



MINUTES

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

Tuesday, June 27, 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

Cary Village Mayor Mark Kownick, Chairperson, 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, Howard Jablecki, Village Attorney, Village Economic Specialist Dan Gardner and TIF Consultants, Ryan, Kane, McKenna Associates representatives Phil McKenna and Brett Mickelson.

After introductions, Cary Village Mayor Kownick 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. Algonquin Township and McHenry County College representatives and Joint Review Board Public Member were not present.

III. Further discussion by Joint Review Board members, Village TIF consultants and staff, regarding the proposed Redevelopment Project Area for the Central Cary Tax Increment Financing District (TIF District #3), along with the Eligibility Report, Housing Impact Study and the Redevelopment Plan and Project.

Mr. Dan Jones, Cary Park District, stated that on behalf of the Cary Park District, the responsiveness of the Village to questions and requests of the Park District was much appreciated. Mr. Jones stated the Park District is enthusiastic to continue discussion to consider entering into a stormwater management cooperation agreement with the Village, especially as it relates to Cary's Veterans Park. Mr. Jones also stated the Park District is very interested in an intergovernmental agreement with the Village related

to any future development which could impact the Park District. Mr. Jones recommended that the Village not reduce development impact fees when considering new developments in the TIF District.

IV. Joint Review Board Question and Answer Period (including request for any additional information for the next Joint Review Board meeting, if necessary.)

No questions were asked by the Joint Review Board.

V. Public Comment

Mayor Kownick opened the floor to public comment.

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

VI. If needed, schedule a next meeting of the Joint Review Board or Action to make a recommendation to Village Board regarding the proposed TIF District #3 Redevelopment Project Area and Plan, the Eligibility Report and Housing Impact Study.

Cary Village Mayor Kownick stated the Joint Review Board had been provided the public and planning documents and the proposed ordinances, the Redevelopment Project Area, the Eligibility Report, Housing Impact Study and the Redevelopment Plan and Project for the Village of Cary Central Cary Tax Increment Financing District (TIF District #3), and having the opportunity to consider all the information presented to the Board, Mayor Kownick, Chairperson, moved, with a second by McHenry County; that the Joint Review Board find, based on said presentations and review, the proposed Redevelopment Project Area meets the eligibility criteria for a “conservation area”, and the proposed Redevelopment Plan and Project meets the plan requirements and objectives, as set forth in the Illinois Tax Increment Allocation Redevelopment Act and approve the Redevelopment Plan, Area and Project for the Village of Cary Central Cary Tax Increment Financing District Known as TIF District #3.

Roll Call Vote:

Cary Park District – Yes

Cary Area Library District – Yes

Cary Area Fire Protection District – Yes

McHenry County – Yes

Village of Cary – Yes

School District 155 – Abstain

School District 26 – No

Absent: McHenry County College, Algonquin Township, Public Member, Joint Review Board

Upon majority approval, Village Mayor Kownick entertained a motion, with a second by McHenry County; to authorize Village Community Development Director Simmons to present a written recommendation to the Cary Village Board of Trustees, copied to Joint Review Board Members, in favor of proposed Central Cary Tax Increment Financing District (TIF District #3), the Eligibility Report, Housing Impact Study and the Redevelopment Plan and Project for the Village of Cary.

Roll Call Vote:

Cary Park District – Yes

Cary Area Library District – Yes

Cary Area Fire Protection District – Yes

McHenry County – Yes

Village of Cary – Yes

School District 155 – Yes

School District 26 – Yes

Absent: McHenry County College, Algonquin Township, Public Member, Joint Review Board

Brian Coleman, School District 26, asked Director Simmons to read aloud both vote results for clarification. Director Simmons read the vote tallies.

VII. Adjournment

Mayor Kownick entertained a motion to adjourn the meeting of the Joint Review Board at 3:12 p.m.

All Ayes by Voice Vote

Respectfully Submitted,

Susan Greene
Deputy Village Clerk

Brian Simmons
Director of Community Development
Village of Cary