

**VILLAGE OF MAYWOOD  
MEETING MINUTES OF THE 2009 AND 2010 JOINT REVIEW BOARD  
ROOSEVELT ROAD TIF DISTRICT  
HELD ON WEDNESDAY, JULY 31, 2013**

**CALL TO ORDER**

The Joint Review Board Meeting of Wednesday, July 31, 2013 for the Roosevelt Road TIF District Fiscal Years 2009 and 2010 was called to order by Village Manager, William Barlow, at 2:51 p.m., in the Council Chambers, 125 South 5<sup>th</sup> Avenue, Maywood, IL 60153.

**Staff Attendance:** Viola Mims, Village Clerk  
William Barlow, Village Manager  
Michael Jurusik, Village Attorney  
Angela Smith, Business Development Coordinator  
Mark Lucas, Village Engineer, Hancock Engineering

**INTRODUCTION OF JOINT REVIEW BOARD MEMBER**

Manager Barlow asked the Board Members to introduce themselves to the public.

|                          |  |
|--------------------------|--|
| William Barlow           | Village Manager, Village of Maywood          |
| Todd Drafall             | Chief Financial Officer PTHS District 209    |
| Scott Hadal (non-voting) | Attorney for PTHS District 209               |
| Jacqui Parisi            | Assistant Superintendant, School District 89 |
| Jim Reynolds             | Triton Community College District 504        |

**PURPOSE OF THE JOINT REVIEW MEETING:**

Manager Barlow stated the purpose of the Joint Review Meeting is to provide the Joint Review Board members and public the opportunity to review the effectiveness and status of the redevelopment project area for Fiscal Year 2009 and 2010.

**ELECTION OF PUBLIC MEMBER:**

It was the consensus of the Joint Review Board to remain with the nomination of Public Member, Eugene Moore by a unanimous vote as voted on at the previous JRB meeting held this day for the 2009 and 2010 Madison Street/Fifth Avenue TIF.

**ELECTION OF CHAIRPERSON**

It was the consensus of the Joint Review Board to remain with the nomination of Chairman, William Barlow by a unanimous vote as voted on at the previous JRB meeting held this day for the 2009 and 2010 Madison Street/Fifth Avenue TIF.

**APPROVAL OF THE MINUTES**

**MOTIONED BY, MS. DRAFALL AND SECONDED BY, MR. MOORE TO APPROVE THE MINUTES FOR THE ROOSEVELT ROAD TIF DISTRICT FROM APRIL 19, 2012 JOINT REVIEW BOARD MEETING.**

**Discussion:** None

**Ayes:** Mr. W. Barlow, Mr. J. Reynolds, Mr. T. Drafall, Ms. J. Parisi, Mr. Eugene Moore

**Nays:** None

**Abstain:** None

JRB Meeting

**Absent:** Representatives from the Taxing Districts of Cook County, Forest Preserve District of Cook County, Proviso Township, Maywood Public Library, and Maywood Park District

**MOTION CARRIES**

**VILLAGE PRESENTATION CONCERNING THE EFFECTIVENESS AND STATUS OF 2009 and 2010 ROOSEVELT ROAD TIF DISTRICT**

Ms. Smith gave a PowerPoint presentation to the Joint Review Board concerning the Roosevelt Road TIF created in 1997. This is project driven to retain car dealerships and related sales tax revenue. The boarders are from the west-end of the Village along Roosevelt Road to 3<sup>rd</sup> Avenue. She noted that Roosevelt is a state highway so one would not usually see a lot of municipal activity regarding infrastructure on that road. The improvement programs highlighted in their presentation of the St. Charles Road TIF District with short and long term goals included:

**Infrastructure Improvements:**

- Minimal (as property transfers occur / as needed)

**Land Acquisition Program and/or Projects:**

- 515 W. Roosevelt Rd (Tax Certificate)
- Buxton Study

**Long Term Goals:**

- Redevelopment of West Suburban Auto site
- New commercial industrial development
- Bringing in new real estate and retail sales taxes

**Short Term Goals:**

- Marketing to businesses identified in the Buxton Study
- Continue with infrastructure improvements as needed.

Attorney Jurusik advised the Board that pursuant to the new State laws, the Village has extended the end dates of the TIF district to December 31, 2020. He also stated there are many legal issues involved in the site in which the village needs to wait until things are resolved before proceeding.

**DISCUSSION AND REVIEW OF 2009 AND 2010 ANNUAL TIF REPORTS SUBMITTED TO THE ILLINOIS STATE COMPTROLLER'S OFFICE AND DISTRIBUTED TO ALL AFFECTED TAXING DISTRICTS PURSUANT TO 65 ILCS 5/11-74.4-5(d)**

Nicholas Greifer, VP of Kane, McKenna & Associates commented that this TIF was the smallest of the three TIFs. The revenue for year 2009 was \$250,000 and for 2010 was \$172,000 and the fund balance is \$570,000. He stated although the TIF is in the positive, he anticipates it will end in the negative due to expenditures for engineering, infrastructure, and security costs. He stated there was \$6.8 million in unexpended budget items. He noted the Village is seeing a decline in EAV for the St. Charles Road TIF District which has shown revenue decreasing as is the trend of many Cook County TIF districts. Information regarding the 2009 and 2010 Annual Roosevelt Road TIF District is available in Clerk's Office for review.

**MOTIONED BY, MR. DRAFALL AND SECONDED BY, MR. MOORE TO ACKNOWLEDGE RECEIPT BY THE JOINT REVIEW BOARD OF THE 2009 ANNUAL TIF REPORT FOR THE ROOSEVELT ROAD TIF DISTRICT.**

**Discussion:** None

**Ayes:** Mr. W. Barlow, Mr. J. Reynolds, Mr. T. Drafall, Ms. J. Parisi, Mr. Eugene Moore

**Nays:** None

**Abstain:** None

**Absent:** Representatives from the Taxing Districts of Cook County, Forest Preserve District of Cook County, Proviso Township, Maywood Public Library, and Maywood Park District

**MOTION CARRIES**

**MOTIONED BY, MS. PARISI AND SECONDED BY, MR. MOORE TO ACKNOWLEDGE RECEIPT BY THE JOINT REVIEW BOARD OF THE 2010 ANNUAL TIF REPORT FOR THE ROOSEVELT ROAD TIF DISTRICT.**

**Discussion:** None

**Ayes:** Mr. W. Barlow, Mr. J. Reynolds, Mr. T. Drafall, Ms. J. Parisi, Mr. Eugene Moore

**Nays:** None

**Abstain:** None

**Absent:** Representatives from the Taxing Districts of Cook County, Forest Preserve District of Cook County, Proviso Township, Maywood Public Library, and Maywood Park District

**MOTION CARRIES**

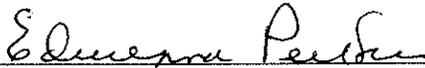
**PUBLIC COMMENTS:**

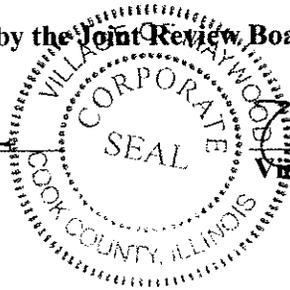
Comments, questions or concerns were raised by I. Brandon. His concerns were duly noted and responded to by Mr. Barlow.

**ADJOURNMENT:**

**MOTIONED BY, MR. MOORE AND SECONDED BY, MS. PARISI TO ADJOURN THE JOINT REVIEW BOARD MEETING FOR THE 2009 AND 2010 ROOSEVELT ROAD TIF DISTRICT.**

The vote was affirmed unanimously by the Joint Review Board at 3:49p.m.

  
Edwenna Perkins, Mayor



  
Viola Mims, Village Clerk

- cc: Edwenna Perkins, Mayor
- Viola Mims, Village Clerk
- David Myers, Acting Village Manager
- Michael Jurusik, Village Attorney
- Board Members: Jim Reynolds, Todd Drafall, Jacqui Parisi, Eugene Moore