

**MINUTES OF THE LEHIGH/FERRIS JOINT REVIEW BOARD MEETING
RICHARD T. FLICKINGER MUNICIPAL CENTER
6101 CAPULINA AVENUE
MORTON GROVE, ILLINOIS 60053
JULY 15, 2010**

1. Call to Order. Pursuant to proper notice in accordance with the Open Meetings Act, the Lehigh/Ferris Joint Review Board meeting was called to order at 10:38 am by Village Clerk Tony S. Kalogerakos. In attendance were:

Village Trustee Shel Marcus	Village Trustee Larry Gomberg
Village Trustee John Thill	Village Administrator Joseph F. Wade
Resident Chris Arns	Finance Director/Treasurer Ryan Horne
Comm and Econ Develop Dir John D. Said	Gary Zabilka, School District 70
Resident Eric Poders	Bill Sullivan, Morton Grove Park District
Donald J. Gelfund, Niles Township	John Benstead Community Representative
Nick Katz, Pioneer Press	David Levin, Morton Grove Public Library
Sheryl Stewart Caldwell, Cook County	Jamie Reilly, Golf School District 67
	Martin McConahay, Golf School District 67

2. Confirmation of public member. Mr. Wade confirmed the public member was Mr. John Benstead who was present for this proceeding. He also stated this meeting's primary purpose was to provide information to other taxing districts concerning the TIF's financial position, as well as the activities over the past year as stated in the annual report presented to the members. Mr. Wade stated at the end of today's report, the Village will entertain any questions members may have and answer them to the best of the Village's ability.
3. Election of the day's chairperson. Mr. Wade then asked for the election of a chairperson for this meeting. After a brief discussion, Gary Zabilka was appointed chairperson by a unanimous general voice vote.
4. Approval of minutes. Mr. Wade then asked for the approval of the minutes from June 25, 2009. A motion was made by Brian Sullivan and seconded by Ryan Horne. The motion was unanimously approved by general voice vote.
5. Financial report of activities for calendar year ending December 31, 2009.
 - a. Mr. John D. Said, Director of Community and Economic Director presented his report on financial activities for the calendar year ending December 31, 2009. He explained this is a different type of district in the amount of activity and recent development trends, and how it is reflected in some of the incremental revenues. The Lehigh/Ferris TIF District was established in 1998. He stated the typical life of a TIF District is 23 years in Illinois which will bring this TIF to a conclusion in 2021. Mr. Said noted this is a more active TIF District. There is some focus around the commuter rail station, and the Village has been actively engaged in property acquisition and general improvement projects. The district's size is larger resulting in a higher amount of property taxes received. The increment is approximately \$2.7 million. There have been amendments to the TIF which include establishing a framework plan to identify trends and work as a

guide for future development in the community. The second action/ament impacted the approval of changes to Trafalgar Square (east of the Woodlands).

- b. Mr. Horne reviewed and guided the attendees through the financial report. He reported at the beginning of the year there was a fund balance of \$8.7 million. Grants have been received for walkway improvements. Bonds were also refinanced. The ending fund balance for the year is at \$9.5 million. The audit report fund balance has therefore increased by \$1.2 million. A general obligation bond is also being paid out of TIF funds.
6. Summary of redevelopment activities for 2009. Mr. Said stated there are redevelopment opportunities for a number of areas within the TIF including Site “B” and Site “J”. Not a lot can be discussed concerning these parcels since redevelopment discussions are currently taking place.
7. Mayor’s certification and legal counsel’s opinion. It was noted those documents have been prepared and will be appropriately filed.
8. Other Business. There was no additional business to discuss at this meeting. Mr. Wade then asked for questions.
 - Mr. Poders inquired about the difference between the two school districts. He was concerned about why one was struggling and the other was not. Mr. Horne stated the Village has revenue sharing agreements with both districts. There are annual reimbursements to the schools which should help. Mr. Wade stated the Village’s consultant recommended three things to draw out the boundaries which were ripe for redevelopment. In Waukegan Road it was the hotel area. Second point Kane McKenna recommended was to pay the debt down as soon as possible. There was quite a lot of debt with Waukegan Road. Third, provide a system to make whole payments to the Districts. From the start of each TIF this has been done. Patience, considering the economy, and if we can get redevelopment going then there will be a stronger equalized assessed valuation. Mr. Zabilka was happy a redevelopment agreement was in effect to help the district. Trustee Marcus stated the Village Board is committed to the community, the schools, and the public at large.
9. Adjournment. There being no further business to come before this Board, a motion was made to adjourn the meeting at 11:10 am and seconded. The motion was unanimously approved by general voice vote.

Respectfully submitted,
