

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes

Wednesday, October 4, 2017

6:04 PM

**Village Hall Board Room
1050 W. Romeo Rd.**

Village Board - Workshop Meeting

1. CALL TO ORDER-Roll Call

Present 5 - Jose Chavez, Ken Griffin, Brian A. Clancy Sr., John Noak, and Trustee Lourdes Aguirre

Absent 2 - Linda Palmiter, and Dave Richards

2. POSTING OF COLORS-PLEDGE OF ALLEGIANCE

3. ITEMS FOR DISCUSSION

[17-2400](#)

Founder's Day Parade Awards

Mayor Noak and Cassie Proctor handed out the awards for the Founders Day Parade.

[RES17-2388](#)

A Resolution With Respect To A Proposed Tax Increment Finance District Establishing The Dates For A Public Hearing And Joint Review Board, Creating An Interested Parties Registry And Other Matters In The Village Of Romeoville ("Bluff Road TIF")

Mr. Vogel reported that these four resolutions start the process of creating two new TIF Districts in the Village; the Bluff Road TIF and the Independence Blvd TIF. In each of these cases we need to adopt these resolutions which are the fundamental steps to creating the TIF's. The other part of this is that there is expressed interest in redeveloping sites within the new TIF Districts. Due to timing, the actual TIF's may not be created for several months. These resolutions will ensure that any TIF eligible costs generated between now and the time the TIF is created can be reimburseable to the developer. This resolution does not bind the Village to create a TIF, but rather states that if one is created these costs can be included.

Mayor Noak stated that these sites have many obstacles to overcome.

Trustee Chavez stated that he supports this. How does the Independence TIF work with the residential property being located within the TIF. Mr Vogel replied that those properties will not make a difference in this case. All of those property owners are willing sellers and will not be living there in the near future. Mr Gulden added that when a property is in a TIF the taxes do not go up. That is a misconception. The dollars just get allocated differently. Trustee Chavez than asked if residential properties located in TIF's have their property tax divided into the TIF and the reply was yes but the proportion is not as significant. Residential is discounted in the TIF.

Trustee Clancy asked what happens if the property is potentially in two TIF's, Mr Gulden replied that the property he is referring to is in the existing Marquette TIF. Mr Vogel than replied that they would divide it between the

two TIF's.

[RES17-2389](#) **A Resolution With Respect To The Potential Reimbursement Of Eligible Costs In A Possible Tax Increment Finance District And To Induce Development Interest Within Such Area (Bluff Road TIF)**

See above.

[RES17-2390](#) **A Resolution With Respect To A Proposed Tax Increment Finance District Establishing The Dates For A Public Hearing And Joint Review Board, Creating An Interested Parties Registry And Other Matters In The Village Of Romeoville ("Independence Blvd TIF")**

See above.

[RES17-2391](#) **A Resolution With Respect To The Potential Reimbursement Of Eligible Costs In A Possible Tax Increment Finance District And To Induce Development Interest Within Such Area (Independence Blvd TIF)**

See above.

[RES17-2396](#) **A Resolution authorizing the waiving of bids to purchase 6 MSA G1 Self Contained Breathing Apparatus, 58 air cylinders, and other necessary SCBA accessories, from Air One Equipment, Inc., South Elgin, Illinois a distributor of MSA Products, in the amount of \$79,990.00**

Mr. Adams reported that the Fire Department wishes to purchase MSA G1 Self Contained Breathing Apparatus (SCBA) to update to current technology and Federal standards. Our current equipment has a user life of 15 years which would be in 2020. In recognition of this pending 15 year timeline, the department purchased the first half of the replacement equipment and would like to complete that purchase in the 17/18 budget year. This purchase in the amount of \$79,990 will complete the replacement plan.

Mayor Noak stated that technology has changed quite a bit in 10 years.

Trustee Griffin asked what MSA stands for and Chief Adams stated Mining Safety.

Trustee Chavez stated that this is great technology.

[ORD17-1407](#) **An Ordinance Authorizing the Execution of a Redevelopment Agreement with Abbott Land Gateway LLC—Gateway North Upper Redevelopment Project Area**

Mr Vogel presented the next two items together. He stated that these approve redevelopment agreements with Abbott Land Company LLC as contemplated by the annexation and development agreement with Abbott Land Gateway, LLC. There are two separate tracts of property, the upper and lower properties. The upper provides that we are going to use tax increment financing to help reimburse costs of the improvements up to 90% of the total amount of the increment or a total of \$15.7 million dollars whichever is less. The lower will be 90% of the total amount of eligible costs.

Mayor Noak stated that we have discussed this for quite some time. This is taking a very distressed site and cleaning it up and making it a useful site. There are many issues to overcome here that have been here for quite some time.

Trustee Chavez stated we are heading in the right direction. He is glad to see that we are making these moves. This will not happen overnight.

[ORD17-1408](#) **An Ordinance Authorizing the Execution of a Redevelopment Agreement with Abbott Land Gateway LLC—Gateway South Lower Redevelopment Project Area**

See Above

4. ADJOURNMENT

A motion was made by Griffin, seconded by Chavez, that this Meeting be Adjourned at 6:37 p.m. The motion carried by the following vote:

Aye: 4 - Chavez, Griffin, Clancy, and Aguirre

Absent: 2 - Palmiter, and Richards

Non-voting: 1 - Noak