

**Minutes of the  
JOINT REVIEW BOARD MEETING**

**PROPOSED SOUTH GATEWAY TAX INCREMENT FINANCING DISTRICT  
VILLAGE OF LONG GROVE**

**October 9, 2020**

**1. Call to Order.**

Village of Long Grove Joint Review Board (“**JRB**”) representative Trustee Anne Kritzmire called the meeting to order at 7:02 a.m. In accordance with P.A. 101-640, Member Kritzmire read the following statement:

*“Due to the Governor’s statewide disaster declaration relating to the COVID-19 pandemic and current public health guidelines for social distancing, the Long Grove Village President has determined that it is not prudent for the members of public bodies (including the Joint Review Board) or staff to convene in-person for today’s meeting. Therefore, the Joint Review Board is meeting by video conference. Those same conditions require barring access to the public for in-person attendance. In light of those limitations, the public is invited to attend and listen to the meeting through Zoom platform or by phone as indicated on the meeting agenda. To comply with the Open Meetings Act requirements for virtual meetings, today’s meeting is being recorded.”*

**2. Roll Call and Introduction of Taxing District Representatives and Public Member**

Member Kritzmire called the roll of all taxing districts and the Public Member entitled to serve on the JRB of the proposed South Gateway Tax Increment Financing District (the “**TIF District**”):

<b>Affiliation of Member</b>	<b>Name of JRB Member</b>	<b>Present</b>	<b>Absent</b>
Village of Long Grove	Trustee Anne Kritzmire	X	
College of Lake County	n/a		X
County of Lake	n/a		X
Ela Township	n/a		X
Kildeer/Countryside S.D. 96	n/a		X
Stevenson High SD 125	n/a		X
Long Grove Park Dist.	n/a		X
Long Grove Fire Prot. Dist.	n/a		X
Vernon Area Library Dist.	n/a		X
Public Member	Richard Terrett	X	

Members Kritzmire and Terrett both indicated that they were able to hear the proceedings, and it was confirmed that they both could be heard. Member Kritzmire declared that, as there is no specific quorum requirement for the JRB, there were sufficient members of the JRB to proceed.

Member Kritzmire also noted that JRB members should have received copies of the meeting agenda, the proposed Redevelopment Plan & Program for the TIF District, a draft ordinance approving the Redevelopment Plan and Program, and other materials that were

also available on the Village website. Both Members Kritzmire and Terrett acknowledged receipt of such materials.

It was also noted that the following others were present: Long Grove Village President Bill Jacob; Long Grove Village Manager Dave Lothspeich; Long Grove Village Planner Jim Hogue; Village of Long Grove Intern Denise Rosenquist; Village Attorney Vic Filippini; Lee Brown and Benito Garcia of Teska Associates (Village TIF Consultant); Dr. Jay Levin on behalf of Pinnacle Capital (an owner of property within the proposed TIF District); Tyler Edwards on behalf of Menard's (an owner of property within the proposed TIF District).

3. **Selection of Chairperson.** Member Terrett moved, seconded by Member Kritzmire, to appoint Member Kritzmire as Chairperson. On a roll call vote, Members Terrett and Kritzmire voted aye; no nays. Member Kritzmire thereafter oversaw the meeting as Chair.
4. **Presentation of Overview of Proposed South Gateway Tax Increment Financing District.** Chairperson Kritzmire requested Long Grove TIF Consultant Lee Brown to offer an overview of the proposed TIF District. Mr. Brown presented a PowerPoint that discussed the TIF Law, identified the proposed TOIF District, reviewed the conditions within the proposed TIF District that qualified the area for establishment as a TIF District, and summarized the elements of the draft Redevelopment Plan and Program/Eligibility Study, including the proposed budget therefor.

Following such presentation, Mr. Brown fielded questions and comments from the JRB members.

5. **Review of:**
  - **Draft South Gateway Tax Increment Financing District Redevelopment Plan & Program**
  - **Draft Ordinance Approving Redevelopment Plan and Program**

Observing that Mr. Brown's presentation included a review of the draft Redevelopment Plan and Program, Chairperson Kritzmire requested Long Grove Village Attorney to offer a review of the draft ordinance approving the Redevelopment Plan and Program. Mr. Filippini briefly summarized the draft ordinance, noting that it and two other ordinances would need to be approved by the Village Board to establish the TIF District. The JRB members had no further questions or comments.

6. **Public Comment and Review of Public Record.** Chairperson Kritzmire asked whether there were any public comments or questions. Mr. Edwards asked several questions that Messrs. Brown and Filippini addressed.
7. **Recommendations.** Chairperson Kritzmire asked if there were other questions or comments from JRB members. There being none, Member Terrett moved, seconded by Chairperson Kritzmire, as follows: *"I move that the Joint Review Board recommend approval of the proposed Redevelopment Plan & Program and the draft Ordinance adopting such Plan."*

On a roll call vote, Members Terrett and Kritzmire voted aye; no nays. The motion passed as the recommendation of the JRB.

8. **Other Business:** Village President Jacob thanked all those present for attending and extended special thanks to the JRB members for their involvement.
9. **Adjournment:** At 7:30 a.m., Member Terrett moved, seconded by Chairperson Kritzmire, to adjourn the meeting. On a roll call vote, Members Terrett and Kritzmire voted aye; no nays. The motion passed and the meeting adjourned.