

TIF Committee Meeting Agenda
April 11, 2019
5:00 p.m. Village Hall Conference Room

1. Open Meeting
2. Roll Call
3. Approve last meeting minutes – September 13, 2018
4. Updates on TIF Projects:
 - a. 38498 North Sheridan Road – costs related to Cruiser Building demolition
 - b. Casey's General Store
5. New Business
6. Other Items
7. Public Comment
8. Adjournment

**Minutes of the
TIF Committee Meeting
Of
September 13, 2018
DRAFT**

Attendees:

Mayor John Hucker – Committee Chairperson	Jon Kindseth – Village Administrator
Trustee Mark Ottersen – Member	Peggy McHugh – Finance Director / Recording Secretary
Trustee Linda Sittig – Member - Absent	Trustee Don Jenson
Jerry Nellessen – Community Development Director	

Roll call was taken and the meeting brought to order at 5.05 p.m.

Chairman Hucker opened the meeting with a motion to approve the minutes from the December 14, 2017 meeting and discussion then occurred.

Discussion was had about the Speedway development and Jon Kindseth stated that their sales tax revenue is up to speed with what they had submitted. A comment was made that they don't keep the store very clean. Trustee Ottersen said he was disappointed in that. Discussion was had on the condition of the store. Jon Kindseth stated that he would pass the comments along to general manager. Then Trustee Ottersen motioned to approve minutes. Minutes were approved by all.

Mayor Hucker then moved through the agenda items until he came to Item 5. e. **Façade Grant Application**. Staff did not receive anything in regards to the property at **38498 N. Sheridan** (old Cruiser's building owned by Mr. Paul Pastell) and the expected façade grant application. Owner Paul Pastell was told to submit the application by Monday, September 10, 2018, noon, if he wanted it to be considered. Staff did not hear from him. Jerry Nellessen stated that the owner of said property has an early November court date, but he has to answer the subpoena before then.

Mayor Hucker stated that he and staff had previously met with the owner, Paul Pastell. The purpose of the meeting was to make clear the requirements of the demolition including disconnecting water, removing concrete slab, etc. Also will need engineer evaluation of existing wall if the strip mall part of the building is left intact. Paul Pastell seemed to understand. Contractor was on phone; he definitely understood.

Administrator Jon Kindseth told the committee that last year staff approached Mr. Pastell when the path was being constructed because while working on the path, we could have helped him disconnect water; he was not interested. He didn't want to pay anything.

Following the recent meeting, after requirements of the demolition were explained, Mr. Pastell was supposed to get a new quote from the contractor. Staff has not heard anything; nor has there been any follow-up.

Discussion occurred then of what would happen under forced demo. He would not be in control of the process; a lien will be placed for the cost; and the village would move to foreclose on the property.

Mayor Hucker then asked the question – Is the committee willing to make recommendation in support of the idea of façade grant toward demolition cost if one is received? Could go directly to the Board if so and if an application is submitted. The façade grant is a reimbursement of 50%, up to a maximum of \$10,000.

Committee approved of this approach. Then discussion turned to the 3 businesses in the strip connected to the Cruiser’s building and the apartment upstairs.

Administrator Jon Kindseth stated that In order to get façade grant Mr. Pastell will have to pay off past due balances owed to Beach Park and City of Zion.

Then Jon Kindseth stated that the best outcome would be to get support for façade grant but at same time continue legal process. Discussion of the parcels involved and potential uses.

Committee is in favor of the façade grant option to get the area cleaned up. They also are in support of continuing the legal process. Continuing the legal process ensures the demolition will move forward whether or not an application is submitted.

NEW BUSINESS:

TIF task force update was provided to the committee by Administrator Jon Kindseth. Staff is paying attention and is prepared to address any issues that arise. Staff has a list of public improvements for each TIF to show that any increment is reserved for TIF eligible expenses.

Discussion was had on the **preemptive light** on Green Bay that will be installed and whether that might be a TIF eligible expense? Staff will look into it.

Finance director Peggy McHugh then gave an update on the **Speedway EAV** and the Redevelopment agreement. The 2017 EAV did not capture the full impact of the development and is still below the frozen EAV so there will not be any payment to Speedway this year.

Motion to adjourn – 5:45pm by Mayor Hucker / Seconded by Trustee Ottersen.