



City of WOOD DALE

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MEETING MINUTES

Date: November 20, 2017
Time: 9:00 p.m. to 9:44 a.m.
Location: Wood Dale City Hall
Subject: Joint Review Board Meeting
Present: Yvonne Bergendorf, Wood Dale Public Library District
Tim Roucka, Wood Dale Fire District
Diana Kosmach, Addison Township
Mitch Bowlin, Wood Dale Park District
Matthew Ellman, Wood Dale Park District
Bruce Martin, Fenton School
Dr. John Corbett, Wood Dale District 7
Steve Wilt, Wood Dale District 7
Mark Huddle, Ice Miller
Austin Root, Ice Miller
Joe Kolz, Member of the public
Pat Bond, City Attorney, City of Wood Dale
Brad Wilson, City of Wood Dale
Ed Cage, City of Wood Dale
Kelley Chrisse, City of Wood Dale

Discussion:

Brad Wilson officially opened the meeting and welcomed all of those present to the Joint Review Board (JRB) meeting. At this time introductions were made for those present. Mr. Wilson noted that the JRB is required to meet within 180 days after the fiscal year and that the CAFR was drafted on 10/31/17. Mr. Wilson proceeded to go through the Sikich Report, which was included in the agenda packets, and noted an account balance of \$408,538.00 and the comptroller report. The presented figures, included the consultant fees to both Ice Miller, HR Green and Schaumburg Bank and Trust for administering the TIF account and loan information. Representatives from the Township and Park District requested if they could obtain a copy of the Wetland Reports for the TIF area. Mr. Bond noted that these documents were publicly available and the reports would be made available.

Mr. Wilson discussed some recent TIF projects, specifically the 1001 Mittel – Hegele project. Mr. Cage went into the 1001 Mittel - Hegele project in more detail for the audience. He also noted that although there are significant developments within the Industrial Parks in Wood Dale, these projects were outside the TIF boundaries. He noted that the City has had a number of preliminary meetings on a number of potential projects within the TIF district, most notable the former HSBC site on Wood Dale Road, but that at this time there are no new TIF applications.

Dr. Corbett requested that the JRB packets be delivered earlier, prior to any future JRB meetings. Diane Kosmach asked whether there were more TIF projects to come and Mr. Cage answered in the affirmative, but none had been made at this time. Matt Ellman asked if there were any retail or multi-family

developments proposed within the TIF at this time, Mr. Cage answered in the negative. Mr. Wilson also noted that no residential developments will receive any TIF reimbursement funds from the City. In response to a question from Matt Ellman regarding marketing, Kelley Chrise detailed some of the marketing the City has been conducting for the TIF district and covered a marketing program for 9 neighboring communities along the I-390 corridor.

Mr. Ellman had some concerns with parking within the TIF District and Mr. Cage noted that parking was a major issue within the TIF and other areas of the City and the City is acutely aware of these parking issues. Joe Kolz asked if the TIF project had changed since he was on the City Council when the plan was approved and adopted. Mr. Cage answered that some of the premises of the plan, like the Western Terminal for O'Hare, the Transit Line along the Tollway median and the lack of an office market, have made the original plan very problematic to implement without some changes. Mr. Bond noted that the TIF is moving forward but that the overall plan is changing due to the changes in the market and other issues.

Mr. Bond noted that developments within the TIF are within the works but ready to move forward at this time and this was echoed by Mr. Wilson and Mr. Cage. Tim Roucka asked whether there would be more frequent JRB meetings. Mark Huddle answered that there is a requirement to have an annual meeting and Mr. Bond added that the City can call additional meetings of the JRB if developments are coming into the City and Mr. Wilson indicated that the City would be willing to do this.

Dr. Corbett stated that the school district's main concern was with residential development because it affects the number of children that attend the schools within the community. Mr. Cage noted that at this time, there are no residential developments planned for within this TIF district.

Mr. Ellman stated that there seems to be a disconnect between sections of the community and that we should be promoting connections and that he has heard this through the Chamber of Commerce as well. Mr. Cage noted that the City is working on these connections in conjunction with the new Comprehensive Plan. Yvonne Bergendorf asked if the City was looking at comparable developments in other communities and Mr. Cage brought up some examples of similar sized development areas such as Rosemont and Cantera in Warrenville.

Mr. Roucka made a motion to adjourn the meeting, seconded by Dr. Corbett and the meeting was adjourned at 9:44am.

These minutes are assumed correct unless the author is notified within seven calendar days of publication.

Distribution: All Attendees

By: Ed Cage

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