 4:15 pm.

Prepared by Walter Magdziarz