



**VILLAGE OF ROSEMONT  
JOINT REVIEW BOARD MEETING MINUTES  
SEPTEMBER 28, 2022  
TIF NO. 4**

CALL TO ORDER

Mr. Bradley Stephens II called the Joint Review Board meeting to order on Wednesday, September 28, 2022 at 9:40 A.M. in the Rosemont Village Hall Building, 9501 W. Devon Avenue, 2<sup>nd</sup> 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. Bradley Stephens II, Public Member/Chairman, Ms. Debbie Drehobl, Village of Rosemont Representative, Mr. Mohammed Elahi, Cook County, Ms. Karen Stephens, Rosemont Park District, Mr. Andrew Sharos, Leyden High School District No. 212, Ms. Laurie Kovalcik, Rosemont Elementary School District 78, 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 October 20, 2021. 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 No. 4 was established in 1999 and expires in 2034, the beginning balance was a negative (\$3,777,561.00), property tax increment of \$18,377,297.00, interest of \$13,263.00, expenditure for fiscal year 2021 was \$14,492,316.00, fund balance for the end of fiscal year 2021 was \$120,683.00, outstanding obligations of \$132,405,000.00 and other planned projects of \$9,188,387.00 and a deficit of (\$141,472,704.00).

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 9:42 A.M.

Respectfully submitted,

Debbie Drehobl



**VILLAGE OF ROSEMONT  
JOINT REVIEW BOARD MEETING MINUTES  
SEPTEMBER 28, 2022  
TIF NO. 5**

APPOINTMENT OF PUBLIC MEMBER / CHAIRMAN

A Motion to appoint Mr. Bradley Stephens II as the Public Member and Chairman for the Joint Review Board Meetings of September 28, 2022 was made by Debbie Drehobl, seconded by Mr. Andrew Sharos. A vote on the motion was unanimous. Motion carried.

CALL TO ORDER

Mr. Bradley Stephens II called the Joint Review Board meeting to order on Wednesday, September 28, 2022 at 9:31 A.M. in the Rosemont Village Hall Building, 9501 W. Devon Avenue, 2<sup>nd</sup> 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, Mr. Mohammed Elahi, Cook County, and Ms. Mary Kalou, Maine Township High School District No. 207

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 October 20, 2021. 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 spoke of the Joint Review Board procedures and responsibilities required for all of the TIF Districts. She then reported that TIF No. 5 was established in 1999 and the termination date is 2023. John Donahue, Village of Rosemont Attorney and Legal Advisor clarified that the termination date is the 2022 tax year, but the taxes are received in 2023, so technically the termination is at the end of 2023. Ms. Dziuk then stated the beginning balance for TIF 5 had a negative balance of (\$3,694,287.00); property tax increment of \$1,488,088.00, interest of \$691.00, expenditures for fiscal 2021 was \$187,407.00 and a negative ending balance of (\$2,392,915.00), outstanding obligations and other planned project expenditures of \$2,756,903.00 and a deficit of (\$5,149,818.00).

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 9:34 A.M.

Respectfully submitted,

Debbie Drehabil



**VILLAGE OF ROSEMONT  
JOINT REVIEW BOARD MEETING MINUTES  
SEPTEMBER 28, 2021  
TIF NO. 6**

CALL TO ORDER

Mr. Bradley Stephens II called the Joint Review Board meeting to order on Wednesday, September 28, 2022, at 9:45 A.M. in the Rosemont Village Hall Building, 9501 W. Devon Avenue, 2<sup>nd</sup> 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. Bradley Stephens II, Public Member/Chairman, Ms. Debbie Dreobl, Village of Rosemont Representative, Ms. Karen Stephens, Rosemont Park District, Mr. Mohammed Elahi, Cook County, Mr. Andrew Sharos, Leyden High School District 212, Ms. Laurie Kovalcik, Rosemont Elementary School District 78 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. 6 Joint Review Board Meeting Minutes of October 20, 2021. 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 was established in 2013 and terminating in 2048, the beginning balance for the 2021 fiscal year was \$232,750.00, property tax increment of \$3,707,055.00, interest of \$1,144.00, expenditures of \$1,010,000.00, fund balance for the end of fiscal year 2021 was \$2,930,949.00, other projects are \$23,731,172.00 and the deficit was (\$20,800,223.00).

Mr. Bradley Stephens II asked if there were any comments or questions.

1. Mr. Sean Sullivan with Triton Community College District 504 asked what the starting year was for TIF No. 6.

Ms. Dziuk replied TIF No. 6 was established in 2013.

#### 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 9:47 A.M.

Respectfully submitted,

Debbie Drehobl



**VILLAGE OF ROSEMONT  
JOINT REVIEW BOARD MEETING MINUTES  
SEPTEMBER 28, 2022  
TIF NO. 7**

CALL TO ORDER

Mr. Bradley Stephens II called the Joint Review Board meeting to order on Wednesday, September 28, 2022 at 9:35 A.M. in the Rosemont Village Hall Building, 9501 W. Devon Avenue, 2<sup>nd</sup> 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 Drehobl, Village of Rosemont Representative, Ms. Karen Stephens, Rosemont Park District, Mr. Mohammed Elahi, Cook County and Ms. Mary Kalou, Maine Township High School District No. 207

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. 7 Joint Review Board Minutes of October 20, 2021. A vote on the motion was unanimous. Motion carried.

REVIEW OF ANNUAL TIF REPORT

Mr. Bradley Stephens II turned the meeting over to Ms. Dziuk of Kane McKenna & Associates, Inc. Ms. Dziuk stated that TIF No. 7 was established in 2014 and expires in 2037. The beginning balance for fiscal year 2021 was \$273,111.00, property tax of \$1,265,598.00, interest of \$702.00, expenditure of \$374,000.00, and the ending fund balance was \$1,165,411.00, other planned projects are \$11,615,668.00 with a deficit of (\$10,450,257.00).

Mr. Bradley Stephens II asked if there were any comments or questions.

1. Ms. Mary Kalou with Maine Township High School District 207 stated she knew that 2 hotels and Shoeless Joe's were acquired. She then asked if there was another property purchased.

Village Attorney John Donahue replied yes, the Pine Grove Restaurant located at Higgins and Mannheim was acquired. Terrance McCabe with Ryan and Ryan Law noted that the Village closed on this property in June of this year.

#### 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 9:37 A.M.

Respectfully submitted,

Debbie Drehobl





**VILLAGE OF ROSEMONT  
JOINT REVIEW BOARD MEETING MINUTES  
SEPTEMBER 28, 2022  
TIF NO. 8**

CALL TO ORDER

Mr. Bradley Stephens II called the Joint Review Board meeting to order on Wednesday, September 28, 2022 at 9:55 A.M. in the Rosemont Village Hall Building, 9501 W. Devon Avenue, 2<sup>nd</sup> 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. Bradley Stephens II, Public Member/Chairman, Ms. Debbie Dreihobl, Village of Rosemont Representative, Ms. Karen Stephens, Rosemont Park District, Mr. Mohammed Elahi, Cook County, Mr. Andrew Sharos, Leyden High School District 212, Ms. Laurie Kovalcik, Rosemont Elementary School District 78, 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 October 20, 2021. 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 that TIF No. 8 was established in 2016 and terminating in 2051, beginning balance for 2021 fiscal year was \$205,719.00, property tax increment of \$1,644,038.00, interest of \$654.00, expenditures of \$961,000.00, fund balance for end of fiscal 2021 was \$889,411.00, outstanding obligations are \$97,915,000.00, other planned expenditures are \$25,001,028.00 and a deficit of (\$122,026,617.00).

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 9:56 A.M.

Respectfully submitted,

Debbie Drehobl