

CORRECTED

VILLAGE OF LAKE ZURICH BOARD

TIF (TAX INCREMENT FINANCE)

JOINT REVIEW BOARD

December 17, 2008

1. **CALL TO ORDER.** The meeting was called to order by Interim Chair John Tolomei, Village President, at 6:10 p.m. at the Lake Zurich Village Hall, 70 E. Main Street.

2. **ROLL CALL.**

Joint Review Board Members: Interim Chairperson John Tolomei; Michael Talbott, Lake County Board member and Lake County Forest Preserve District member; Lucy Prouty representative of Ela Township; School Board member John Kropt, representative of Community Unit School District 95; Mary Beth Campe, Director of the Ela Area Library; Greg Lohman, resident representative and area resident representative Scott DeGrave.

Members absent: Bonnie McLeod, representative of Lake County Forest Preserve District; Superintendent Brian Knutson, representative of District 95 School Board. No one was present from the Lake Zurich Rural Fire Protection District, College of Lake County or the Illinois Department of Economic Opportunity.

Also in attendance: Village Administrator Bob Vitas, Village Attorney Mark Burkland; Finance Director/Village Treasurer Al Zochowski; and Mary Kalou, Assistant Superintendent for School District #95. In addition, several residents were in the audience along with Stephanie Kohl, a local newspaper reporter with the Pioneer Press.

A quorum was present for the meeting.

3. **SELECTION OF JRB CHAIRPERSON FROM ITS MEMBERS.** A motion was made to appoint Lucy Prouty as JRB Chairperson by Tolomei, seconded by Talbott. Upon a voice vote, all ayes. MOTION CARRIED.

4. **APPROVAL OF DECEMBER 19, 2007 MINUTES.** Motion was made by Tolomei and seconded by Talbott to approve the minutes as presented. Upon a voice vote, all ayes. MOTION CARRIED.

5. **REVIEW OF VILLAGE OF LAKE ZURICH ANNUAL TAX INCREMENT FINANCE REPORT 2008.** Finance Director Al Zochowski presented a document entitled Village of Lake Zurich TIF Debt Service Fund (17) TIF Project Fund (21) Consolidated Financial Statements April 30, 2008 as prepared by Albert Walczak, Assistant Finance Director and dated November 24, 2008. In addition, Mr. Zochowski also provided the TIF JRB with a copy of the October 6, 2008 Report of Independent Accountants prepared by the Village Auditing firm of Lauterbach and Amen, LLP for the Fiscal Year ending April 30, 2008. According to the Auditors report, the Village of Lake Zurich's management assertion complied with all legal requirements during the

year ended April 30, 2008 and was fairly stated in all material respects. Discussion ensued with respect to both reports with a primary focus on whether or not the Village would be able to provide School District 95 with its "make whole" payment at the request of District 95 School Board member John Kropt. Both Finance Director Zochowski and Administrator Vitas responded that said payment would be made to the school district as stated to School Superintendent Knutson in October 2008, but not until such time that the restructuring and refunding of the Village's TIF debt was completed; anticipated to occur in the first quarter of 2009.

6. UPDATE REGARDING NEW REDEVELOPMENT PLANS AND DISCUSSION OF STATUS AND EFFECTIVENESS OF TIF REDEVELOPMENT PROJECT AREA TO DATE.

Administrator Vitas provided an update on the status of developments in the TIF district. In specific he provided information on the recent completion of the new redevelopment plans prepared by Torti Gallas and Partners of Silver Spring, Maryland, based on a May 2008 design charette process in the community. He discussed and responded to questions on the significance of the new Form Based Code zoning regulations, also prepared by Torti Gallas and Partners and the impact this would have on future downtown development. Limited discussion ensued with regard to the Village, Bank of America (formerly the LaSalle Bank) and McCaffery matter in given that litigation had commenced between all of the parties. Mayor Tolomei provided an update on the progress of securing ESG LLC as the new developer for a part of the downtown. He anticipated that a new agreement would be completed and presented to the Village Board for approval in the months ahead. Administrator Vitas provided an update on plans to lease vacant Village owned commercial properties on Main Street.

7. PUBLIC COMMENT. None

8. ADJOURNMENT. MOTION made by Talbett, seconded by Campe to adjourn the meeting. Upon a voice vote, all ayes. MOTION CARRIED.

Meeting adjourned at 7:20 p.m.

Respectfully submitted: *Bob Vitas, Village Administrator*

Approved: 12/2/09