CITY OF BRAIDWOOD

Minutes

City Council

Public Hearing on the Proposed Braidwood Tax Increment Financing (TIF) District III Redevelopment Project Area, Plan, and Projects

Tuesday, December 13, 2011, 6:00 p.m.

City Council Chambers

Call to Order

Mayor Bill Rulien called the hearing to order at 6:00 p.m.

Pledge of Allegiance

The Pledge was recited by everyone present.

Roll Call

The following City of Braidwood elected officials were present: Mayor Rulien, Commissioner of Public Property Jim Hutton, Commissioner of Streets and Public Improvements Danny Graf, Commissioner of Public Health and Safety Eric Tessler, and Commissioner of Accounts and Finances Elena Hibler.

Item to be heard

Proposed Braidwood Tax Increment Financing (TIF) District III Redevelopment Project Area, Plan, and Projects

Mayor Rulien introduced Dan Walker of Jacob & Klein/Economic Development Group, who made these points:

- Some public property is to be moved from TIF I to TIF II.
- The proposed TIF III is intended largely for commercial development with some allowance for future housing.
- All required ordinances have been adopted.
- The TIF III Joint Review Board (JRB) reconvenes Dec. 16, 2011.
- The City Council is scheduled to vote Dec. 27, 2011 on the final ordinances necessary to establish TIF III.
- "A TIF is not a taxing district. It's a reallocation of tax revenue within a taxing district. It's not an abatement program. A TIF can't levy taxes."

Public Comment

Mary Bell, 281 S. Roberts Dr., Godley, owns farmland in TIF I and II and says the land now will be in TIF III. She said she'll be in a TIF for 46 years. She asked, "Why do you keep TIF-ing the same people?"

Rick Petesch, Whitt Law, Aurora, represents Coal City Community Unit School District No. 1 and Reed-Custer Community Unit School District No. 255U. Both districts are concerned about TIF III's impact on the two taxing districts' ability to raise revenue and wish to discuss their concerns with the City of Braidwood.

Jay Please, superintendent, Wilmington Community Unit School District No. 209-U, said he wishes to meet with the City of Braidwood about the impact of TIF III of a parcel near the former Dzak Motors which is part of the Wilmington School District, and said he was told last year that when TIF I ended, lost revenue would return to the Wilmington School District. (Dan Walker in reply said the parcel will be assessed at its current value, not its value when TIF I began.)

Scott Allison, Hwy. 129, asked if he is included in TIF III because his property is adjacent to TIF III.

Cheryl Maca, 127 S. Maple, said the affected taxing districts will see a revenue drop due to TIF III. (In reply, the number of potential homes in TIF III was estimated at 60.)

Randy Fleetwood, Countryside Village, said he established his business in Braidwood because of a TIF and he supports TIF III.

Jay Plese echoed Cheryl Maca's comments.

Adjournment

Cmmr. Hutton moved to adjourn, Cmmr. Tessler offered a second, and the motion passed with 5 ayes (Graf, Tessler, Hibler, Hutton, Rulien) and 0 nays.

The hearing adjourned at 6:25 p.m.

Approved this 27th day of December 2011

Mayor

Patrick McGuire

City Clerk

CITY OF BRAIDWOOD

Minutes

City Council

Public Hearing on the Levy and Assessment of Taxes for the City of Braidwood, Will County, Illinois for the Fiscal Year Beginning May 1, 2012 and Ending April 30, 2013

Tuesday, December 13, 2011, 6:30 p.m.

City Council Chambers

Call to Order

Mayor Bill Rulien called the hearing to order at 6:30 p.m.

Pledge of Allegiance

The Pledge was recited by everyone present.

Roll Call

The following City of Braidwood elected officials were present: Mayor Rulien, Commissioner of Public Property Jim Hutton, Commissioner of Streets and Public Improvements Danny Graf, Commissioner of Public Health and Safety Eric Tessler, and Commissioner of Accounts and Finances Elena Hibler.

Item to be heard

Levy and Assessment of Taxes for the City of Braidwood, Will County, Illinois for the Fiscal year Beginning May 1, 2012 and Ending April 30, 2013

Public Comment

Cheryl Maca, 127 S. Maple, asked why the levy is increasing 186%.

Mayor Rulien explained that the increase is due to the end of TIF I and the EAV (equalized assessed valuation) of TIF I being folded into the City of Braidwood's EAV.

Adjournment

Cmmr. Graf moved to adjourn, Cmmr. Hibler seconded, and the motion was adopted with 5 ayes (Graf, Tessler, Hibler, Hutton, Rulien) and 0 nays.

The hearing adjourned at 6:35 p.m.

Approved this 27th day of December 2011

Mayor

Patrick McGuire
City Clerk