



**JOINT REVIEW BOARD for the VILLAGE OF LA GRANGE PARK
31ST STREET/BARNSDALE REDEVELOPMENT PROJECT AREA**

December 7, 2016 *Village of La Grange Park, Village Hall* *2:00 p.m.*
447 N. Catherine Avenue
La Grange Park, Illinois 60526

1. Call Meeting to Order
Meeting called to order at 2:03 PM

2. Roll Call Village of La Grange Park – *Emily Rodman, Assistant Village Manager*
 Proviso Township - *not present*
 DuPage Community College District 502 - *not present*
 Cook County - *not present*
 Lyons Township High School District 204 – *Brian Stachacz, Director of Business Services*
 La Grange Park Public Library District - *Kate Buckson, Executive Director*
 La Grange School District 102 – *Lauri Kearney, Superintendent for Finance (joined halfway through meeting)*
 Community Park District of La Grange Park - *not present*
 Brookfield La Grange Park School District 95 - *not present*
 Komarek School District 94 - *not present*
 Riverside Brookfield High School District 208 - *not present*
 Proviso Township High Schools District 209 - *not present*
 Triton Community College District 504 - *not present*

3. Motion to appoint Public Member
Emily Rodman motioned for Christopher Studwell as public member. Seconded by Brian Stachacz. Unanimous ayes.

4. Motion to appoint Chairperson
Christopher Studwell motioned for Emily Rodman to act at Chairperson. Seconded by Kate Buckson. Unanimous ayes.

5. Public Comment
None.

6. Review of Eligibility Study for Proposed Area:

Presentation by SB Friedman.

- (a) review of proposed redevelopment area
- (b) review of criteria of eligibility of the area
- (c) review of proposed Redevelopment Plan

7. Review of proposed ordinances

Kathi Orr reviewed the three ordinances and the order in which they would be adopted.

8. Board's deliberation and recommendation

Q: Explain building codes – isn't it up to the owner to maintain property? (District 204)

A: Buildings may not be up to code but are not necessarily in violation with code.

Buildings constructed prior to the adoption and amendment of building codes are grandfathered in. However, should a property be redeveloped it would be required to be brought up to code which can be costly and cost-prohibitive for redevelopment. TIF funds can be used for capital improvements required to bring buildings up to code.

Q: What is the plan for redevelopment? (District 204)

A: There are no specific projects yet. TIF will be used to support and incentivize eligible projects as they are presented. Funds could also be used to improve public space and facades in order to make the district more inviting to attract investment. Funds are also intended to provide gap financing for capital improvement projects.

Q: What is the current EAV versus projected EAV? What is this based on? (District 204)

A (FLR): Currently approximately \$14 million and projected to be approximately \$23 million, as outlined in the Redevelopment Plan and Project. Projections are based on inflationary growth.

Q: What is the timing of the TIF? Possible to close early? (District 204)

A: 23 years.

Q: Who will receive the money? (public member)

A: Funds would be distributed through a redevelopment agreement with property owner within the TIF.

Q: What can money be spent on? (public member)

A: TIF eligible costs as outlined by the TIF Act. Funds need to be eligible and approved by the Village based on negotiations and will require compliance to ensure monies were expended.

Q: Can you explain the budget in more detail? (SD 102)

A: SBF reiterated key points including:

- Budget sets an upper limit on monies that can be expended
- Budget is not an obligation to spend
- Cannot spend TIF funds on items not included within the budget

Brian Stachacz motioned to proceed with the RPA, as discussed. Seconded by Kate Buckson.

Village of La Grange Park – Emily Rodman, Assistant Village Manager - **AYE**
Lyons Township High School District 204 – Brian Stachacz, Director of Business Services - **AYE**
La Grange Park Public Library District - Kate Buckson, Executive Director - **AYE**
La Grange School District 102 – Lauri Kearney, Superintendent for Finance – **AYE**
Public Member - Christopher Studwell - **AYE**

Unanimous Vote.

9. **Adjournment**

Christopher Studwell motioned to adjourn; Seconded by Lauri Kearney.