

RIVER FOREST CIVIC CENTER AUTHORITY
BOARD OF MANAGERS
Regular Meeting
Tuesday, February 17, 2015

The regular monthly meeting of the RIVER FOREST CIVIC CENTER AUTHORITY Board of Managers took place Tuesday, February 17, 2015 at the River Forest Civic Center. The meeting was called to order at 6:35pm by Manager Romeo followed by the Pledge of Alliance.

Roll called:

Present: Managers C. Sloan, A. Romeo, V. Belmonte (arrived late), M. Kelty

Absent: none

Also present: RFCCA Building Manager Dick Chappell, Secretary Karen Taubman, Attorney Pat Deady, Jane Schlichting, Eric Palm, River Forest Village Administrator and Tom Hazinski, Chair of the River Forest Economic Development Commission.

Manager Sloan made a motion to approve the minutes of the regular January 20, 2015 meeting, Manager Kelty seconded. The motion passed unanimously.

Public Participation

- None

New Business

- Manager Romeo welcomed Eric Palm and Tom Hazinski to discuss the prospective TIF (Tax Increment Financing) district and the inclusion of the 8020 Madison building in the TIF.
 - Tom Hazinski explained the TIF concept was stemmed from the River Forest Economic Development Commission (EDC) in an effort to have another tool in their toolbox to incentivize economic development, in particular having private developers construct mixed use buildings. Economic development plans have been completed in the past, and are well done, but development is not moving forward in the main corridors of the village (Madison, Lake, North and Harlem). It is recognized there are significant barriers to development such as the Madison & North Ave being one-sided in River Forest, and that lots are shallow for buildings with parking. The EDC felt Madison & North had the best potential, and a sub-committee met to develop the boundaries of the TIF which are straight lines by partial. Hazinski stressed that current usage of the land was not considered, other than the Hines site, which is an obvious site for redevelopment.
 - Eric Palm explained the timeline to create a TIF is 8 months, and public hearings would be scheduled. If a developer wanted a property bordering their development, it would need to be done at a fair market, agreed upon price. Palm cited an example that while eminent domain is not a goal or strategy in terms of redevelopment, he wouldn't want to say it would never be considered. If a developer was considering 15 lots and had 14 of them secured, with one holdout, he said that the village board would likely consider eminent domain.
 - The EDC is in the process of selecting a consultant to help identify realistically the development opportunities within these corridors, and even the types of businesses lacking in our community. They are finalizing eligibility studies which will be distributed to the taxing bodies.
 - The TIF map provided at the meeting was incorrect, so Eric Palm agreed to send an updated version to managers.
 - Managers clarified there was no threat to the present usage of the building, and that if TIF monies remained there would be a possibly funds to improve the building.
 - Managers were updated on this year's streetscape improvements along Madison, between Des Plaines and the tracks.

Bills

- Manager Romeo made a motion to approve bills for February 2015 in the amount of \$1,194.33. See enclosure. Manager Kelty seconded. Roll called.
Ayes: Managers Sloan, Romeo, Belmonte, Kelty

Nays: None. The motion passed unanimously.

RFCCA Building Manager Report

Dick Chappell

- The Daddy Daughter Dance was February 6th, with 385 participants, an increase of 90 from 2014. The dance went smoothly and the village was very accommodating with reduced parking restrictions. Staff parking was available at the Good Earth Greenhouse and the former Hines lumber building, allowing building lot parking for guests.
- Dick went to a Planet Green (an environmental sustainability group which encompasses River Forest) meeting this morning; topics they are addressing in 2015 are composting, green lawns, and the disposal of food scraps. Planet Green has been working with D90, and Dick hopes to see if there are opportunities that can benefit RFCC and /or RFCCA.

Unfinished Business

- None

Attorney Deady recapped the TIF with trustees. One of the downsides of not being included in the TIF, is that if there is money left over, it goes back to all the different taxing bodies. Any real estate transactions would be at fair market value. He felt the positives outweighed the negatives.

Manager Romeo requested to postpone until the March meeting a vote on the Facilities Administrator Employment Agreement since she was unable to wholly review prior to the meeting.

At 7:18, Manager Romeo made a motion to adjourn. Manager Sloan seconded, the motion was unanimous, and the meeting adjourned immediately.

The next regular meeting of the RFCCA will take place on March 17, 2015, immediately following the River Forest Township meeting, scheduled for 7:00pm.

Respectfully submitted,

Karen Taubman, Secretary