



Village of Bourbonnais
PUBLIC HEARING
-MINUTES-

**Proposed Main Street/University Avenue
Tax Increment Finance (TIF) District**

July 6, 2015

- I. **Open Public Hearing (Presiding Officer of the Village):** The Public Hearing was called to order at 5:15p.m. by Village President Paul Schore, who also led the pledge of allegiance.

Roll Call: Village Clerk Brian Simeur called the roll with the following Trustees present: Trustee Vera Amiano, Trustee Bruce Greenlee, Trustee Rick Fischer, Trustee Randy King, Trustee Jeff Keast and Trustee Jack Littrell. Also in attendance were Village Treasurer Ron Riebe and Village Attorney Dunn.

- II. **Summary of Public Notices and Conformances to TIF Act (Village or Kane, McKenna and Associates, Inc. (KMA)):** Mary Thompson, the Village's TIF Consultation, from Kane, McKenna and Associates, Inc. addressed the Board and brought them and the public up to date on what has transpired with the Main St. TIF and the required notices.

- III. **Report of Joint Review Board (Summary of JRB Meeting):** It was noted by Ms. Thompson that it was the recommendation of the Joint Review Board to move forward with the Main Street/University Avenue TIF.

- IV. **Introduction of Written Comments (Clerk's Office):** None.

- V. **TIF Overview; Summary TIF Plan And Qualification Factors (Village / KMA):**

Ms. Thompson gave the following summary:

- There are approximately 159 acres in TIF
- There are 128 structures in TIF
- The area is looked at as a whole parcel not just individual parcels
- The declining infrastructure was a basis for the TIF

VI. Public Comments And Discussion:

Mr. Ralph Kleist asked who will determine if a building needs to be torn down and what will this do to property taxes in the TIF. Ms. Thompson said that her firm has determined what property qualified for the TIF but nothing is earmarked to be torn down. Village President Schore said that the TIF area is being created in order to spur commercial development and that the Village is not buying properties nor tearing them down. Village President Schore addressed Mr. Kleist's property tax question by saying that this won't impact the property taxes of the residents in the area.

A resident asked about the meeting notice. Ms. Thompson stated the notices were merely a requirement.

A resident asked about how the TIF works and property tax impact of it. Another resident asked again about how the tax calculations work. He wanted to know if the TIF were to fail would he have to pay the difference. Village President addressed the tax questions. Ms. Thompson stated the Village would have to dissolve the TIF if there is no development within seven (7) years.

A resident asked about a "turn around" near Olivet. He wanted to know if his property would be taken by Olivet for the "turn around". Village President Schore said the "round about" would be a state (IDOT) road project and has nothing to do with Olivet.

Mr. Frank Koehler asked if the adjoining right ways are included. Ms. Thompson said yes. He also asked if there was a list for the \$51 million budget. Ms. Thompson stated yes, there is a general breakdown. Mr. Koehler also asked if there are any commitments from developers. Ms. Thompson stated not yet. Mr. Koehler asked about a business development district. Village President Schore and Ms. Thompson both stated it is possible.

Another resident asked if the Village will just take their property. Village President Schore stated that it will not.

Pat McConnell asked if the developers are required to buy and hire local. Ms. Thompson stated that there would be a push for that.

Mr. Kleist asked if this is a sale tax TIF. Village President Schore stated no, it is a property tax TIF.

A resident asked when this would be approved. Ms. Thompson stated it could be as soon as a month. She also noted that the TIF could last up to twenty-three (23) years.

A resident asked if Roy Street could be lined up with the North Street light as part of this development project. Village President Schore said it could happen but it would take some time.

A resident asked about the “roundabouts” and if they will happen. Village President Schore stated they are just a part of the “artist’s rendering” of the area but there is no way of knowing if IDOT will allow them. It was noted that about 13,000 vehicles pass through Route 45 and Route 102 intersection daily.

A resident asked if more information was available on this topic. Ms. Thompson stated that individuals and businesses can sign up via the Interested Party Registry to obtain information as it becomes available, which can be done at the village hall.

VII. Close Of Public Hearing:

A motion was made by Trustee Fischer and seconded by Trustee Amiano to adjourn the Public Hearing. Motion passed on a voice vote of 6-0 and the meeting adjourned at 6:10 p.m.

Respectfully Submitted by:



Brian Simeur, Village Clerk