

APPROVED

**VILLAGE OF MCLEAN
HEARING ON TIF
MARCH 11, 2013**

President Adams called the Hearing on TIF to order at 6:30pm. ROLL CALL-Lane.
Absent: McMann, West, Hammel, Honegger and Nevenner. Also present: Attorney Mark McGrath, Steve Edwards(Shive-Hattery), Greg Rutherford , Rick Davis and Brian Blair.

Adams stated that there would be no action or vote on anything tonight. This meeting will explain what TIF is and answer any questions the residents have.

McGrath stated that a TIF will have nothing to do with residents tax bills and that the TIF is for 23 years and the increment goes to the village. This board started working on a TIF district about 1 ½ years ago to rehabilitate the village and that many villages around here have a TIF district. The money is put in a separate account and there is a Joint Review Board that will meet once a year to go over the expenditures and see if the monies are being use properly. Monies have to be used in t he TIF district. As of right now there is nothing in place. It is projected that 25 million plus could come in over the 23 years but even if it is only 2 million it would be worth it.

Steve Edwards(Shive-Hattery) stated they approached this for economic development. He went street by street with Rutherford and determined the quality(age-35 years or older), dilapidation, deterioration, buildings that exist are below minimum standards, vacant lots, homes not sold in the last 3 plus years and inadequate utilities. He also explained why some parcels were and were not included in the TIF.

Rutherford stated that he had made up a list of projects that could be completed:

- Water Tower is 80 plus years old
- 1 ½ miles to replace water mains
- Water Treatment Plant
- Curb and gutter(\$10,000 per block)
- May help in not raising water & sewer rates

This would come out of the increments the Village receives.

QUESTIONS FROM RESIDENTS:

Could a vacant lot be purchased by the village? Answer: Yes, if there is a purpose for it.

What about dilapidated buildings? Answer: Yes and money could be used to tear them down.

If TIF is adopted in April and the new board members elected in April does not want a TIF could it be changed? Answer: Yes, but there would be steps to be taken and the

possibility of walking away from a lot of money and possible de-annexation.

Can you define the parameters? Answer: Yes, they are on the map that Shive-Hattery drew up.

How did the annexation come about? Answer: Adams contacted each person involved.

How will this impact the Fire Department and Commercial Development? Answer: They can ask for grants for additional equipment.

Does potential projects and dollar figure have to be on the list? Answer: Yes

Concerned about arbitrary nature because some homes on the same street and the down the street are in the TIF but some are not and was there no plot by Village to include or exclude certain properties? Answer: Steve Edwards can explain this.

If something came along that the library needed in the next 23 years could the library get a grant? Answer: Yes.

If backyard faces Shell could or would this change? Answer: Zoning stays the same for now as it is Zoned commercial and could have restaurants there.

In the next 23 years the government bodies would have to raise their tax levy so they wouldn't lose money but would not get any money for the 23 years. Answer: That is how the TIF works. For example if the Park District needs a new roof they could ask for a grant and get money from Village? Answer: Possibly but the money has to spent in the TIF District and this frees up other money.

What happens in 23 years? Answer: There is a procedure the Village would have to go through.

What has the Village spent so far? Answer: McGrath portion would not exceed \$20,000 and not sure about engineering fees.

If someone wants a grant where is it coming from? Answer: The increment.

What goes into this? Answer: Only new value. There is a State regulated fund.

Sees that taxes could be raised? Answer: Does not see that happening.

Is the goal to see that more people move into town? Answer: Yes

If a dilapidated building needs fixing up can they get money from Village? Answer: Possibly

Why is there not more board members present for this meeting since they have been working on this for over a year? Answer: Adams stated that this was not a mandatory meeting.

If money is lost can get it back from TIF District? Answer: Yes.

What about State budget? Answer: Have had conversations with the Olympia School District and they are willing to work with the Village

Where is the money for streets on the list? Answer: It is on the new list.

Seems like this is a win win situation for the Village. Answer: Cannot see that would not be.

What about new State cutbacks/reductions in payments to local governments? Answer: They have not passed yet.

What if something came up and there is no money? Answer: Would have to use General Funds until there is money.

The State is talking about cutting back on monies for for local governments. Answer: Keith Sommers stated that he is fighting to stop that.

If not in TIF District can this be appealed? Answer: Yes, if some boundaries become dilapidated they can change the boundaries.

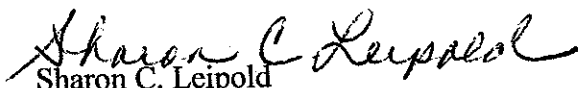
If money is borrowed from the General Fund when the monies come in would it be paid back to General Fund Answer: Yes.

Do legal and engineering fees come out of TIF? Answer: No.

McGrath summarized the TIF District again and stated again that this is NOT a tax.

Meeting adjourned at 7:45pm.

Respectfully submitted by,


Sharon C. Leipold
Village Clerk.