

**MINUTES OF THE ANNUAL MEETING OF THE JOINT REVIEW BOARD (JRB)  
FOR THE VILLAGE OF WHEELING  
CROSSROADS REDEVELOPMENT AREA TAX INCREMENT FINANCING (TIF) DISTRICT**

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**Friday, September 17, 2021  
Board Room  
2 Community Boulevard  
Wheeling, Illinois 60090**

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The meeting was called to order at 9:44 a.m.

On roll call the following members of the Joint Review Board were present:

|                              |                 |
|------------------------------|-----------------|
| Indian Trails Public Library | Susan Beal      |
| School District #214         | Cathy Johnson   |
| Wheeling Park District       | Jill Nobbe      |
| Community College #512       | Bob Hayley      |
| Public Member                | Marshall Kaplan |
| Village of Wheeling          | Michael Kaplan  |

The following members were not present:

Cook County  
School District #21  
Wheeling Township

Also in attendance from the Village of Wheeling were Ross Klicker, Community Development Director; Dan Kaup, Public Works Director; Patrick Ainsworth, Economic Development Director; Brian Smith, Deputy Finance Director and Angela Peters, Financial Services Coordinator.

In compliance with the statutes of the State of Illinois, the Annual TIF JRB Meeting was held for the purpose of reviewing the effectiveness and status to date of the TIF redevelopment project areas.

Michael Kaplan indicated that the Joint Review Board needed to vote to appoint a Chairperson for the meeting. Ms. Johnson made a motion to appoint Michael Kaplan as Chairperson. Ms. Beal seconded the motion. All were in favor and the motion passed.

Chairman Kaplan then stated that they needed to vote to appoint the Public Member. Ms. Beal made a motion to appoint Marshall Kaplan as the Public Member; Ms. Johnson seconded the motion. All were in favor and the motion passed.

Chairman Kaplan then began his review of the Report of Activity and Status Regarding the Crossroads Redevelopment Area by stating that this project area has been terminated, but a report was prepared since there is still money being held in the TIF Fund.

Section 3.1 showed that the district began the reporting year with a fund balance of \$440,139 and received interest earnings of \$4,062. At the end of the reporting year, there was a balance of a little over \$444,000.

Chairman Kaplan reminded the members that the Village has been advised to maintain some money in the fund until it can be sure that there will be no property tax objections or appeals that would require refunds be issued. History has shown that this can go on for a significant period of time; so if the Village were to distribute the funds prematurely, it would have to make up the difference from its General Fund. It is the Village's intention to distribute the money to the taxing districts as soon as possible. Based on conversations Chairman Kaplan has had with the Village Attorney and the county, it is estimated that worst case scenario for distribution would be 2025.

Since the Crossroads TIF has been terminated, Chairman Kaplan chose not to go through all the detail of the report and asked for a motion to approve the minutes of the Crossroads Redevelopment Area TIF Joint Review Board Meeting of September 17, 2020. Ms. Johnson made a motion to approve the minutes; the motion was seconded by Ms. Beal. All members indicated they were in favor of approving the minutes of the September 17, 2020 Crossroads Redevelopment Project Area JRB meeting and the motion passed.

Chairman Kaplan then mentioned that financial reports from the Village's CAFR have been included as Attachment K.

There being no questions regarding the report or the Crossroads TIF in general, Chairman Kaplan asked for a motion to approve the report. Ms. Johnson made the motion; it was seconded by Ms. Beal. All were in favor and the Crossroads Redevelopment Area report was approved.

Chairman Kaplan asked whether there was any additional communication from the board or the public regarding the Crossroads TIF District. There were none; therefore, Chairman Kaplan asked for a motion to adjourn the meeting. Ms. Johnson made the motion; it was seconded by Ms. Beal. All were in favor and the meeting adjourned at 9:48 a.m.

Respectfully Submitted,

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Michael Kaplan  
Director of Finance