



**Prospect Pointe/Muir Park TIF
Public Hearing Minutes
Tuesday, March 23, 2021
at 6:30pm**

Zoom Teleconference Meeting

At 6:32 PM, City Administrator Wade called the Prospect Pointe/Muir Park TIF Public Hearing to order.

Deputy Clerk Schultheis called roll. A quorum was present

ELECTED OFFICIALS PRESENT – Aldermen – Quinn, Morgan-Adams, Dash, Cameron

ABSENT – Alderman Dolick, Mayor Helmer, City Clerk Prisiajniouk.

OTHER OFFICIALS PRESENT – City Administrator Wade, Deputy Clerk Schultheis, Director of Building and Development Peterson, Treasurer Tibbits, Digital Communications Technician Colvin, Attorney Hess.

Status Report of Proposed Prospect Pointe/Muir Park TIF District – City Administrator Wade noted that within the last six hours there has been an important status update. There was a Joint Review Board meeting at 2 PM, and the City’s TIF Consultant, Mike Laube presented his report on the economics of the TIF. His analysis met the conditions of the TIF requirements. Mr. Laube found that the request was reasonable and met the “BUT FOR” test (ie, BUT FOR this proposed TIF, the project could not proceed).

Mr. Laube will present in written and verbal form to the Council at a later date.

- City Administrator Wade said that Lexington Townhomes and School Districts 23 and 214 have come to an agreement on per student TIF assistance and school impact fees. There will be an intergovernmental agreement developed that will come to Council on April 12.

Alderman Quinn moved to appoint Alderman Cameron as Chairman Pro Tem for the Meeting; seconded by Alderman Morgan- Adams.

ROLL CALL VOTE:	AYES -	Cameron, Morgan-Adams, Quinn, Dash
	NAYS -	None
	ABSENT -	Dolick

Motion carried 4 – 0, one absent.

Public Testimony - At 7:11 PM, City Administrator Wade moved to the Public Testimony open to the audience.

- Acceptance of Written Testimony into the Record – Deputy Clerk Schultheis said that none had been submitted**



b. Oral Testimony – Deputy Clerk Schultheis said that none had been submitted.

Public Comment - None.

Other Business – Alderman Morgan-Adams asked if Mr. Laube would be speaking at the April 12 meeting. City Administrator Wade said that he would be presenting verbally on April 12.

Continuance of Public Hearing to April 20, 2021, 6:30 p.m. at Prospect Heights City Hall, 8 N. Elmhurst, Prospect Heights, IL and via Zoom video conference. – It was noted by the City Administrator that both Lexington Homes and the School Districts had asked that the date be changed to Monday, April 19. It was also noted that the City Counsel requested that other dates be scheduled. **At 7:43 PM, Alderman Morgan-Adams moved to continue the Public Hearing to April 19, 2021, 6:30 p.m. and if additional time is needed, there will be another Public Hearing on April 20 at 6:30 PM at Prospect Heights City Hall, 8 N. Elmhurst, Prospect Heights, IL and via Zoom video conference; seconded by Alderman Quinn.**

ROLL CALL VOTE:

AYES -	Morgan-Adams, Quinn, Dash, Cameron
NAYS -	None
ABSENT -	Dolick

Motion carried 4 – 0, one absent.

Approved by the City Council of the City of Prospect Heights on this the 12th day of April, 2021.

Deputy Clerk Schultheis

Mayor Nicholas J. Helmer

