

**MINUTES**  
**Continued Joint Review Board Meeting**  
**Proposed Prospect Pointe/Muir Park Tax Increment Financing District**

**March 2, 2021 at 2 P.M.**

**Prospect Heights City Hall, 8 N. Elmhurst Road, Prospect Heights, IL 60070**

**Call to Order** – At 2 PM, City Administrator and Chairman of the JRB, Joe Wade, called the Continued Joint Review Board Meeting Proposed Prospect Pointe/Muir Park Tax Increment Financing District to order.

**Introduction of Representatives and Roll Call** – Deputy Clerk Schultheis called roll.

**REPRESENTATIVES IN ATTENDANCE** – Prospect Heights City Administrator Wade; Prospect Heights Fire District Chief Smith; Assistant Superintendent District 23 McPartlin; Associate Superintendent of Finance District 214 Johnson; Executive Director Prospect Heights Park District Ferraro.

**INVITED BUT NOT PRESENT** – Executive Vice President Harper College Galick; Cook County Deputy Director Bureau of Economic Development Elahi; Prospect Heights Resident Representative Kearns; CFO Cook County and Consolidated Elections Rizki; Comptroller Cook County Forest Preserve Howell; Financial Director Wheeling Township Stapleton; Executive Director Prospect Heights Public Library Todd; Treasurer Metropolitan Water Reclamation District Boyle; and Director Northwest Mosquito Abatement District Thennisch.

**OTHER OFFICIALS PRESENT** – Assistant City Administrator Falcone; Deputy Clerk Schultheis; Prospect Heights Attorney Hess; District 214 and District 23 Attorney Dalianis; Director of Building and Development Peterson; Prospect Heights Park District Superintendent of Finance Curtis.

**Approval of Meeting Minutes from February 2, 2021 Meeting** – There was a typo correction to the Minutes. **Representative Johnson moved to approve the Meeting Minutes from the February 2, 2021 Meeting, as amended; seconded by Representative McPartlin.**

**ROLL CALL VOTE:**           AYES -           Wade, Johnson, Smith, McPartlin, Ferraro

NAYS - None  
ABSENT - None

Motion carried 5 - 0

**Approve Agenda – Representative Johnson moved to Approve the Agenda, as presented; seconded by Representative McPartlin.**

**ROLL CALL VOTE:** AYES - Johnson, Smith, McPartlin, Ferraro, Wade  
NAYS - None  
ABSENT - None

Motion carried 5 - 0

**City Review Update** – Chairman Wade said that Laube Consulting was still reviewing the TIF documents. Director Peterson noted that the initial analysis has been completed, and a review has begun of the City Ordinances regarding the TIF, as well as review of costs that have been projected by Lexington Homes. He said that there was nothing to present at the Meeting today. Chairman Wade asked for a continuance until Tuesday, April 6.

Attorney Dalianis asked if the Laube report would be sent to the representatives of the JRB? City Administrator Wade said that it needed to be presented to the City Council, and that it would be given to the Board members to review. He noted that there was no date for the completion of the Laube assessment. City Administrator Wade stated that the March 9<sup>th</sup> Meeting would need to be cancelled because one week would not be enough time to complete the study. – **No action was taken.**

**Review Proposed Ordinances Adopting the Redevelopment Plan, Designating the Redevelopment Project Area and Adopting Tax Increment Financing - None**

**Public Comment - None**

**Deliberations - None**

**Scheduling Additional Meetings – as discussed, Tuesday, March 9, 2021 at 2 P.M.**

- a. **If additional meetings are not necessary, a motion to direct staff to prepare a report approving or disapproving the redevelopment plan or**

**any amendment thereto based upon the eligibility criteria defined in Section 65 ILCS 5/11-74.4-3 and the overall objectives of the TIF Act; OR continue meeting to a future date for the submission of the staff report recommending approval or disapproval of the proposed plan and district.**

- b. In the event the City approves the subject TIF District, the Joint Review Board is to meet annually 180 days after the close of the municipal fiscal year or as soon as the redevelopment project audit for that fiscal year becomes available to review the effectiveness and status of the redevelopment project area up to that date. 65 ILCS 5/11-74.4-5(e). –**

City Administrator Wade asked that the next JRB Meeting date be moved to April 6 at 2 PM. Attorney Dalianis stated that the date was beyond the agreed date regarding the presumptions of the JRB. He asked that the date be moved up to March 23<sup>rd</sup>. Attorney Hess said that the City would need to reconvene before April 1. The attorneys would create an interim report that would allow the date to be extended beyond April 1, and it would have to be voted upon before the April 1 date.

**Representative Johnson moved to cancel the meeting scheduled for March 9, and set the continuation of the Joint Review Board Meeting to March 23, 2021 at 2 PM; seconded by Representative McPartlin.**

**ROLL CALL VOTE:**

AYES -	Smith, McPartlin, Ferraro, Wade, Johnson
NAYS -	None
ABSENT -	None

Motion carried 5 - 0

**Other Business – None**

**Adjourn – At 2:13 PM, Representative Johnson moved to continue the Continued Joint Review Board Meeting Proposed Prospect Pointe/Muir Park Tax Increment Financing District to March 23, 2021; seconded by Representative McPartlin.**

**ROLL CALL VOTE:**

AYES -	McPartlin, Ferraro, Wade, Johnson, Smith
NAYS -	None
ABSENT -	None

Motion carried 5 - 0

Approved by the Joint Review Board on this the 23<sup>rd</sup> day of March, 2021.

SECOND INTERIM REPORT OF THE JOINT REVIEW BOARD  
PROSPECT POINTE/MUIR PARK TAX INCREMENT FINANCING  
REDEVELOPMENT PLAN AND PROJECT  
CITY OF PROSPECT HEIGHTS, ILLINOIS

WHEREAS, the City of Prospect Heights, Illinois (the “City”) has proposed the establishment of a Tax Increment Financing (“TIF”) Redevelopment Area Plan and Project (the “Project”) for an area of approximately 28.5 acres in the northeast corner of the City adjacent to and including Muir Park that is contemplated to include a TIF district with the development of 69 residential units and the renovation of Muir Park, among other goals for the Project;

WHEREAS, on January 7, 2021 the City convened the Joint Review Board (the “JRB”) to review the Project and discuss the establishment of a TIF district with an additional meeting of the JRB held on January 19, 2021;

WHEREAS, following these meetings of the JRB the City determined that it was in the best interest of the taxpayers and taxing districts that will be affected by the TIF district to retain the services of an additional consultant to evaluate the Project and make recommendations for any changes thereto;

WHEREAS, on January 25, 2021, the City Council of the City approved a contract for the services of Michael S. Laube to conduct such review and provide recommendations to the City with such services anticipated to take approximately four weeks to complete;

WHEREAS, under Illinois law once the JRB is convened it is required to provide a report with its recommendation to the City within thirty days of the first JRB meeting with the failure to provide such a report deemed to constitute approval of the matters before the JRB;

WHEREAS, the JRB has previously determined that it requires additional analysis and information from the City and that it cannot at this time provide either a favorable or unfavorable recommendation to the City with respect to the Project or the establishment of a TIF district and that therefore the work of the JRB will take longer than thirty days to complete;

WHEREAS, the JRB approved an Interim Status Report during the February 2, 2021 meeting of the JRB, and said Interim Status Report to the City was sufficient such that the City has agreed that it will not invoke any presumption that the JRB has approved the Project until April 1, 2021, and a subsequent meeting of the JRB was scheduled on March 2, 2021;

WHEREAS, the JRB met on March 2, 2021, where an update was provided that indicated Michael Laube would require additional time to complete his review and provide recommendations, such the JRB voted to continue the JRB meeting to March 23, 2021;

WHEREAS, the JRB will be scheduling a further meeting for April 2021 to continue its deliberations and to review the work of the City’s additional consultant, and that the submission of this Second Interim Report to the City is sufficient such that the City has agreed that it will not invoke any presumption that the JRB has approved the Project until April 20, 2021.

NOW THEREFORE, the JRB finds as follows:

1. That the recitals contained above are true and correct and are hereby incorporated by reference.
2. The City accepts this Second Interim Report of the JRB subject to further refinement of the Project and additional meetings(s) as called by the JRB and the issuance of a Final Report at a future date no earlier than the April 2021 continued JRB meeting.
3. The City represents that it shall not invoke any presumption that the JRB has approved the Project or the use of a TIF district at this time pending the issuance of a Final Report or April 20, 2021.
4. The JRB shall reconvene on April 20, 2021 to receive additional information from the City and continue its evaluation of the Project and the proposed TIF district.

Dated this 23<sup>rd</sup> day of March 2021.

APPROVED: March 23, 2021