



**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]**

**FY 2015**

<b>Name of Redevelopment Project Area: RPA - 1 TRIANGLE AREA</b>		
<b>Primary Use of Redevelopment Project Area*: RETAIL / COMMERCIAL</b>		
<b>If "Combination/Mixed" List Component Types:</b>		
<b>Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):</b>		
<b>Tax Increment Allocation Redevelopment Act</b> <input checked="" type="checkbox"/>	<b>Industrial Jobs Recovery Law</b>	
	<b>No</b>	<b>Yes</b>
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] <b>If yes, please enclose the amendment labeled Attachment A</b>	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] <b>Please enclose the CEO Certification labeled Attachment B</b>		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] <b>Please enclose the Legal Counsel Opinion labeled Attachment C</b>		X
Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented in the preceding fiscal year and a description of the activities undertaken? [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] <b>If yes, please enclose the Activities Statement labeled Attachment D</b>		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] <b>If yes, please enclose the Agreement(s) labeled Attachment E</b>	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] <b>If yes, please enclose the Additional Information labeled Attachment F</b>	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] <b>If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G</b>	X	
Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] <b>If yes, please enclose the Joint Review Board Report labeled Attachment H</b>		X
Were any obligations issued by municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] <b>If yes, please enclose the Official Statement labeled Attachment I</b>	X	
Was analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] <b>If yes, please enclose the Analysis labeled Attachment J</b>	X	
Cumulatively, have deposits from any source equal or greater than \$100,000 been made into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) <b>If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K</b>	X	
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] <b>If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L</b>	X	
A list of all intergovernmental agreements in effect in FY 2010, to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] <b>If yes, please enclose list only of the intergovernmental agreements labeled Attachment M</b>	X	

\* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

**SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))**

Provide an analysis of the special tax allocation fund.

**FY 2015**

**TIF NAME: RPA - 1 TRIANGLE AREA**

Fund Balance at Beginning of Reporting Period

**(\$42,299)**

Revenue/Cash Receipts Deposited In Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment			0%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest			0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

\*must be completed where current or prior year(s) have reported funds

**Total Amount Deposited in Special Tax Allocation Fund During Reporting Period**

\$ -

**Cumulative Total Revenues/Cash Receipts**

\$ - 0%

**Total Expenditures/Cash Disbursements** (Carried forward from Section 3.2)

\$ 3,548

**Distribution of Surplus**

**Total Expenditures/Disbursements**

\$ 3,548

**NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS**

\$ (3,548)

**FUND BALANCE, END OF REPORTING PERIOD\***

\$ (45,847)

\* if there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

**SURPLUS\*/(DEFICIT)**(Carried forward from Section 3.3)

\$ (45,847)



SECTION 3.2 A

PAGE 2

7. Cost of job training and retraining, including "welfare to work" programs Subsection (q)(5), (o)(7) and (o)(12)

\$ -

8. Financing costs related to obligations issued by the municipality. Subsection (q) (6) and (o)(8)

\$ -

9. Approved taxing district's capital costs. Subsection (q)(7) and (o)(9)

\$ -

10. Cost of Reimbursing school districts for their increased costs caused by TIF assisted housing projects. Subsection (q)(7.5) - Tax Increment Allocation Redevelopment TIFs ONLY

\$ -

11. Relocation costs. Subsection (q)(8) and (o)(10)

\$ -

12. Payments in lieu of taxes as defined in Subsections 11-74.43(m) and 11-74.6-10(k). Subsection (q)(9) and (o)(11)

\$ -

13. Costs of job training, retraining advanced vocational or career education provided by other taxing bodies. Subsection (q)(10) and (o)(12)

\$ -

**SECTION 3.2 A**

**PAGE 3**

14. Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E)		
		\$ -
15. Costs of construction of new housing units for low income and very low-income households. Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -

<b>TOTAL ITEMIZED EXPENDITURES</b>		<b>\$ 3,548</b>
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**SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]**

**FY 2015**

**TIF NAME: RPA - 1 TRIANGLE AREA**

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

**No property was acquired by the Municipality Within the Redevelopment Project Area**

**Property Acquired by the Municipality Within the Redevelopment Project Area**

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

**SECTION 5 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G)**

**FY 2015**

**TIF NAME: RPA - 1 TRIANGLE AREA**

**SECTION 5 PROVIDES PAGES 1-3 TO ACCOMMODATE UP TO 25 PROJECTS. PAGE 1 MUST BE INCLUDED WITH TIF REPORT. PAGES 2-3 SHOULD BE INCLUDED ONLY IF PROJECTS ARE LISTED ON THESE PAGES**

Check here if <b>NO</b> projects were undertaken by the Municipality Within the Redevelopment Project Area: <input checked="" type="checkbox"/> <b>X</b>			
<b>ENTER</b> total number of projects undertaken by the Municipality Within the Redevelopment Project Area and list them in detail below*.			
<b>TOTAL:</b>	<b>11/1/99 to Date</b>	<b>Estimated Investment for Subsequent Fiscal Year</b>	<b>Total Estimated to Complete Project</b>
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 1: *IF PROJECTS ARE LISTED NUMBER MUST BE ENTERED ABOVE</b>			
Private Investment Undertaken (See Instructions)			\$ -
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 2:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 3:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 4:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 5:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 6:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Public Investment Undertaken			
Ratio of Private/Public Investment	0		0



Certification

I, Frank A. Bart duly elected Mayor of the Village of Wauconda, County of Lake, State of Illinois, do hereby certify that to the best of my knowledge, the Village of Wauconda has complied with all requirements pertaining to the Tax Redevelopment Allocation Act during the Municipal Fiscal Year ending April 30, 2015.

Name of Redevelopment Project Area: RPA-1 Triangle Area



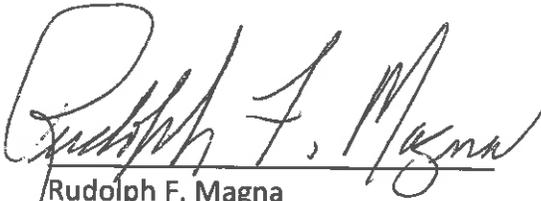
Frank A. Bart  
Mayor  
Village of Wauconda

27 AUG 15  
Date

Certification

I, Rudolph F. Magna duly appointed Village Attorney of the Village of Wauconda, County of Lake, State of Illinois, do hereby certify that to the best of my knowledge, the Village of Wauconda has complied with all requirements pertaining to the Tax Redevelopment Allocation Act during the Municipal Fiscal Year ending April 30, 2015.

Name of Redevelopment Project Area: RPA-1 Triangle Area



Rudolph F. Magna  
Village Attorney  
Village of Wauconda

8/27/15  
Date

Activities Statement

TIF District: RPA-1 Triangle Area

The Wauconda TIF District: RPA-1 Triangle Area consisting of approximately 225 acres was formed on December 17, 2013. Activities associated with the TIF during the fiscal year ending April 30, 2015 consisted of establishment of TIF Policies and Application forms along with marketing brochures.

**Joint Review Board  
Wauconda Redevelopment District #1: Triangle Area  
Wauconda Village Hall  
September 25, 2013**

**Call to Order:**

Mr. Chris Miller called the Joint Review Board (JRB) meeting at 5:00 P.M. for the review of the proposed Village of Wauconda Redevelopment Project Area 1: Triangle Area to order.

**Introduction of Representatives:**

Mr. Miller introduced the members of the JRB that were present:

- Dr. Daniel Coles for Wauconda Community Unit School District #118
- Chief David Dato for Wauconda Fire Protection District
- Nancy Burton for Wauconda Park District
- Chris Miller for the Village of Wauconda

**Submittal of Proof of Notices:**

Mr. Miller read and introduced the following documents into the record:

1. Notice of Joint Review Board Meeting and Certified Mailing Receipts
2. Ordinance Authorizing the Feasibility Study of a TIF District
3. Ordinance Amending Authorizing the Feasibility Study of a TIF District
4. Redevelopment Plan, draft dated 09/03/13.
5. Eligibility Study, draft dated 09/03/13.
6. Housing Impact Study, draft dated 09/03/13.
7. Redevelopment Plan, draft dated 07/03/13.
8. Interested Parties Registry Ordinance.
9. Notices of August 7, 2013 Public Meeting and Certified Mailing Receipts.
10. Ordinance to Conduct the Public Hearing for the proposed TIF District.

Mr. Miller noted notices of this meeting and the Public Hearing had been sent to roughly 1,000 residents. Mr. Miller also noted a public meeting was held August 7th, 2013.

**Selection of Public Member:**

Mr. Miller introduced Laura DeBoer of 421B S. Barrington Road who after a good faith effort the Village had identified within the guidelines of the State statute to serve as the Board's Public Member. Mr. Miller nominated Ms. DeBoer to serve as the Public Member. The Board confirmed Ms. DeBoer by unanimous voice vote.

**Selection of Chairperson:**

Mr. Miller then opened the panel up for nomination of a Chairperson. Mr. Dato nominated Mr. Miller, seconded by Dr. Coles. The Board confirmed Mr. Miller to serve as the Chair Person by unanimous voice vote.

**Roll Call:**

Mr. Miller then conducted the roll call:

Organization	Representative	Present	Absent
Public Member	Laurel DeBoer	X	
College of Lake County #532			X
County of Lake			X
Lake County Forest Preserve District			X
Township of Wauconda			X
Village of Wauconda	Chris Miller	X	
Wauconda Community Unit School District #118	Dr. Daniel Coles	X	
Wauconda Fire Protection District	Chief David Dato	X	
Wauconda Library District			X
Wauconda Park District	Nancy Burton	X	

**Review of Joint Review Board Purpose & Procedures:**

Mr. Miller introduced Jeremiah Yeksavich of Rolf C. Campbell and Associates/Manhard Consulting. Mr. Miller explained Mr. Yeksavich has been working with the Village on completing the required studies for enacting the Tax Increment Financing District.

Mr. Yeksavich reviewed the purpose and procedures of the JRB. Mr. Yeksavich explained that the JRB's purpose is to :

1. Review whether the provided documents to establish the RPA meets the eligibility criteria for the Eligibility Study;
2. The Plan sets forth in writing the program to be undertaken including the appropriate documentation on estimated redevelopment project costs, satisfactory evidence that the RPA, as a whole, has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without adoption of the Redevelopment Plan; and
3. The implementation of the Plan will satisfy the objectives of the Act by removing the conditions of blight and conditions that may lead to blight through the implementation of the Redevelopment Plan, and thereby enhance the tax bases of the taxing districts that extend into the RPA.

Mr. Yeksavich explained that the JRB will have four options at the end of the meeting concerning its findings:

1. Recommend approving the TIF District to the Village Board of Wauconda.
2. Recommend denying the TIF District to the Village Board of Wauconda.
3. Continue the meeting.
4. Take no action regarding the TIF District.

Mr. Yeksavich explained that the JRB will have 30 days from the date of this meeting to forward a report to the Village Board, if the JRB determines do so. If the JRB recommended denial of the TIF District, the approval of the TIF District over the recommended denial by the JRB would require a three-fifths majority vote by the Village Board of Wauconda. No action by the JRB represents a no objection to enacting the TIF District by the Village of Wauconda.

Mr. Miller polled the JRB members whether they wished to hear comments from the public following a presentation concerning the documents. The JRB Members agreed that it would allow the members of the public to speak for five minutes.

**Presentation of RPA 1 Eligibility and Redevelopment Plan:**

Mr. Yeksavich proceeded to make a presentation concerning the proposed TIF District. Mr. Yeksavich reviewed the details of how a TIF District works and provided an example of a TIF project and how its funding would work in terms of taxes on Equalized Assessed Value. Mr. Yeksavich reviewed the reasons for selecting the area to be studied for a proposed TIF District. Mr. Yeksavich then reviewed the Eligibility Study in detail. Mr. Yeksavich discussed the different qualifying criteria for Improved Blighted Area, Conservation Blighted Area, and Unimproved Blighted Area. As presented in the Eligibility Study, the proposed TIF District exhibited the following reasonably distributed blighting criteria:

The following Improved Criteria and Conservation Area were identified as being present throughout sections of the improved land:

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Presence of Structures below Minimum Code Standards
5. Excessive Vacancies
6. Inadequate Utilities
7. Excessive Land Coverage and Overcrowding of Structures and Community Facilities
8. Deleterious Land Use or Layout
9. Lack of Community Planning
10. Environmental Clean Up
11. Lag in EAV

The following Unimproved Criteria were identified as being present throughout some sections of the unimproved land:

**Multiple Requirement Criteria**

1. Obsolete Platting of Vacant Land
2. Diversity of Ownership
3. Deterioration of Adjacent Structures or Site Improvements
4. Lag in EAV

**Single Requirement Criteria**

1. Flooding

Mr. Yeksavich then reviewed the Housing Impact Study. Mr. Yeksavich explained that the study was required since the TIF District might result in the displacement of ten or more housing units. Mr. Yeksavich stated in general terms the Housing Impact Study addressed the following:

Part I of the housing impact study shall include:

- i. Data as to whether the residential units are single family or multi-family units;
- ii. The number and type of rooms within the units, if that information is available;
- iii. Whether the units are inhabited or uninhabited, as determined not less than 45 days before the date that the ordinance or resolution required by subsection (a) of Section 11-74.4-5 is passed; and

- iv. Data as to the racial and ethnic composition of the residents in the inhabited residential units. The data requirement as to the racial and ethnic composition of the residents in the inhabited residential units shall be deemed to be fully satisfied by data from the most recent federal census.

Part II of the housing impact study shall identify the inhabited residential units in the proposed redevelopment project area that are to be or may be removed. If inhabited residential units are to be removed, then the housing impact study shall identify:

- i. The number and location of those units that will or may be removed;
- ii. The municipality's plans for relocation assistance for those residents in the proposed redevelopment project area whose residences are to be removed;
- iii. The availability of replacement housing for those residents whose residences are to be removed, and shall identify the type, location, and cost of the housing; and
- iv. The type and extent of relocation assistance to be provided.

The Study assumed that all housing units were occupied and were moderate or lower income households per the statute standards. Mr. Yeksavich explained it was not the Village's intention to actively displace housing units and that the Village expected all property acquisition to occur between private parties on their own terms. Mr. Yeksavich also noted as stated in the Study the Village is committed to providing any relocation assistance as may be required by the act.

Mr. Yeksavich then reviewed the Redevelopment Plan. Mr. Yeksavich explained the statutory components of the Redevelopment Plan. Mr. Yeksavich reviewed that the Village had found that if not for the enacting of the TIF District the designated area would not reasonably develop, the blighting criteria evidenced would continue to worsen, and the area would hinder the overall EAV of the taxing districts. Mr. Yeksavich reviewed the goals of the Redevelopment Plan and that in general the expectation is to leverage private investment to increase EAV in the TIF District and eliminate the exhibited blighting criteria. Mr. Yeksavich also stated the Redevelopment Plan conforms to the Village's Comprehensive Plan and the Village expects to redevelop the area with commercial, industrial, and mixed uses. Mr. Yeksavich reviewed the potential funding sources generated by the TIF and that it is the Village's expectation to rely on created tax increment only to pay for projects to avoid issuing bonds, and to reserve bonds only for unique situations. The Village in general will use a "Pay for Pay" system where private developers must commit money or make actual improvements that increase EAV before receiving funds for public improvement costs. Mr. Yeksavich discussed the effect on the taxing districts which is expected to be positive since it will increase the EAV for all parties and that any unique service demands that may be generated by new developed can be addressed in a variety of ways under the TIF District statutes. The Village is committed to working with the other taxing districts to maximize the benefits to all parties. Mr. Yeksavich concluded the presentation with reviewing the purpose and procedures of the JRB and the next steps for the enacting process.

#### **Questions and Comments:**

#### **JRB Member Comments:**

Mr. Miller then opened up the meeting to the JRB to provide questions and comments. Mr. Dato stated he was ok with documents as presented with the exception of the statement in the Redevelopment Plan regarding the effects on taxing districts about the impact on the Village services. Mr. Dato stated the section should be reworked to account for some greater impact on the demand for services that the new development will create for Village services, particular in regards to capital investments. Mr. Dato stated that the pursuing of the TIF District was a positive step for the Village but

the primary goal of the Village now should be acquiring Lake Michigan water to service future development. Mr. Dato asked how the TIF District would affect the funding for acquiring Lake Michigan water. Mr. Miller stated that the Village was going to use general obligation bonds for funding the acquisition of Lake Michigan water. Mr. Miller stated we would review what this effect might be.

Dr. Coles asked about whether TIF Districts remove the tax revenue rates based the EAV of the taxing districts or just shift it to other properties. He requested further clarification as to whether the EAV increment of the TIF District is completely removed from the taxing district's cap limit and establishment of tax rates. Mr. Yeksavich said staff would review and provide an answer. Dr. Coles asked about what the actual authority of the JRB was under the state statutes beyond procedural review process step. Mr. Yeksavich stated that the JRB can force a super majority vote for approving the TIF District. Dr. Coles asked how the Village Board had voted on TIF ordinance items to date and Mr. Miller explained that items have be approved unanimously to date.

Mr. Dato reiterated Dr. Coles' point to review how the TIF District would affect the EAV and tax rates of the taxing districts.

Ms. Nancy Burton asked about the time length of the TIF and if it could be shortened. Mr. Yeksavich concurred the maximum normal lifetime of the TIF District is 23 years, but they can be ended earlier and a number of communities have done so in conjunction with the retiring of any bonds that have been levied.

Mr. Dato asked when the lease on the Dominick's property ended and Mr. Miller stated he believed it would be in 2017.

Mr. Dato also asked about the availability of utilities to serve new development in light of the Village pursuing water system upgrades to acquire Lake Michigan Water. Derek Stanick, Village Engineer, stated he was not fully sure of the exact amount of utility capacity but that it could be reviewed.

Dr. Coles asked how long it would realistically take for a new development to be approved and built within the TIF District. Mr. Miller stated the Village with the right property and available utilities present approving a development can occur in as short as three months depending on plan review.

Mr. Dato emphasized the importance of acquiring Lake Michigan water at this time for the Village. Mr. Dato also asked about the Comprehensive Plan's call for the area to involve significant roadwork and as to whether the Village has met with IDOT about these plans. Mr. Miller stated the Village had met with IDOT two years ago and the Village is working on refining plans to meet with them further about additional items. Mr. Miller also reviewed the importance of cooperation and the extended timeframe it will require to develop the TIF district area.

Dr. Coles asked if the Village Board had considered hold outs from property owners in redevelopment and whether condemnation had been considered. Mr. Miller explained it had been discussed at the previous TIF public meeting and that at this time it is not the Village's intention to use eminent domain.

Dr. Coles asked to reserve the ability for JRB members to raise further comments and questions after the public spoke. It was agreed this condition would be allowed.

#### **Public Comments:**

Ms. Carolyn Nemmers, owner of Wauconda Animal Hospital on Thomas Court, asked about how incentives given to developers and businesses will affect the funds needed to complete TIF projects and how the incentives will affect smaller businesses particularly those within the TIF District. Mr. Yeksavich reviewed the possible incentive process and the need for public approval and audit of agreements. He discussed how TIF funds can be spent on public investments and can only be spent in the District so funds generally benefit properties in the District. Mr. Yeksavich further explained

that a frequent program used by municipalities with TIFs is a façade grant program which generally benefits existing businesses in TIFs the most.

Ken Bredemeir of 27076 W. May Street asked questions concerning possible development at the soccer field site on the west side of the TIF and whether it could be expanded onto unincorporated properties adjacent to his house. Mr. Yeksavich stated that TIF funds cannot be used outside the TIF District that to include those sites they would need to be incorporated into the Village and the TIF District would need to be amended, both processes would require extensive noticing before they could occur. Mr. Dato asked if development could occur on those properties under just a normal annexation process, and Mr. Yeksavich confirmed that they could.

(Heard Outside the Public Comment Section) Ms. Elizabeth Barnas of 161 Thomas Court, Wauconda stated she did not receive a notice of the meeting and only found out about the meeting after talking with her mother who also lives in the TIF District. She also stated that it was not listed on the Village's website on the meetings page. Mr. Yeksavich stated that this meeting did not require a special notice to properties, but the Village did send one as a courtesy with another required notice that was sent. Mr. Yeksavich requested Ms. Barnas stay after the meeting to review with the Village to make sure it has her proper address.

**Further JRB Member Comments:**

Dr. Coles stated that he was pleased that the Village was targeting and encouraging commercial development in the Village and it is something the School District has encouraged for years with all the municipalities within its borders since a balance of land uses was needed to provide for a strong and diversified tax base. Dr. Coles also stated that he and other representatives of the School District attended the first public meeting and they shared concerns with the property owners and residents of the District about the uncertainty associated with enacting the TIF District. Dr. Coles went on to state that he felt it was a failing by the State of Illinois for creating a process that gave no authority in the creation of the TIF District to the other taxing districts. He complimented on the Village for being cooperative and informing the District of its actions and for complying with State law. He further stated that he hoped the State would rectify the process to make it more evenly balanced for the taxing districts.

Mr. Dato stated that the comments of Dr. Coles mirrored those concerns and conditions of the Fire District.

**Review of Proposed RPA 1 Ordinances:**

Mr. Miller presented the draft approval ordinance of the Redevelopment Plan to the JRB. Mr. Yeksavich explained that this ordinance is the first of three to be passed by the Village to enact a TIF District. The other two ordinances are an ordinance designating the physical location of the TIF District and another ordinance establishing tax increment financing to be used, which creates the mechanisms under which the TIF funds are used and allocated. The JRB took a moment to review the Ordinance. Ms. Burton stated that one of the recital clauses concerning the displacement of residents was a little unclear since the Housing Impact Study accounted for the potential for the displacement of residents. The JRB discussed the meaning of "displacement", and Mr. Yeksavich stated staff would review the clause further to clarify it.

**Consideration of a Recommendation to the Village Board:**

**Discussion:**

The JRB reviewed their options on whether to proceed with a recommendation at the meeting or to continue the matter to another meeting.

**Motion and Second:**

Mr. Dato moved, seconded by Ms. DeBoer, that the JRB be reconvened in the future pending receipt of additional information regarding Village staff's review of the questions raised as reflected in the record.

**Roll Call Vote:**

Organization	Representative	Aye	Nay	Abstain	Absent
Public Member	Laurel DeBoer	X			
College of Lake County #532					X
County of Lake					X
Lake County Forest Preserve District					X
Township of Wauconda					X
Village of Wauconda	Chris Miller	X			
Wauconda Community Unit School District #118	Dr. Daniel Coles	X			
Wauconda Fire Protection District	Chief David Dato	X			
Wauconda Library District					X
Wauconda Park District	Nancy Burton	X			

**Motion passed: 5-0-0**

Meeting continued until October 9, 2013 at 5:00 P.M. at the Wauconda Village Hall.

The JRB reviewed additional procedural steps for enacting the TIF District that would be required.

**Adjournment:**

Dr. Coles made a motion to adjourn, seconded by Ms. Burton. The motion passed by unanimous voice vote.

Meeting adjourned at 6:37 P.M.

**Joint Review Board  
Wauconda Redevelopment District #1: Triangle Area  
Wauconda Village Hall  
October 9, 2013**

**Call to Order:**

Mr. Chris Miller called the continued Joint Review Board (JRB) meeting to order at 5:10 P.M. for the review of the proposed Village of Wauconda Redevelopment Project Area 1: Triangle Area.

**Roll Call:**

Mr. Miller conducted the roll call:

Organization	Representative	Present	Absent
Public Member	Laurel DeBoer	X	
College of Lake County #532			X
County of Lake			X
Lake County Forest Preserve District			X
Township of Wauconda	Stephanie Maroiello	X	
Village of Wauconda	Chris Miller, Chairperson	X	
Wauconda Community Unit School District #118	Dr. Daniel Coles	X	
Wauconda Fire Protection District	Chief David Dato	X	
Wauconda Library District			X
Wauconda Park District	Nancy Burton	X	

**Submittal of Proof of Notices:**

Mr. Miller clarified that the following notices had been provided:

1. Certified Public Hearing notices mailed to all taxing districts and the Illinois Department of Commerce and Economic Opportunity regarding the date of the Public Hearing the Ordinance affixing its date.
2. Joint Review Board Meeting and Public Hearing notices to all registered interested parties, which consisted of only 1 party as of September 9 and only 5 parties as of October 9.

**Response to JRB Member Questions:**

Mr. Miller indicated the JRB members had been provided a written memo with answers to specific questions at the last meeting and then turned the meeting over to Mr. Jeremiah Yeksavich, Village TIF Consultant, to begin reviewing questions.

- Question 1: Will the TIF District have an effect on the funding of Lake Michigan Water extension (i.e. Will the TIF District take away funds from the Lake Michigan Water Program and if so, to what extent?)

Mr. Yeksavich referred the question to Mr. Rudy Magna, Village Attorney. Mr. Magna reported that the TIF District would not have an effect on the funding for the extension of Lake Michigan water since the Village would be issuing General Obligation bonds based on the current base EAV amounts of the Village including only the base EAV of the TIF District with the overall bond rate set to be sufficient to pay back the bonds. Mr. Magna reviewed the matter with Mr. Kip Wilson, County Clerk at the County Clerk's Tax Extension Department, and Mr. Kelly Kost of Chapman & Cutler, the

Village's Bond Counsel. Mr. Dato asked about whether properties in the TIF District would still be subject to tap on fees and Mr. Magna indicated that they would unless they were used as development incentives in some way.

- Question 3: The section of the Redevelopment Plan covering the impact on the Village's services should be tweaked to include possible information concerning the maintenance of new utility lines, etc.

Mr. Yeksavich moved to question 3 since Mr. Bill Rickert, Village Engineer, had not arrived at the meeting due to a water main break and traffic issues. Mr. Yeksavich stated staff had reviewed and edited the language with a copy provided to the JRB for review. Mr. Yeksavich explained how Village services would be accommodated over and after the lifetime of the TIF District.

- Question 2: To what extent can the Village accommodate new development with its current utility capacity, and generally, how quickly can the Village accommodate new development (i.e. What's the average time from proposal of an idea to seeing it built?)

Mr. Yeksavich introduced Mr. Bill Rickert, Village Engineer. Mr. Rickert stated the Village water system has supply capacity projected to serve the Village through the year 2040 with the largest well providing a maximum service capacity of 4 million gallons with the projected peak day capacity of 2.8 million gallons. He also stated the wastewater treatment plant also has excess capacity, which according to Illinois EPA standards is at about sixty-one percent capacity now. Mr. Rickert estimated the Village could expect that a new development project in the TIF District would take approximately nine to twenty-four months to complete based on a variety of factors. Mr. Dato believed the answer fully addressed the question, but he re-emphasized that it would be important to acquire Lake Michigan water in order to sell the TIF and ensure water quality for the Village. Mr. Magna stated that the Village has authorized the Village Engineer to commence preparation of the Phase 1 improvements component necessary to receive Lake Michigan water.

- Question 4: What effect does the TIF District have on a Taxing Districts overall property tax limits and rates (i.e. does the Taxing District get to include the total EAV of the TIF District in the consideration of their total EAV for tax rates as well as the EAV increases of the TIF District)?

Mr. Yeksavich reviewed the formula from the Property Tax Extension Limitation Law Technical Manual on rates that are calculated. Mr. Yeksavich summarized that everything beyond the base EAV and its resulting property tax is excluded from a tax district's calculation of its rate and cap. This condition includes both the increased EAV increment and also any taxes collected on that increment. In terms of a shift of taxes, Mr. Yeksavich explained that the only shift in terms of taxes would be any natural increment increase (i.e. inflation) of EAV and the resulting taxes that might have occurred. Mr. Yeksavich explained further that that natural inflation would be lost by the taxing districts, but the purpose of the TIF District is to substantially increase the EAV of the District through redevelopment so that it will provide greater revenues to the taxing districts at the end of the 23 year period beyond what the natural inflation would be. Mr. Yeksavich further reviewed that it is this condition that the JRB must determine whether the Village is making the appropriate decision with the approval of the TIF District to leverage these future substantial revenues. Mr. Yeksavich also reviewed ways through which increased service demands on the taxing district as a result of the TIF District redevelopment could be accommodated. Mr. Magna explained further how redevelopment project agreements can be used to provide ways to accommodate service demand increases.

Mr. Dato emphasized the importance of personnel costs over capital costs in terms of providing services and the concerns by the taxing districts for the potential to accommodate these costs. Mr. Dato requested the Village be judicious and determine the impact the TIF District may place on these personnel costs.

Dr. Coles asked about how the TIF District might affect referendums by the tax districts. Mr. Magna stated that it is the base EAV that is used for calculating the rate and it does not affect a taxing district's ability to levy new bonds. Mr. Magna reviewed how the incremental revenues are collected over the base EAV.

Dr. Coles then inquired about the shift of tax burden from the natural increment growth component discussed from TIF properties to non-TIF properties. Dr. Coles explained how this element was important since taxing districts are constantly getting inquiries about the amount of taxes they collect. Dr. Coles wanted to clarify this point so that it was known by all as the process goes forward. Dr. Coles reviewed an article from the Daily Herald discussing this point and the experiences of the taxing districts in Palatine and Schaumburg. Dr. Coles complimented the Village on its efforts, but also wanted it reiterated that the State has made a system where the Joint Review Board is advisory and has no authority of much consequence. Dr. Coles also requested the taxing districts be considered by the Village in regards to any residential development that might occur in the TIF District and that lag and impact fee ordinances would be in effect on such developments. Mr. Magna discussed the Village's long history of working with the other taxing districts on these matters and the statutory framework of such fees.

- Question 5: Review Draft Ordinance for language concerning relocation of housing units?

Mr. Yeksavich reviewed the purposed and language of the revised text.

#### **Review of Proposed RPA 1 Ordinances:**

Mr. Miller provided copies of two additional ordinances beyond the original ordinance provided at the first meeting for the JRB's records and review. Mr. Yeksavich reviewed the purpose of each ordinance: 1) To approve the Redevelopment Plan, 2) To designate the RPA, and 3) To establish tax increment financing. Mr. Magna conferred these were technical documents relating to the establishment process for the TIF District.

#### **Public Comments:**

Mr. Dato motioned to reopen public comment, seconded by Ms. Burton, and a unanimous voice vote approved the motion.

Mr. Ken Bredemeir of 27076 W. May Street asked about the requirements for drainage utilities in the area of his property in regards to new development. Mr. Rickert reviewed the requirements of the Watershed Development Ordinance to provide adequate utilities to limit any impacts from a potential increase in drainage flow. Mr. Magna concurred and explained TIF Funds, if available, might be used for drainage infrastructure utilities.

Mr. Chris Weiler, 26140 W. Ivanhoe Road, asked if properties could be added to the TIF once its enacted and how annexed property can be added to a TIF District. Mr. Yeksavich explained that adding property would require an amendment process that would require the steps the Village is presently going through and including annexed property would require adding the annexation agreement to the Redevelopment Plan. Mr. Weiler also asked about the Comprehensive Plan Map online, the depicted street network, and the process and expected development for the area. Mr. Miller explained that the Comprehensive Plan is a long range plan, not a reflection of guaranteed development, and additional steps and studies would be needed to achieve the depicted plan.

Hearing no additional questions, Mr. Miller closed the public comment portion.

**Review of Joint Review Board Purpose & Procedures:**

Mr. Miller presented a draft Findings Report of the Joint Review Board for the JRB's consideration. Mr. Yeksavich then reviewed the options before the JRB this evening in terms of possible procedures: 1) Recommend Approval, 2) Recommend Denial, 3) Continue Meeting, or 4) No Action which equates to no objection. If the JRB does make a recommendation, it must submit a report within thirty-days of its previous September 25 meeting. Mr. Yeksavich reviewed the various provisions and statement of the review findings as discussed at the previous meeting. The three items are that the JRB finds the TIF District meets the eligibility requirements; the TIF District would not be reasonably expected to redevelop without the approval of the TIF District; and the Redevelopment Plan meets the statutory requirements.

Mr. Dato asked if TIF Districts have been retired before the end of the twenty-three year timeframe. Mr. Yeksavich explained yes and gave the recent example of the Village of Deerfield ending its TIF District early. Mr. Magna explained that there is no reasonable basis for maintaining a TIF District if its accomplished its goals.

**Consideration of a Recommendation to the Village Board:**

**Motion and Second:**

Mr. Dato moved, seconded by Ms. DeBoer, to submit the findings as outlined to the Village Board with the JRB's concerns and points as noted in the record.

**Roll Call Vote:**

Organization	Representative	Aye	Nay	Abstain	Absent
Public Member	Laurel DeBoer	X			
College of Lake County #532					X
County of Lake					X
Lake County Forest Preserve District					X
Township of Wauconda	Stephanie Maroiello			X	
Village of Wauconda	Chris Miller	X			
Wauconda Community Unit School District #118	Dr. Daniel Coles			X	
Wauconda Fire Protection District	Chief David Dato	X			
Wauconda Library District	Tom Kerns				X
Wauconda Park District	Nancy Burton	X			

Motion passed 4-0-2.

The JRB reviewed additional procedural steps for enacting the TIF District that would be required.

Mr. Yeksavich reviewed the next steps to refine the documents with the revisions discussed with the public hearing scheduled for the Village Board on November 20.

**Adjournment:**

Mr. Dato made a motion to adjourn, seconded by Dr. Coles. The motion passed by unanimous voice vote.

Meeting adjourned at 6:03 P.M.