



**COUNTY OF KENDALL, ILLINOIS
COMMITTEE OF THE WHOLE
County Office Building
County Board Rooms 210
Thursday, November 16, 2017 ~ 5:30p.m.**

MEETING AGENDA

- 1. Call to Order**
- 2. Roll Call:** Elizabeth Flowers, Matthew Prochaska, John Purcell, Lynn Cullick, Judy Gilmour, Bob Davidson, Tony Giles, Audra Hendrix, Scott Gryder, Matt Kellogg
- 3. Approval of Agenda**
- 4. Approval of Minutes from October 11, 2017 Meeting**
- 5. Department Head and Elected Official Reports**
- 6. Public Comment**
- 7. Committee Business**
 - From Economic Development Committee:**
 - *Discussion of the United City of Yorkville's current downtown TIF District extension and creation of a new TIF District in downtown*
 - From Admin HR Committee:**
 - *Update on Workers Compensation Bids*
 - From Finance Committee:**
 - *FY 2018 Budget Discussion*
- 8. Executive Session for the purpose of the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity. However, a meeting to consider an increase in compensation to a specific employee of a public body that is subject to the Local Government Wage Increase Transparency Act may not be closed and shall be open to the public and posted and held in accordance with this Act. 5 ILCS 120/(c)(1)**
- 9. Action Items for County Board**
- 10. Adjournment**

If special accommodations or arrangements are needed to attend this County meeting, please contact the Administration Office at 630-553-4171, a minimum of 24-hours prior to the meeting time

COUNTY OF KENDALL, ILLINOIS
COMMITTEE OF THE WHOLE
 Wednesday, October 11, 2017

CALL TO ORDER AND PLEDGE OF ALLEGIANCE - The meeting was called to order by County Board Vice Chair Lynn Cullick at 4:13p.m., who led the committee in the Pledge of Allegiance to the American Flag.

ROLL CALL

Attendee	Status	Arrived	Left Meeting
Scott Gryder	ABSENT		
Lynn Cullick	Here		
Bob Davidson		5:35p.m.	
Elizabeth Flowers	ABSENT		
Tony Giles		4:13p.m.	
Judy Gilmour	Yes		
Audra Hendrix	Here		
Matt Kellogg	Yes		
Matthew Prochaska	ABSENT		
John Purcell		4:15p.m.	

Others present: ASA Anne Knight, Scott Koeppel, Jim Smiley

APPROVAL OF AGENDA – Member Hendrix made a motion to approve the agenda as written, second by Member Gilmour. **With a voice vote of 6-0, the motion carried.**

APPROVAL OF MINUTES – Member Hendrix made a motion to approve the September 14, 2017 meeting minutes, second by Member Kellogg. **With a voice vote of 6-0, the motion carried.**

CBIZ UPDATE – Jim Pajauskas presented the committee with the latest version of the proposed renewals with United Healthcare. Discussion on the various cost-saving options for the health care plans, the law requiring a sealed bidding process, proposed plan design changes, specialty health issues of County employees and family members that won't allow the County to fit into a "cookie-cutter" design plan, the process for requesting vendor qualifications, premium reductions, and the networks associated with each proposed UHC health plan.

COMMITTEE BUSINESS

From Facilities Management Committee:

- *Presentation of the Facilities Management Committee Approved KCFM Projects Policy Flowcharts* – Member Kellogg explained why the Facilities Management Committee requested the flowcharts, how the process will eliminate the Director's time in prioritizing projects, and approving projects not already added to the current year's budget proposal, final decisions being made by the FM Committee, funding decisions being made by the Finance Committee, and the appropriate notification list of personnel for all projects and emergency repairs needed completed by facilities management staff.

From Admin HR Committee:

- *Discussion of Request for Qualifications (RFQ) or Bid for Insurance Brokerage and Risk Management Consultant Services* – Member Cullick stated that the State’s Attorney’s Office has issued several opinions on the law requiring the County to conduct an annual sealed bid for Insurance Brokerage and Risk Management Consultant Services, and that the County is in direct violation of the law for not conducting sealed bidding for Insurance Brokerage and Risk Management Consultant Services. Discussion on the RFP process, the sealed bid process, negotiations that have already been done by our current brokerage firm and risk management consultant, lack of bids from other healthcare providers, the timeline for completing the task this fiscal year, and next steps for ensuring the County is in compliance in future years.

From Finance Committee:

- *FY 2018 Budget* – Member Purcell updated the committee on the committee’s progress and proposed cuts thus far, capital requests, possible insurance savings, the request from the Health Department of their benefit contribution of \$480,000, reduction in the VACKC levy, reductions in on the estimated bond savings, a flat percentage for salary increases, reduction of stipends, the special litigation fees line item, the special reserve fund, the six-month fund balance policy discussion in committee, the 27th payroll dilemma, and possible other areas where cuts can be made to the budget.

PUBLIC COMMENT – None

QUESTIONS FROM THE MEDIA – None

CHAIRMANS REPORT – No report

REVIEW BOARD ACTION ITEMS – Vice Chair Cullick asked the committee to review the agenda for any updates or changes.

Discussion on the Approval of the 2018 Comprehensive Noxious Weed Work Plan, the elimination of the Ad Hoc Zoning Committee, and the Intergovernmental Agreement with the Village of Millbrook.

There was consensus by the committee to have Mr. Koepfel prepare and finalize the Intergovernmental Agreement with the Village of Millbrook, without legal review, and have available at the October 17, 2017 County Board meeting for discussion.

EXECUTIVE SESSION – Not needed

ADJOURNMENT – Member Gilmour moved to adjourn the meeting at 6:11p.m., Member Hendrix seconded the motion. **The motion was unanimously approved by a 6-0 voice vote.**

Respectfully Submitted,

Valarie McClain
Administrative Assistant and Recording Secretary



UNITED CITY OF YORKVILLE

DOWNTOWN REDEVELOPMENT PROJECT AREA #1 Extension

Presentation to Kendall County
October 20, 2017

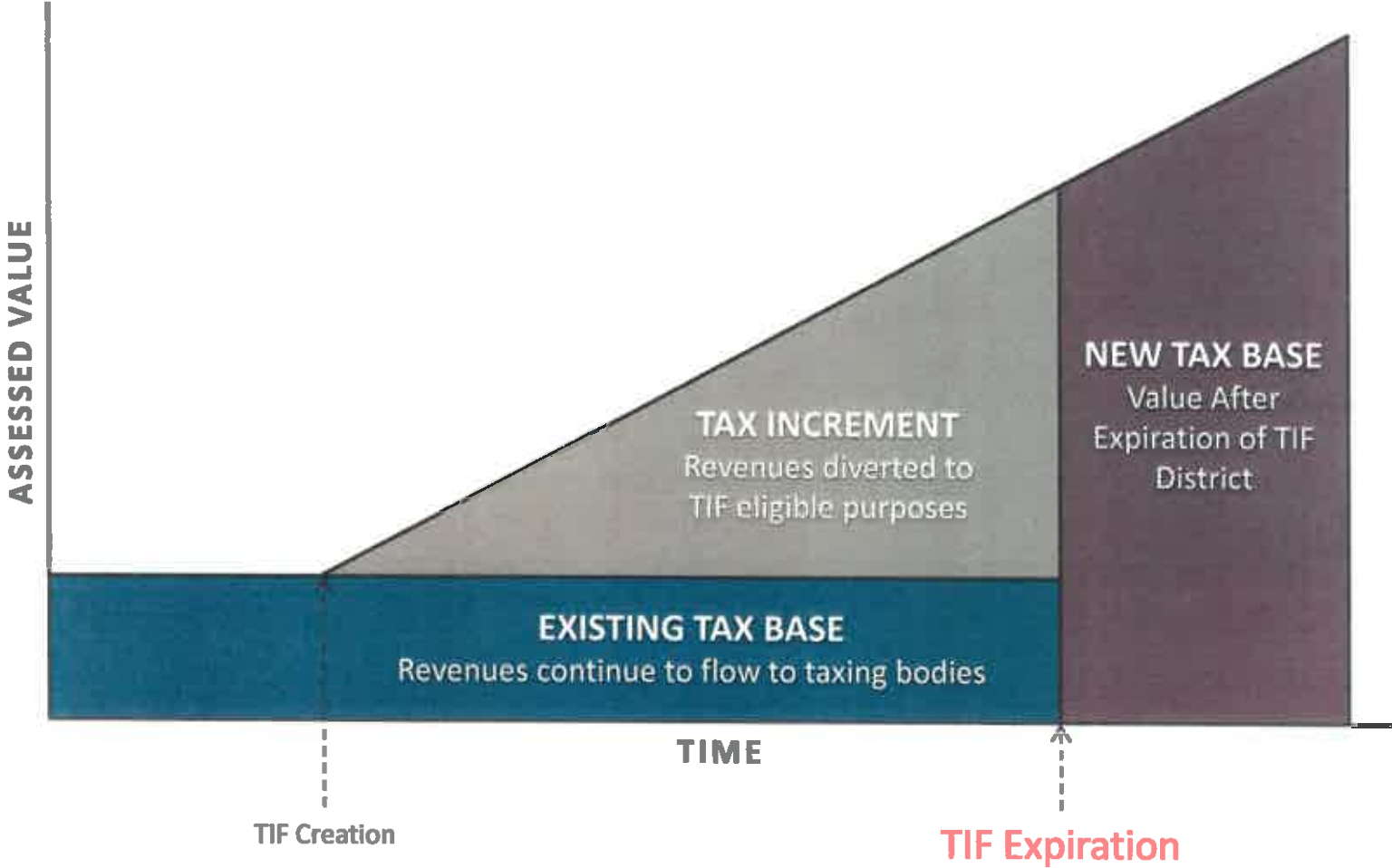
OUR REQUEST

County agrees to give the City
a letter of support to extend the
Downtown TIF 1 ending date
from 2029 to 2041

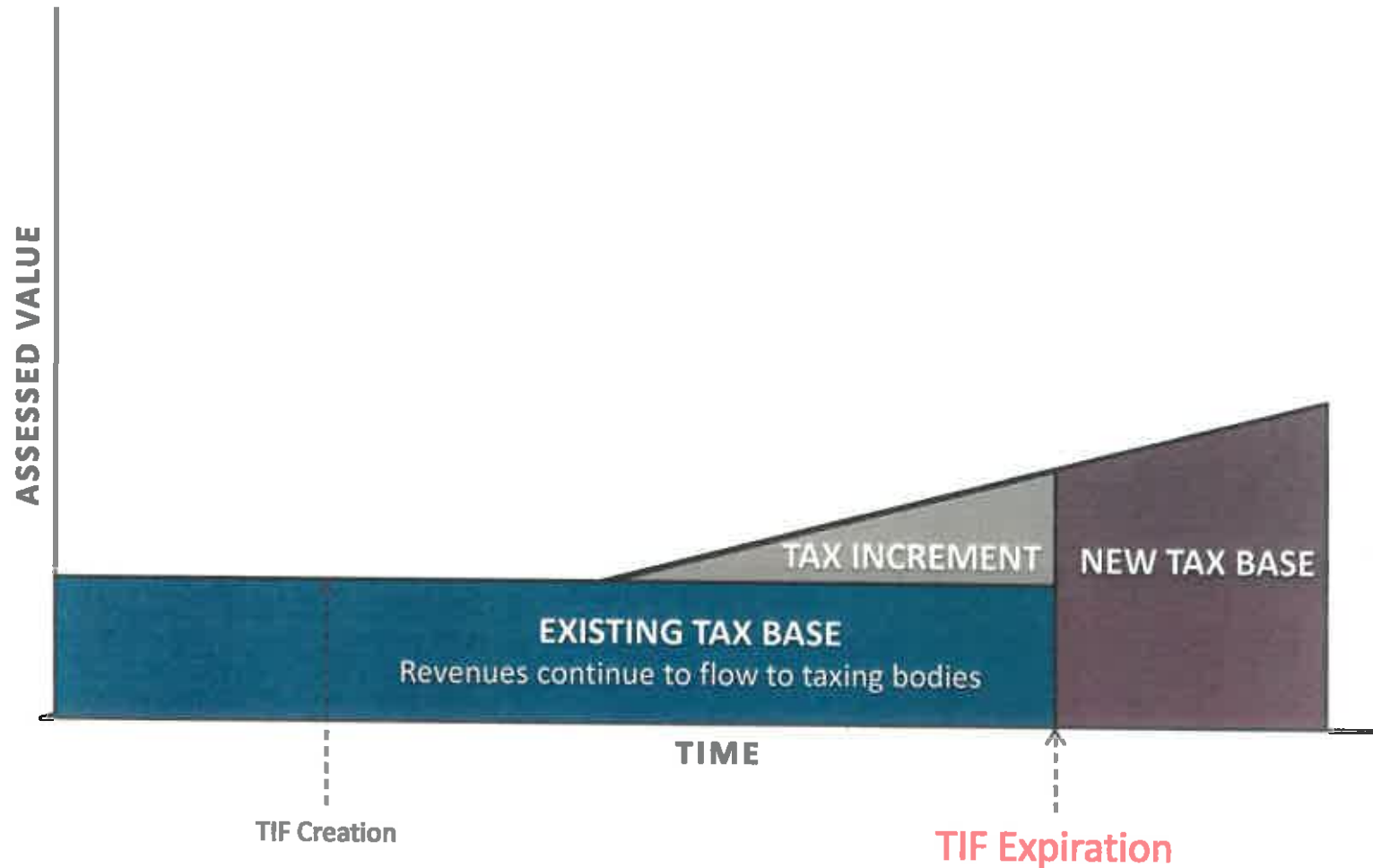
PRESENTATION OUTLINE

- How TIF Districts work
- History
- Observations of Downtown TIF #1
- Justification of our request

WHAT DOES A TIF DISTRICT DO?

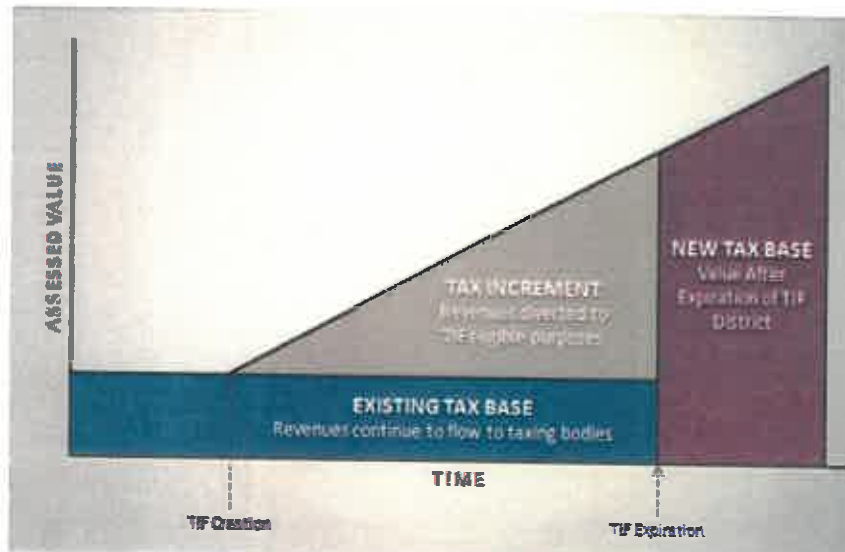


REALITY – DOWNTOWN TIF #1

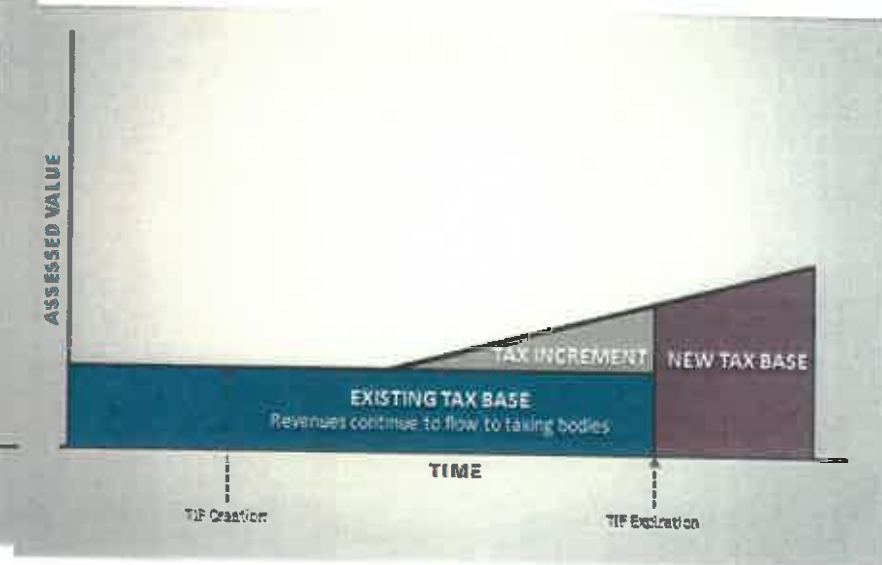


EXPECTATIONS VS. REALITY

Expectation



Reality



HISTORY

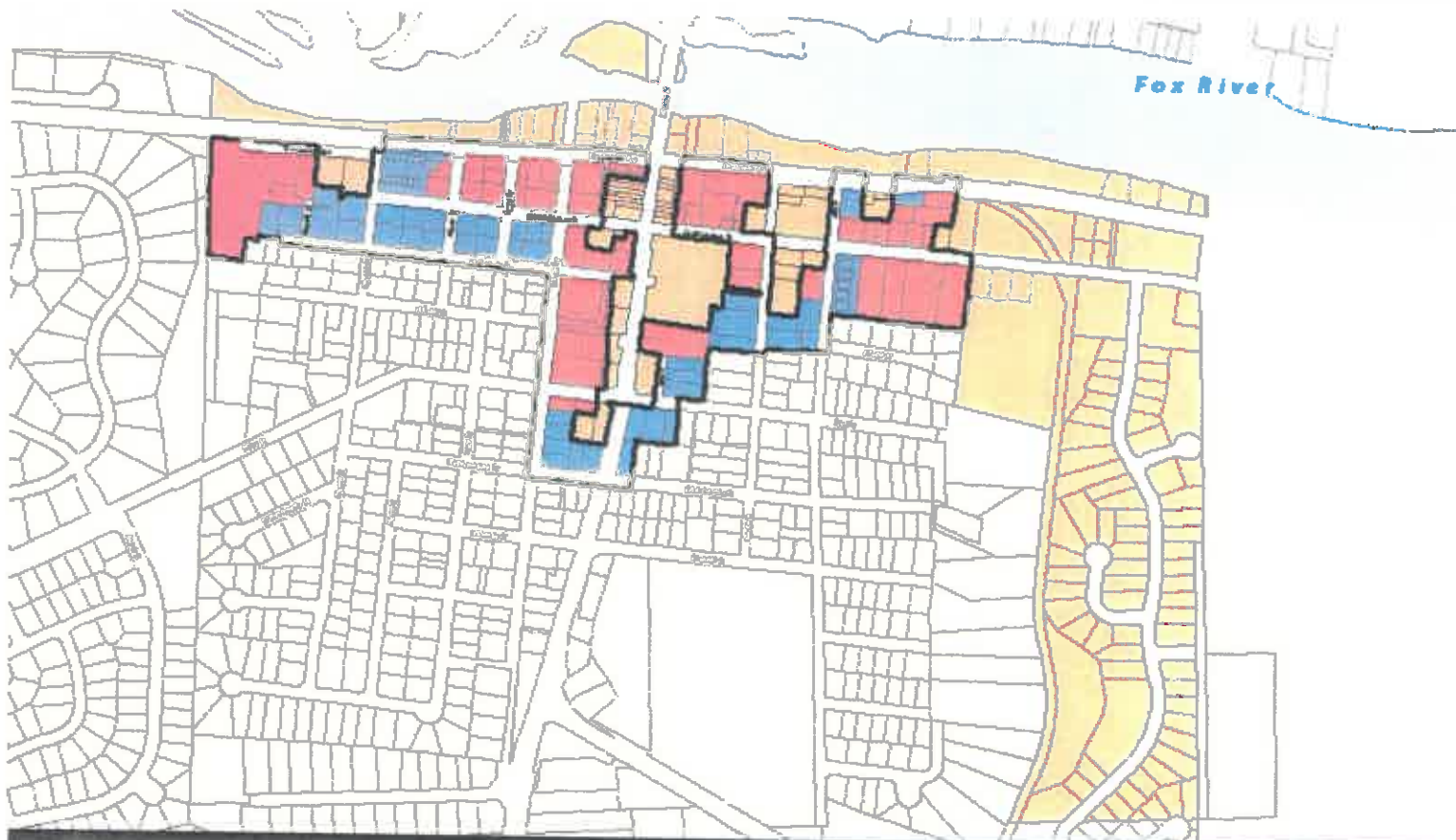
- Original TIF District established in 2006
 - Assumed \$35,000,000 in new EAV by 2029
 - Actual new EAV in 2017 is \$572,000
- Equalized assessed values have decreased AND fewer developments than expected
- New Comprehensive Plan adopted in 2016 calls for mixed-use
- Redevelopment is still a key priority for the City

WHAT ARE WE TRYING TO DO?

Creation and Extension

- Create new TIF District and Redevelopment Area
 - County will receive formal notice of a public hearing and joint review board meeting at a later date
- Remove some parcels from original TIF into new TIF
- Extend the original TIF
 - This is the step that brings the City to County today

WHAT ARE WE TRYING TO DO?



DOWNTOWN TIF PARCEL OVERLAP

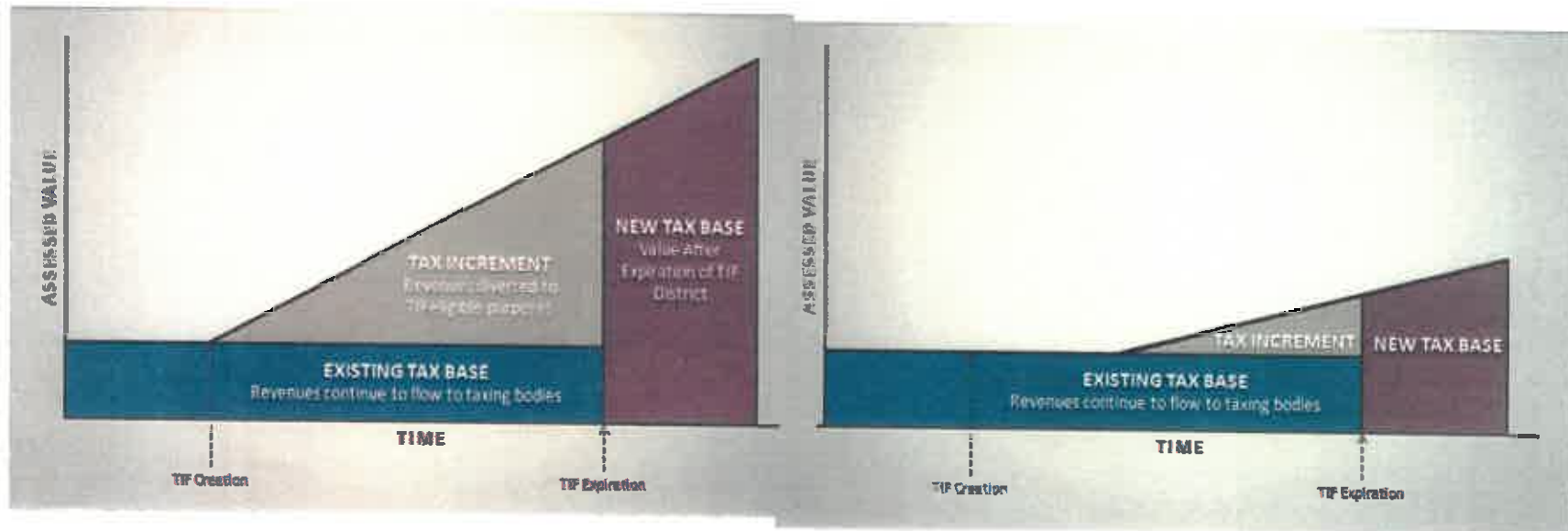
- Proposed TIF Boundary
- TIF #1 Parcels
- Parcels Being Removed from TIF #1 and added to TIF #2
- TIF #2 Parcels



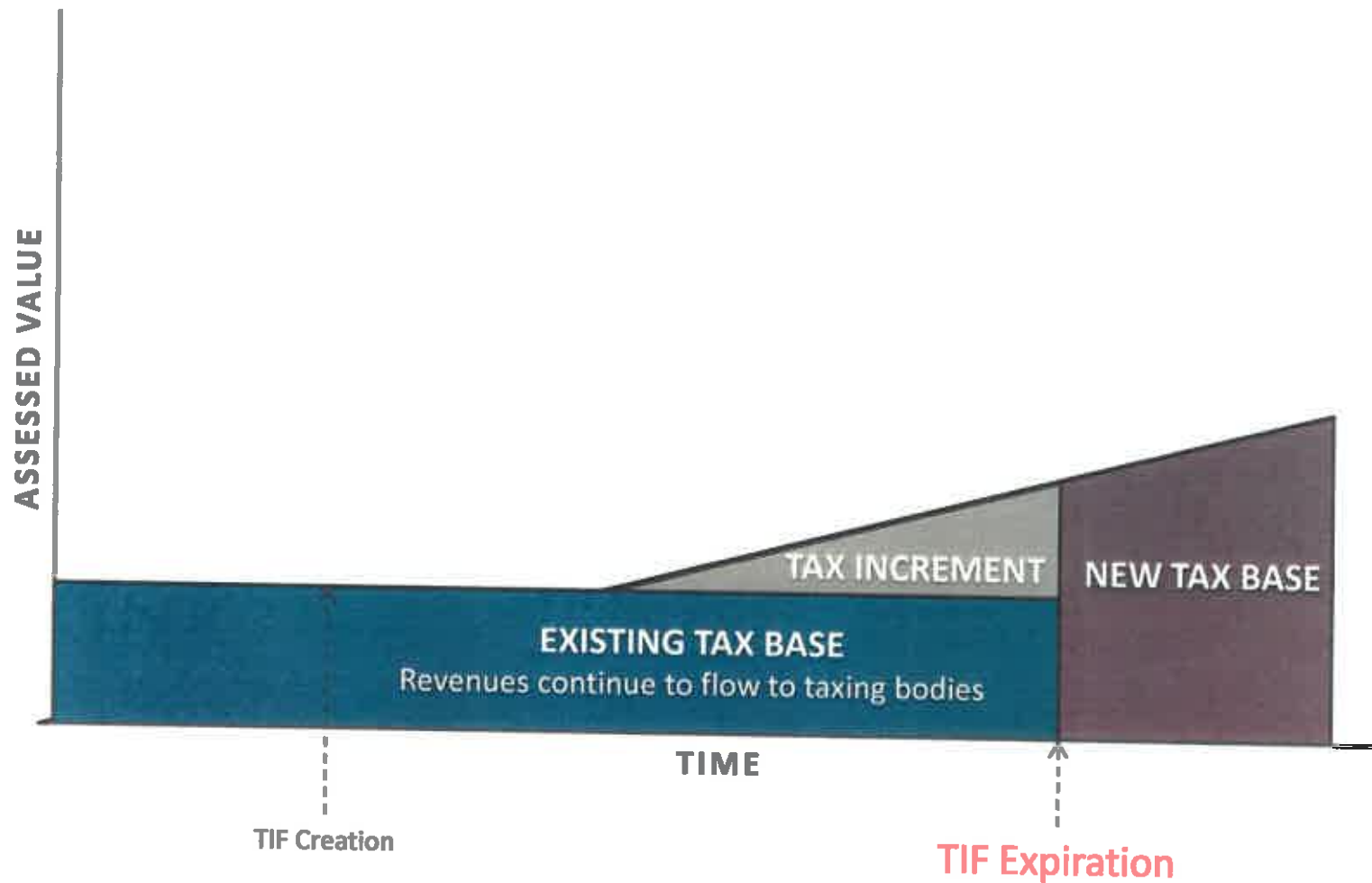
EXPECTATIONS VS. REALITY

Expectation

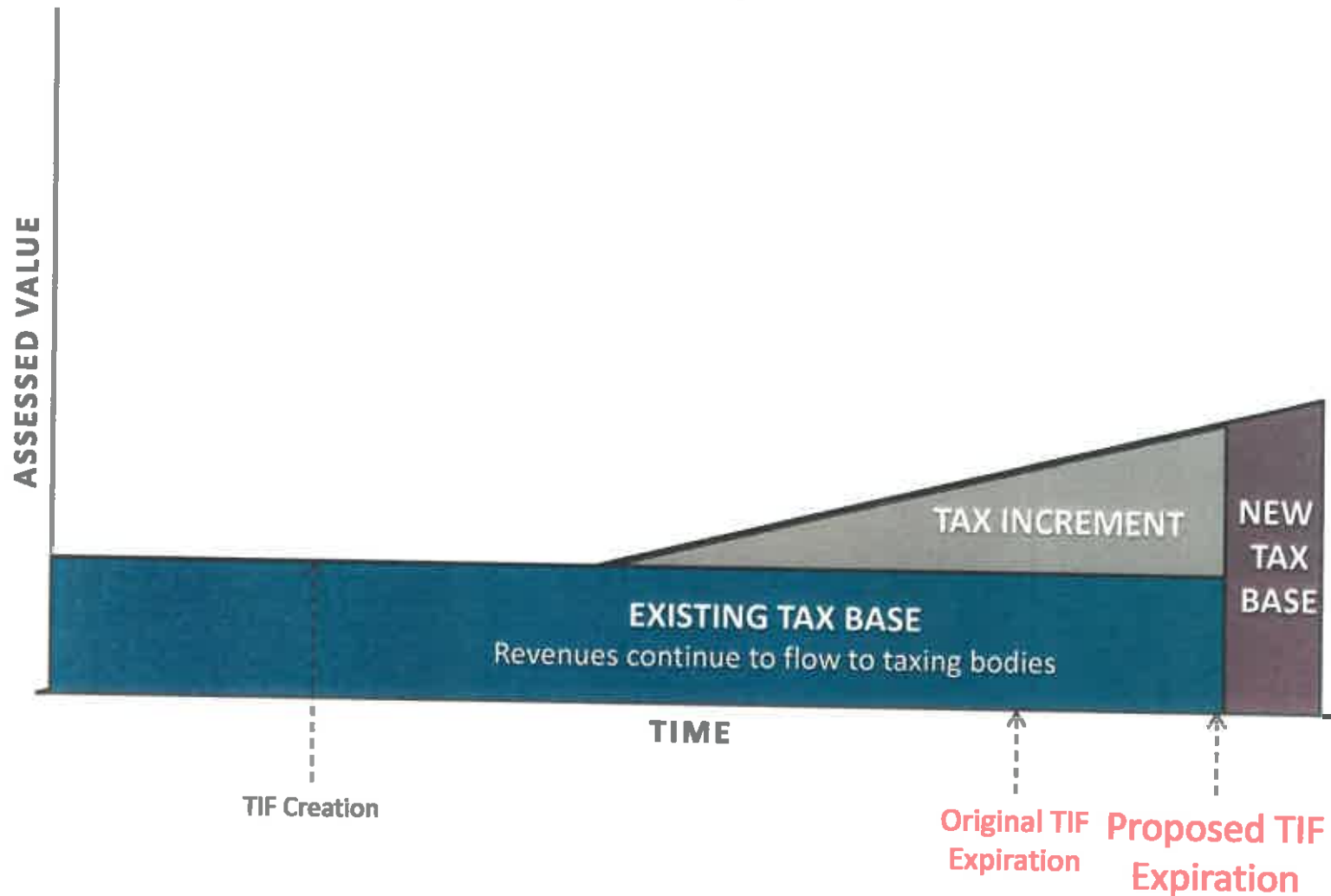
Reality



REALITY – DOWNTOWN TIF #1



REALITY – DOWNTOWN TIF #1



OUR REQUEST

County agrees to give the City
a letter of support to extend the
Downtown TIF 1 ending date
from 2029 to 2041

WHY EXTEND?

	<u>Expected</u>	<u>Actual</u>	<u>Difference</u>
Total EAV from Investment	\$35,000,000	\$572,752	\$34,427,248
Estimated Annual Property Taxes, All Entities	\$4,080,475	\$67,000	\$4,013,475
Estimated Annual Property Taxes for County	\$276,815	\$4,530	\$272,285

WHY EXTEND?

Multiple development groups, including Imperial Investments, have said that they can not any more do major development in the Downtown without TIF assistance through 2041

- Hypothetical Development
 - Developer approaches City in December 2017
 - Developer receives approval to build in March 2018
 - Developer completes project by May 2019
 - Property value from development shows up for 2020 taxes
 - City makes first TIF incentive payout
 - Developer receives ten years of TIF incentives
 - Typical TIF incentive term is 12-18 years

IF NO EXTENSION

- Most likely no large development in the downtown for years
- TIF expires in 2029, at which point the County would receive a small amount of revenue
 - Even assuming 10% year over year growth until 2029, County would see \$14,000 of new revenue in 2030

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Questions?

Bart Olson
City Administrator
United City of Yorkville
630-553-8537 direct
bolson@yorkville.il.us

For your use – DOWNTOWN TIF #2 UPCOMING DATES

November 14, 2017	December 12, 2017	January 9, 2018	January 23, 2018	February 13, 2018
Adopt Ordinance establishing date and time of Public Hearing	Joint Review Board Meeting	Public Hearing held for TIF Plan	Remove Parcels from existing TIF District	Adopt Plan and establish new TIF District