

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

**Wednesday, August 9, 2023
Board Room
2 Community Boulevard
Wheeling, Illinois 60090**

1. Call to Order at 10:12 a.m.

In compliance with the statutes of the State of Illinois, the Annual TIF JRB Meeting was held to review 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:

School District #214	Tim Keeley
Indian Trails Public Library	Susan Beal
School District #21	Michael Zagar
Wheeling Park District	Matt Wehby
Community College #512	Bob Grapenthien
Village of Wheeling	Michael Kaplan

The following members were not present:

Cook County
Wheeling Township

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

3. Public Comments and Concerns

None

4. Appointment of Public Member – Marshall Kaplan

Chairman Kaplan stated that Marshall Kaplan was in attendance and available to serve as the Joint Review Board Public Member.

Ms. Beal motioned to appoint Marshall Kaplan as the Public Member; Mr. Grapenthien seconded the motion. All were in favor, and the motion passed.

5. Appointment of Meeting Chairperson

Ms. Beal made a motion to appoint Michael Kaplan as Chairperson. Mr. Grapenthien seconded the motion. All were in favor, and the motion passed.

**6. Approval of Minutes – Annual Meeting of the JRB for the Town Center II
Redevelopment Area from 8/18/22**

Ms. Beal motioned to approve the minutes; Mr. Grapenthien seconded the motion. All members indicated they were in favor of approving the minutes of the August 18, 2022, Town Center II Redevelopment Area JRB meeting, and the motion passed.

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

Chairman Kaplan reviewed the FY 2022 Annual Tax Increment Finance Report for the Town Center II Redevelopment Area.

During the review, Chairman Kaplan asked Mr. Smith to explain a transfer to the Town Center II TIF Fund related to stormwater credits. Mr. Smith stated that the transfer was necessary after staff and the Metropolitan Water Reclamation District of Greater Chicago (MWRDGC) determined the final number of stormwater credits that were allocated to a development project. Since the original calculation differed from the amount booked, the Village was returning the funds based on the true-up.

Next, Chairman Kaplan asked Mr. Klicker to describe the Wingspan development project to the Joint Review Board members. Mr. Klicker explained that the project is an 11-acre site that includes the District 21 administrative offices, 55 townhomes, and approximately 33,000 square feet of retail space. He further explained that the Village paid a consultant to analyze the developer's request for TIF funds related to the development's retail portion.

Chairman Kaplan then asked Mr. Kaup to describe in more detail the expenditures associated with property assembly and site plan related to the design of the Northgate Parkway and Dundee Road storm sewer, streambank stabilization, and compensatory storage survey. Mr. Kaup replied that the design costs for the storm sewer were related to the development agreement with the Landing Senior Living Facility. The MWRDGC required that the Village redirect some stormwater conveyance from their pipes on Northgate Parkway to Heritage Lake. He noted that the streambank stabilization is an ongoing project and that Hampton Lenzini is responsible for the design phase and construction oversight of a section of the Wheeling Drainage District Improvements from Northgate to Dundee. He stated that the payment to Baxter and Woodman was connected to the study described earlier by Deputy Finance Director Smith relating to trueing up the compensatory stormwater credits available to the Village for development purposes.

Again, Chairman Kaplan called on Mr. Kaup to explain the McHenry/Wheeling Road traffic signal improvement expenditures. Mr. Kaup stated that the expenditures were related to a 2015 project that was completed in 2017 as part of the corridor improvements by the State of Illinois. Part of the project required that the Village of Wheeling relocate some of the water mains, and there was a delay in the State invoicing for the Village's portion of that project.

Mr. Klicker responded to a request that he elaborate on the Retail Grant Program payments that were made to Bill Stasek/Tasca Chevrolet, Pirosmeni Georgian Food Art, LLC, and Cinergy.

8. 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. Zagar made the motion; Mr. Grapenthien seconded it. All were in favor, and the report was approved.

9. Other Communications

None

10. Adjournment

Chairman Kaplan asked for a motion to adjourn. Mr. Keeley made the motion; Mr. Zagar seconded it. All were in favor and the meeting adjourned at 10:25 a.m.

Respectfully Submitted,

A handwritten signature in black ink, consisting of a stylized 'R' followed by a large 'A'.

R. Brian Smith
Director of Finance

