

***AMENDED VILLAGE OF LAKE ZURICH**
JOINT REVIEW BOARD for the VILLAGE OF LAKE ZURICH
Tax Increment Financing Redevelopment Project Area #1



70 East Main Street
Thursday, August 22, 2019 10:00 am

- 1. CALL TO ORDER** by Village Manager Ray Keller at 10:04am.
- 2. ROLL CALL:** Village of Lake Zurich – Ray Keller; Lake County – Craig Taylor; Ela Township – Will Stefaniuk, Township Manager; Community College District No. 532 - Ken Gotsch; Ela Area Public Library – Matt Womack; Community School District No. 95 – Vicki Cullinan; Public Member – none.
Also in attendance: Mayor Tom Poynton, Asst Village Manager Roy Witherow, Finance Dir. Jodie Hartman, Community Development Dir. Sarosh Saher, Intern Devone Williams, Public Works Dir. Mike Brown. Visitors John Roach, Orlando Stratman and Crystal Steker, *EAPL Brd. Member.
- 3. NOMINATION OF AND SELECTION OF PUBLIC MEMBER**
Motion made by Craig Taylor, seconded by Tom Poynton to appoint Orlando Stratman as the Public member.
AYES: 6; NAY: 0; ABSENT: 0; ABSTAIN: 0 VOICE VOTE
- 4. NOMINATION OF AND SELECTION OF CHAIRPERSON**
Motion by Tom Poynton, seconded by Ken Gotsch, to appoint Ray Keeler to chair the meeting.
AYES: 7; NAY: 0; ABSENT: 0; ABSTAIN: 0 VOICE VOTE
- 5. PUBLIC COMMENT**
There was none.
- 6. APPROVAL OF JOINT REVIEW BOARD MINUTES, AUGUST 23, 2018**
Motion to approve the minutes as presented made by Matt Womack, seconded by Craig Taylor.
AYES: 7; NAY: 0; ABSENT: 0; ABSTAIN: 0 VOICE VOTE
- 7. REVIEW OF TIF FINANCIAL REPORTS and 8. JOINT REVIEW BOARD DISCUSSION**
Finance Dir. Jodie Hartman explained the TIF #1 financial report and stated that the TIF debt is carried by TIF # 1.
Community Development Dir. Sarosh Saher reported on the Block G proposal of 38 townhomes which was approved at the PZC August 21st, 2019 meeting. Dir. Saher answered questions of the Board.
- 8. ADJOURNMENT**
Motion to adjourn was made by Tom Poynton, seconded by Ken Gotsch.
AYES: 7; NAY: 0; ABSENT: 0; ABSTAIN: 0 VOICE VOTE

Meeting adjourned at 10:17am
Approved by:

A handwritten signature in blue ink that reads "Ray Keller".

Name

A handwritten date in blue ink that reads "8/26/20".

Date

***AMENDED VILLAGE OF LAKE ZURICH**
JOINT REVIEW BOARD for the VILLAGE OF LAKE ZURICH
Tax Increment Financing Redevelopment Project Area #2



70 East Main Street
Thursday, August 22, 2019 10:15 am

- 1. CALL TO ORDER** by Village Manager at 10.17am
- 2. ROLL CALL:** Village of Lake Zurich – Village Manager Ray Keller; Lake County – Craig Taylor; Ela Township – Will Stefaniuk, Township Manager; Community College District No. 532 - Ken Gotsch; Ela Area Public Library – Matt Womack; Community School District No. 95 – Vicki Cullinan; Public Member – John Roach.
Also in attendance: Mayor Tom Poynton, Asst Village Manager Roy Witherow, Finance Dir. Jodie Hartman, Community Development Dir. Sarosh Saher, Public Works Dir. Mike Brown, Intern Devone Williams. Visitors Orlando Stratman and Crystal Steker, *EAPL Brd. Member.
- 3. NOMINATION OF AND SELECTION OF PUBLIC MEMBER**
Motion made by Tom Poynton, seconded by Ray Keller, to appoint John Roach as the Public Member of TIF # 2.
AYES: 6; NAY: 0; ABSENT:0; ABSTAIN: 0. VOICE VOTE
- 4. NOMINATION OF AND SELECTION OF CHAIRPERSON**
Motion by Craig Taylor, seconded by Ken Gotsch, to appoint Ray Keller to chair the meeting.
AYES: 7; NAY: 0; ABSENT:0; ABSTAIN: 0 VOICE VOTE
- 5. PUBLIC COMMENT**
There were none.
- 6. APPROVAL OF JOINT REVIEW BOARD MINUTES, AUGUST 23, 2018**
Motion to approve the minutes as presented made by Matt Womack., seconded by Craig Taylor.
AYES: 7; NAY: 0; ABSENT: 0 ABSTAIN: 0 VOICE VOTE
- 7. REVIEW OF TIF FINANCIAL REPORTS and 8. JOINT REVIEW BOARD DISCUSSION**
Finance Dir. Jodie Hartman presented and explained the financial report. Dir. Hartman answered questions on the NHRST transfer for burying utilities.
Community Development Dir. Sarosh Saher reported on the developers who have been interested in Block A and the completed Somerset on the Lake apartments which are 60% leased.
There was discussion about the Somerset townhomes removal from the TIF and Mr. Roach asked why his property was included in the TIF when the TIFs were rearranged. Dir. Hartman and Village Manager Keller explained. Dir. Brown stated that the repairs of aging infrastructure near Block A were on hold in hopes of a developer.
Dir. Saher and Asst. Village Manager Roy Witherow updated the Board on the demolition of the old Alpine Medical building on S. Old Rand Road plus the old Bank building and the Music Box building, which are for sale, form a 3+acre site.

8. **ADJOURNMENT**

Motion to adjourn was made by Craig Taylor, seconded by Vicki Cullinan.
AYES: 7; NAY: 0 ABSENT: 0; ABSTAIN: 0 VOICE VOTE

Meeting adjourned at 10.39am

Approved by:

Ray Keller
Name

8/26/20
Date.

***AMENDED VILLAGE OF LAKE ZURICH**
JOINT REVIEW BOARD for the VILLAGE OF LAKE ZURICH
Tax Increment Financing Redevelopment Project Area #3



70 East Main Street
Thursday, August 22, 2019 10:30 am

- 1. CALL TO ORDER** by Village Manager Ray Keller at 10.40am
- 2. ROLL CALL:** Village of Lake Zurich – Ray Keller; Lake County – Craig Taylor; Ela Township – Will Stefaniuk; Community College District No. 532 – Ken Gotsch; Ela Area Public Library – Matt Womack; Community School District No. 95 – Vicki Cullinan; Public Member – Orlando Stratman.
Also in attendance: Mayor Tom Poynton, Asst Village Manager Roy Witherow, Finance Dir. Jodie Hartman, Community Development Dir. Sarosh Saher, Public Works Dir. Mike Brown, Intern Devone Williams. Visitors John Roach and Crystal Steker, *EAPL Brd. Member.
- 3. NOMINATION OF AND SELECTION OF PUBLIC MEMBER**
Motion made by Tom Poynton, seconded by Craig Taylor to appoint Orlando Stratman to be the Public Member of TIF #3.
AYES: 6; NAY: 0; ABSENT: 0; ABSTAIN: 0 VOICE VOTE
- 4. NOMINATION OF AND SELECTION OF CHAIRPERSON**
Motion by Craig Taylor., seconded by Tom Poynton, to appoint Ray Keeler to chair the meeting.
AYES: 7; NAY: 0; ABSENT: 0; ABSTAIN: 0. VOICE VOTE
- 5. PUBLIC COMMENT**
There were none.
- 6. REVIEW OF TIF FINANCIAL REPORTS and 7. JOINT REVIEW BOARD DISCUSSION**
Finance Dir. Jodie Hartman gave the TIF #3 financial report.
Community Development Dir. Sarosh Saher reported on the old K-Mart property demolition, permits given to an Animal Hospital in front of the Holiday Inn, TrueNorth gas station and the demolish of former Giardano's property, both at Rt. 12 and 22. Staff answered questions on the development of the old K-Mart property, Paulus Park parking lot (not being paid for from TIF funds), if TIF #3 funds could help pay TIF original debt (TIFs must be contiguous) and Atty. fees (not on a retainer).
- 9. ADJOURNMENT**
Motion to adjourn was made by Craig Taylor, seconded by Ken Gotsch.
AYES: 7; NAY: 0; ABSENT: 0; ABSTAIN: 0. VOICE VOTE
Meeting adjourned at 10.52am

Approved by:

Ray Keller
Name

8/26/20
Date.