MEETING AGENDA

1. Call to Order

2. Roll Call: Elizabeth Flowers, Matthew Prochaska, John Purcell, Lynn Cullick, Judy Gilmour, Bob Davidson, Tony Giles, Audra Hendrix, Scott Gryder, Matt Kellog

3. Approval of Agenda

4. Approval of Minutes from October 11, 2017 Meeting

5. Department Head and Elected Official Reports

6. Public Comment

7. Committee Business
   
   From Economic Development Committee:
   ➢ Discussion of the United City of Yorkville's current downtown TIF District extension and creation of a new TIF District in downtown

   From Admin HR Committee:
   ➢ Update on Workers Compensation Bids

   From Finance Committee:
   ➢ FY 2018 Budget Discussion

8. Executive Session for the purpose of the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity. However, a meeting to consider an increase in compensation to a specific employee of a public body that is subject to the Local Government Wage Increase Transparency Act may not be closed and shall be open to the public and posted and held in accordance with this Act. 5 ILCS 120/(c)(1)

9. Action Items for County Board

10. Adjournment

If special accommodations or arrangements are needed to attend this County meeting, please contact the Administration Office at 630-533-4171, a minimum of 24-hours prior to the meeting time.
COUNTY OF KENDALL, ILLINOIS
COMMITTEE OF THE WHOLE
Wednesday, October 11, 2017

CALL TO ORDER AND PLEDGE OF ALLEGIANCE - The meeting was called to order by County Board Vice Chair Lynn Cullick at 4:13 p.m., who led the committee in the Pledge of Allegiance to the American Flag.

ROLL CALL

<table>
<thead>
<tr>
<th>Attendee</th>
<th>Status</th>
<th>Arrived</th>
<th>Left Meeting</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scott Gryder</td>
<td>ABSENT</td>
<td></td>
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<tr>
<td>Lynn Cullick</td>
<td>Here</td>
<td></td>
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</tr>
<tr>
<td>Bob Davidson</td>
<td></td>
<td>5:35 p.m.</td>
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<tr>
<td>Elizabeth Flowers</td>
<td>ABSENT</td>
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<tr>
<td>Tony Giles</td>
<td></td>
<td>4:13 p.m.</td>
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<tr>
<td>Judy Gilmour</td>
<td>Yes</td>
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<tr>
<td>Audra Hendrix</td>
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<td></td>
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<tr>
<td>Matt Kellogg</td>
<td>Yes</td>
<td></td>
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</tr>
<tr>
<td>Matthew Prochaska</td>
<td>ABSENT</td>
<td></td>
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<tr>
<td>John Purcell</td>
<td></td>
<td>4:15 p.m.</td>
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Others present: ASA Anne Knight, Scott Koeppel, Jim Smiley

APPROVAL OF AGENDA – Member Hendrix made a motion to approve the agenda as written, second by Member Gilmour. *With a voice vote of 6-0, the motion carried.*

APPROVAL OF MINUTES – Member Hendrix made a motion to approve the September 14, 2017 meeting minutes, second by Member Kellogg. *With a voice vote of 6-0, the motion carried.*

CBIZ UPDATE – Jim Pajauskas presented the committee with the latest version of the proposed renewals with United Healthcare. Discussion on the various cost-saving options for the health care plans, the law requiring a sealed bidding process, proposed plan design changes, specialty health issues of County employees and family members that won’t allow the County to fit into a “cookie-cutter” design plan, the process for requesting vendor qualifications, premium reductions, and the networks associated with each proposed UHC health plan.

COMMITTEE BUSINESS

*From Facilities Management Committee:*

- *Presentation of the Facilities Management Committee Approved KCFM Projects Policy Flowcharts* – Member Kellogg explained why the Facilities Management Committee requested the flowcharts, how the process will eliminate the Director’s time in prioritizing projects, and approving projects not already added to the current year’s budget proposal, final decisions being made by the FM Committee, funding decisions being made by the Finance Committee, and the appropriate notification list of personnel for all projects and emergency repairs needed completed by facilities management staff.*
From Admin HR Committee:

- Discussion of Request for Qualifications (RFQ) or Bid for Insurance Brokerage and Risk Management Consultant Services – Member Cullick stated that the State’s Attorney’s Office has issued several opinions on the law requiring the County to conduct an annual sealed bid for Insurance Brokerage and Risk Management Consultant Services, and that the County is in direct violation of the law for not conducting sealed bidding for Insurance Brokerage and Risk Management Consultant Services. Discussion on the RFP process, the sealed bid process, negotiations that have already been done by our current brokerage firm and risk management consultant, lack of bids from other healthcare providers, the timeline for completing the task this fiscal year, and next steps for ensuring the County is in compliance in future years.

From Finance Committee:

- FY 2018 Budget – Member Purcell updated the committee on the committee’s progress and proposed cuts thus far, capital requests, possible insurance savings, the request from the Health Department of their benefit contribution of $480,000, reduction in the VACKC levy, reductions in on the estimated bond savings, a flat percentage for salary increases, reduction of stipends, the special litigation fees line item, the special reserve fund, the six-month fund balance policy discussion in committee, the 27th payroll dilemma, and possible other areas where cuts can be made to the budget.

PUBLIC COMMENT – None

QUESTIONS FROM THE MEDIA – None

CHAIRMANS REPORT – No report

REVIEW BOARD ACTION ITEMS – Vice Chair Cullick asked the committee to review the agenda for any updates or changes.

Discussion on the Approval of the 2018 Comprehensive Noxious Weed Work Plan, the elimination of the Ad Hoc Zoning Committee, and the Intergovernmental Agreement with the Village of Millbrook.

There was consensus by the committee to have Mr. Koeppel prepare and finalize the Intergovernmental Agreement with the Village of Millbrook, without legal review, and have available at the October 17, 2017 County Board meeting for discussion.

EXECUTIVE SESSION – Not needed

ADJOURNMENT – Member Gilmour moved to adjourn the meeting at 6:11 p.m., Member Hendrix seconded the motion. The motion was unanimously approved by a 6-0 voice vote.

Respectfully Submitted,

Valarie McClain
Administrative Assistant and Recording Secretary
OUR REQUEST

County agrees to give the City a letter of support to extend the Downtown TIF 1 ending date from 2029 to 2041
PRESENTATION OUTLINE

- How TIF Districts work
- History
- Observations of Downtown TIF #1
- Justification of our request
WHAT DOES A TIF DISTRICT DO?

**ASSESSED VALUE**

- **TIF Creation**
  - **EXISTING TAX BASE**
    - Revenues continue to flow to taxing bodies
  - **TAX INCREMENT**
    - Revenues diverted to TIF eligible purposes
- **TIF Expiration**
  - **NEW TAX BASE**
    - Value After Expiration of TIF District
REALITY – DOWNTOWN TIF #1

EXISTING TAX BASE
Revenues continue to flow to taxing bodies

TAX INCREMENT

NEW TAX BASE

TIME

TIF Creation

TIF Expiration
EXPECTATIONS VS. REALITY

Expectation

Reality
HISTORY

- Original TIF District established in 2006
  - Assumed $35,000,000 in new EAV by 2029
  - Actual new EAV in 2017 is $572,000

- Equalized assessed values have decreased AND fewer developments than expected

- New Comprehensive Plan adopted in 2016 calls for mixed-use

- Redevelopment is still a key priority for the City
WHAT ARE WE TRYING TO DO?

Creation and Extension

- Create new TIF District and Redevelopment Area
  - County will receive formal notice of a public hearing and joint review board meeting at a later date

- Remove some parcels from original TIF into new TIF

- Extend the original TIF
  - This is the step that brings the City to County today
WHAT ARE WE TRYING TO DO?

DOWNTOWN TIF PARCEL OVERLAP

- Proposed TIF Boundary
- Parcels Being Removed from TIF #1 and added to TIF #2
- TIF #1 Parcels
- TIF #2 Parcels
EXPECTATIONS VS. REALITY

Expectation

Reality
REALITY – DOWNTOWN TIF #1

TIF Creation

TIF Expiration

ASSESSED VALUE

TIME

EXISTING TAX BASE
Revenues continue to flow to taxing bodies

TAX INCREMENT

NEW TAX BASE
REALITY - DOWNTOWN TIF #1

EXISTING TAX BASE
Revenues continue to flow to taxing bodies

TAX INCREMENT

NEW TAX BASE

TIF Creation

Original TIF Expiration

Proposed TIF Expiration
OUR REQUEST

County agrees to give the City a letter of support to extend the Downtown TIF 1 ending date from 2029 to 2041
## WHY EXTEND?

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<th>Expected</th>
<th>Actual</th>
<th>Difference</th>
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<td>Total EAV from Investment</td>
<td>$35,000,000</td>
<td>$572,752</td>
<td>$34,427,248</td>
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<tr>
<td>Estimated Annual Property Taxes, All Entities</td>
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<td>Estimated Annual Property Taxes for County</td>
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<td>$4,530</td>
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WHY EXTEND?

Multiple development groups, including Imperial Investments, have said that they can not any more do major development in the Downtown without TIF assistance through 2041

- Hypothetical Development
  - Developer approaches City in December 2017
  - Developer receives approval to build in March 2018
  - Developer completes project by May 2019
  - Property value from development shows up for 2020 taxes
    - City makes first TIF incentive payout
  - Developer receives ten years of TIF incentives
    - Typical TIF incentive term is 12-18 years
IF NO EXTENSION

- Most likely no large development in the downtown for years

- TIF expires in 2029, at which point the County would receive a small amount of revenue
  - Even assuming 10% year over year growth until 2029, County would see $14,000 of new revenue in 2030

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OUR REQUEST

County agrees to give the City

a letter of support to extend the

Downtown TIF 1 ending date

from 2029 to 2041
**Questions?**

Bart Olson  
City Administrator  
United City of Yorkville  
630-553-8537 direct  
bolson@yorkville.il.us

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**For your use – DOWNTOWN TIF #2 UPCOMING DATES**

<table>
<thead>
<tr>
<th>November 14, 2017</th>
<th>December 12, 2017</th>
<th>January 9, 2018</th>
<th>January 23, 2018</th>
<th>February 13, 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adopt Ordinance establishing date and time of Public Hearing</td>
<td>Joint Review Board Meeting</td>
<td>Public Hearing held for TIF Plan</td>
<td>Remove Parcels from existing TIF District</td>
<td>Adopt Plan and establish new TIF District</td>
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