

**ORIGINAL**

**VILLAGE OF MAYWOOD  
MEETING MINUTES OF THE 2011 JOINT REVIEW BOARD  
ST. CHARLES ROAD TIF DISTRICT  
HELD ON THURSDAY, JUNE 26, 2014**

**CALL TO ORDER**

The Joint Review Board Meeting of Thursday, June 26, 2014 for the St. Charles Road TIF District Fiscal Year 2011 was called to order by Mayor Edwenna Perkins, at 2:10 p.m., in the Council Chambers, 125 South 5<sup>th</sup> Avenue, Maywood, IL 60153. This meeting is called pursuant to the notice required by the Illinois Tax Increment Allocation Redevelopment Act. This meeting is called pursuant to the notice required by the Illinois Tax Increment Allocation Redevelopment Act.

**Staff Attendance:** David Myers, Acting Village Manager  
Michael Jurusik, Village Attorney  
Angela Smith, Business Development Coordinator  
Mark Lucas, Village Engineer, Hancock Engineering  
JoAnn Murphy, Deputy Village Clerk

**INTRODUCTION OF JOINT REVIEW BOARD MEMBER REPRESENTATIVES**

Mayor Perkins asked the Board Members to introduce themselves to the public.

Jim Reynolds (arrived 2:22 p.m.)	Triton Community College District 504
Sharon Palmer	PTHS District 209
Stan Hunnington	Director, Maywood Public Library District
Edwenna Perkins	Board President, Village of Maywood

**PURPOSE OF THE JOINT REVIEW MEETING:**

Mayor Edwenna 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 2011.

**ELECTION OF PUBLIC MEMBER:**

**Discussion:** Attorney Jurusik stated Mr. Edwin Walker, IV is here by request of Mayor Perkins to fill the role of Public Member to the Joint Review Board.

**MOTIONED BY MEMBER HUNNINGTON AND SECONDED BY MEMBER PALMER TO APPROVE THE APPOINTMENT OF MR. EDWIN WALKER, IV, AS THE PUBLIC MEMBER TO THE JOINT REVIEW BOARD.**

**Discussion:** Attorney Jurusik made comments, raised questions, and/or sought clarifications. His concerns were duly noted. An amended motion follows.

**MOTIONED BY MEMBER HUNNINGTON AND SECONDED BY MEMBER PALMER TO APPROVE THE APPOINTMENT OF MR. EDWIN WALKER, IV, AS THE PUBLIC MEMBER TO ALL THE JOINT REVIEW BOARD MEETINGS OF THE DAY.**

**Discussion:** None

**Ayes:** Member(s) S. Palmer, S. Hunnington, E. Perkins, and E. Walker, IV.

**Nays:** None

**Abstain:** None

**Absent:** Member(s) J. Reynolds, Representatives from the Taxing Districts of Cook County, Forest Preserve District of Cook County, Proviso Township, School District 89, and Maywood Park District.

**MOTION CARRIES****ELECTION OF CHAIRPERSON****MOTIONED BY MEMBER WALKER AND SECONDED BY MEMBER HUNNINGTON TO ELECT MEMBER PERKINS AS CHAIRPERSON FOR THIS MEETING.**

**Discussion:** Attorney Jurusik made comments, raised questions, and/or sought clarifications. His concerns were duly noted. An amended motion follows.

**MOTIONED BY MEMBER WALKER AND SECONDED BY MEMBER HUNNINGTON TO ELECT MEMBER PERKINS AS CHAIRPERSON TO ALL JOINT REVIEW BOARD MEETINGS OF THE DAY.**

**Discussion:** None

**Ayes:** Member(s) S. Palmer, S. Hunnington, E. Perkins, and E. Walker, IV.

**Nays:** None

**Abstain:** None

**Absent:** Member(s) J. Reynolds, Representatives from the Taxing Districts of Cook County, Forest Preserve District of Cook County, Proviso Township, School District 89, and Maywood Park District.

**MOTION CARRIES****APPROVAL OF THE MINUTES****MOTIONED BY MEMBER WALKER AND SECONDED BY MEMBER HUNNINGTON TO APPROVE THE MINUTES FOR THE JULY 31, 2013, ST. CHARLES ROAD TIF DISTRICT JOINT REVIEW BOARD MEETING.**

**Discussion:** None

**Ayes:** Member(s) S. Palmer, S. Hunnington, E. Perkins, and E. Walker, IV.

**Nays:** None

**Abstain:** None

**Absent:** Member(s) J. Reynolds, Representatives from the Taxing Districts of Cook County, Forest Preserve District of Cook County, Proviso Township, School District 89, and Maywood Park District.

**MOTION CARRIES**

**NOTE: Mr. Jim Reynolds entered the meeting.**

**VILLAGE PRESENTATION CONCERNING THE EFFECTIVENESS AND STATUS OF THE 2011 ST. CHARLES ROAD TIF DISTRICT**

Mr. Myers gave a PowerPoint presentation to the Joint Review Board regarding the St. Charles Road TIF that was created in 1990. It was created to redevelop American Can site which runs from 9<sup>th</sup> Street to 14<sup>th</sup> Street with 14 out of 17.5 acres being redeveloped. The presentation included a review by Mr. Nicholas Greifer from Kane, McKenna & Associates of the growth in the Equalized Assessed Value (EAV) in the redevelopment area that matched that of other local TIF areas and TIF increment collections (\$4,432,860.00 (includes interest)) and TIF increment expenditures (\$2,737,779.00). The improvement programs highlighted in their presentation of the St. Charles Road TIF District included:

**Façade Program:**

- 15 N. 9<sup>th</sup> Avenue (complete renovation of abandon building windows, doors, and tuck-pointing.)

**Environmental Remediation and Infrastructure:**

- **5<sup>th</sup> Avenue Reconstruction Project:** (Oak St. to Lake St.) – continuation of reconstruction of roadways, curbs, gutters, and lighting with costs in FY2011 of \$188,000.00.
- **2009 Roadway Improvements Project:** Oak Street (5<sup>th</sup> Ave. to 21<sup>st</sup> Ave) and 6<sup>th</sup> Ave. (Main St. to Lake St.) with costs in FY2011 of \$98,000.00
- **Main Street Improvements Project:** (1<sup>st</sup> Ave. to 5<sup>th</sup> Ave.) – roadway and water main improvements with costs in FY2011 of \$90,000.00.

- **St. Charles Roadway Improvements:** (2<sup>nd</sup> Ave to 5<sup>th</sup> Ave) – reconstruction costs in FY2011 of \$225,000.00 on top of IDOT Grant.
- **2009 Drainage Improvements:** replacement of collapsed manholes and catch basins with costs in FY2011 of \$17,000.00

**Short Term Goals:**

- Identify strategy for close out of TIF
- Infrastructure improvements

**Long Term Goals: Comprehensive Plan**

- Downtown redevelopment
- Retention of existing businesses
- Residential neighborhood investment
- New commercial and industrial development
- Redevelopment of train station

Mr. Myers made note of the major tax contributors in the TIF district are Aetna Plywood, Walgreens, Cintas, Seaway Bank, and Riverside Property Management.

Attorney Jurusik advised the Board that the St. Charles TIF would terminate at the end of this year and that proper notice was sent to all overlapping taxing districts. He also gave a review of the TIF process.

**DISCUSSION AND REVIEW OF 2011 ANNUAL TIF REPORT 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)**

Chairman Perkins stated the 2011 Annual TIF Report for the St. Charles TIF District was sent to each taxing body and made available for the public's inspection. She stated the Annual TIF Report shows a summary of income into the TIF Districts, a summary of expenses of the TIF District, and a summary of any projects on the horizon not discussed by staff previously.

Mr. Greifer restated the St. Charles Road TIF produced revenues in the amount of \$4.4 million for 2011 primarily from incremental property tax revenue and expenditures in the amount of \$2.7 million, and the fund had a balance of \$10.8 million. He stated there is a \$9.8 million 1997 bond held by Amalgamated Bank with \$2.7 million in principle and interest outstanding. He stated payment for this bond accounted for most of the expenditures. Mr. Greifer also noted that on top of the outstanding bond balance there are several soft budget items that will need to be covered. Information regarding the Annual St. Charles Road TIF District is available in Clerk's Office for review.

**Discussion:** Mr. Reynolds made comments, raised questions, and/or sought clarifications. His concerns were duly noted. Attorney Jurusik responded to his concerns.

**MOTIONED BY MEMBER WALKER AND SECONDED BY MEMBER REYNOLDS TO ACKNOWLEDGE RECEIPT BY THE JOINT REVIEW BOARD OF THE 2011 ANNUAL TIF REPORT FOR THE ST. CHARLES ROAD TIF DISTRICT.**

**Discussion:** None

**Ayes:** Member(s) J. Reynolds, S. Palmer, S. Hunnington, E. Perkins, and E. Walker, IV.

**Nays:** None

**Abstain:** None

**Absent:** Representatives from the Taxing Districts of Cook County, Forest Preserve District of Cook County, Proviso Township, School District 89, and Maywood Park District.

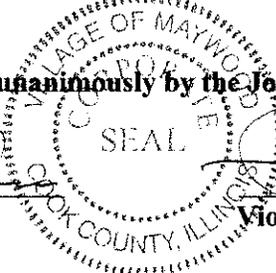
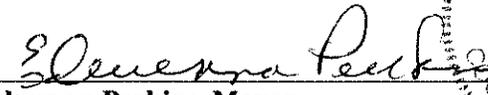
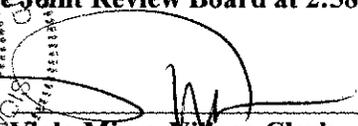
**MOTION CARRIES****PUBLIC COMMENTS:**

Comments, questions or concerns were raised by S. Favor, C. Ealey-Cross, and J. Ratley. Their concerns were duly noted. Trustee Ealey-Cross distributed handouts to the Board. Attorney Jurusik and Mr. Lucas responded to their concerns.

**ADJOURNMENT:**

**MOTIONED BY MEMBER WALKER AND SECONDED BY MEMBER HUNNINGTON TO ADJOURN THE JOINT REVIEW BOARD MEETING FOR THE 2011 ST. CHARLES ROAD TIF DISTRICT.**

**The vote was affirmed unanimously by the Joint Review Board at 2:58 p.m.**

The seal of the Village of Maywood, Cook County, Illinois, is circular with the text "VILLAGE OF MAYWOOD" at the top, "SEAL" in the center, and "COOK COUNTY, ILLINOIS" at the bottom. It is partially obscured by the signatures of the Mayor and Village Clerk.  
  
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: J. Reynolds, S. Palmer, S. Hunnington, E. Walker, IV