



May 24, 2024

In 2012, the City completed the Southeast Master Plan (SEMP) to create an implementation strategy for the development of land within Geneva's facility planning area – adjacent to the Kane-DuPage county line.

The SEMP contemplates tax increment financing (TIF) as a primary funding mechanism for development. TIF is needed because the territory is challenged by substantial upfront infrastructure and site prep costs. Opportunities for such improvements are constrained by manmade and natural environments, and Geneva as a non-home rule municipality has limited funding options.

The creation of the TIF will allow the City to pledge future development property tax revenue to pay for the completion of certain improvements. The City has initiated the public review process for the proposed Southeast Master Plan Tax Increment Financing District (TIF No. 4).

*Statements and questions (listed in **BOLD** below) were made during public comment at City meetings, some of which included misinformation or misinterpretations of the proposed TIF No. 4 and the City's intended use of bonds. Below, the City aims to clarify details about this proposed City initiative.*

TIF is a means for massive funding of development that risk financial and environmental future.

TIF is a finance mechanism; it does not inherently create financial risk. Geneva has a Moody's Aa1 credit rating due to strong fiscal management practices throughout the City – including within the City's TIF districts. TIF does not change environmental regulations enforced by federal, state, county and local governments.

TIF misallocates funds.

TIF is a program that allocates future increases in property taxes from a designated area, or a TIF district, to pay for improvements within that area. TIF does not misallocate funds or divert funds away from taxing districts. The rationale for TIF is the City has the sole responsibility and authority to support redevelopment and, more broadly, economic development. The "new" funds would not be available without the outcomes achieved by using the TIF funding

mechanism. All taxing districts benefit in the long term from the City's economic development activities.

TIFs in Sugar Grove, Aurora and Geneva will remove (\$20 million per year, a billion over time) from Kane County's current tax revenues and will create exponential losses and a hazardous environment.

Stating that TIF removes money from Kane County or any other taxing district is a mischaracterization. Taxing districts continue to receive property tax revenues based upon the EAV the year the TIF is formed. With TIF, the increased property value due to new development, investment or appreciation, is retained and allocated for use solely within the district. Taxing districts continue to receive the property tax generated by the base value of properties in the district for the life of the TIF.

TIF fosters competition amongst municipalities.

To form a TIF, an area must meet eligibility criteria for designation per Illinois state law. A municipality's ability to compete for economic development investment is contingent upon many factors, not just the availability of TIF. Municipalities cannot create TIFs at will to compete with one another.

Approving a TIF will create legal and discrimination challenges if TIF requests are not granted.

An area proposed for TIF formation must meet designation criteria as defined in Illinois law. The existence of a TIF does not in and of itself guarantee the granting of a TIF request. Each request is vetted and stands on its own.

TIF is being used to accommodate development trends.

The City has been planning for southeast industrial expansion for decades and has taken numerous steps to implement this future land use. This goal was included in the 1997 Strategic Plan and subsequent plans in 2007, 2014, and 2018 as well as the 2012 Southeast Master Plan (SEMP).

There is a broad interpretation by developers that high-profile projects are only viable with TIF.

The 2012 Southeast Master Plan (SEMP) contemplated TIF as a primary funding mechanism for implementation of the *land use plan*. A developer did not request the formation of this proposed TIF, nor was the TIF contemplated for a specific developer and/or project.

The TIF will require funds that out-scale the capacities of the best use of the land.

TIF is a mechanism to generate funds for development by re-allocating the property taxes resulting from increased value in a designated area, or a TIF district, to pay for improvements within that area. Numerous City plans created with public participation, actions taken by the City Council, agreements with neighboring municipalities and market factors, have defined the best use of the land. Engineering and cost estimates completed in support of the proposed land use prove that the land has the capacity to manage the proposed development.

None of the factors quoted by SB Friedman such as siding on a building qualifies TIF eligibility.

The City engaged SB Friedman to conduct a formal Tax Increment Eligibility Study and prepare a Redevelopment Plan and Project. The report details the eligibility factors found within the redevelopment project area in support of its designation within the definitions outlined in the Illinois Tax Increment Allocation Redevelopment Act.

The downstream flooding quoted is a natural and necessary system needed for our water system. It is certainly not a blight.

The City engaged SB Friedman to conduct a formal Tax Increment Eligibility Study and prepare a Redevelopment Plan and Project. The report details the eligibility factors found within the redevelopment project area in support of its designation within the definitions outlined in the Illinois Tax Increment Allocation Redevelopment Act.

Why did previous industrial development succeed without TIFs.

Previous industrial projects in Geneva progressed without TIF because the projects were within established business parks and did not require the extensive road, infrastructure and site preparation investments needed to create the proposed new Class A Business Park. For recent projects, other types of state and local incentives were available and utilized.

Why is the TIF necessary?

Public intervention is needed because upfront road, infrastructure and site preparation costs are significant. TIF is a method to use future gains in incremental property taxes (due to new development and property improvements) to subsidize current improvements, which are projected to create the conditions for said gains.

I can see the rationale for the TIF if it money is allocated toward the infrastructure piece - the roads as we have been rallying for that for years.

The proposed TIF will provide a funding mechanism to pay for road, infrastructure and site preparation costs.

Did the developer pay for the third-party review of the TIF to ensure approval?

No, the City engaged SB Friedman to conduct a formal Tax Increment Eligibility Study and prepare a Redevelopment Plan and Project.

The east side of Geneva is being cemented as an industrial park.

Industrial development has been planned for this area for several decades. Residential properties within the easternmost subdivisions of Geneva are approximately 1.5 miles from the proposed new business park. This neighborhood is closer to the intersection of Third Street and State, which is about 1.25 miles away.

Did the developer ask for the TIF?

The developer did not request the formation of a TIF district. The City proposed a TIF district to use future gains in incremental property taxes to pay for upfront road, infrastructure and site preparation costs and to shift the risk to the private sector, who will complete the majority of the improvements in advance of any TIF reimbursement.

What is the amount of equity that the developer is bringing into the project as opposed to how much we as the taxpayers are bringing into the TIF district?

The City is proposing a TIF district to use future gains in incremental property taxes within the district to pay for upfront road, infrastructure and site preparation costs. The City is proposing a public-private partnership that will shift the majority of the risk to the private sector, who will front-end the majority of development costs that will be paid back over time once tax increment is available. To achieve this, the developer is bringing in a significant amount of equity to the project that outweighs the public investment. Taxpayers are not contributing funds to the TIF District. The public investment share will be generated from property tax revenues captured within the TIF district that are paid by those property owners (i.e., incremental tax revenues).

How much money are we the taxpayers bringing into the TIF District?

Taxpayers are not bringing any funds into the TIF District. The City is proposing a TIF district to use future gains in incremental property taxes to pay for upfront road, infrastructure and site preparation costs.

Is the development financing contingent on the TIF district?

Yes.

What is the rationale for the ‘but for’?

A municipality is required to find that, “but for” the designation of the TIF district and the use of Tax Increment Financing, it is unlikely that significant investment will occur in the redevelopment area. Without the support of public resources, the redevelopment objectives for the redevelopment project area would not be realized. The area-wide improvements and development assistance resources needed to redevelop and revitalize the redevelopment area are extensive and costly, and the private market, on its own, cannot absorb these costs. Public resources to assist with road, infrastructure and site preparation costs are needed to leverage private investment and facilitate area-wide redevelopment. Accordingly, but for the designation of a TIF district, these projects, which will contribute substantially to area-wide redevelopment, are unlikely to occur.

Is the City in compliance with the State of Illinois Comptroller annual reports?

Yes.

What is included in these reports?

State law requires municipalities to generate reports to explain the activities occurring within a TIF district to other taxing bodies and the public. Each year an annual report is generated using a template provided by the State office of the Comptroller. Municipalities provide summary-level reporting of revenues and expenses for the most recent year and cumulatively since the creation of the TIF District. These reports must be completed before the annual Joint Review Board meeting.

Is the project getting pushed through for some reason?

The City has been planning for southeast industrial expansion for more than 50 years and has taken a series of steps toward securing this future land use. This goal was included in the 1997 Strategic Plan and subsequent plans in 2007, 2014, 2018. The 2012 Southeast Master Plan (SEMP) defines the vision and expectations for development, includes recommendations on land use, road connections, utility extensions, access and circulation, transit and open space, and contemplates TIF as a primary funding mechanism to achieve the vision. For the past several years, the City Council has approved incremental steps toward the implementation of the SEMP.

Taxing authorities will lose money for 23 years.

Throughout the term of the TIF, taxing bodies continue to receive property tax revenues based on the EAV at the time of the TIF designation. Under TIF, the property taxes resulting from increased value due to new development, investment or appreciation, are allocated for use within the district.

The success of the project in question, how do we know that it is going to be successful?

This project was envisioned through the public planning process and market demand and private sector developers with expertise in the market will drive construction. The proposed project has undergone a good deal of scrutiny and has been structured carefully to provide the City with reasonable protections and assurances regarding outcomes. Additionally, due to the nature of the public-private partnership, the risk is shifted to the private sector, who will be front-ending the majority of the development costs. If development does not occur, the private sector will not recover portions of its investment it expects to recoup.

The developer purchased the property in 2016 and held it for seven years to allow it to sit so the property would lag behind the City as a tactic to meet TIF eligibility.

The developer acquired land between 2016 and 2018. The City and the developer have been working to coordinate complex roadway, utility extension, financing and phasing plans that involve multiple jurisdictions and authorities, private and public property easements. The project is now ready to move forward.

Blight conditions are not applicable to a horse barn because these are not expected to be maintained.

The Illinois TIF Act stipulates deterioration factors with respect to buildings present within the proposed district regardless of use.

Flooding cannot be present because the land was farmed for years.

Illinois TIF Act requires a finding that chronic flooding that adversely impacts real property in the area is present as certified by a registered professional engineer or regulatory agency or surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.

There is no flooding because I live near there and I never saw flooding.

V3 Companies of Illinois (V3) evaluated whether chronic flooding occurs within the proposed redevelopment project area and if runoff from the vacant parcels in the proposed RPA contributes to flooding within the watersheds. V3 determined that "runoff from ... the study area [vacant land in the proposed RPA] currently contributes to downstream flooding within Zone X [500-year flood plain], Zone A [100-year flood plain], and Zone AE [100-year flood plain] areas of the Fox River, Kress Creek, and the Mississippi River."

Harvesting of trees and hay is the same as farming.

Per the Illinois TIF Act, vacant land must not have been used for commercial agricultural purposes within five years prior to the designation of the redevelopment project area. Commercial agriculture is the process of growing food for the purpose of selling it as a business venture.

The EAV going from \$600,000 to \$116 million by 2048 is conjecture.

TIF revenue projections are based on market-validated comparable assessment and absorption levels.

Did the City approve a \$30 million bond for electric infrastructure for this area?

Yes, the City Council unanimously approved and sold a bond for electric infrastructure for the southeast industrial expansion.

How will the \$30 million bond for the electric and \$185 million bond for this project relate?

The City is not proposing a \$185 million bond. By law, the City must identify total eligible redevelopment project costs and define an upper expenditure limit that may be funded using tax increment revenues (during the life of the TIF).

The report includes conclusive and made-up statements - photos can be manipulated.

The City is required to comply with state statute, which requires factual reporting and findings.

District 304 there will be diverting of tax dollars away from school to pay for economic development.

Property tax dollars are not diverted away from any taxing body in a TIF district. The taxing bodies will continue to receive property tax dollars based on the EAV at time of TIF designation. Further, as a tax-capped taxing body, the school district will receive the full levy amount with or without TIF. School District 304 did not oppose the formation of TIF No. 4, as evidenced by the

recommendation of the Joint Review Board. They are collaborating with the City on this economic development initiative that will result in significant growth of the tax base in the future for the benefit of School District 304 and all taxing districts.

The City is justifying a TIF by declaring code compliance issues and dilapidation when the City has allowed these conditions.

Conditions of deterioration are attributed to several factors, some of which may not be rectified through code enforcement. For instance, some older structures predate current municipal and county regulations and are therefore not in direct violation of a City or County ordinance and other issues may be in excess of the City's non-home rule authority to regulate.

The only way to determine the "but for" is to apply for financing and be rejected.

The City is proposing the TIF due to the extensive road, infrastructure and site work required to make development feasible. The TIF is not proposed because of a developer's inability to obtain private financing. Rather the municipality will benefit from an increased tax base and more jobs, which helps the local economy in the long run. It is a balance between near-term risks and long-run benefits.

Why is the spending authority in the plan fluid and flexible?

The TIF Act requires the formation of an estimate of Redevelopment Project Costs. This estimate is an upper expenditure limit and includes potential expenses for all of the parcels in the TIF district, not just the industrial development proposed at this time. As estimates are subject to change for a variety of reasons, the TIF Act allows for line items within the estimated amount to be increased or decreased within the total expenditure cap.

Based on the school district tax rate, the project if built will cost the school district \$203.4 million.

The school district and other taxing districts will continue to receive property taxes generated by the base value of properties in the district during the life of the TIF district. The "new" funds would not be available without the outcomes achieved by using the TIF funding program. The school district and other taxing districts are not opposing this proposed TIF, as they understand the long-term benefits of this project to the tax base and choosing to collaborate with the City to improve economic development prospects for the benefit of all taxing districts.

Will the TIF result in increased taxes for citizens?

A TIF district has no effect on property taxes outside the district.

Developers in the past have given incentives to the City to allow them to develop property.

The City has utilized several different types of programs to help finance development throughout the community including developments in the Geneva Business Park. TIFs are more frequently used today because some of the programs formerly used such as Industrial Revenue Bonds and Urban Development and Infrastructure Grants, are no longer readily available to local governments.

The developer came to the City for a handout.

The City defined the need for tax increment financing to overcome the extraordinary costs associated with roads, infrastructure and site preparation. The developer did not propose the creation of the TIF district.

What if the developer reduces the tax during the life of the TIF, will taxpayers be responsible for the upkeep of the property?

If the developer seeks a reduction of property taxes during the life of the TIF (and is granted said reduction by the assessor), the funds available for developer reimbursement will be reduced.

Cities do not care how they spend TIF dollars as compared to other expenditures.

The City of Geneva handles TIF expenditures the same as all other City expenditures that follow best practices for budgeting for municipalities. Annually, the City engages third-party auditors as a check and balance on these procedures.

Can the City automatically extend the TIF to 35 years?

No, legislative action is required for a TIF extension.

TIFs do not generate increment in the first three to five years

The generation of increment is caused by increases in equalized assessed valuation (EAV) after the TIF is established. Such increases can occur with new development, building and site improvements or appreciation in value. These can occur at any time, including the first three to five years.

Taxpayers in Geneva should vote on whether they want to approve \$185 million bond.

The City is not proposing to issue a \$185 million bond. By law, the City must identify total eligible redevelopment project costs and define an upper

expenditure limit that may be funded using tax increment revenues (during the life of the TIF).

Taxpayers should demand an annual review of how tax dollars are reserved or spent.

Annually, before its passage, the City makes the annual budget proposal available for public inspection. Second, prior to final action on the budget, the City must hold a public hearing. In addition, financial reports are included in the City Council agenda packet on a monthly and quarterly basis. The City is also required to undergo an annual audit. All financial reports, audit reports, and adopted budgets are available on the City's website for public review and inspection.

The TIF process has been corrupted because cities are buying up property assuring the tax districts gets no money.

The City does not own any land within the proposed district, and does not intend to purchase any land within the TIF District. Conversely, the developer will donate an acre of land to the City for the electric substation construction.

There are loopholes in the TIF law that allow any property to deteriorate and be TIF eligible.

The proposed TIF complies with the Illinois TIF Act.

What is the impact of multiple TIFs on our taxing bodies?

TIF does not take away tax revenues from taxing districts. Taxing districts continue to receive property tax revenues based upon the EAV the year the TIF was formed for the life of the TIF. Once the TIF ends, taxing districts receive the benefits of "new" funds that would not be available without the outcomes achieved by using the TIF funding mechanism.

How can the property meet the flood factor and have a wetland mitigation area?

Flooding and wetlands are two different and distinct environmental conditions that are both present in the Redevelopment Project Area.

Is the development focused on warehousing?

The developer is proposing a Class A business park that potentially can include a variety of industrial uses other than warehousing.

Will this project destroy the beautiful City of Geneva?

A diversified tax base is needed to preserve City services and keep taxes low for the citizens and property owners in Geneva.

Why add more buildings when some buildings in Geneva are not filled?

The industrial vacancy rate for the Central Kane/DuPage submarket is 3%, which is lower than the regional and national averages. This explains why the area is ready for development.

Why do rich developers need a handout?

The City defined the need for tax increment financing to overcome the extraordinary costs associated with roads, infrastructure and site preparation. The developer did not propose the creation of the TIF district.

Is the City going to issue \$185 million in bonds?

The City is not proposing a \$185 million bond. By law, the City must identify total eligible redevelopment project costs and define an upper expenditure limit that may be funded using tax increment revenues (during the life of the TIF).

The area is a gateway to the City, will warehouses negatively impact the great downtown experience.

Diversification of the tax base helps to support the great downtown experience in Geneva.

Is there TIF No. 4 information on the City website?

Yes, information was published on the [City website](#) in early March 2024.

Does the City have control of what comes into buildings?

The City's zoning regulations control the type of uses that can occupy buildings.

How will this development affect Geneva's status as a small community?

The development will help to maintain the services and amenities that make Geneva appealing without raising taxes for residential homeowners as the proposed development will diversify the tax base and create new taxpayers.

Is the TIF fair to other developers that are developing in our City?

Each development proposal is reviewed independently and any assistance proposed is based on an analysis of costs and economic factors specific to the development.

Is the proposed Venture Park development in the TIF District?

No.

This project is a bigger endeavor than the City has previously taken on. According to the City's TIF success stories, the City has not taken on this type of project prior.

The success stories published on the City websites are a marketing tool for TIF investment and does not represent all the TIF projects undertaken over time.

If the TIF is not approved, will the development continue?

No.

Will the TIF increase tax revenues for the town?

At the end of the 23-year period, tax revenues are estimated to increase, as there will be taxable industrial properties. Annual levies of all taxing districts are spread across the total EAV for the City. Today, the majority (79%) of the EAV value is held in residential properties.

The EAV is estimated to be \$116 million at the end of the 23-years. Is this a cumulative \$116 million?

Yes.

How much will be generated each year?

The amount of increment generated each year will be dependent upon the pace of construction. There is a 10-year build out schedule for the business park.

Is the proposed development a warehouse district or a business park?

A Class A business park is proposed. Uses in this type of park may include assemblage, processing, manufacturing products from raw materials or fabricated parts, warehousing, distribution and maintenance facilities.

Has the developer been honest as to what he is bringing to the table?

The developer is proposing a Class A business park.

Will the development be nice as it will serve as a gateway to our homes?

The development will be a Class A business park with covenants, conditions and restrictions that will regulate future maintenance.

Will a commission be created a commission for the TIF District to override the authority of the Planning and Zoning Commission?

No.

What happened to DuPage County’s application for 2019 BUILD IL funds?

The grant application was not approved for funding.

Why doesn’t the City construct the Kautz Road extension and then look for partners?

This approach would require the City to finance the road extension in hopes of future development. This provides more risk for the City than what is currently proposed. The City has limited resources. If all of the resources were put toward this new construction project, the City would not be able to maintain existing roads or address other problems as they may arise.

How can we predict the tax future with precision to pay the bonds?

The City will not issue a bond prior to construction of any building. Once building construction is underway, the City will work with financial advisors and bond counsel to make sure that obligations can be met. If they cannot be met, there would be no market for the bonds.

Blighted areas are described as deteriorating red brick factory buildings, ports that are no longer in use, polluted sites that need to be cleaned up, strange to think of Geneva as having one of these blight areas that would justify a TIF.

We are not certain where this language is found but such findings are not relevant to the findings in proposed TIF No. 4.

What if the money is not there to pay the bonds?

No bonds will be issued speculatively or in advance of building construction.

The TIF law is written so broadly as to make it easy for municipalities and private entrepreneurs to stretch what is a blighted area.

The City is required to comply with the Illinois TIF Act.

There should not be such a rush, slowing this down is not a terrible request.

The City has planned for industrial development for decades and has been working to implement the SEMP development since 2012.

Will the developer receive TIF funds for up to 30% of their interest payments?

No.

What is the role of the JRB?

The Joint Review Board shall make a recommendation to approve or disapprove of the Redevelopment Plan and the designation of the Redevelopment Project Area on the basis of the Redevelopment Project Area and Redevelopment Plan satisfying the plan requirements, eligibility criteria and the objectives of the Illinois Tax Increment Allocation Redevelopment Act.

Do JRB members have the authority to oppose or challenge a proposed TIF?

The Joint Review Board shall make a recommendation to approve or disapprove the Redevelopment Plan and the designation of the Redevelopment Project Area on the basis of the Redevelopment Project Area and Redevelopment Plan satisfying the plan requirements, eligibility criteria and the objectives of the Illinois Tax Increment Allocation Redevelopment Act.

Can the JRB request comprehensive fiscal impact assessments or other studies?

The Joint Review Board shall base its recommendation to approve or disapprove the redevelopment plan and the designation of the redevelopment project area on the basis of the redevelopment project area and redevelopment plan satisfying the plan requirements, the eligibility criteria defined in Section 11-74.4-3, and the objectives of the Act.

Other factors should come into the JRB discussion specific to impacts of industrial development.

The Joint Review Board shall make a recommendation to approve or disapprove the Redevelopment Plan and the designation of the Redevelopment Project Area on the basis of the Redevelopment Project Area and Redevelopment Plan satisfying the plan requirements, eligibility criteria and the objectives of the Illinois Tax Increment Allocation Redevelopment Act. Review of the impacts of a development are not part of the JRB's role.

Has the JRB looked at past projects? Do they have access to reports?

Yes, the Joint Review Board is required to meet annually to review and discuss reports, audits and current and future projects.

Has the JRB looked at history to give you an indication of what success is going to be in the future?

Yes, the Joint Review Board is required to meet annually to review and discuss reports, audits and current and future projects.

What knowledge base did the public representative have prior to the JRB meeting?

The public member has been an active participant in Strategic Planning and City Council activities for several years.

Does the law require the public member to live 750' from the affected property?

No.

Why were some of the taxing bodies not represented at the JRB?

All of the taxing districts that levy taxes within the proposed district were notified of the meeting. Those who did not attend may have had a variety of reasons but an obvious assumption is they did not attend because they did not object to the proposed district.

How many no votes does it take the JRB to reject a proposed TIF project?

A majority of the attendees at the Joint Review Board must vote in support of or to reject the matter before them for review.

Did Mark Armstrong, County Tax Assessor review the proposed district?

Yes.

Why was the JRB meeting posted at 4:29 p.m. on the Thursday evening before the Tuesday morning meeting?

The Illinois Open Meetings Act (OMA) requires that the meeting agenda be continuously available to the public for the 48 hours leading up to the meeting. The posting of the Joint Review Board agenda more than satisfied this requirement. In addition, the City Council passed Resolution 2024-40 on April 8, 2024 identifying the date and time for the Joint Review Board meeting and public hearing and legal notice was published in the Daily Herald on April 12, 2024 with the date and time of the Joint Review Board meeting

The JRB was insulting to the public who attended.

The Joint Review Board meeting is held for the taxing bodies to provide their recommendation on the basis of the Redevelopment Project Area and the Redevelopment Project Plan satisfying the plan requirements, eligibility criteria and the objectives of the Illinois Tax Increment Allocation Redevelopment Act. The public's opportunity to voice their opinions on the proposed TIF district is at the public hearing scheduled for 7 p.m. June 3,

2024. The JRB meeting is an open meeting as defined under the Illinois Open Meetings Act, as such, the public was provided an opportunity to provide public comment.

Has the JRB considered the long-term impact of TIF 4?

Yes, taxing districts have considered the current taxes received from the properties included in the TIF and the taxes they will receive at the conclusion of the TIF.

Why was the JRB report to City Council placed on the omnibus agenda?

The Joint Review Board is required to issue a written report describing why the redevelopment plan and project area or the amendment thereof meets or fails to meet one or more of the objectives of this Act and both the plan requirements and the eligibility criteria defined in Section 11-74.4-3. This report was on the omnibus agenda as it was a procedural action for the City Council. There was no action for the City Council to take other than to *acknowledge receipt* of the JRB resolution and recommendation.

When will minutes be available from the April 30, 2024 JRB meeting?

Illinois law requires the minutes of a meeting open to the public to be available for public inspection within 10 days after the approval of the minutes by the public body. The Joint Review Board minutes will be reviewed and approved minutes at the next scheduled JRB meeting.

Why was the JRB meeting scheduled during the day?

The Joint Review Board is comprised of representatives of the taxing bodies who typically hold administrative positions for the taxing body and work during regular business hours. The meeting was scheduled to accommodate their schedule.

Why were there so few questions at the JRB?

The members of the Joint Review Board are not required to ask questions. They are required to base the recommendation to approve or disapprove the redevelopment plan and the designation of the redevelopment project area or the amendment of the redevelopment plan or addition of parcels of property to the redevelopment project area on the basis of the redevelopment project area and redevelopment plan satisfying the plan requirements, the eligibility criteria defined in Section 11-74.4-3, and the objectives of this Act.

An assumption might be drawn that the members did not ask questions because they understood what was being proposed and did not require clarification prior to making a recommendation.

Is incumbent on the review board to ask pertinent and informative questions of the consultant and then also of the developer asking for this particular TIF.

The Joint Review Board meeting is held for the taxing bodies to provide their recommendation on the basis of the Redevelopment Project Area and the Redevelopment Project Plan satisfying the plan requirements, eligibility criteria and the objectives of the Illinois Tax Increment Allocation Redevelopment Act. The consultant is available to answer questions relating to the Redevelopment Project Plan, but it is not a requirement that questions be asked. The JRB is not making a recommendation on a particular proposed development, and as such, it is not appropriate for the JRB to ask developer questions. If no questions are asked, it is assumed the members understand the criteria and objectives.

I would think that as a review board you would want to know the amount of equity that the developer is bringing into the project as opposed to how much we as the taxpayers are bringing into the TIF district.

The role of the Joint Review Board is to make a recommendation on the basis of the Redevelopment Project Area and the Redevelopment Project Plan. This is unrelated to what any developer plans to do or what TIF request a developer may ask for. Those considerations are outside the purview of the JRB. The JRB only needs to make a determination that the eligibility criteria and objectives of the Illinois Tax Increment Allocation Redevelopment Act have been met.