

Minutes
Joint Review Board Meeting
Council Chambers
Lexington Club RPA

January 5, 2012

The meeting was called to order at 5:00 p.m. Don DeWitte opened by explaining the purpose of the joint review board meeting, which is for potentially affected taxing bodies to make a recommendation to City Council whether or not to approve the proposed TIF. He explained the approval process for a proposed TIF district and clarified that a public hearing would be held on February 6, 2012. He also noted that there would be a section of this meeting open for public questions and comments. However, this would be limited to discussion of the proposed TIF and not of the proposed housing development itself.

Michael Mertes, Recording Secretary, then conducted roll call. JRB members present were:

Don DeWitte	City of St. Charles
Charles Brown	St. Charles Resident - Public Member
Diana Brown	St. Charles Public Library
Karin Schindel	St. Charles Park District
Julie Wons	Elgin Community College - School District 509

Mr. DeWitte made a motion, seconded by Diana Brown that Charles Brown be elected the “Public Member” for this review board. All were in favor. Motion passed.

Karin Schindel made a motion, seconded by Mr. Brown for Mr. DeWitte to be named Chairperson. All were in favor. Motion passed.

Geoff Dickinson of S.B. Friedman & Company, gave a summary of the TIF eligibility study. He stated that eligibility of the TIF is determined via three perspectives of the parcels within the proposed district: vacant land, once-improved land, and still improved land. The determinations were made from personal inspections of the properties, as well as data and records collected from numerous sources.

For the five improved parcels, the following factors were determined: deterioration (all five parcels exhibited deterioration); the buildings not being up to current code standards (3 of 5); inadequate utilities (4 of 5); deleterious layout (3 of 5); a lack of community planning (5 of 5); and a lack of growth in equalized assessed value (found to be present within all parcels, underperforming compared to both the rest of the City and inflation for similarly sized Midwest cities). Two of the three buildings on these parcels are over 35 years old, so the improved parcels meet the criteria for a conservation area, which is an area that is in decline and at risk of becoming blighted.

The once-improved land parcels refer to those that once had buildings that have since been demolished; these parcels were found to be blighted because there has been no substantial private investment in the immediately surrounding area and ten eligibility factors were found. All six such parcels demonstrated ten factors of blight: obsolescence; deterioration; excessive vacancy; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; needed environmental clean-up; lack of community planning; and lack of growth in equalized assessed value.

The remaining seven vacant parcels of land were found to be blighted based on three factors: obsolete platting (all seven parcels); adjacency to deterioration (6 of 7); and needed environmental clean-up (one parcel which makes up 61% of the land area of all vacant parcels).

A lack of substantial private investment in the area is also a criteria for the entire TIF district. Mr. Dickinson stated that without a TIF, it is unlikely that any substantial private investment would occur in the district, and that the Lexington Club RPA was found to meet all qualifications of being designated a TIF.

The budget for the TIF plan allows for professional service costs and administration, environmental remediation, demolition and leveling of land. Mr. Dickinson feels that this proposed TIF is more narrow in scope and more defined than most TIFs. There were no questions or comments.

Mr. DeWitte opened the floor to questions and comments from the public. Brian Lavoilpe (1219 Dean St.) asked who Mr. Charles Brown was and how he was selected to be the public member. Mr. DeWitte clarified that Mr. Brown was a lifelong resident of St. Charles. Mr. Lavoilpe asked if Mr. Brown lived near the site, and Mr. Brown said that he did not. Mr. Lavoilpe asked if the public member should be someone who lives near the site. Mr. DeWitte replied that he lives near the proposed TIF and that the joint review board is legally constituted the way it is formed. Mr. Lavoilpe also stated it was his understanding that TIF money wouldn't be given to the developer for clean-up, and that clean-up would

be done by the developer before being granted the TIF. Chris Aiston, Economic Development Director, replied that what is part of the redevelopment agreement between the City and the developer was not germane to the JRB meeting's discussion, and that the agreement is still a work in progress. Also, that the appropriate forum for such a question is the upcoming public hearing. Ms. Robin Jones, City Attorney, added that the public member need not reside in or near the TIF district unless there are residences being displaced by the TIF. There were no other questions or comments from the public or members of the JRB.

Mr. DeWitte read a letter, signed by Dr. Donald Schlomann, the Superintendent of St. Charles School District 303. The letter confirmed the school district's support of the proposed TIF district as long as the TIF funding to the developer was limited to demolition, leveling, and environmental clean-up.

Mr. DeWitte then requested a motion to vote for recommendation on the proposed TIF district. Ms. Brown motioned to recommend, seconded by Mr. Brown. The motion passed 5-0. Mr. Aiston then made note that the JRB recommendation will be forwarded to City Council for their approval. This will also be read into the record at the public hearing on February 6, 2012.

Mr. DeWitte requested a motion to adjourn. Mr. Brown motioned to adjourn, seconded by Mr. Schindel. All were in favor. The meeting was adjourned at 5:30 p.m.

Don DeWitte, Chairman

Respectfully submitted,

Michael Mertes