

**VILLAGE OF JOHNSBURG
FEBRUARY 5, 2019 REGULAR MEETING
OF THE PRESIDENT AND BOARD OF TRUSTEES**

President Edwin Hettermann called the meeting to order at 7:00 p.m. in the Village Hall.

Attendees

Trustee Kevin McEvoy
Trustee Greg Klemstein
Trustee Kyle Frost
Trustee Tom Curry
Trustee Mary Lou Hutchinson (Absent)
Trustee Josh Hagen
Village Engineer Tim Hartnett
Special Project Assistant Rick Quinn
Chief Keith VonAllmen

AUDIENCE PARTICIPATION - Mr. Len Keil of the Remington Grove subdivision expressed concern regarding the lack of flags on fire hydrants in the subdivision during recent snow events. He noted that some hydrants were buried and residents cleared them. President Hettermann stated that Trustee McEvoy and the Public Works Department would look into the matter.

OMNIBUS AGENDA – Trustee McEvoy moved to approve the Omnibus Agenda. Trustee Frost seconded the motion. All Trustees present voted aye on the roll. Motion carried.

- Move to approve the minutes of the January 15, 2019 Regular Meeting of the President and Board of Trustees
- Move to approve Pay Request to Peerless Fence in the amount of \$20,301 for safety fencing on the Sunnyside Park Sled Hill
- Move to approve Final Pay Request from Geske and Sons in the amount of \$88,486.79 for the 2018 Road Program

- **Disbursements**

• General Fund	\$258,733.34
• MFT	
• Waterworks & Sewage Fund	3,347.32
• Debt Service/SSA Fund	1,000.00
• Total All Funds	\$263,080.66

PRESIDENT'S REPORT – None

VILLAGE BOARD – Trustee Hagen moved to approve a Resolution of Village Board Support for the Creation of a Tax Increment District in the Downtown area. Trustee Frost seconded the motion.

Sig Strautmanis of General Capital Group addressed the Board regarding the resolution stating it is needed for further exploration of a tax increment district (TID) in the downtown area. In addition, he highlighted the benefits the resolution could provide.

Mr. Strautmanis continued by discussing the benefits of a TID for the Village. As the property is not currently taxable, it is estimated that the project would generate approximately \$130,000 annually in revenue when it becomes taxable. The Village can freeze the current assessment at zero and move those funds toward

up to \$1,850,000 of potential project borrowing capacity. Mr. Strautmanis committed that experts would be involved for TID development and the Village would not be put in a risk position.

Mr. Strautmanis discussed how this TID is different than other TID's given that there is a direct development occurring in the TID area. He gave an example of an industrial park that was built with the anticipation that development would occur and it never did. In that case the Village had to absorb the debt service on the project. He stated that this project is different because development planning is already occurring.

President Hettermann noted that the Village would not guarantee any payments with Village funds and explained the Village is not backing this up like an SSA.

Mr. Quinn stated that normally he would be against a TIF, however, this is a zero tax base to start and when development moves forward, the developer is going to pay the taxes and those would normally be divided up by taxing districts. He explained that in utilizing this vehicle, the school district is not impacted and they lose the substantial upkeep costs for the building. The Village would get a bond to expand infrastructure and use the tax increment to pay that debt. General Capital Group will guarantee any shortfall and Village resources will not be at risk.

Mr. Hartnett discussed the projects that could be funded through a TID and the regional and municipal benefit of each area including public water main extension and improvements, public sanitary sewer main extension, Johnsborg Road Mill/Overlay Improvements and public sidewalks/trails.

President Hettermann stated that Trustee Hutchinson was unable to attend the meeting and noted for the record that she is not in favor of a TIF district.

Mr. Len Keil asked about costs involved with the development so far. President Hettermann stated that there is no money being expended by the Village. General Capital Group has set up an escrow account with the Village to pay for professional services.

Mr. Strautmanis stated that General Capital Group submits their application to the State for tax credits at the end of next week and they would likely hear back in April or May.

Trustee Curry asked about residents along Johnsborg Rd. and their timeline for hooking up to the sewer system. President Hettermann stated that the 5 year timeframe to connect would exist just like other areas.

Trustee McEvoy inquired about sewer connection fees and whether they would be the same as for Sunnyside Beach, Fairview, Church St., etc. President Hettermann said he would check to be sure but the intent would be to keep it the same, adjusted by the rate of inflation.

Trustee Frost inquired as to what happens when the TID is complete, after 23 years. Mr. Quinn explained its paid off and the tax money goes to the different taxing bodies.

Trustee Curry inquired as to whether the Village has an obligation to other taxing bodies. Mr. Smoron stated that he encourages the Village to reach out to them. He explained some of the beginning steps for a TID including consultants preparing a criteria report that states whether the property can be subject to a TID. A joint hearing board is convened where all taxing bodies get together to consider the plan. If other taxing bodies are not in favor, the Village can move forward with a super majority. There is a public hearing and ordinances to be considered before a TID would go forward. Mr. Smoron reiterated that Village funds are not being set aside for this. The Village would be a conduit passing along funds received.

All Trustees present voted aye on the roll. Motion carried.

VILLAGE BOARD – Trustee Curry moved to approve the IDOT Resolution. Trustee Hagen seconded. All Trustees present voted aye on the roll. Motion carried.

VILLAGE BOARD – Trustee Curry moved to approve the resolution in Support of a State of Illinois Capital Bill to Fund Metra Rail. Trustee McEvoy seconded the motion. All Trustees present voted aye on the roll. Motion carried.

ADJOURNMENT – Trustee McEvoy moved to adjourn the meeting. Trustee Hagen seconded the motion. All Trustees present voted aye on the roll. Motion carried at 8:03 p.m.

Respectfully Submitted

Kim Giovanni
Village Assistant Administrator