

**VILLAGE OF MAYWOOD  
MEETING MINUTES OF THE 2009 AND 2010 JOINT REVIEW BOARD  
ST. CHARLES ROAD TIF DISTRICT  
HELD ON WEDNESDAY, JULY 31, 2013**

**CALL TO ORDER**

The Joint Review Board Meeting of Wednesday, July 31, 2013 for the St. Charles Road TIF District Fiscal Years 2009 and 2010 was called to order by Village Manager, William Barlow, at 2:51 p.m., in the Council Chambers, 125 South 5<sup>th</sup> Avenue, Maywood, IL 60153.

**Staff Attendance:** Viola Mims, Village Clerk  
William Barlow, Village Manager  
Michael Jurusik, Village Attorney  
Angela Smith, Business Development Coordinator  
Mark Lucas, Village Engineer, Hancock Engineering

**INTRODUCTION OF JOINT REVIEW BOARD MEMBER**

Manager Barlow asked the Board Members to introduce themselves to the public.

William Barlow	Village Manager, Village of Maywood
Todd Drafall	Chief Financial Officer PTHS District 209
Scott Hadal (non-voting)	Attorney for PTHS District 209
Jacqui Parisi	Assistant Superintendant, School District 89
Jim Reynolds	Triton Community College District 504

**PURPOSE OF THE JOINT REVIEW MEETING:**

Manager Barlow stated the purpose of the Joint Review Meeting is to provide the Joint Review Board members and public the opportunity to review the effectiveness and status of the redevelopment project area for Fiscal Year 2009 and 2010.

**ELECTION OF PUBLIC MEMBER:**

It was the consensus of the Joint Review Board to remain with the nomination of Public Member, Leon Wilson by a unanimous vote as voted on at the previous JRB meeting held this day for the 2009 and 2010 Madison Street/Fifth Avenue TIF.

**ELECTION OF CHAIRPERSON**

It was the consensus of the Joint Review Board to remain with the nomination of Chairman, William Barlow by a unanimous vote as voted on at the previous JRB meeting held this day for the 2009 and 2010 Madison Street/Fifth Avenue TIF.

**APPROVAL OF THE MINUTES**

**MOTIONED BY, MS. PARISI AND SECONDED BY, MR. MOORE TO APPROVE THE MINUTES FOR THE ST. CHARLES ROAD TIF DISTRICT FROM APRIL 19, 2012 JOINT REVIEW BOARD MEETING.**

**Discussion:** None

**Ayes:** Mr. W. Barlow, Mr. J. Reynolds, Mr. T. Drafall, Ms. J. Parisi, Mr. Eugene Moore

**Nays:** None

**Abstain:** None

JRB Meeting

**Absent:** Representatives from the Taxing Districts of Cook County, Forest Preserve District of Cook County, Proviso Township, Maywood Public Library, and Maywood Park District

**MOTION CARRIES**

**VILLAGE PRESENTATION CONCERNING THE EFFECTIVENESS AND STATUS OF 2009 AND 2010 ST. CHARLES ROAD TIF DISTRICT**

Ms. Smith gave a PowerPoint presentation to the Joint Review Board regarding the St. Charles Road TIF that was created in 1990. It was created to redevelop American Can site which runs from 9<sup>th</sup> Street to 14<sup>th</sup> Street with all but 3 of 17 acres being redeveloped. The boundaries are Erie Street and the Union Pacific Railroad right-of-way to the north, Oak Street and Maple Street to the south, the alley west of 21<sup>st</sup> Avenue to the west, and Des Plaines Avenue and the Des Plaines River to the east. She made note the TIF district will be ending on December 31, 2013. The presentation included a review by Mark Lucas from Hancock Engineering. The improvement programs highlighted in their presentation of the St. Charles Road TIF District with short term goals included:

**Infrastructure Improvements: (in conjunction with a \$3.5 million grant from the State of Illinois and overlapping funding from the Madison Street/Fifth Avenue TIF)**

- 5<sup>th</sup> Street (Oak St. to Lake St.) - reconstruction of roadways, curbs, gutters, and lighting
- Oak Street (5<sup>th</sup> Ave. to Village limits to the east) – reconstruction of roadways, curbs & gutters
- Main Street (1<sup>st</sup> Ave. to 5 Ave.) – water main replacement
- Drainage improvements.

**Land Acquisition Program Projects:**

- 221 N. First Ave. (Tax Certificate)

**Short Term Goals:**

- 9<sup>th</sup> Ave and St. Charles (last 3 acres) - site preparation
- 1<sup>st</sup> Ave and Lake (west side property) – site preparation with environmental clean-up

**Future Goals:**

- Continue to market key industrial sites
- Continued improvements to create the business /industrial / warehouse corridor

Ms. Smith made note of the major tax contributors in the TIF district are Aetna Plywood, Walgreens, Cintas, T.H. Ryan Trucking Co., and Riverside Property Management.

Attorney Jurusik advised the Board that pursuant to the new State laws, the Village has extended the end dates of the TIF district to December 31, 2013.

**DISCUSSION AND REVIEW OF 2009 AND 2010 ANNUAL TIF REPORT SUBMITTED TO THE ILLINOIS STATE COMPTROLLER'S OFFICE AND DISTRIBUTED TO ALL AFFECTED TAXING DISTRICTS PURSUANT TO 65 ILCS 5/11-74.4-5(d)**

Comments were made by Nicholas Greifer, VP of Kane, McKenna & Associates. He stated are bonds outstanding for the St. Charles Road TIF; it produced revenues in the amount of \$4 million for 2009 and \$4.3 million in 2010. The TIF had a fund balance of \$9.2 million in 2009 and \$9.1 million for 2010. He stated the fund will be showing a negative balance in the future due to \$3.6 million in outstanding bonds, \$4.5 million due to a 1997 bond and \$32 million in budgetary obligations. He stated the Village is seeing a decline in EAV for the St. Charles Road TIF District which has shown revenue decreasing as is the trend of many Cook County TIF districts. Information regarding the Annual St. Charles Road TIF District is available in Clerk's Office for review.

Attorney Jurusik explained outstanding items will be paid via the 2013 tax collected in 2014. He further explained any excess in funds will be distributed back to the taxing bodies proportionally but no surplus is anticipated at this time.

**MOTIONED BY, MR. DRAFALL AND SECONDED BY, MR. MOORE TO ACKNOWLEDGE RECEIPT BY THE JOINT REVIEW BOARD OF THE 2009 ANNUAL TIF REPORT FOR THE ST. CHARLES ROAD TIF DISTRICT.**

**Discussion:** None

**Ayes:** Mr. W. Barlow, Mr. J. Reynolds, Mr. T. Drafall, Ms. J. Parisi, Mr. Eugene Moore

**Nays:** None

**Abstain:** None

**Absent:** Representatives from the Taxing Districts of Cook County, Forest Preserve District of Cook County, Proviso Township, Maywood Public Library, and Maywood Park District

**MOTION CARRIES**

**MOTIONED BY, MR. DRAFALL AND SECONDED BY, MR. MOORE TO ACKNOWLEDGE RECEIPT BY THE JOINT REVIEW BOARD OF THE 2010 ANNUAL TIF REPORT FOR THE ST. CHARLES ROAD TIF DISTRICT.**

**Discussion:** None

**Ayes:** Mr. W. Barlow, Mr. J. Reynolds, Mr. T. Drafall, Ms. J. Parisi, Mr. Eugene Moore

**Nays:** None

**Abstain:** None

**Absent:** Representatives from the Taxing Districts of Cook County, Forest Preserve District of Cook County, Proviso Township, Maywood Public Library, and Maywood Park District

**MOTION CARRIES**

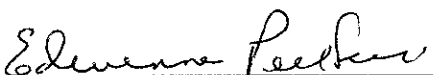
**PUBLIC COMMENTS:**

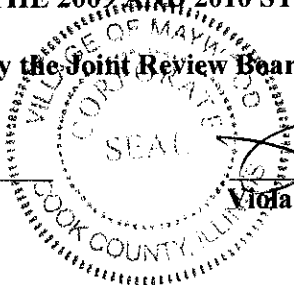
Comments, questions or concerns were raised by I. Brandon. His concerns were duly noted and responded to by Ms. Smith.

**ADJOURNMENT:**

**MOTIONED BY, MR. DRAFALL AND SECONDED BY, MR. MOORE TO ADJOURN THE JOINT REVIEW BOARD MEETING FOR THE 2009 AND 2010 ST. CHARLES ROAD TIF DISTRICT.**

The vote was affirmed unanimously by the Joint Review Board at 3:24p.m.

  
Edwenna Perkins, Mayor



  
Viola Mims, Village Clerk

- cc: Edwenna Perkins, Mayor
- Viola Mims, Village Clerk
- David Myers, Acting Village Manager
- Michael Jurusik, Village Attorney
- Board Members: Jim Raynolds, Todd Drafall, Jacqui Parisi, Eugene Moore