

JOINT REVIEW BOARD MEETING MINUTES OF SEPTEMBER 26, 2017

A meeting of the Joint Review Board for the Village of Rosemont Tax Increment Finance District Numbers 5, 7, 3, 4, 6 and 8 was called to order at 9:30 a.m. on Tuesday, September 26, 2017, in the Village Hall Building at 9501 W. Devon Avenue, 2nd floor Board Room, Rosemont, IL 60018.

The following representatives were in attendance: Mr. Bradley Stephens, Jr, Mr. Rick Drehobl, Rosemont Park District, Ms. Joanne Stawik, Ms. Mary Kalou, Maine Township High School District #207, Mr. Nelson Grey, Des Plaines School District #62, Mr. Sean Sullivan, Triton College #504 and Mr. Mohammed M. Elahi, Cook County Department of Planning and Development.

Others in attendance: Mr. John Donohue, Village Attorney and Legal Advisor to the Joint Review Board, Mr. Robert Rychlicki of Kane, McKenna and Associates, Inc., Mr. Michael Vilendrer, Ms. Maria Pesavento, village employee, and Mr. Don Calmeyn Finance Director of the Village of Rosemont, and Mr. Terrence McCabe of Ryan and Ryan LawFirm.

A motion to appoint Mr. Bradley Stephens, Jr. as the Public Member of the Board was made by Joanne Stawik, seconded by Rick Drehobl. Roll call was unanimous. **MOTION CARRIED.**

A second motion by Joanne Stawik, seconded by Rick Drehobl, was made to appoint Bradley Stephens, Jr. as the Chairman. The roll call was taken and **MOTION CARRIED.**

A motion to accept approval of the minutes of September 21, 2016 was made by Rick Drehobl, seconded by Joanne Stawik. Roll taken and **MOTION CARRIED.**

First item on the Agenda was TIF No. 5. Certification was made by the Mayor, Auditor and Chief Financial Officer per Mr. Robert Rychlicki of Kane, McKenna and Associates, Inc. and the TIF is a 23 year term life expiring in 2022, payment in 2023 tax year. Purpose of the meeting is basically informational. Second part of this TIF is review of redevelopment of commercial and retail (shopping center) with no new redevelopment agreements, and no new revisions to the TIF plan. He then gave financial information on this TIF.

A motion was made to adjourn this meeting by Joanne Stawik, seconded by Rick Drehobl. **MOTION CARRIED.** Meeting adjourned at 9:40 a.m.

Second page – Joint Review Board Meeting of September 26, 2017

Next meeting called to order at 9:41 a.m. for TIF #7. A motion to accept Bradley Stephens Jr., as the Public Member was made by Joanne Stawik, seconded by Rick Drehobl. Roll was unanimous. **MOTION CARRIED.**

A motion to appoint Bradley Stephens, Jr. as the Chairman was made and seconded by Joanne Stawik, and Rick Drehobl. Roll was unanimous. **MOTION CARRIED.**

A motion to approve the minutes of the September 21, 2016 was made by Sean Sullivan, seconded by Rick Drehobl. Roll taken. **MOTION CARRIED.**

Mr. Rychlicki explained that this TIF is adjacent to TIF #5 with office buildings on Higgins and takes in the Allstate Arena and some industrial use going north toward Touhy Avenue. This was setup in 2014 and will expire in 2037 with final payment in 2038. State requirements are the same as previously stated with some activity in this TIF and a new Hyatt Place hotel with no receipts as yet. Mr. Terry McCabe stated another hotel is being pursued in the same area.

A motion to adjourn was made by Joanne Stawik, seconded by Rick Drehobl. Roll was unanimous. **MOTION CARRIED.** Meeting adjourned at 9:46 a.m.

Third Meeting called to order at 9:50 a.m. for TIF #3. A motion by Joanne Stawik, seconded by Sean Sullivan was made to appoint Bradley Stephens, Jr. as the Public member. Roll was unanimous. **MOTION CARRIED.**

A motion by Joanne Stawik, seconded by Sean Sullivan, was made to appoint Bradley Stephens, Jr. as the Chairman was made. Roll was unanimous. **MOTION CARRIED.**

A motion to accept the minutes of the September 21, 2016 meeting was made by Joanne Stawik, seconded by Sean Sullivan. Roll taken. **MOTION CARRIED.**

Mr. Rychlicki explained this TIF is informational only. TIF was setup in 1984 submitted to expire in 2019 with tax year 2020, with the same certifications as mentioned above. No new agreements entered into, with no new financial obligations in that year. Bonds outstanding expected to be retired over the term of the TIF District.

A motion to adjourn was made by Rick Drehobl, seconded by Mary Kalou. Roll taken. **MOTION CARRIED.**

Meeting adjourned at 9:55 a.m.

Third Page – Joint Review Board Meeting of September 26, 2017

Meeting called to order for TIF #4 at 10:00 a.m. A motion by Sean Sullivan, seconded by Joanne Stawik was made to appoint Bradley Stephens, Jr. as the Public Member. Vote approved. **MOTION CARRIED.**

Another motion by Sean Sullivan, seconded by Joanne Stawik, was made to approve Bradley Stephens, Jr. as the Chairman. Roll taken. **MOTION CARRIED.**

A motion to accept the minutes of the September 21, 2016 was made by Joanne Stawik, seconded by Rick Drehobl. Roll taken. **MOTION CARRIED.**

Mr. Rychlicki stated this TIF was setup in 1999 by the legislatures with 2034, with final payment in 2035 as it relates to this District. Same certifications as previously stated. This TIF includes the entertainment area, restaurants, west of #294. He said the TIF has been positive with the most recent value of \$94,443,521.

No questions entertained, motion to adjourn was made by Sean Sullivan, seconded by Nelson Grey. Roll was unanimous. **MOTION CARRIED.**

Meeting adjourned at 10:05 a.m.

Next meeting for TIF#6 was called to order at 10:10a.m.

A motion by Joanne Stawik, seconded by Rick Drehobl was made to appoint Bradley Stephens, Jr. as the Public member. Roll taken. **MOTION CARRIED.**

A motion by Sean Sullivan, seconded by Nelson Grey to appoint Bradley Stephens, Jr. as the chairman was made. Roll taken. **MOTION CARRIED.**

A motion by Joanne Stawik, seconded by Rick Drehobl was made to approve the minutes of September 21, 2016 meeting. Roll taken. **MOTION CARRIED.**

Mr. Rychlicki stated the same certifications applied to this TIF and said it was setup in 2013 amended to take in new properties and to the 12 year extension by state legislatures extended out to 2048 with final payment in 2049. This TIF was amended with properties on River Road waiting for assessments on the corner property.

A motion by Mary Kalou, seconded by Sean Sullivan was made to adjourn. Roll taken. **MOTION CARRIED.**

Meeting adjourned at 10:17 a.m.

The last item on TIF #8 was called to order at 10:20 a.m.

A motion to appoint Bradley Stephens, Jr. as the Public Member was made by Joanne Stawik, seconded by Sean Sullivan. Roll taken. **MOTION CARRIED.**

Fourth page – Joint Review Board Meeting of September 26, 2017

A motion to appoint Bradley Stephens, Jr. as the Chairman was made by Rick Drehobl, seconded by Nelson Grey. Roll taken. MOTION CARRIED.

A motion by Sean Sullivan, seconded by Mary Kalou was made to approve the minutes of December 9, 2015. Roll taken. MOTION CARRIED.

This TIF was setup in 2016 and is in the process of amending this TIF for 12 years, expiring in 2050 with final payment in 2051. Same certifications except no consignment letter. This TIF amended to include Dave & Busters, hotel group, etc. No new financial obligations related to south of Balmoral to both retail and commercial uses. Waiting for assessment.

No questions were entertained, therefore, a motion to adjourn was made by Sean Sullivan, seconded by Rick Drehobl. Roll taken. MOTION CARRIED.

Meeting adjourned at 10:24 a.m.

Respectfully submitted,

Joanne Stawik