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Transcript of **CENTRAL DOWNTOWN REDEVELOPMENT HEARING**

Date: January 20, 2015

Case: ST. CHARLES CITY COUNCIL MEETING

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BEFORE THE CITY COUNCIL
OF THE CITY OF ST. CHARLES

In Re:)
Public Hearing Concerning)
Amendment to Central)
Downtown Redevelopment)
Project Area)

REPORT OF PROCEEDINGS
St. Charles, Illinois 60174

January 20, 2015

7:04 p.m.

Job No.: 74055B

Pages: 1 - 14

Reported by: Melanie L. Humphrey-Sonntag,

CSR, RDR, CRR, CCP, FAPR

Notary Public, Kane County, Illinois

CENTRAL DOWNTOWN REDEVELOPMENT HEARING
CONDUCTED ON TUESDAY, JANUARY 20, 2015

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Report of proceedings held at the location of:

ST. CHARLES CITY HALL
2 East Main Street
P.O. 79847
St. Charles, Illinois 60174
(630) 377-4400

Before Melanie L. Humphrey-Sonntag, a
Certified Shorthand Reporter, Registered Diplomate
Reporter, and a Notary Public in and for the State of
Illinois.

CENTRAL DOWNTOWN REDEVELOPMENT HEARING
CONDUCTED ON TUESDAY, JANUARY 20, 2015

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PRESENT:

MR. RAYMOND ROGINA, Mayor;
MR. DAN STELLATO, Alderman;
MR. RONALD SILKAITIS, Alderman;
MS. RITA ANNE PAYLEITNER, Alderman;
MR. ARTHUR J. LEMKE, Alderman;
MR. TODD BANCROFT, Alderman;
MR. WILLIAM TURNER, Alderman;
MR. JAMES E. MARTIN, Alderman;
MS. JO KRIEGER, Alderman;
MS. MAUREEN LEWIS, Alderman; and
MR. ED BESSNER, Alderman.

ALSO PRESENT:

MS. NANCY GARRISON, City Clerk; and
MR. JOHN MC GUIRK, City Attorney.

CENTRAL DOWNTOWN REDEVELOPMENT HEARING
CONDUCTED ON TUESDAY, JANUARY 20, 2015

4

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P R O C E E D I N G S

MAYOR ROGINA: We will go on to the second public hearing, which is the Central Downtown Redevelopment Plan and Project Area, and I think I'll do this the other way this time.

Nancy, call the roll.

CLERK GARRISON: Stellato.

ALDERMAN STELLATO: Here.

CLERK GARRISON: Silkaitis.

ALDERMAN SILKAITIS: Here.

CLERK GARRISON: Payleitner.

ALDERMAN PAYLEITNER: Here.

CLERK GARRISON: Lemke.

ALDERMAN LEMKE: Here.

CLERK GARRISON: Turner.

ALDERMAN TURNER: Here.

CLERK GARRISON: Bancroft.

ALDERMAN BANCROFT: Here.

CLERK GARRISON: Martin.

ALDERMAN MARTIN: Here.

CLERK GARRISON: Krieger.

ALDERMAN KRIEGER: Here.

CLERK GARRISON: Bessner.

ALDERMAN BESSNER: Here.

CENTRAL DOWNTOWN REDEVELOPMENT HEARING
CONDUCTED ON TUESDAY, JANUARY 20, 2015

5

1 CLERK GARRISON: Lewis.

2 ALDERMAN LEWIS: Here.

3 MAYOR ROGINA: Per the Tax Increment
4 Allocation Redevelopment Act, the City Council's required
5 to hold a public hearing considering the adoption of a
6 tax increment allocation financing, TIF, redevelopment
7 plan and project area.

8 This public hearing concerns the City's
9 proposed Central Downtown Redevelopment Plan and Project
10 Area.

11 Per State statute, notices of this hearing
12 were published twice in the Kane County Chronicle, on
13 December 23rd, 2014, and January 6th, 2015, and a Joint
14 Review Board was convened on December 16, 2014.

15 That being said, I hereby convene the public
16 hearing to consider the approval of a redevelopment plan
17 or project for the designation of a redevelopment project
18 area to be known as the Central Downtown Redevelopment
19 Project Area.

20 Tonight we'll take public comment from all
21 interested persons concerning the approval of this
22 matter. City Council may choose to close the public
23 hearing tonight if they feel enough information has been
24 gathered.

CENTRAL DOWNTOWN REDEVELOPMENT HEARING
CONDUCTED ON TUESDAY, JANUARY 20, 2015

6

1 Once the public hearing is closed, the
2 City Council must take action on the proposed amendments
3 between 14 and 90 days after the date of the public
4 hearing.

5 And, again, at this time we will have a
6 presentation by Kane, McKenna, and Associates, the City's
7 consultants in this matter.

8 MR. COBLENTZ: Thank you, Mayor.

9 For the Central Downtown TIF District, the
10 agenda for this presentation will follow just like the
11 First Street TIF District.

12 We'll go over the redevelopment project and
13 plan, the TIF mechanism, the factors qualifying, and the
14 key elements of the plan.

15 This area, this TIF district, is slightly
16 larger -- it's approximately 23 acres in size -- and it
17 incorporates the properties on First Street that were
18 potentially amended from the First Street TIF District,
19 including additional properties east of the Fox River in
20 the downtown area.

21 Kane, McKenna's analysis of this area finds
22 that it, too, qualifies as a conservation area, and, once
23 again, this is a continuation of City policy for
24 redevelopment of the City's downtown area and a

CENTRAL DOWNTOWN REDEVELOPMENT HEARING
CONDUCTED ON TUESDAY, JANUARY 20, 2015

7

1 continuation of priorities before the recession.

2 The establishment of this area, once again,
3 will continue on with this as pre -- goals before the
4 recession, and we also find that this area fits all the
5 statutory requirements. It's 1 1/2 acres in size, meets
6 the but-for requirements, and it qualifies as a
7 conservation area.

8 MR. RYCHLICKI: Thank you.

9 And, again, similar to the amendments as we
10 reviewed for the First Street area, again, when we
11 reviewed the comprehensive plan for the City, which had
12 recently been put together -- a number of years ago -- as
13 well as some of the area-wide strategies, again, we see
14 the TIF plan -- in this case, again, it's a designation
15 of a new area, it's not an amendment, so the full
16 23 years in terms of the TIF term comes to bear here.

17 Again, we see this as part and parcel of a
18 continuation of what the City has planned for the
19 downtown and, also, for improvement of the tax base there
20 and services to the community.

21 Again, we don't have to beat this horse from
22 the standpoint of the TIF. Again, it's not a new tax,
23 it's not an SSA -- similar to an SSA -- but it's
24 primarily -- as taxes increase due to improvements in

CENTRAL DOWNTOWN REDEVELOPMENT HEARING
CONDUCTED ON TUESDAY, JANUARY 20, 2015

8

1 valuation, those taxes are paid as per normal and then
2 are split at the County Treasurer's office into
3 two buckets, essentially. One is the base revenues are
4 received by the Districts, as per normal, and, secondly,
5 the City receives that increment for utilization within
6 that map, within that geographic area on that earlier
7 slide.

8 Again, the name of the game as it relates to
9 TIF is improvements in valuation, and improvements in
10 valuation have to be captured within that area and
11 utilized for certain redevelopment purposes, as set forth
12 in your budget.

13 Again, as Will indicated, we have a
14 conservation area here. That is primarily due, again, to
15 the character of the buildings that are there and the
16 age. Again, all of the buildings are in excess of
17 35 years old. In fact, maybe 90 percent of them are more
18 than 80 or 90 years old as it relates to age of the
19 structures.

20 We also have an additional factor here. You
21 only need three to qualify as a conservation area; we've
22 identified six.

23 Again, here's the litany of the 13 factors,
24 and all of this information is set forth in the TIF plan

CENTRAL DOWNTOWN REDEVELOPMENT HEARING
CONDUCTED ON TUESDAY, JANUARY 20, 2015

9

1 that has been on the City's website as well as sent to
2 all the Districts and on file at the City Clerk's office
3 for the last two months.

4 Getting to our factors, again, three are
5 needed. Once you pass the threshold factor, we've
6 identified six.

7 The first one is the mathematical calculation
8 as it relates to valuation. And, actually -- I'm sorry.
9 This one we hit the trifecta. And which -- there's three
10 ways you could qualify under this factor, either
11 declining EAV for three to five years, you've declined at
12 a basis less than -- or I'm sorry -- more than that of
13 the City for the last three to five years, or you've
14 lagged behind the CPI.

15 In this case all three were present. I mean,
16 we had four years of absolute decline. We've also had
17 four years in which it -- or three years -- in which it
18 lagged behind the balance of the City growth, and in
19 every year it lagged behind that of the CPI.

20 So, again, not unusual in terms of an area
21 that's primarily older structures, and we find this as it
22 relates to tie into some of the other factors, such as
23 obsolescence.

24 Again, similar to the properties west of the

CENTRAL DOWNTOWN REDEVELOPMENT HEARING
CONDUCTED ON TUESDAY, JANUARY 20, 2015

10

1 Central Downtown TIF, we find the excessive coverage;
2 again, with the same rationale. This is more of an
3 area-wide factor, but, again, it impacts the areas within
4 the TIFs.

5 Again, same as -- factor as relates to
6 obsolescence and a deleterious layout, as well.
7 Deterioration was found here, also, in the street
8 improvements and the pedestrian bridge at Indiana Avenue.

9 I haven't -- the factor that was not present
10 on the other TIF has to do with inadequate utilities, and
11 this was in consultation with City staff, identifying the
12 need for water mains as -- or reconstruction -- and,
13 also, construction along Illinois and Second Avenue.

14 The TIF base in this area, as Will indicated,
15 is a slightly larger area, almost 20 acres as opposed to
16 11, so our base here is slightly higher. It would be
17 5,544,000.

18 And the projected EAV upon completion is 25 to
19 28 million, and that's really a combination of projects
20 that we see -- some newer along First Street and then
21 infill projects along the east side on the river -- and
22 we also -- again, this is a 23-year budget. It was set
23 at -- as part of this plan -- at 26,750,000.

24 Again, it's a 23-year budget. It's sized to

CENTRAL DOWNTOWN REDEVELOPMENT HEARING
CONDUCTED ON TUESDAY, JANUARY 20, 2015

11

1 accommodate potential redevelopment uses. From the
2 standpoint of the budget, we have to approve the items in
3 order to use them, and it will be tied to performance as
4 well as receipt of actual monies into the TIF fund.

5 And the budget is identified as -- it's
6 weighted toward some public improvements as well as
7 utility improvements which are needed in the area, but
8 there's also amounts, whether through acquisition site
9 preparation or rehab, for incentives or utilization for
10 redevelopment by businesses within the area.

11 And, again, from the standpoint of the
12 process, this paralleled the amendment for First Street,
13 and we basically had notices along the same line in order
14 to make it more efficient.

15 So at this point, Mr. Mayor, we've completed
16 our presentation.

17 Thank you.

18 MAYOR ROGINA: Thank you, Mr. Rychlicki.

19 Any comments, Madam Clerk, filed with your
20 office?

21 CLERK GARRISON: No.

22 MAYOR ROGINA: Thank you.

23 Would any Aldermen like to make comments for
24 the record?

CENTRAL DOWNTOWN REDEVELOPMENT HEARING
CONDUCTED ON TUESDAY, JANUARY 20, 2015

12

1 (No response.)

2 MAYOR ROGINA: Thank you.

3 City staff, any comments for the record?

4 (No response.)

5 MAYOR ROGINA: Hearing none, at this time
6 those wishing to comment from the public should step
7 forward and state their name, address, and the party
8 they're representing for the record.

9 (No response.)

10 MAYOR ROGINA: Thank you.

11 Motion to close the public hearing?

12 ALDERMAN STELLATO: So moved.

13 ALDERMAN MARTIN: Second.

14 MAYOR ROGINA: Moved and seconded.

15 All those in favor signify by saying aye.

16 (Ayes heard.)

17 MAYOR ROGINA: Opposed?

18 (No response.)

19 MAYOR ROGINA: Motion is carried.

20 Thanks very much, gentlemen. I really
21 appreciate it.

22 I want to thank members of the audience. Your
23 patience and decorum were outstanding.

24 I'm going to take about a minute to a minute

CENTRAL DOWNTOWN REDEVELOPMENT HEARING
CONDUCTED ON TUESDAY, JANUARY 20, 2015

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1 and a half to allow the court reporter to dismember her
2 utensil there, and then about 7:15 we're going to start
3 the City Council.

4 (Off the record at 7:14 p.m.)

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CENTRAL DOWNTOWN REDEVELOPMENT HEARING
CONDUCTED ON TUESDAY, JANUARY 20, 2015

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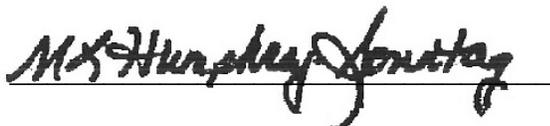
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CERTIFICATE OF SHORTHAND REPORTER

I, Melanie L. Humphrey-Sonntag, Certified Shorthand Reporter No. 084-004299, CSR, RDR, CRR, CCP, FAPR, and a Notary Public in and for the County of Kane, State of Illinois, the officer before whom the foregoing proceedings were taken, do certify that the foregoing transcript is a true and correct record of the proceedings, that said proceedings were taken by me stenographically and thereafter reduced to typewriting under my supervision, and that I am neither counsel for, related to, nor employed by any of the parties to this case and have no interest, financial or otherwise, in its outcome.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 3rd day of February, 2015.

My commission expires: May 31, 2017



Notary Public in and for the
State of Illinois

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|---------------------------------------|----------------------------------|--------------------------------------|----------------------------------|---|
| A | amounts 11:8 | basically 11:13 | Certified 2:13 14:3 | completion 10:18 |
| absolute 9:16 | analysis 6:21 | basis 9:12 | certify 14:7 | comprehensive 7:11 |
| accommodate 11:1 | ANNE 3:5 | bear 7:16 | character 8:15 | concerning 1:6 5:21 |
| acquisition 11:8 | appreciate 12:21 | beat 7:21 | Charles 1:2,15 2:3,6 | concerns 5:8 |
| acres 6:16 7:5 10:15 | approval 5:16,21 | Bessner 3:12 4:23,24 | choose 5:22 | conservation 6:22 7:7 8:14,21 |
| Act 5:4 | approve 11:2 | Board 5:14 | Chronicle 5:12 | consider 5:16 |
| action 6:2 | approximately 6:16 | bridge 10:8 | City 1:1,2 2:3 3:15,16 | considering 5:5 |
| actual 11:4 | area 1:9 4:4 5:7,10,18 | buckets 8:3 | 5:4,22 6:2,23 | construction 10:13 |
| additional 6:19 8:20 | 5:19 6:15,20,21 | budget 8:12 10:22,24 | 7:11,18 8:5 9:2 | consultants 6:7 |
| address 12:7 | 6:22,24 7:2,4,7 | 11:2,5 | 9:13,18 10:11 | consultation 10:11 |
| adoption 5:5 | 7:10,15 8:6,10 | buildings 8:15,16 | 12:3 13:3 | continuation 6:23 7:1,18 |
| affixed 14:17 | 8:14,21 9:20 | businesses 11:10 | City's 5:8 6:6,24 9:1 | continue 7:3 |
| age 8:16,18 | 10:14,15 11:7 | but-for 7:6 | Clerk 3:15 4:7,9,11,13 | convene 5:15 |
| agenda 6:10 | areas 10:3 | | 4:15,17,19,21 | convened 5:14 |
| ago 7:12 | area-wide 7:13 10:3 | C | 4:23 5:1 11:19 | correct 14:8 |
| Alderman 3:3,4,5,6,7,8,9,10 | ARTHUR 3:6 | C 4:1 | 11:21 | Council 1:1 5:22 6:2 13:3 |
| 3:11,12 4:8,10 | Associates 6:6 | calculation 9:7 | Clerk's 9:2 | Council's 5:4 |
| 4:12,14,16,18 | Attorney 3:16 | call 4:6 | close 5:22 12:11 | counsel 14:11 |
| 4:20,22,24 5:2 | audience 12:22 | captured 8:10 | closed 6:1 | County 1:24 5:12 8:2 |
| 12:12,13 | Avenue 10:8,13 | carried 12:19 | COBLENTZ 6:8 | court 13:1 |
| Aldermen 11:23 | aye 12:15 | case 7:14 9:15 14:13 | combination 10:19 | coverage 10:1 |
| allocation 5:4,6 | Ayes 12:16 | CCP 1:23 14:4 | comes 7:16 | CPI 9:14,19 |
| allow 13:1 | B | Central 1:7 4:3 5:9,18 6:9 | comment 5:20 12:6 | CRR 1:23 14:4 |
| amended 6:18 | balance 9:18 | 10:1 | comments 11:19,23 12:3 | |
| amendment 1:7 7:15 11:12 | Bancroft 3:7 4:17,18 | certain 8:11 | commission 14:20 | |
| amendments 6:2 7:9 | base 7:19 8:3 10:14,16 | CERTIFICATE 14:1 | community 7:20 | |
| | | | completed 11:15 | |

| | | | | |
|---|---|--|--|--|
| CSR 1:23 14:4 | earlier 8:6 | 14:13 | Getting 9:4 | 10:13 14:6,24 |
| <hr/> D <hr/> | east 2:4 6:19 10:21 | financing 5:6 | go 4:2 6:12 | impacts 10:3 |
| D 4:1 | EAV 9:11 10:18 | find 7:4 9:21 10:1 | goals 7:3 | improvement 7:19 |
| DAN 3:3 | ED 3:12 | finds 6:21 | going 12:24 13:2 | improvements 7:24 8:9,9 10:8 11:6,7 |
| date 6:3 | efficient 11:14 | first 6:11,17,18 7:10 9:7 10:20 11:12 | growth 9:18 | inadequate 10:10 |
| day 14:17 | either 9:10 | fits 7:4 | GUIRK 3:16 | incentives 11:9 |
| days 6:3 | elements 6:14 | five 9:11,13 | <hr/> H <hr/> | including 6:19 |
| December 5:13,14 | employed 14:12 | follow 6:10 | half 13:1 | incorporates 6:17 |
| decline 9:16 | essentially 8:3 | foregoing 14:6,7 | HALL 2:3 | increase 7:24 |
| declined 9:11 | establishment 7:2 | forth 8:11,24 | hand 14:17 | increment 5:3,6 8:5 |
| declining 9:11 | excess 8:16 | forward 12:7 | heard 12:16 | Indiana 10:8 |
| decorum 12:23 | excessive 10:1 | found 10:7 | hearing 1:6 4:3 5:5,8,11 5:16,23 6:1,4 12:5,11 | indicated 8:13 10:14 |
| deleterious 10:6 | expires 14:20 | four 9:16,17 | held 2:1 | infill 10:21 |
| designation 5:17 7:14 | <hr/> F <hr/> | Fox 6:19 | hereunto 14:16 | information 5:23 8:24 |
| Deterioration 10:7 | fact 8:17 | full 7:15 | higher 10:16 | interest 14:13 |
| Diplomate 2:13 | factor 8:20 9:5,10 10:3 10:5,9 | fund 11:4 | hit 9:9 | interested 5:21 |
| dismember 13:1 | factors 6:13 8:23 9:4,22 | <hr/> G <hr/> | hold 5:5 | items 11:2 |
| district 6:9,11,15,18 | FAPR 1:23 14:5 | G 4:1 | horse 7:21 | <hr/> J <hr/> |
| Districts 8:4 9:2 | favor 12:15 | game 8:8 | Humphrey-Son... 1:22 2:12 14:3 | J 3:6 |
| downtown 1:8 4:3 5:9,18 6:9 6:20,24 7:19 10:1 | February 14:18 | GARRISON 3:15 4:7,9,11,13 4:15,17,19,21 4:23 5:1 11:21 | <hr/> I <hr/> | JAMES 3:9 |
| due 7:24 8:14 | feel 5:23 | gathered 5:24 | identified 8:22 9:6 11:5 | January 1:17 5:13 |
| <hr/> E <hr/> | file 9:2 | gentlemen 12:20 | identifying 10:11 | JO 3:10 |
| E 3:9 4:1,1 | filed 11:19 | geographic 8:6 | Illinois 1:15,24 2:6,15 | Job 1:20 |
| | financial | | | JOHN 3:16 |

| | | | | |
|--|---|--|--|--|
| Joint 5:13 | 5:22 6:7 MAUREEN 3:11 Mayor 3:2 4:2 5:3 6:8 11:15,18,22 12:2,5,10,14,17 12:19 | neither 14:11 new 7:15,22 newer 10:20 normal 8:1,4 notarial 14:17 Notary 1:24 2:14 14:5,23 notices 5:11 11:13 number 7:12 | paralleled 11:12 parcel 7:17 part 7:17 10:23 parties 14:12 party 12:7 pass 9:5 patience 12:23 Payleitner 3:5 4:11,12 pedestrian 10:8 percent 8:17 performance 11:3 persons 5:21 plan 4:4 5:7,9,16 6:13 6:14 7:11,14 8:24 10:23 planned 7:18 point 11:15 policy 6:23 potential 11:1 potentially 6:18 pre 7:3 preparation 11:9 present 3:1,14 9:15 10:9 presentation 6:6,10 11:16 primarily | 7:24 8:14 9:21 priorities 7:1 proceedings 1:14 2:1 14:7,9,9 process 11:12 project 1:9 4:4 5:7,9,17 5:17,19 6:12 projected 10:18 projects 10:19,21 properties 6:17,19 9:24 proposed 5:9 6:2 public 1:6,24 2:14 4:3 5:5,8,15,20,22 6:1,3 11:6 12:6 12:11 14:5,23 published 5:12 purposes 8:11 put 7:12 p.m 1:18 13:4 P.O 2:5 |
| <hr/> K <hr/> Kane 1:24 5:12 6:6,21 14:5 key 6:14 known 5:18 Krieger 3:10 4:21,22 | MC 3:16 McKenna 6:6 McKenna's 6:21 mean 9:15 mechanism 6:13 meets 7:5 Melanie 1:22 2:12 14:3 members 12:22 million 10:19 minute 12:24,24 monies 11:4 months 9:3 Motion 12:11,19 moved 12:12,14 | <hr/> O <hr/> O 4:1 obsolescence 9:23 10:6 office 8:2 9:2 11:20 officer 14:6 old 8:17,18 older 9:21 once 6:1,22 7:2 9:5 opposed 10:15 12:17 order 11:3,13 outcome 14:14 outstanding 12:23 | <hr/> P <hr/> P 4:1 Pages 1:21 paid 8:1 | <hr/> Q <hr/> qualifies 6:22 7:6 qualify 8:21 9:10 qualifying 6:13 |
| <hr/> L <hr/> L 1:22 2:12 14:3 lagged 9:14,18,19 larger 6:16 10:15 layout 10:6 Lemke 3:6 4:13,14 Lewis 3:11 5:1,2 line 11:13 litany 8:23 location 2:1 | <hr/> N <hr/> N 4:1 name 8:8 12:7 Nancy 3:15 4:6 need 8:21 10:12 needed 9:5 11:7 | <hr/> R <hr/> R 4:1 rationale 10:2 RAYMOND | | |
| <hr/> M <hr/> Madam 11:19 Main 2:4 mains 10:12 map 8:6 Martin 3:9 4:19,20 12:13 mathematical 9:7 matter | | | | |

| | | | | |
|-----------------------|-------------------|-------------------------|--------------------|--------------------|
| 3:2 | 12:1,4,9,18 | signify | street | TODD |
| RDR | revenues | 12:15 | 2:4 6:11,17,18 | 3:7 |
| 1:23 14:4 | 8:3 | Silkaitis | 7:10 10:7,20 | tonight |
| really | Review | 3:4 4:9,10 | 11:12 | 5:20,23 |
| 10:19 12:20 | 5:14 | similar | structures | transcript |
| receipt | reviewed | 7:9,23 9:24 | 8:19 9:21 | 14:8 |
| 11:4 | 7:10,11 | site | supervision | Treasurer's |
| received | RITA | 11:8 | 14:11 | 8:2 |
| 8:4 | 3:5 | six | <hr/> | trifecta |
| receives | river | 8:22 9:6 | T | 9:9 |
| 8:5 | 6:19 10:21 | size | take | true |
| recession | ROGINA | 6:16 7:5 | 5:20 6:2 12:24 | 14:8 |
| 7:1,4 | 3:2 4:2 5:3 11:18 | sized | taken | Turner |
| reconstruction | 11:22 12:2,5,10 | 10:24 | 14:7,9 | 3:8 4:15,16 |
| 10:12 | 12:14,17,19 | slide | tax | twice |
| record | roll | 8:7 | 5:3,6 7:19,22 | 5:12 |
| 11:24 12:3,8 13:4 | 4:6 | slightly | taxes | two |
| 14:8 | RONALD | 6:15 10:15,16 | 7:24 8:1 | 8:3 9:3 |
| redevelopment | 3:4 | sorry | term | typewriting |
| 1:8 4:4 5:4,6,9,16 | Rychlicki | 9:8,12 | 7:16 | 14:10 |
| 5:17,18 6:12,24 | 7:8 11:18 | split | terms | <hr/> |
| 8:11 11:1,10 | <hr/> | 8:2 | 7:16 9:20 | U |
| reduced | S | SSA | thank | unusual |
| 14:10 | S | 7:23,23 | 6:8 7:8 11:17,18 | 9:20 |
| Registered | 4:1 | St | 11:22 12:2,10 | use |
| 2:13 | saying | 1:2,15 2:3,6 | 12:22 | 11:3 |
| rehab | 12:15 | staff | Thanks | uses |
| 11:9 | seal | 10:11 12:3 | 12:20 | 11:1 |
| related | 14:17 | standpoint | think | utensil |
| 14:12 | second | 7:22 11:2,11 | 4:4 | 13:2 |
| relates | 4:2 10:13 12:13 | start | three | utilities |
| 8:8,18 9:8,22 | seconded | 13:2 | 8:21 9:4,9,11,13 | 10:10 |
| 10:5 | 12:14 | state | 9:15,17 | utility |
| Report | secondly | 2:14 5:11 12:7 | threshold | 11:7 |
| 1:14 2:1 | 8:4 | 14:6,24 | 9:5 | utilization |
| Reported | see | statute | tie | 8:5 11:9 |
| 1:22 | 7:13,17 10:20 | 5:11 | 9:22 | utilized |
| reporter | sent | statutory | tied | 8:11 |
| 2:13,14 13:1 14:1 | 9:1 | 7:5 | 11:3 | <hr/> |
| 14:4 | services | Stellato | TIF | V |
| representing | 7:20 | 3:3 4:7,8 12:12 | 5:6 6:9,11,13,15 | valuation |
| 12:8 | set | stenographically | 6:18 7:14,16,22 | 8:1,9,10 9:8 |
| required | 8:11,24 10:22 | 14:10 | 8:9,24 10:1,10 | <hr/> |
| 5:4 | 14:16 | step | 10:14 11:4 | W |
| requirements | Shorthand | 12:6 | TIFs | want |
| 7:5,6 | 2:13 14:1,4 | strategies | 10:4 | 12:22 |
| response | side | 7:13 | time | water |
| | 10:21 | | 4:5 6:5 12:5 | 10:12 |

| | | | |
|--|--|--------------------------|--|
| way 4:5 | 16 5:14 | 7 | |
| ways 9:10 | 2 | 7:04 1:18 | |
| website 9:1 | 2 2:4 | 7:14 13:4 | |
| weighted 11:6 | 20 1:17 10:15 | 7:15 13:2 | |
| west 9:24 | 2014 5:13,14 | 74055B 1:20 | |
| we'll 5:20 6:12 | 2015 1:17 5:13 14:18 | 79847 2:5 | |
| we're 13:2 | 2017 14:20 | 8 | |
| we've 8:21 9:5,16 11:15 | 23 6:16 7:16 | 80 8:18 | |
| WHEREOF 14:16 | 23rd 5:13 | 9 | |
| WILLIAM 3:8 | 23-year 10:22,24 | 90 6:3 8:17,18 | |
| wishing 12:6 | 25 10:18 | | |
| WITNESS 14:16 | 26,750,000 10:23 | | |
| Y | 28 10:19 | | |
| year 9:19 | 3 | | |
| years 7:12,16 8:17,18 9:11,13,16,17 9:17 | 3rd 14:17 31 14:20 35 8:17 | | |
| 0 | 377-4400 2:7 | | |
| 084-004299 14:4 | 5 | | |
| 1 | 5,544,000 10:17 | | |
| 1 1:21 7:5 | 6 | | |
| 1/2 7:5 | 6th 5:13 | | |
| 11 10:16 | 60174 1:15 2:6 | | |
| 13 8:23 | 630 2:7 | | |
| 14 1:21 6:3 | | | |