



MINUTES

Joint Review Board Special Meeting
Proposed Central Cary Tax Increment Financing District
(TIF District #3)

Wednesday, June 7, 2023
3:00 p.m.

Cary Municipal Center
755 Georgetown Drive
Cary, IL 60013

I. Call Meeting to Order

The meeting was opened at 3:00 p.m.

II. Roll Call of Joint Review Board Members

Brian Simmons, Director of Community Development with the Village welcomed those present at the meeting to review the proposed Central Cary Tax Increment Financing District (TIF #3) and introduced the following Village representatives, Erik Morimoto, Village Administrator, Brian Simmons, Director of Community Development, Scott Uhler, Village Attorney, Village Economic Specialist Dan Gardner and TIF Consultants, Ryan, Kane, McKenna Associates representatives Phil McKenna and Brett Mickelson.

After introductions, Director Simmons called the roll of Joint Review Board Members present, McHenry County Deputy Administrator Scott Hartman; Community High School District No. 155, Chief Officer of Finance and Operations Kevin Werner; Cary Community School District No. 26, Superintendent Brian Coleman; Cary Park District Director Dan Jones; Cary Area Public Library Director Diane McNulty; Cary Fire Protection Chief Brad Delatorre and Cary Village Mayor Mark Kownick.

III. Appointment of Public Member of the Joint Review Board

Mayor Kownick made a motion to nominate Scott Wilkinson for Public Member of the Joint Review Board. Fire Chief Delatorre seconded the motion. Motion carried by voice vote.

IV. Appointment of the Chairperson of the Joint Review Board

Library Director McNulty nominated Mayor Kownick as Chairperson; Fire Chief Delatorre seconded. Motion carried by voice vote.

V. Overview of Joint Review Board Statutory Duties

Village Attorney Scott Uhler summarized legal obligations and duties the Joint Review Board hold in this review and decision-making process with Proposed TIF #3. Village Attorney Uhler specified the area of residential and commercial properties that received notice of the meeting.

Village Attorney Uhler asked if everyone on the Joint Review Board had received the meeting packet that had been sent to the taxing bodies. Scott Hartman, McHenry County Deputy Administrator stated the County had not received a packet. Mr. Hartman stated a packet had been emailed to and received by the County the previous day.

Village Attorney Uhler reviewed the hearing process of the Joint Review Board which meets each year for review and to produce an annual report. Village Attorney Uhler detailed meeting procedures and resolution options for the Board.

Village Attorney Uhler and Mayor Kownick introduced Ryan, Kane & McKenna Associates to speak.

VI. Overview of the Proposed Redevelopment Project Area for the Central Cary Tax Increment Financing District (TIF District #3)

Phil McKenna presented a detailed overview of the proposed Redevelopment Project Area for the proposed Central Cary Tax Increment Financing District (TIF District #3) along with the Eligibility Report, Housing Impact Study and the Redevelopment Plan and Project. Mr. McKenna also discussed the Village of Cary's Comprehensive Plan and the Downtown Cary Strategic Plan goals and how the proposed TIF #3 supported these objectives. Mr. McKenna stated TIF is a tool to attract new development while also supporting existing businesses and gave examples of various incentives.

Mr. McKenna reviewed the process the Village has followed to introduce the proposed TIF #3.

During the overview, Dr. Kevin Werner, School District 155 asked for additional details on TIF budgeting structures and the estimations of additional students entering the district in the proposed TIF #3 area.

Mr. McKenna reviewed state statute budgeting requirements for TIF Districts and stated the area of the proposed TIF #3 would most likely attract commercial and business-related mixed uses, therefore minimally impacting school attendance rolls.

Mayor Kownick stated that School Districts would continue to receive their designated Impact Fees collected through new development. These Impact Fees are not affected by the creation of a new TIF District.

VII. Public Comment

Mayor Kownick opened the floor to public comment.

Renaë Marin, Arlington Club, Cary asked why the Arlington Club subdivision was included in the proposed TIF area. Arlington Club residents are on well and septic, and private roads.

Director Simmons stated the Village looked at areas for public and utility improvements. The TIF could possibly extend village utilities to areas where they are not yet available.

Mark Guerra, Cary Fire Protection District, asked for information on how often the taxing bodies would receive funds when a TIF district is in place. Mr. McKenna reviewed regulations that oversee the distribution of TIF funds.

Melissa Victor, Cary Park District Board, asked for additional information regarding positive increment revenues for TIF #1 in the Village. She believes it would be easier to understand the benefits of a TIF if previous TIF results were presented.

Scott Wilkinson, JRB Public Member, stated TIF's are to be supplemental to private investment and funds can be used for public infrastructure projects. Mr. McKenna concurred and stated water lines, public walks and roadways are a few examples.

Village Economic Specialist Dan Gardner stated fifty percent of the budget estimate in the proposed TIF is for public improvements which assist to spur development.

Brian Coleman, School District 26, stated concern that TIFs 1 & 2 for the Village did not generate anticipated funds and is concerned the development in proposed TIF #3 would not generate funds as expected.

Mr. McKenna stated that TIFs development and funding in the years between 2000 and 2010 were heavily impacted by the recession.

Director Simmons added that in 2006, TIF #2 was impacted by this economic slowdown. Proposed development projects stalled, and the Village moved to close the TIF and release funds to the taxing districts. Director Simmons believes the Village is now prepared to encourage development and growth.

Village Administrator Morimoto stated the new proposed TIF #3 goal is to create an opportunity for success, as non-home-rule communities like Cary are limited in their options to encourage and achieve managed growth.

Brian Coleman, School District 26, stated the district's need to be fiscally secure and receive its designated revenue for quality schools. His concern is in using a TIF District as a development tool.

Mr. McKenna stated the Village has seen a reduction in funds from the state in the past eleven years and is limited in the tools it can use to attract investment to the Village. By creating the proposed TIF #3 in an area of sustainable commercial activity, namely the Route 14 corridor and the Downtown District, it has limited the number of total parcels included in the proposed TIF #3 area. The limited number of parcels will therefore limit the TIF's effect on the School Districts. Mr. McKenna also stated the Village's intention is to work with the taxing bodies throughout this process.

Brian Coleman, School District 26, stated they are not in favor of the proposed TIF. Mr. Coleman mentioned the School District has been attempting to sell an abandoned school property and has not yet been able to successfully work with a developer and the Village.

Mayor Kownick reviewed the previous options presented to the Village by potential developers on this property. He stated a major roadblock to any deal was the limited infrastructure and utilities around the property.

Jennifer Weinhammer, Resident, asked about the Village and previous TIF's success.

Mayor Kownick reviewed previous TIF histories in the Village.

Ms. Weinhammer asked for a graphic to be created to show TIF 1 and TIF 2 and their various degrees of success.

Director Simmons stated a viewable can be created showing 2010 and beyond and how the economic downturn and subsequent recovery affected the TIF.

With no further comment from those present, Mayor Kownick closed Public Comment.

VIII. Joint Review Board Question and Answer Period

Mr. McKenna detailed budgeting with a TIF and reviewed specifics on how TIF funds can be used. He stated developers always look for tools which will assist with development.

Mr. Coleman, District 26 asked for details on how the Village would assist a developer on TIF located properties.

Village Economic Specialist Dan Gardner reviewed how a TIF can create a competitive environment for development; using funds for roads and utilities, which benefits Village residents as well as the development in the TIF area. Mr. Gardner believes this will help to create development interest in the Village and is a starting point to encourage planned growth.

Village Attorney Uhler stated the Proposed TIF District #3 is a new district but can include some properties from the original TIF #1 and #2.

Dan Jones, Cary Park District Director, asked if a portion of vacant land in the proposed area now used for community ballfields could be relocated using TIF funds. Mr. Jones asked could it be a negotiating point with potential developers to relocate the fields.

Director Simmons stated it could be a negotiating point with potential developers.

XIV. Resolution of Joint Review Board

Dan Jones, Cary Park District Director requested an additional Joint Review Board meeting in order to confer with the Park District Board and receive their feedback regarding proposed TIF #3. Scott Hartman, McHenry County and Chief Delatorre, Cary Fire Protection District also requested a continuation of the meeting.

After brief discussing the Joint Review Board agreed on June 27th at 3:00 p.m. as the meeting continuation date and time.

Mayor Kownick entertained a motion to approve the continuation, Scott Hartman, McHenry County moved, seconded by Dan Jones, Cary Park District.

All Ayes by Voice Vote.

X. Adjournment

Mayor Kownick adjourned the meeting of the Joint Review Board at 5:02 p.m.

Respectfully Submitted,

Susan Greene
Deputy Village Clerk

Brian Simmons
Director of Community Development
Village of Cary