

1. TIF 1 JRB Agenda - 2600 Warrenville Rd.

Documents:

[JRB.AGENDA.TIF1.PDF](#)

2. TIF 2 JRB Agenda - 2611 Corporate West Drive

Documents:

[JRB.AGENDA.TIF2.PDF](#)

3. TIF 3 JRB Agenda - Downtown Lisle

Documents:

[JRB.AGENDA.TIF3.PDF](#)

4. TIF JRB Meeting Minutes - DRAFT

Documents:

[TIF1.PDF](#)

[TIF2.PDF](#)

[TIF3.PDF](#)

**Village of Lisle TIF District  
2600 Warrenville Road (TIF No. 1)**

**Annual Joint Review Board Meeting  
February 1, 2019  
3:00 p.m.  
925 Burlington Avenue  
Lisle, Illinois**

- 1) Call to Order
- 2) Roll Call
- 3) Purpose of Annual Joint Review Board Meeting
- 4) Approval of Meeting Minutes – June 22, 2018
- 5) Review Annual TIF Report
- 6) Questions/Discussion
- 7) Adjournment

**Village of Lisle TIF District  
2611 Corporate West Drive (TIF No. 2)**

**Annual Joint Review Board Meeting  
February 1, 2019  
3:05 p.m.  
925 Burlington Avenue  
Lisle, Illinois**

- 1) Call to Order
- 2) Roll Call
- 3) Purpose of Annual Joint Review Board Meeting
- 4) Approval of Meeting Minutes – June 22, 2018
- 5) Review Annual TIF Report
- 6) Questions/Discussion
- 7) Adjournment

**Village of Lisle TIF District  
Downtown TIF (TIF No. 3)**

**Annual Joint Review Board Meeting  
February 1, 2019  
3:10 p.m.  
925 Burlington Avenue  
Lisle, Illinois**

- 1) Call to Order
- 2) Roll Call
- 3) Purpose of Annual Joint Review Board Meeting
- 4) Approval of Meeting Minutes – June 22, 2018
- 5) Review Annual TIF Report
- 6) Questions/Discussion
- 7) Adjournment

THE MINUTES OF THE TIF JOINT REVIEW BOARD WERE ACKNOWLEDGED BY THE VILLAGE OF LISLE VILLAGE BOARD ON FEBRUARY 18, 2019. THEY WILL REMAIN IN DRAFT FORMAT UNTIL APPROVED BY THE TIF JOINT REVIEW BOARD IN 2020.

**MINUTES**  
**TAX INCREMENT FINANCING JOINT REVIEW BOARD**  
**VILLAGE OF LISLE**  
**2600 WARRENVILLE ROAD TIF DISTRICT (TIF NO. 1) ANNUAL MEETING**  
**LISLE VILLAGE HALL BOARD ROOM**  
**FRIDAY, FEBRUARY 1, 2019**

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**DRAFT**

**I. CALL TO ORDER**

Mayor Pecak called to order a meeting of the TIF Joint Review Board at 3:01 p.m. on Friday, February 1, 2019 in the Lisle Village Hall Board Room, 925 Burlington Avenue, Lisle, Illinois 60532.

The following minutes constitute a summary of the events and discussions that transpired during the subject meeting, and do not purport to be a transcript of such. Where transcripts exist, they are available for inspection under the Illinois Freedom of Information Act.

**II. APPOINTMENT OF PUBLIC MEMBER**

Mayor Pecak asked for a motion to appoint Steve Anderson as public member.

*(Prior to the start of the meeting Mr. Rychlicki stated Richard Lamb was unable to attend due to being out of town.)*

**Member Krestan moved to appoint Steve Anderson as the Public Member for TIF #1. Member Weinstein seconded the motion.**

**AYES APPROVED THE MOTION**

**MOTION CARRIED.**

**III. SELECTION OF CHAIRPERSON**

Mayor Pecak remarked that if there was no objection he will serve as chairperson.

**Member Krestan moved to appoint Mayor Pecak as Chairperson. Member Weinstein seconded the motion.**

**AYES APPROVED THE MOTION**

**MOTION CARRIED.**

**IV. ROLL CALL**

Present: Mayor Chris Pecak – Village of Lisle; Keith Krestan – Lisle Woodridge Fire District, Tatiana Weinstein – Lisle Library District; Dan Garvy – Lisle Park District, Melanie Brown – Naperville CUSD 203, Steve Anderson – Public Member

Also Present: Village Manager Eric Ertmoed – Village of Lisle, Finance Director Kim Schiller – Village of Lisle; Robert Rychlicki – Kane, McKenna & Associates; Kathleen Elliott – Village Attorney; Karen Arnold – Deputy Village Clerk

**V. PURPOSE OF ANNUAL JOINT REVIEW BOARD**

Mayor Pecak stated the purpose of this meeting is to review the report for TIF No. 1.

**VI. APPROVAL OF MINUTES**

**Member Anderson moved to approve the June 22, 2018 meeting minutes as presented. Member Weinstein seconded the motion.**

**AYES APPROVED THE MOTION**

**MOTION CARRIED.**

**VII. REVIEW ANNUAL TIF REPORT**

Bob Rychlicki, Kane, McKenna, reviewed the dates covered in the TIF report. He then stated there are three sections to the report; first a series of certifications, which he then reviewed. Mr. Rychlicki remarked that the Village did not amend the plan or boundaries, there was no new or amended redevelopment agreements, no new refinancing or refundings issued by the Village, and no acquisition or disposal of real estate. He stated third section is a summary of financial activity, taken from the Village's audit.

Mr. Rychlicki remarked that including interest earnings the TIF fund total was \$1,186,820. He stated that just over \$5K was used for professional expenses, including the preparation of the report and audit.

Mr. Rychlicki stated per the TIF agreement Navistar must submit certified costs for reimbursement and they are still under review, but once approved disbursement may be made. He stated that at this time the only disbursements that have been made are the surplus payments to the taxing districts, pursuant to the redevelopment agreement.

**VIII. QUESTIONS / DISCUSSION**

Member Krestan questioned if the number of jobs has been consistent with the RDA. Mr. Rychlicki stated no, they have been going down. He then commented that if the job target is not met, they do not get as much money.

Mayor Pecak asked if they are expecting to disburse funds. Mr. Rychlicki stated yes, they have submitted to the Village, and the auditor is reviewing the numbers and Navistar is responding to questions.

Mayor Pecak questioned at what point does this become a non-productive TIF and should be looked at being closed. Mr. Rychlicki stated that at this time it is generating cash and if the increment were to drop below the base, then it would be time to evaluate, but at this time they are not in default of any provisions.

**IX. ADJOURNMENT**

**Member Garvy moved to adjourn. Member Weinstein seconded the motion.**

**AYES APPROVED THE MOTION**

**MOTION CARRIED.**

The February 1, 2019 TIF Joint Review Board Meeting adjourned at 3:10 p.m.

Respectfully Submitted,

  
Karen Arnold, Recording Secretary

The minutes of the February 1, 2019 TIF Joint Review Board Meeting were acknowledged by the Village of Lisle Village Board on the 18<sup>th</sup> day of February, 2019.

The minutes of the February 1, 2019 TIF Joint Review Board Meeting were passed and approved on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

THE MINUTES OF THE TIF JOINT REVIEW BOARD WERE ACKNOWLEDGED BY THE VILLAGE OF LISLE VILLAGE BOARD ON FEBRUARY 18, 2019. THEY WILL REMAIN IN DRAFT FORMAT UNTIL APPROVED BY THE TIF JOINT REVIEW BOARD IN 2020.



**MINUTES**  
**TAX INCREMENT FINANCING JOINT REVIEW BOARD**  
**VILLAGE OF LISLE**  
**2611 CORPORATE WEST DRIVE TIF DISTRICT (TIF NO. 2) ANNUAL MEETING**  
**LISLE VILLAGE HALL BOARD ROOM**  
**FRIDAY, FEBRUARY 1, 2019**

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**DRAFT**

**I. CALL TO ORDER**

Mayor Pecak called to order a meeting of the TIF Joint Review Board at 3:12 p.m. on Friday, February 1, 2019 in the Lisle Village Hall Board Room, 925 Burlington Avenue, Lisle, Illinois 60532.

The following minutes constitute a summary of the events and discussions that transpired during the subject meeting, and do not purport to be a transcript of such. Where transcripts exist, they are available for inspection under the Illinois Freedom of Information Act.

**II. APPOINTMENT OF PUBLIC MEMBER**

Mayor Pecak asked for a motion to appoint Steve Anderson as public member.

**Member Krestan moved to appoint Steve Anderson as the Public Member for TIF #2. Member Garvy seconded the motion.**

**AYES APPROVED THE MOTION**

**MOTION CARRIED.**

**III. SELECTION OF CHAIRPERSON**

**Member Garvy moved to appoint Mayor Pecak as Chairperson. Member Weinstein seconded the motion.**

**AYES APPROVED THE MOTION**

**MOTION CARRIED.**

**IV. ROLL CALL**

Present: Mayor Chris Pecak – Village of Lisle; Keith Krestan – Lisle Woodridge Fire District, Tatiana Weinstein – Lisle Library District; Dan Garvy – Lisle Park District, Melanie Brown – Naperville CUSD 203, Steve Anderson – Public Member

Also Present: Village Manager Eric Ertmoed – Village of Lisle, Finance Director Kim Schiller – Village of Lisle; Robert Rychlicki – Kane, McKenna & Associates; Kathleen Elliott – Village Attorney; Karen Arnold – Deputy Village Clerk

**V. PURPOSE OF ANNUAL JOINT REVIEW BOARD**

Mayor Pecak stated the purpose of this meeting is to review the report for TIF No. 2.

**VI. APPROVAL OF MINUTES**

**Member Garvy moved to approve the June 22, 2018 meeting minutes as presented. Member Weinstein seconded the motion.**

**AYES APPROVED THE MOTION**

**MOTION CARRIED.**

**V. REVIEW ANNUAL TIF REPORT**

Robert Rychlicki, Kane, McKenna, stated the TIF report consists of the same parts as covered in TIF No. 1.

Mr. Rychlicki remarked there were no amendments to the TIF plan or boundaries to the area, there was no issuance of debt or refund any debt associated with the TIF, as well as no acquisition or disposition of real property.

Mr. Rychlicki stated \$803,298 of increment was received from the County. He indicated that those dollars, and part of the fund balance was allocated for professional services. He stated that \$1,278,580 was for TIF eligible costs pursuant to the redevelopment agreement. He stated that they too have a job maintenance requirement and cannot be in default of any other portion of the redevelopment agreement. He indicated the total amount they may be reimbursed is up to \$6.2 million.

**VI. QUESTIONS / DISCUSSION**

Member Krestan questioned once they reach the \$6M they are not allowed to ask for additional reimbursements. Mr. Rychlicki stated that is correct, it is capped, then explained how it is performance driven.

Member Anderson asked if they have kept up with jobs. Mr. Rychlicki stated they have had a decline for the past three due to enrollment. He pointed out that there was a recalculation of amounts paid to them because they were under the jobs requirement.

**VII. ADJOURNMENT**

**Member Garvey moved to adjourn. Member Weinstein seconded the motion.**

**AYES APPROVED THE MOTION**

**MOTION CARRIED.**

The February 1, 2019 TIF Joint Review Board Meeting adjourned at 3:17 p.m.

Respectfully Submitted,



Karen Arnold  
Recording Secretary

The minutes of the February 1, 2019 TIF Joint Review Board Meeting were acknowledged by the Village of Lisle Village Board on the 18<sup>th</sup> day of February, 2019.

The minutes of the February 1, 2019 TIF Joint Review Board Meeting were passed and approved on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

THE MINUTES OF THE TIF JOINT REVIEW BOARD WERE ACKNOWLEDGED BY THE VILLAGE OF LISLE VILLAGE BOARD ON FEBRUARY 18, 2019. THEY WILL REMAIN IN DRAFT FORMAT UNTIL APPROVED BY THE TIF JOINT REVIEW BOARD IN 2020.

**MINUTES  
TAX INCREMENT FINANCING JOINT REVIEW BOARD  
VILLAGE OF LISLE  
DOWNTOWN TIF DISTRICT (TIF NO. 3) ANNUAL MEETING  
LISLE VILLAGE HALL BOARD ROOM  
FRIDAY, FEBRUARY 1, 2019**

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**DRAFT**

**I. CALL TO ORDER**

Mayor Pecak called to order a meeting of the TIF Joint Review Board at 3:19 p.m. on Friday, February 1, 2019 in the Lisle Village Hall Board Room, 925 Burlington Avenue, Lisle, Illinois 60532.

The following minutes constitute a summary of the events and discussions that transpired during the subject meeting, and do not purport to be a transcript of such. Where transcripts exist, they are available for inspection under the Illinois Freedom of Information Act.

**II. APPOINTMENT OF PUBLIC MEMBER**

Mayor Pecak asked for a motion to appoint Steve Anderson as public member.

**Member Krestan moved to appoint Steve Anderson as the Public Member for TIF #3. Member Weinstein seconded the motion.**

**AYES APPROVED THE MOTION**

**MOTION CARRIED.**

**III. SELECTION OF CHAIRPERSON**

**Member Anderson moved to appoint Mayor Pecak as Chairperson. Member Weinstein seconded the motion.**

**AYES APPROVED THE MOTION**

**MOTION CARRIED.**

**IV. ROLL CALL**

Present: Mayor Chris Pecak – Village of Lisle; Keith Krestan – Lisle Woodridge Fire District, Tatiana Weinstein – Lisle Library District; Dan Garvy – Lisle Park District, David Wilkinson – Lisle CUSD 202, Steve Anderson – Public Member

Also Present: Village Manager Ertmoeti – Village of Lisle, Finance Director Kim Schiller – Village of Lisle; Robert Rychlicki – Kane, McKenna & Associates; Kathleen Elliott – Village Attorney; Karen Arnold – Deputy Village Clerk

**V. PURPOSE OF ANNUAL JOINT REVIEW BOARD**

Mayor Pecak stated the purpose of this meeting is to review the report for TIF No. 3.

**VI. APPROVAL OF MINUTES**

**Member Wilkinson moved to approve the June 22, 2018 meeting minutes as presented. Member Garvy seconded the motion.**

**AYES APPROVED THE MOTION**

**MOTION CARRIED.**

**V. REVIEW ANNUAL TIF REPORT**

Mr. Rychlicki stated the certifications are the same for this TIF, he then explained that because cumulative increment did not achieve \$100K over the term of the TIF, a compliance letter is not required.

He stated there were no amendments to the boundary area or the plan and the Village did not enter into any new redevelopment agreements. He stated the Village did not issue any obligations, or acquire, or dispose of, any real estate.

Mr. Rychlicki stated that because there were no projects undertaken there was a modest receipt of \$9859 of increment received from the County and expenditures were for professional services.

## VI. QUESTIONS / DISCUSSION

Member Krestan questioned if all the properties, collectively, within the TIF district, less than \$100K increased in value. Mr. Rychlicki stated that was correct. Member Krestan asked if that included the fire station. Mr. Rychlicki stated it includes the lot. Mr. Rychlicki remarked that to get a significant increase in value, redevelopment of the properties needs to take place.

Mayor Pecak asked with the new downtown plan in place if it is possible to change the boundaries. Mr. Rychlicki stated yes, the plan may be amended; Attorney Elliott then explained how process of amending the plan would work.

## VII. ADJOURNMENT

**Member Wilkinson moved to adjourn. Member Garvy seconded the motion.**

**AYES APPROVED THE MOTION**

**MOTION CARRIED.**

The February 1, 2019 TIF Joint Review Board Meeting adjourned at 3:26 p.m.

Respectfully Submitted,

  
Karen Arnold  
Recording Secretary

The minutes of the February 1, 2019 TIF Joint Review Board Meeting were acknowledged by the Village of Lisle Village Board on the 18<sup>th</sup> day of February, 2019.

The minutes of the February 1, 2019 TIF Joint Review Board Meeting were passed and approved on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.