

**Minutes of the  
TIF Committee Meeting  
Of  
September 14, 2017**

Attendees:

Mayor John Hucker – Committee Chairperson	Sandi Pastell – Recording Secretary
Trustee Mark Ottersen – Member	Jon Kindseth – Village Administrator
Trustee Linda Sittig – Member	Peggy McHugh – Finance Director
Jerry Nellessen – Community Development Director	Regina Miller – Trustee
Rudy Magna – Village Attorney	

Roll call was taken and the meeting brought to order at 5.00 p.m.

Chairman Hucker opened the meeting with a motion to approve the minutes from the August 11, 2016 meeting. Trustee Ottersen made the motion, Trustee Sittig seconded, and by voice vote minutes were approved.

Chairman Hucker went over the Points of Action (POAs) from the August 11, 2016 TIF Committee Meeting, stating no change.

Chairman Hucker asked Jon Kindseth if he has heard anymore from Speedway in regards to their TIF application and Jon Kindseth stated he should have had it by now but will advise once it is received.

Chairman Hucker then asked about current marketing efforts. Jon Kindseth stated that he will have an update from Retail Strategies for the next meeting; however, he did state that some of the responses he is hearing is that no one building or there is no interest in Beach Park. Jon Kindseth stated that he and Jerry Nellessen do some marketing for Wadsworth and Sheridan corridor. Jon Kindseth stated that he has spoken with a developer that is interested in the remaining Johnson properties. Trustee Sittig asked if he knew what the developers interest was and it was explained that he is not sure yet; however, on Green Bay Road, it could possibly be a mixed-use development. Trustee Ottersen asked if, within the Retail Strategies Agreement, the Village gets a development on their own, do we have to share that with the other communities and it was explained that no, there is verbiage in the agreement stating that if the Village gets a project on their own, there is no sharing involved.

Chairman Hucker then moved to the Sheridan Road TIF District 10-year status report. Peggy McHugh stated that in the summary there are categories we are required to cover and that the spreadsheet shows both expenses and revenue for the life of the Sheridan Road TIF District. Peggy McHugh stated that on page 6 it will show both the public and private investments. Peggy McHugh stated that the Village has put forth approximately \$600,000.00; however, businesses are at approximately \$5,000,000.00. Peggy McHugh stated that there will be a public meeting held at the October 12, 2017 Village Board meeting at 7:05 p.m.

Chairman Hucker then moved the discussion to new business and the first item is the Façade Grant Application for Gladstone Square and explained that this project is now complete and they are requesting the Village's contribution. Jon Kindseth said that we do not have the prevailing wage from the contractor as of yet; however, they are hoping to have it to us by September 21, 2017. Jon Kindseth did state that we do have proof that Gladstone Square has paid for the sign in full. Chairman Hucker asked the Committee for their recommendation to forward this request to the Board. Trustee Ottersen made the motion. Chairman Hucker seconded. The recommendation to forward the request to the Board was approved by voice vote.

Chairman Hucker then moved to the Façade Grant Application for Bridgeview Bank. Jon Kindseth explained to the Committee that the bank is wanting to update their sign and that Bridgeview Bank is separate from Gladstone Square. Jon Kindseth explained that they need to update their message board as it has not been functional for a few years now. Jon Kindseth stated that Mike Ruchti is waiting on a 3<sup>rd</sup> proposal and that it will run approximately \$30,000.00 to \$35,000.00 as well as going through zoning. Jon Kindseth is looking for a recommendation for preliminary approval to be forwarded to the Board. Trustee Sittig made a motion. Trustee Ottersen seconded. Upon voice vote, the recommendation to forward the request to the Board was approved.

Chairman Hucker then moved to the Sheridan Road Improvements. Jon Kindseth stated that the total budget for the costs of the improvements is \$450,000.00 for the sewer extension, walking path, fence, tree removal, etc. Jon Kindseth stated that he is looking for approval from the Committee to approve the use of TIF Funds. Jon Kindseth stated we did receive a CDBG grant and Precision Roofing is putting forward \$20,000.00 leaving the remaining \$205,000.00 for the walking path. Jon Kindseth would like \$73,000.00 from the TIF Funds. Jon Kindseth stated that \$116,000.00 will be coming out of the water/sewer fund as well. Trustee Miller asked about the residents' sheds that have to be replaced and if those residents have been informed. Jon Kindseth stated that he and Jerry Nellessen have spoken to some of the residents as well as the park itself. Jon Kindseth stated that the Village will be replacing the sheds with tough sheds in which a contractor will be installing them. Jerry Nellessen told the Committee that all residents have signed off on it. Chairman Hucker asked for a motion to recommend the TIF expenditures in the amount of \$115,916.45. Trustee Ottersen made the motion. Trustee Sittig seconded. Upon voice vote the recommendation to forward the request to the Board was approved.

Jon Kindseth stated that the next proposal is for the fence. Jon stated the he would like the recommendation from the Committee to use Quetzal for the project. Jon Kindseth stated they did come in higher and we have received quotes that are less; however, staff would recommend Quetzal. Jon Kindseth stated that the residents will be responsible for the upkeep. Jon Kindseth told the Committee he had a discussion with our TIF Attorney, Tom Bayer that if the project is private, you do not have to use prevailing wages; however, if it is a public project, prevailing wages must be used. Rudy Magna stated he wants that in writing from Tom Bayer. Chairman Hucker asked the Committee for recommendation to use \$17,8501.00 is TIF funds for the fence. Trustee Sittig made the motion. Trustee Ottersen seconded. Upon voice vote, the recommendation to forward the request to the Board was approved.

Jon Kindseth then stated there is also street lighting on Sheridan Road. Jon Kindseth stated that he would need \$23,281.00 from the Sheridan Road original TIF and \$4,679.00 from the Sheridan Road extension. One light is under the general village lighting and would like a recommendation from the Committee to forward to the Board. Trustee Ottersen made a motion. Trustee Sittig seconded. Upon voice vote, the recommendation to forward the request to the Board was approved.

Chairman Hucker then moved to the Purchase of a utility easement. Chairman Hucker stated that this purchase was done on behalf of Dollar General as they need to extend the sewer. Jon Kindseth told the Committee that the purchase has already been done in order to keep the project moving. Jon Kindseth stated that TIF funds were used; however, Dollar General will be reimbursing the Village so it will be put back into the fund. Jon Kindseth stated he would like approval for the expenditure from the Committee. Trustee Sittig made the motion. Trustee Ottersen seconded. Motion passed.

Chairman Hucker then moved to the next item on the agenda of a developer breakfast. Jon Kindseth stated that Mr. Phil McKenna approached Ken Marabella and Ken had him talk to Jon. Phil McKenna is a TIF consultant and stated that he has done this in several other communities. Jon Kindseth explained that we would have a breakfast, bring in approximately ten to fifteen developers where the village could show them the properties we have available, explain why their project should come to Beach Park. Jon Kindseth stated that we could bring in Zion, Winthrop Harbor and Wadsworth. Chairman Hucker asked Jon Kindseth if he has discussed this with the other communities and Jon Kindseth stated he had and that there is a draft of a possible agenda in their packets. The Committee agrees that it is a great idea.

Chairman Hucker then moved to the next item, Sheridan Road TIF monies for demolition. Jon Kindseth stated that he has passed out a copy of our Façade Grant Application and stated that it needs to be updated. Jon Kindseth stated that he would like to remove the prevailing wage requirements with directions. Chairman Hucker said it is a good thing to remove it as all projects are private. Jon Kindseth said that some will come from the General Fund but will be paid back from increment and in his discussion with Tom Bayer, that is perfectly legal to do. Jon Kindseth explained that a business can use the Façade Grant every 5 years. Jon Kindseth stated he is looking for approval from the Committee to remove the prevailing wage from the application for private projects only. Chairman Hucker stated that he believes that no Board action is required as it only applies to the TIF Districts. Jon Kindseth also explained that we did receive a request for a driveway and he would like to discourage that and remove parking and paving from the application as well. The Committee is fine with the removal of both the prevailing wage and parking and paving from the Façade Grant Application.

Chairman Hucker then stated that he has a request for a demolition of the Cruisers old building and that he met with the owner and the owner has stated he is frustrated as he has been approached by several people; however, once they get to the village the prospective buyers are being told about the upgrades to the building that need to be done and they walk. Chairman Hucker stated that the owner will not rebuild and would like assistance with the demolition. Chairman Hucker stated that we possibly could but the concept of an RDA for redevelopment would not work and it will lower the EAV. Possible to use the Façade Grant as the estimate is less than \$20,000.00 for just 1 building as the others would remain.

Chairman Hucker said the it does not say in the resolution that it allows demolition. Trustee Sittig asked if we can get our money back after the sale. Chairman Hucker stated that there is no one to ask. Trustee Sittig asked if we could lien the property. Jon Kindseth stated it is a grant that we offer so we are not asking for the money back. Jerry Nellessen stated that the good thing is that developers are looking for sites that are shovel ready. Trustee Sittig said then put in an additional \$10,000.00 and remove the other 3 buildings. Chairman Hucker stated that the owner just recently lost his wife and that he needs the rent from the 3 tenants as extra income and that the one building would come down pretty easy. Trustee Sittig stated she is in full support of leveling the building. Trustee Ottersen stated that it may be more marketable once the building is gone.

Rudy Magna stated that getting rid of blight is a TIF eligible expense. Chairman Hucker asked what we would have to do and Rudy Magna stated we would have to execute a plan of demolition which is basically an agreement, with proper permits. It would have to go to the Board as a request. Jon Kindseth asked if we are not going to use a Façade Grant. Rudy Magna said correct you are not going to use a Façade Grant. Chairman Hucker asked if the Committee wants to pursue with the agreement as there is much to do with that. Jerry Nellessen stated the he also wants to include the "A" frame building. Jon Kindseth said he needs a general direction is it still going to be a 50/50 match? Chairman Hucker said to stay with the 50% for the demolition but do not cast in stone as each one is unique and stands on its own. The committee gave their recommendation for staff to move it along.

Chairman Hucker then moved to the Façade Grant for the Sheridan Road Marathon. Jon Kindseth stated that they were provided with an application and just wanted to advise the Committee that that will be forthcoming.

Chairman Hucker moved to other items. Trustee Ottersen asked for any updates on Cracken Cakes and More. Chairman Hucker said we are taking action regarding the CUP that was issued to Mr. Tiernan as he has missed some deadlines; however, that will only effect Hector's Automotive, not Cracken Cakes and More. Jerry Nellessen stated that he did write her two tickets for gaming violations and that Mr. McCracken pled liable to one and paid a \$225.00 fine; however, the other was dismissed. Jon Kindseth stated that we are monitoring for occupancy as it is now listed that her occupancy load is 30.

Chairman Hucker then asked the Committee if there were any public comments. Hearing none, Chairperson Hucker asked for a motion to adjourn. Trustee Ottersen made the motion to adjourn. Trustee Sittig seconded. Upon a voice vote, motion passed. The TIF Committee meeting was adjourned at 6:55 p.m.

Next TIF Committee Meeting: To be Determined

### **POA (Points of Action):**

Rudy Magna

- I. Submit the Flow Chart for addition to the TIF Application;
- II. Jon Kindseth to send TIF Application to Mr. Gianaris.