

**TIF JOINT REVIEW BOARD MEETING
DOWNTOWN TIF DISTRICT (McHenry County)
June 26, 2019
MINUTES**

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1. CALL TO ORDER (Village)

Huntley Village President Charles Sass called to order the Joint Review Board Meeting for the Downtown Tax Increment Finance (TIF) District on June 26, 2019 at 1:30 p.m. in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142. The room is handicap accessible.

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2. ATTENDANCE

JOINT REVIEW

BOARD MEMBERS: Mark Altmayer, Chief Financial Officer, Huntley School District #158
Scott Ravagnie, Fire Chief, Huntley Fire Protection District
Thom Palmer, Executive Director, Huntley Park District
Frank Novak, Huntley Area Public Library and
Chairperson Charles Sass, Huntley Village Board President

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MEMBERS ABSENT: Representatives from McHenry County, McHenry County College #528, Grafton Township, and McHenry County Conservation District

ALSO PRESENT: Village Manager David Johnson, Assistant Village Manager Lisa Armour, Director of Finance Cathy Haley, Assistant Director of Finance Julie Langos, Director of Development Services Charles Nordman, Development Manager Margo Griffin, GIS Technician James Williams and County of McHenry Office of Assessments Chief Appraiser Alex Benitez

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3. Public Comment: None

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4. Approval of June 26, 2018 Minutes – Downtown TIF

A MOTION was made to approve the June 26, 2018 – Downtown TIF Meeting Minutes as written.

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MOVED: Board Member Novak
SECONDED: Board Member Palmer
AYES: Chairperson Sass, Board Member Novak and Board Member Palmer
NAYS: None
ABSTAIN: Board Member Altmayer and Board Member Ravagnie
MOTION CARRIED 3:0:2

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5. 2018 Audit and Annual TIF Report

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Director Haley provided an overview of the Downtown Tax Increment Financing District Report, dated May 31, 2019, prepared by Sikich Certified Public Accountants and Advisors noting that the Fiscal Year Revenue for 2018 totaled \$597,750.15 compared with \$387,056.00 which represents the corresponding Fiscal Year Revenue for 2017. Additionally, Director Haley noted the itemized dollar figures for Property Taxes (\$95,997.00/\$59,840.00), Telecomm Taxes (\$291,160.00/\$233,169.00) and Video Gaming (\$86,780.00/\$92,267.00) for Fiscal Years 2018 and 2017, respectively, as well as Transfers for Debt (Water - \$31,580.00 and Sewer - \$31,580.00) and a One-Time Transfer of Debt for Capital (General Fund - \$60,652.00) specific to Fiscal Year 2018.

Director Haley stated that despite the Fiscal Year Fund Balance deficit of \$1,211,103 there is hope the balance will be corrected over the life of the Tax Increment Fund.

Board Member Novak inquired about the status of the passenger rail program previously proposed for Huntley’s downtown.

Village Manager Johnson noted that while the Village of Huntley’s budget continues to include funds for the future project, the project plans and timeframe for implementing those plans remain unspecified at this time.

Board Member Altmayer asked if reports could be produced tracking year-to-year comparisons from the TIF Districts inception to the present day.

Director Haley stated that she would investigate the possibility of producing year-to-year comparison reports.

There were no additional questions or comments.

A MOTION was made to approve the 2018 Audit and Annual TIF Report.

- MOVED:** Board Member Ravagnie
- SECONDED:** Board Member Altmayer
- AYES:** Board Members Altmayer, Ravagnie, Palmer, Novak, and Chairperson Sass
- NAYS:** None
- ABSTAIN:** None
- MOTION CARRIED 5:0:0**

6. 2019 Budget Summary/Project Review

Director Haley noted there are no budgeted projects in the Fiscal Year 2019 budget and that funds in the Fiscal Year 2019 budget are for the debt principal and interest payments along with the TIF compliance audit.

7. Questions / Comments

There were no questions or comments.

8. Adjournment

At 1:44 p.m., a MOTION was made to adjourn the June 26, 2019 Joint Review Board meeting.

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MOVED: Board Member Novak
SECONDED: Board Member Palmer
AYES: Board Members Altmayer, Ravagnie, Palmer, Novak, and
Chairperson Sass

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NAYS: None
ABSTAIN: None
MOTION CARRIED 5:0:0

Respectfully submitted,

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James Williams
Planner
Village of Huntley

Subject to approval at the next Board meeting.