MINUTES OF THE ANNUAL MEETING OF THE JOINT REVIEW BOARD (JRB)
FOR THE VILLAGE OF WHEELING
NORTH MILWUKEE/LAKE-COOK AREA TAX INCREMENT FINANCING (TIF) DISTRICT

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

The meeting was called to order at 10:00 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.

Mr. Kaplan asked for a motion to appoint a Chairperson for the meeting. Ms. Johnson made a motion to appoint Michael Kaplan. Ms. Beal seconded the motion. All were in favor and the motion passed.

Chairman Kaplan asked for a motion to appoint a public member. Ms. Johnson made a motion to appoint Marshall Kaplan as the public member; it was seconded by Ms. Beal. All were in favor and the motion passed.

Chairman Kaplan began his review of the report by stating that this North TIF District was created in 2003. He then moved ahead to Section 3.1. He stated that the beginning fund balance was $3.375 million. There was property tax increment of almost $6.6 million. The Village also received interest earnings of approximately $89,000. There were also bond proceeds of $2.4 million and transfers from the General Fund of $416,000. The total deposited into the fund was $9.5 million. The Village had expenditures of $5.2 million and distributed $3 million in surplus, for total expenditures of $8.2 million. At the end of the reporting period, there was an ending fund balance of $4.6 million. Chairman Kaplan then stated that the Village is keeping more money in fund balance than normal, which represents the reserves needed to make debt payments. Once the debt is been paid off, the additional funds will be paid out as surplus distributions.

Section 3.2A shows expenditures related to salaries, legal services, a bond arbitrage report related to debt, and fiscal agent fees. There were also expenses for business recruitment subscriptions and engineering fees for the Wolf Court Diversionary Channel. The second page of this section lists the financing costs related to principal and interest payments made on bonds. There are also costs associated with a refunding of bonds the Village did to take advantage of lower interest rates. The itemized expenditures for this section total $5.2 million.

Section 3.2B listed vendors paid in excess of $10,000. The bond payments and TIF surplus distributions make up the majority of these expenditures. There were payments made to Indian Trails Public Library District for library cards generated within the TIF district and Manhard Consulting for work done on the Wolf Court Diversionary Channel Crossing.

Section 3.3 shows the breakdown of the balance in the fund. The Village issued GO Refunding Bonds in 2016 and have been making payments on them every year. Those bonds actually refunded bonds that had been issued in 2011 and further back to 2003 and 2004. They were bonds that were issued to fund economic development related projects. The 2016 bonds have one year of payments left and we will no longer be showing them in this section after 2022. Also, the 2020 bonds refunded the 2005 Westin bonds and those payments end in 2022 or shortly thereafter. Once the debt obligations have been paid in full, it will free up revenue coming into this fund for future surplus distributions. This section also shows anticipated project costs, which results in a deficit in the fund simply because the list does not include revenue. Otherwise, you would almost certainly see a substantial projected surplus, which the Village will most likely distribute.
Mr. DeBartolo inquired about the back taxes owed on the Ram property and the marketing of that property.

Section 4 shows that there was no property acquired by the Village.

Chairman Kaplan then moved on to Section 5 of the report, which lists the private and public development that has been undertaken in the TIF district since its creation.

Section 6 indicates that the base EAV was $24.7 million in 2003 and as of the most recent reporting year, that had risen to $84.3 million. This section also lists the $3 million in surplus distributions made to the taxing districts.

Chairman Kaplan indicated that the next two pages of the report were letters from the Village Manager and Village Attorney.

Attachment D/F provides narrative of expenditures and there are various attachments related to the expenditures.

Chairman Kaplan stated that Attachment H was the minutes of the September 17, 2020 Annual Meeting of the JRB for the North Milwaukee Avenue/Lake Cook Area TIF District and asked for a motion to approve the minutes. Ms. Johnson made a motion; it was seconded by Ms. Beal. All members were in favor and the minutes were approved.

Chairman Kaplan indicated that the Village had attached the official statement from the bond refunding and that was why the packet was so large. Also attached are the financial reports for the North Milwaukee TIF and the auditor's letter and the intergovernmental agreement. The final attachment lists the voluntary distribution of surplus. Chairman Kaplan then stated that the Village plans voluntary distributions of $3.5 million this year and as much as $5 million in future years.

Ms. Johnson asked how much the Village was able to save by refinancing the bonds. Chairman Kaplan stated that there were significant present value savings, but did not know the exact amount. He offered to email the JRB members the information.

There were no further questions regarding the report; therefore, Chairman Kaplan asked for a motion to approve the report. Ms. Johnson made a motion; it was seconded by Ms. Beal. All were in favor and the North Milwaukee Avenue Redevelopment Area report was approved.

Chairman Kaplan asked if there were any other communications regarding the North Milwaukee Avenue Redevelopment Area. There being none, he asked for a motion to adjourn. Ms. Johnson made the motion; it was seconded by Ms. Beal. All were in favor and the meeting adjourned at 10:09 a.m.

Respectfully Submitted,

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Michael Kaplan
Director of Finance