

MINUTES
Continued Joint Review Board Meeting
Proposed Prospect Pointe/Muir Park Tax Increment Financing District

March 2, 2021 at 2 P.M.

Prospect Heights City Hall, 8 N. Elmhurst Road, Prospect Heights, IL 60070

Call to Order – At 2 PM, City Administrator and Chairman of the JRB, Joe Wade, called the Continued Joint Review Board Meeting Proposed Prospect Pointe/Muir Park Tax Increment Financing District to order.

Introduction of Representatives and Roll Call – Deputy Clerk Schultheis called roll.

REPRESENTATIVES IN ATTENDANCE – Prospect Heights City Administrator Wade; Prospect Heights Fire District Chief Smith; Assistant Superintendent District 23 McPartlin; Associate Superintendent of Finance District 214 Johnson; Executive Director Prospect Heights Park District Ferraro.

INVITED BUT NOT PRESENT – Executive Vice President Harper College Galick; Cook County Deputy Director Bureau of Economic Development Elahi; Prospect Heights Resident Representative Kearns; CFO Cook County and Consolidated Elections Rizki; Comptroller Cook County Forest Preserve Howell; Financial Director Wheeling Township Stapleton; Executive Director Prospect Heights Public Library Todd; Treasurer Metropolitan Water Reclamation District Boyle; and Director Northwest Mosquito Abatement District Thennisch.

OTHER OFFICIALS PRESENT – Assistant City Administrator Falcone; Deputy Clerk Schultheis; Prospect Heights Attorney Hess; District 214 and District 23 Attorney Dalianis; Director of Building and Development Peterson; Prospect Heights Park District Superintendent of Finance Curtis.

Approval of Meeting Minutes from February 2, 2021 Meeting – There was a typo correction to the Minutes. **Representative Johnson moved to approve the Meeting Minutes from the February 2, 2021 Meeting, as amended; seconded by Representative McPartlin.**

ROLL CALL VOTE: AYES - Wade, Johnson, Smith, McPartlin, Ferraro

NAYS - None
ABSENT - None

Motion carried 5 - 0

Approve Agenda – Representative Johnson moved to Approve the Agenda, as presented; seconded by Representative McPartlin.

ROLL CALL VOTE: AYES - Johnson, Smith, McPartlin, Ferraro, Wade
NAYS - None
ABSENT - None

Motion carried 5 - 0

City Review Update – Chairman Wade said that Laube Consulting was still reviewing the TIF documents. Director Peterson noted that the initial analysis has been completed, and a review has begun of the City Ordinances regarding the TIF, as well as review of costs that have been projected by Lexington Homes. He said that there was nothing to present at the Meeting today. Chairman Wade asked for a continuance until Tuesday, April 6.

Attorney Dalianis asked if the Laube report would be sent to the representatives of the JRB? City Administrator Wade said that it needed to be presented to the City Council, and that it would be given to the Board members to review. He noted that there was no date for the completion of the Laube assessment. City Administrator Wade stated that the March 9th Meeting would need to be cancelled because one week would not be enough time to complete the study. – **No action was taken.**

Review Proposed Ordinances Adopting the Redevelopment Plan, Designating the Redevelopment Project Area and Adopting Tax Increment Financing - None

Public Comment - None

Deliberations - None

Scheduling Additional Meetings – as discussed, Tuesday, March 9, 2021 at 2 P.M.

- a. **If additional meetings are not necessary, a motion to direct staff to prepare a report approving or disapproving the redevelopment plan or**

any amendment thereto based upon the eligibility criteria defined in Section 65 ILCS 5/11-74.4-3 and the overall objectives of the TIF Act; OR continue meeting to a future date for the submission of the staff report recommending approval or disapproval of the proposed plan and district.

- b. In the event the City approves the subject TIF District, the Joint Review Board is to meet annually 180 days after the close of the municipal fiscal year or as soon as the redevelopment project audit for that fiscal year becomes available to review the effectiveness and status of the redevelopment project area up to that date. 65 ILCS 5/11-74.4-5(e). –**

City Administrator Wade asked that the next JRB Meeting date be moved to April 6 at 2 PM. Attorney Dalianis stated that the date was beyond the agreed date regarding the presumptions of the JRB. He asked that the date be moved up to March 23rd. Attorney Hess said that the City would need to reconvene before April 1. The attorneys would create an interim report that would allow the date to be extended beyond April 1, and it would have to be voted upon before the April 1 date.

Representative Johnson moved to cancel the meeting scheduled for March 9, and set the continuation of the Joint Review Board Meeting to March 23, 2021 at 2 PM; seconded by Representative McPartlin.

ROLL CALL VOTE:

AYES -	Smith, McPartlin, Ferraro, Wade, Johnson
NAYS -	None
ABSENT -	None

Motion carried 5 - 0

Other Business – None

Adjourn – At 2:13 PM, Representative Johnson moved to continue the Continued Joint Review Board Meeting Proposed Prospect Pointe/Muir Park Tax Increment Financing District to March 23, 2021; seconded by Representative McPartlin.

ROLL CALL VOTE:

AYES -	McPartlin, Ferraro, Wade, Johnson, Smith
NAYS -	None
ABSENT -	None

Motion carried 5 - 0

Approved by the Joint Review Board on this the 23rd day of March, 2021.