

VILLAGE OF THORNTON, COUNTY OF COOK  
MINUTES OF THE COMMITTEE MEETING – JUNE 1, 2015

CALL TO ORDER

President Kolosh called the Committee Meeting to order at 7:00 p.m.

IN ATTENDANCE – President Kolosh; Trustees Hudson, Ehlers, Pisarzewski, Paris, Atkinson; Recreation Director Dunlop; Fire Chief Habecker; Public Works Superintendent Oberman; Police Chief G. Beckman.

Absent: Trustee Kaye.

Also in attendance: Administrator D. Beckman; Attorney S. Dillner; Engineer Hus.

PUBLIC COMMENT

There was no public comment.

COMMITTEE REPORTS

No reports.

ENGINEER'S REPORT

No report.

ATTORNEY'S REPORT

**Creation of New TIF** – Attorney Dillner informed the Board that there has been some talk about creating a TIF for the area running down Margaret Street to where the Soltis Family is renovating the brewery. A TIF lasts for 23 years and it freezes the base valuation for tax purposes; and as property is improved, that additional increment is put into the TIF fund rather than distributed to the taxing bodies. Under the law, there are certain expenses of a developer and/or general expenses that can be funded via TIF.

Attorney Dillner spoke with Mary Thompson from Kane and McKenna; and back in November, she submitted a proposal estimating the cost of the creation of this TIF to be between \$15,000 to \$25,000. To create a TIF, there are several meetings that have to be held, ordinances that have to be passed – it's about a three to four month process. Attorney Dillner advised, based on construction at the old brewery, the Board should consider starting the process.

Once things get going, the question for the Board would be what the geographic boundaries of the TIF would be. Are there surrounding properties in need of development that could be included in the TIF? Under the TIF law, if two TIFs touch each other, money could be transferred from one TIF to another. As far as the geographical boundaries, the TIF would run down Margaret Street so that it would abut to the existing TIF at Hunter and would include five houses.

Administrator Beckman asked if an assessment could be done as to what properties may qualify for the TIF. Attorney Dillner stated yes, several different scenarios could be had, and different maps, based upon what the Village is looking for and their objectives. The Board needs to think forward because a lot can happen over 23 years.

Trustee Hudson commented that, just because you are located in a TIF, it doesn't mean you automatically get money from it. Attorney Dillner stated it's a multi-step process. The TIF is created. Then the Village could talk with potential developers as to what they are looking for. TIF consultants are able to look at the project budget, what's proposed; and they are able to closely figure what taxable increment the project is going to generate.

Trustee Hudson thought it was a good idea and would help encourage new businesses to come into Thornton. He suggested the brick parkways could be done further east on Margaret. Attorney Dillner stated this new TIF would not include the senior center; only the brewery part of the building. Administrator Beckman commented one of the things Attorney Dillner has been waiting for is what the plan is for the total project cost. Jake Weiss estimated the project to be between \$4.8m and \$5m.

Trustee Atkinson stated she is not sure if the Board should be creating a TIF for one business, and spending \$15,000 to \$25,000 to create a TIF at the expense of the Village's general fund or other taxing bodies. Attorney Dillner commented it would be up to the Board to decide how much to give that business. Any increase in tax bill will go into the TIF rather than the taxing districts. Trustee Atkinson would like to see some study of other properties like *Zenere's and both sides of Margaret*. Attorney Dillner stated the Village Hall could be included. Trustee Pisarzewski remarked the Village Hall could use some work and there may be future businesses that want to move into this area. Attorney Dillner commented the amount that the Village pays to the consultant to create the TIF could be reimbursed through TIF funds.

*\*Trustee Atkinson asked minutes be changed to this.*

Trustee Atkinson asked about the process involved in forming a new TIF. Attorney Dillner received a proposal back in November that he will provide the Board. There will be several meetings with the consultant on the area and the process. There is a joint review Board made up of all the effected taxing districts. They have to be advised of it, but it's not a vote. The Industrial TIF has expired. The Downtown TIF expires in 2017. The Downtown TIF could be renewed for 12 years, but that takes special legislation in Springfield. At this point, if the Board wants to explore that option, the Village should begin speaking with its legislators.

Administrator Beckman commented he has already met with the School District 154 and informed them the Village might be attempting to add a new TIF; and they were very supportive.

Attorney Dillner suggested for the Board to have at least place the consultant agreement on the agenda for the next meeting for a vote to go forward. The new TIF doesn't have to be connected to the Downtown TIF. The advantage is, if they touch, you could move money into the new TIF from the Downtown TIF. There is no limit to how much property could be included; but it has to all be contiguous and it has to qualify as to being in need of repair or blighted.

Administrator Beckman asked, if the Board doesn't like the way things are going with forming the new TIF, can they back out. Attorney Dillner responded absolutely. There are two phases. There is preparation of a TIF eligibility report, which looks at all the proposed properties. That is estimated to cost \$6,500 to \$11,500, depending on time spent. Once the report is written and the properties are identified, then a redevelopment plan is generated which encompasses all the different ordinances, meetings and everything that actually goes into starting the TIF. This will cost anywhere from \$10,000 to \$15,000. Attorney Dillner will get a copy of the proposal to the Board for the June 15 Board meeting.

#### ADMINISTRATOR'S REPORT

**Full-Time Police Hires** – On behalf of Trustee Kaye, Administrator Beckman informed the Board there will be two new police officers sworn in at the Regular Board meeting.

**Village Sticker Ordinance Changes** – Administrator Beckman submitted a memo to the Board on May 28 regarding three other changes that the clerk's office would like to make to the vehicle sticker ordinance – limiting the number of discounts; adding in the ordinance what the age of a senior is to keep the code consistent; and match the sales of vehicles to the fiscal year. The stickers being sold now will still be good until June 30 of 2016; but the stickers sold beginning May 1 of 2016 will be good for one year. The senior language will be age 65 at time of purchase. There will be a total of two discounts – senior/ disabled – per household. Administrator Beckman will ask for approval of these changes at the June 15 Board meeting.

**Chicago Heights Water Bills** – Administrator Beckman commented Thornton received the March, 2015, invoice for \$14,842.57. He will be asking the Board to pay that bill but hold it. He asked the Board to release the July, 2014, bill for \$17,276.95. If those two changes are made, Thornton will still have \$138,512.53 being held pending legal issues with Chicago Heights. Attorney Dillner stated he typically speaks with the Chicago Heights attorney about once a week.

**New A/C for Police Department** – Administrator Beckman reported the air conditioning unit at the Police Department literally blew up. Superintendent Oberman solicited quotes to replace the unit. The lowest quote he received was for \$6,500 from D&K Sheet Metal. Since Administrator Beckman doesn't believe this is something that can be put off, he would like to take this expense out of the capital fund. The last A/C unit lasted almost 20 years.

Administrator Beckman commented, after paying the bills on today's voucher list, the Village is slated to finish with a surplus of \$405,092.79. There might be some fiscal year '15 bills still coming in.

### PRESIDENT'S REPORT

President Kolosh announced the Memorial Day Parade went great – even between the raindrops. He thanked Homer Dillard and everyone that participated.

### OLD BUSINESS

Administrator Beckman had distributed to the Board a tentative line item adjustment requests. Trustee Atkinson has some concerns about departments being over budget, but she will wait to review the final line adjustment request.

### NEW BUSINESS

Trustee Atkinson stated, in Administrator Beckman's memo, it suggested closing the Village Hall on Saturdays. She asked if there has been any review as to the number of people that actually come in on Saturdays? Administrator Beckman commented this has been an ongoing discussion in the clerk's office. There are Saturdays when it gets busy; and there are Saturdays when hardly anyone comes in. The thought was to stay open later one night during the week. This is only a conversation starter. Trustee Ehlers suggested putting notice in the newsletter to get resident feedback; but the general *discussion* of the Board is to stay open at least two Saturdays a month.

### ADJOURNMENT

Motion by Trustee Pisarzewski, seconded by Trustee Atkinson, to adjourn the Committee meeting.

All in favor.

Motion carried.

President Kolosh adjourned the meeting at 7:49 p.m.

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Debra L. Pisarzewski, Village Clerk