



**VILLAGE OF ROSEMONT
JOINT REVIEW BOARD MEETING MINUTES
OCTOBER 20, 2021
TIF NO. 3**

CALL TO ORDER

Mr. Bradley Stephens II called the Joint Review Board meeting to order on Wednesday, October 20, 2021 at 9:46 A.M. in the Rosemont Village Hall Building, 9501 W. Devon Avenue, 2nd Floor Board Chamber Room for the Village of Rosemont TIF Area No. 3 (River Road Area)

ROLL CALL

The following representatives were in attendance: Mr. Rocco Biscaglio, Leyden Township, Mr. Kevin Anderson, Rosemont School District 78, Mr. Bradley Stephens II, Public Member/Chairman, Ms. Debbie Drehobl, Village of Rosemont Representative, Ms. Karen Stephens, Rosemont Park District and Mr. Sean Sullivan, Triton College District 504

Others in attendance: Mr. John Donahue, Rosemont Village Attorney and Legal Advisor to the Joint Review Board, Ms. Iryna Dziuk of Kane McKenna & Associates, Inc., Mr. Terrance McCabe, Ryan and Ryan Law and Mr. Don Calmeyn, Finance Director and TIF Administrator for the Village of Rosemont.

APPROVAL OF MINUTES

A Motion was made by Mr. Bradley Stephens II, seconded by Mr. Sean Sullivan to approve the TIF No. 3 Joint Review Board Meeting Minutes of September 17, 2020. A vote on the motion was unanimous. Motioned carried.

REVIEW OF ANNUAL TIF REPORT

Mr. Bradley Stephens II turned the meeting over to Ms. Iryna Dziuk of Kane McKenna & Associates, Inc. Ms. Dziuk stated that TIF 3 started with a beginning balance of \$3,516,286.00, property tax increment of \$19,129,970.00, interest of \$34,419.00 and the ending balance was zero. The expenditures were \$22,680,675.00.

John Donahue, Rosemont Village Attorney and Legal Advisor informed the Board that the TIF expired at the end of 2020.



**VILLAGE OF ROSEMONT
JOINT REVIEW BOARD MEETING MINUTES
OCTOBER 20, 2021
TIF NO. 4**

CALL TO ORDER

Mr. Bradley Stephens II called the Joint Review Board meeting to order on Wednesday, October 20, 2021 at 9:42 A.M. in the Rosemont Village Hall Building, 9501 W. Devon Avenue, 2nd Floor Board Chamber Room for the Village of Rosemont TIF Area No. 4 (South River Road Area)

ROLL CALL

The following representatives were in attendance: Mr. Rocco Biscaglio, Leyden Township, Mr. Kevin Anderson, Rosemont School District 78, Mr. Bradley Stephens II, Public Member/Chairman, Ms. Debbie Drehobl, Village of Rosemont Representative, Mr. Pasquale Maranto, Schiller Park School District 81 and Mr. Sean Sullivan, Triton Community College District 504

Others in attendance: Mr. John Donahue, Rosemont Village Attorney and Legal Advisor to the Joint Review Board, Ms. Iryna Dziuk of Kane McKenna & Associates, Inc., Mr. Terrance McCabe, Ryan and Ryan Law and Mr. Don Calmeyn, Finance Director and TIF Administrator for the Village of Rosemont

APPROVAL OF MINUTES

A Motion was made by Mr. Bradley Stephens II, seconded by Mr. Sean Sullivan to approve the TIF No. 4 Joint Review Board Meeting Minutes of September 17, 2020. A vote on the motion was unanimous. Motion carried.

REVIEW OF ANNUAL TIF REPORT

Mr. Bradley Stephens II turned the meeting over to Ms. Iryna Dziuk of Kane, McKenna & Associates, Inc. Ms. Dziuk stated TIF 4 started with a negative balance of (\$5,795,930.00), property tax increment of \$15,728,875.00, interest of \$16,085.00 and a negative ending balance of (\$3,777,561.00). The expenses for this TIF were \$13,727,591.00. The TIF was established in 1991 with the Base EAV of \$16,792,103.00 and the new EAV of \$172,363,827.00. She then noted that the Village entered into a Real Estate Purchase Contract to sell and convey Village owned property previously leased pursuant to a ground lease and was improved with a 6,000 square foot building constructed by the purchaser. The Village entered into a Parking Agreement with the purchaser to provide the right to park in the Village owned parking garage.

Terrance McCabe with Ryan and Ryan Law informed the Board that this was the sale of the former Pete's Piano Bar property which is now a cannabis dispensary.

Mr. Bradley Stephens II asked if there were any comments or questions. There were no comments or questions from the floor.

ADJOURNMENT

There being no further business to come before the Board, a motion was made by Mr. Bradley Stephens II, seconded by Mr. Sean Sullivan to adjourn the meeting. A vote on the motion was unanimous. Motion carried.

The meeting adjourned at 9:45 A.M.

Respectfully submitted,

Debbie Drehobl

Mr. Bradley Stephens II asked if there were any comments or questions. There were no comments or questions from the floor.

ADJOURNMENT

There being no further business to come before the Board, a motion was made by Mr. Bradley Stephens II, seconded by Mr. Sean Sullivan to adjourn the meeting. A vote on the motion was unanimous. Motioned carried.

The meeting adjourned at 9:48 A.M.

Respectfully submitted,

Debbie Drehobl



**VILLAGE OF ROSEMONT
JOINT REVIEW BOARD MEETING MINUTES
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TIF NO. 5**

Mr. John Donahue, Village Attorney and Legal Advisor to the Joint Review Board stated there was not a change in the status of the Public Member and Chairman from the last meeting of September 17, 2020, therefore Mr. Bradley Stephens II will remain as the Public Member and Chairman for this meeting.

CALL TO ORDER

Mr. Bradley Stephens II called the Joint Review Board meeting to order on Wednesday, October 20, 2021 at 9:35 A.M. in the Rosemont Village Hall Building, 9501 W. Devon Avenue, 2nd Floor Board Chamber Room for the Village of Rosemont TIF Area No. 5 (Touhy and Mannheim Road Area)

ROLL CALL

The following representatives were in attendance: Mr. Bradley Stephens II, Public Member/Chairman, Ms. Debbie Drehobl, Village of Rosemont Representative, Ms. Karen Stephens, Rosemont Park District and Mr. Mark Bertolozzi, Des Plaines School District No. 62

Others in attendance: Mr. John Donahue, Rosemont Village Attorney and Legal Advisor to the Joint Review Board, Ms. Iryna Dziuk of Kane McKenna & Associates, Inc., Mr. Terrance McCabe, Ryan and Ryan Law and Mr. Don Calmeyn, Finance Director and TIF Administrator for the Village of Rosemont.

APPROVAL OF MINUTES

A Motion was made by Mr. Bradley Stephens II, seconded by Ms. Karen Stephens to approve the TIF No. 5 Joint Review Board Meeting Minutes of September 17, 2020. A vote on the motion was unanimous. Motion carried.

REVIEW ANNUAL TIF REPORT

Mr. Bradley Stephens II turned the meeting over to Ms. Iryna Dziuk of Kane McKenna & Associates, Inc. Ms. Dziuk reported that the beginning balance for TIF 5 had a negative balance of (\$2,648,817.00), property tax increment of \$1,205,181.00, interest of \$2,051.00 and a negative ending balance of (\$3,694,287.00). Ms. Dziuk then stated that the Village is continuing to monitor existing agreements and projects.

Mr. Bradley Stephens II asked if there were any comments or questions. There were no comments or questions from the floor.

ADJOURNMENT

There being no further business to come before the Board, a motion was made by Mr. Bradley Stephens II, seconded by Ms. Karen Stephens to adjourn the meeting. A vote on the motion was unanimous. MOTION CARRIED.

The meeting adjourned at 9:38 A.M.

Respectfully submitted,

Debbie Drehabil



**VILLAGE OF ROSEMONT
JOINT REVIEW BOARD MEETING MINUTES
OCTOBER 20, 2021
TIF NO. 6**

CALL TO ORDER

Mr. Bradley Stephens II called the Joint Review Board meeting to order on Wednesday, October 20, 2021 at 9:50 A.M. in the Rosemont Village Hall Building, 9501 W. Devon Avenue, 2nd Floor Board Chamber Room for the Village of Rosemont TIF No. 6 (Higgins – River Road Area)

ROLL CALL

The following representatives were in attendance: Mr. Rocco Biscaglio, Leyden Township, Mr. Kevin Anderson, Rosemont School District 78, Mr. Bradley Stephens II, Public Member/Chairman, Ms. Debbie Drehobl, Village of Rosemont Representative, Ms. Karen Stephens, Rosemont Park District and Mr. Sean Sullivan, Triton College District 504

Others in attendance: Mr. John Donahue, Rosemont Village Attorney and Legal Advisor to the Joint Review Board, Ms. Iryna Dziuk of Kane McKenna & Associates, Inc., Mr. Terrance McCabe, Ryan and Ryan Law and Mr. Don Calmeyn, Finance Director and TIF Administrator for the Village of Rosemont

APPROVAL OF MINUTES

A Motion was made by Mr. Bradley Stephens II, seconded by Mr. Sean Sullivan to approve the TIF No. 6 Joint Review Board Meeting Minutes of September 17, 2020. A vote on the motion was unanimous. Motion carried.

REVIEW OF ANNUAL TIF REPORT

Mr. Bradley Stephens II turned the meeting over to Ms. Iryna Dziuk of Kane, McKenna & Associates, Inc. Ms. Dziuk stated that TIF No. 6 started with a balance of \$989,238.00, property tax increment of \$3,691,113.00, interest of \$7,399.00 and an ending balance of \$232,750.00. The present value for this TIF was \$22,922,939.00 and a new EAV of \$65,986,561.00. She then noted that there was a Third Amendment for this TIF District discussed at the 2020 Joint Review Board meeting.

Mr. Bradley Stephens II asked if there were any comments or questions. There were no comments or questions from the floor.

ADJOURNMENT

There being no further business to come before the Board, a motion was made by Mr. Bradley Stephens II, seconded by Mr. Sean Sullivan to adjourn the meeting. A vote on the motion was unanimous. Motion carried.

The meeting adjourned at 9:52 A.M.

Respectfully submitted,

Debbie Drehabil



**VILLAGE OF ROSEMONT
JOINT REVIEW BOARD MEETING MINUTES
OCTOBER 20, 2021
TIF NO. 7**

CALL TO ORDER

Mr. Bradley Stephens II called the Joint Review Board meeting to order on Wednesday, October 20, 2021 at 9:38 A.M. in the Rosemont Village Hall Building, 9501 W. Devon Avenue, 2nd Floor Board Chamber Room for the Village of Rosemont TIF Area No. 7 (Higgins – Mannheim Road Area)

ROLL CALL

The following representatives were in attendance: Mr. Bradley Stephens II, Public Member/Chairman, Ms. Debbie Dreobl, Village of Rosemont Representative, Ms. Karen Stephens, Rosemont Park District and Mr. Mark Bertolozzi, Des Plaines School District No. 62

Others in attendance: Mr. John Donahue, Rosemont Village Attorney and Legal Advisor to the Joint Review Board, Mr. Iryna Dziuk of Kane McKenna & Associates, Inc., Mr. Terrance McCabe, Ryan and Ryan Law and Mr. Don Calmeyn, Finance Director and TIF Administrator for the Village of Rosemont

APPROVAL OF MINUTES

A Motion was made by Mr. Bradley Stephens II, seconded by Ms. Karen Stephens to approve the TIF No. 7 Joint Review Board Minutes of September 17, 2020. A vote on the motion was unanimous. Motion carried.

REVIEW ANNUAL TIF REPORT

Mr. Bradley Stephens II turned the meeting over to Ms. Dziuk of Kane McKenna & Associates, Inc. Mr. Dziuk stated that this is TIF No. 7 which is located at Higgins and Mannheim Road. She noted that there was certification from the Mayor and there was an auditor's opinion. Ms. Dziuk reported there was a starting balance of \$20,067.00, property tax increment of \$1,255,605.00, interest of \$439.00 and the expenses were \$1,003,000.00. There was no additional development and the Village is continuing to monitor the current progress.

Mr. Bradley Stephens II asked if there were any comments or questions. There were no comments or questions from the floor.

ADJOURNMENT

There being no further business to come before the Board, a motion was made by Mr. Bradley Stephens II, seconded by Ms. Karen Stephens to adjourn the meeting. A vote on the motion was unanimous. Motion carried.

The meeting adjourned at 9:41 A.M.

Respectfully submitted,

Debbie Drehabil



**VILLAGE OF ROSEMONT
JOINT REVIEW BOARD MEETING MINUTES
OCTOBER 20, 2021
TIF NO. 8**

CALL TO ORDER

Mr. Bradley Stephens II called the Joint Review Board meeting to order on Wednesday, October 20, 2021 at 9:55 A.M. in the Rosemont Village Hall Building, 9501 W. Devon Avenue, 2nd Floor Board Chamber Room for the Village of Rosemont TIF Area No. 8 (Balmoral – Pearl Street Area)

ROLL CALL

The following representatives were in attendance: Mr. Rocco Biscaglio, Leyden Township, Mr. Kevin Anderson, Rosemont School District 78, Mr. Bradley Stephens II, Public Member/Chairman, Ms. Debbie Drehobl, Village of Rosemont Representative, Ms. Karen Stephens, Rosemont Park District, Mr. Pasquale Maranto, Schiller Park School District 81 and Mr. Sean Sullivan, Triton Community College District 504

Others in attendance: Mr. John Donahue, Rosemont Village Attorney and Legal Advisor to the Joint Review Board, Ms. Iryna Dziuk of Kane McKenna & Associates, Inc., Mr. Terrance McCabe, Ryan and Ryan Law and Mr. Don Calmeyn, Finance Director and TIF Administrator for the Village of Rosemont

APPROVAL OF MINUTES

A Motion was made by Mr. Bradley Stephens II, seconded by Mr. Sean Sullivan to approve the TIF No. 8 Joint Review Board Meeting Minutes of September 17, 2020. A vote on the motion was unanimous. Motioned carried.

REVIEW OF ANNUAL TIF REPORT

Mr. Bradley Stephens II turned the meeting over to Ms. Iryna Dziuk of Kane, McKenna & Associates, Inc. Ms. Dziuk reported the beginning balance was \$2,662.00, property tax increment of \$1,896,419.00, with an ending balance of \$205,719.00. This TIF was established in 2016 with a Base EAV of \$2,155,698.00 and a new EAV of \$17,287,366.00. She noted that the Village is monitoring any new developments.

Mr. Bradley Stephens II asked if there were any comments or questions. There were no comments or questions from the floor.

ADJOURNMENT

There being no further business to come before the Board, a motion was made by Mr. Bradley Stephens II, seconded by Mr. Sean Sullivan to adjourn the meeting. A vote on the motion was unanimous. Motion carried.

The meeting adjourned at 9:57 A.M.

Respectfully submitted,

Debbie Drehabil