FINANCE COMMISSION
MINUTES
APRIL 9, 2021

CALL TO ORDER:

Matthew L. Halkyard	Chairman	Present
Jeremy S. VanEk	Vice-Chairman	Present
Michael Campagna	Commissioner	Present
Lea Dan	Commissioner	Present
Lisa A. Cleaver	Commissioner	Present
Scott R. Greeno	Commissioner	Present
Christopher Oakes	Commissioner	Present
Jose DeLeon	Commissioner	Present
Brenton J. Peck	Commissioner	Present
Kevin VanEk	Student Commissioner	Present

Also, present: Trustee Christiansen, Village Manager Franz, Finance Director Coyle and Recording Secretary Haslett.

A. **Call To Order**

The meeting was called to order at 7:00AM.

B. **Public Comments**

None.

C. **Approval of Minutes**

1. Finance Commission - Regular Meeting – March 12, 2021 7:00 AM

MOVE TO APPROVE MINUTES OF FINANCE COMMISSION MEETINGS AS PRESENTED FROM 3/12/2021.

RESULT	**Motion Unanimously Carried**
MOVER:	**Commissioner DeLeon**
SECONDER:	**Chairman J. VanEk**
AYES:	**Campagna, Cleaver, Dan, DeLeon, Greeno, Halkyard, J. VanEk, Oakes, and Peck**
ABSENT:	**None**

D. **Financial Reports**

1. General Fund Update – February 2021

Finance Director Coyle briefed the Finance Commission on the February 2021 General Fund financials. Sales and home rule sales were down from the prior year, but exceeded the budget estimate. Income taxes exceeded last year and exceeded the budget estimate as well. Governor Pritzker plans to reinstitute the 10% reduction in income taxes. Currently there is no discernable trend with revenues because it is too early in the fiscal year with only two (2) months reporting.

The increase in the number of snow events earlier in the year will most likely cause the Street Department budget to exceed the budget for 2021.

2. Village Links/Reserve 22 Report – February 2021

Finance Director Coyle noted the Village Links and Reserve 22 cash reserves improved, but still need to be monitored closely. The Village Links staff continues to improve their financials through controlling costs. January and February are not the best months for the Links business model, but overall improved by about $50,000 from 2020. Finance Director Coyle discussed the 2021 year-end cash reserves. The average estimate projects that about $450,000 will be on-hand at year-end, while the best model projects about $1.7 million.

E. **Tax Increment Financing (TIF) District**

1. General Information on TIF Districts

Finance Director Coyle provided a TIF District overview. Finance Director Coyle referenced the Illinois Municipal League publication included in the agenda. Finance Director Coyle explained with a TIF, the equalized assessed value (EAV) is frozen at the outset for a period of 23 years. Typically, DuPage County will calculate a base level of taxes. As the property value increases over the life of the TIF, due to the redevelopment, this increment in taxes is retained by the municipality to offset the TIF related expenses. Chairman Halkyard inquired about the types of eligible expenses for a TIF district. Finance Director Coyle replied some of the TIF eligible expenses include: administrative costs, property acquisition, renovation, rehabilitation, demolition, construction of public works improvements, job training, financing costs, studies, surveys, marketing costs, and professional services. Before a TIF can be created a municipality must demonstrate the need for the TIF.

Over the life of the TIF, the property value increases due to improvements made to the property. Once the TIF period expires, the higher tax base benefits all the taxing districts and not just the municipality. Accordingly, without the TIF, this higher EAV would not have been achieved. To date, the Village of Glen Ellyn has used TIF funds for grants related to business façade, interior and fire improvements, to satisfy redevelopment agreements and studies related to the TIF. Every year the TIF funds are audited and a report is filed with the State of Illinois and is available on the Comptrollers website.

Commissioner Greeno inquired about how you go about getting a TIF approved. Finance Director Coyle explained at the beginning stages of the TIF, a joint review board is created, public hearings are held, and studies are done to demonstrate the need for the TIF. The joint review board includes all the taxing bodies.

Finance Director Coyle reviewed the presentation from the 2019 Joint Review Board meeting. For the Central Business District (CBD) TIF the cumulative private investment is $2,380,075. The cumulative public investment is $1,586,032. The 2019 Budget allocated $125,000 to downtown facade, retail interior improvements, and fire prevention award programs. The TIF has paid $206,250 in award programs that generated $2,380,075 in private investment. The 2019

CBD Awards include the following recipients: A Toda Madre, 419 A & B Main Street, Stam, 2 Hound Red, Nobel House, Shawn Sargent Designs, Sweet Shoppe, Sushi Ukai, Glen Art Theatre, and Vanilla Sugar Bakery. In 2018, the Village issued $9.9 million in general obligation bonds to finance the CBD parking garage, CBD street and streetscape, and Civic Center improvements.

The APEX development is a notable TIF project with an estimated value of $41 million, which is estimated to generated about $7.3 million in tax increment over the life of the TIF. Some of the other TIF projects include: the Avere luxury 48-unit rental development, McChesney and Miller redevelopment, CBD Streetscape, Civic Center Parking Garage, and the CBD Train Station and Pedestrian Underpass. For the Roosevelt Road TIF District the cumulative private investment is $2,150,000 and the cumulative public investment is $541,467. Other developments not in the Roosevelt Road TIF district, but have positively impacted the TIF include: Baker Hill Shopping Center, Andy's Frozen Custard, Buona Beef, Bucky's Gas Station, Raising Cane, and Wendy's renovation.

2. Central Business District TIF Revenue Projections

Finance Director Coyle summarized the CBD TIF revenue projections provided by Kane, McKenna, & Associates, Inc. and highlighted the various redevelopment agreements approved by the Village Board including Avere, Apex and Glenwood Station. Finance Director Coyle noted these are only projections and depend upon how the assessed values progresses. Chairman Halkyard said without the TIF, a lot of these projects would not have moved forward.

F. **Trustee Liaison Report**

Trustee Christiansen updated the Finance Commission on recent Village Board activities.

G. **Chairman's Report**

Chairman Halkyard stated he is moving to the Planning Board and hopes Commissioner VanEk will move into the Finance Commission Chairman role. Commissioner VanEk said he would be happy to do so and thanked Chairman Halkyard for his service to the Finance Commission.

H. **Other Business**

1. Economic Development Update

No report.

2. Next Meeting Friday, May 14, 2021, 7:00AM

I. **Adjournment**

1. Motion to Adjourn

Commissioner VanEk moved and Commissioner Oakes seconded, to adjourn the meeting. The meeting was adjourned at 8:12AM.

Submitted by Aileen Haslett, Recording Secretary