MINUTES OF THE ANNUAL MEETING OF THE JOINT REVIEW BOARD (JRB)
FOR THE VILLAGE OF WHEELING
TOWN CENTER II REDEVELOPMENT AREA

Thursday, August 18, 2022
Board Room
2 Community Boulevard
Wheeling, Illinois 60090

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1. Call to Order at 10:13 a.m.

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.

2. Roll Call

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

Indian Trails Public Library	Brian Shepard
School District #21	Michael DeBartolo
Wheeling Park District	Jill Nobbe
Community College #512	Robert Galick
Village of Wheeling	Michael Kaplan

The following members were not present:

Public Member
Cook County
School District #214
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.

3. Appointment of Meeting Chairperson

Mr. DeBartolo made a motion to appoint Michael Kaplan as Chairperson. Mr. Galick seconded the motion. All were in favor and the motion passed.

4. Appointment of Public Member – Marshall Kaplan

Chairman Kaplan stated there was no one available for appointment to Public Member as Marshall Kaplan was not in attendance.

5. Approval of Minutes – Annual Meeting of the JRB for the Town Center II Redevelopment Area from 9/17/21

Mr. Shepard made a motion to approve the minutes; the motion was seconded by Mr. DeBartolo. All members indicated they were in favor of approving the minutes of the September 17, 2021 Town Center II Redevelopment Area JRB meeting and the motion passed.

6. Report of Activity and Status Regarding the Town Center II Redevelopment Area

Chairman Kaplan reviewed the FY 2021 Annual Tax Increment Finance Report for the Town Center II Redevelopment Area.

Mr. Ainsworth provided an update on the Wingspan project. He stated that this redevelopment project is located on an 11.5 acre site of the former Aldi and Sears buildings. Redevelopment began with construction of the District #21 Administration Building and will eventually include 55 row homes/townhomes and 22,000 square feet of commercial space. The Village is actively working on the TIF application and will likely have an agreement sometime this year.

Chairman Kaplan asked Mr. Ainsworth to explain a little about how the restaurant/retail buildout grant program works. Mr. Ainsworth replied that the façade grant program has been revamped to create a new reimbursement program for permanent improvements to properties within the TIF districts. This program is designed for retention of existing businesses as well as attraction of new businesses. Mr. Ainsworth indicated that in order to qualify for the program, businesses must either own the property or have a five year lease.

Mr. Shepard asked Mr. Ainsworth to clarify that these grant programs are specific to each of the TIF budgets. Mr. Ainsworth stated that was the case.

Chairman Kaplan then asked Mr. Kaup to speak about the streambank stabilization. Mr. Kaup reported that this is a continuation of the streambank stabilization of Buffalo Creek that was started a few years ago. The Village will be applying for a 319 Grant that will cover 60 percent of the cost of construction and engineering to stabilize Buffalo Creek from Northgate Parkway east to Dundee Road.

7. Approval of Town Center II Redevelopment Area Report

There being no questions regarding the report, Chairman Kaplan asked for a motion to approve the report. Mr. Galick made the motion; it was seconded by Mr. Shepard. All were in favor and the report was approved.

8. Other Communications

None

9. Adjournment

Chairman Kaplan asked for a motion to adjourn. Mr. Shepard made the motion; it was seconded by Mr. Galick. All were in favor and the meeting adjourned at 10:28 a.m.

Respectfully Submitted,

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Michael Kaplan
Director of Finance