

Posted 10/18/2019

PUBLIC HEARING PROPOSED TIF DISTRICT IV

October 21, 2019
5:00 p.m.
Milan Village Hall - 405 E. 1st Street

Public Discussion regarding Proposed Tax Increment Financing District IV
Redevelopment Project Area, Plan and Projects

Mayor Dawson opened the public hearing at 5:00 p.m. He introduced Mr. Herbert Klein, Principal Attorney for Jacob & Klein. They are the group who administrates the TIF Districts for the village.

MR. Klein explained how the TIF program works and stated Milan has been very successful with their TIF programs. This public hearing is one of the steps to set up a TIF District. Milan has four TIF Districts and would like to set up a fifth district in six parcels in the Milan Business Park.

A TIF District does not impose a tax on the residents of Milan. When a TIF District is set up, the EAV of the district is established at that time. As new businesses are established in the district the property tax they bring in is declared increment and is given back to Milan. These monies are deposited into a separate fund and can only be used according to the rules and regulations set by the State of Illinois for TIF Projects.

TIF District's longevity is 22 years with the last incremental taxes paid in the 23rd year. Right now the Business Park is a part of TIF III, which ends in two years. This would not be enough time for any new development to satisfy requirements and reap the benefits of a TIF project. This is why the village will take these six parcels out of TIF III and put them in TIF IV. They will then have the full 22 year period or as much is needed to complete a successful TIF Project.

Mayor Dawson stated Mr. Jake Findley, owner of Karis Capital and Mr. Steve Lodewyck, Attorney for Lanter Trucking, are in attendance and would like to address the Board.

Mr. Findley stated he was impressed with the Milan staff's understanding of TIF and its process. He proposes to build an 82,000 foot warehouse and freight terminal in the Milan Business Park. He feels his project will be great for the community. The area is good in that his truck traffic will not use local roads and not impair traffic in the village. Mr. Findley stated construction should start this spring and will take about six months to finish. MR. Findley will be leasing to Lanter Trucking.

Attorney Lodewyck stated Mr. Findley will be hauling for John Deere and his firm has work with Deere for over twenty five years. The area in which the project will be built will be very efficient for John Deere as well as Lanter.

There being no further discussion during the public hearing, Mayor Dawson closed the hearing at 5:25 p.m.

Barbara L. Lee, Village Clerk

VILLAGE OF MILAN COUNCIL MEETING

Monday October 21, 2019

Milan Municipal Building

5:30 P.M.

AGENDA

1. Roll Call
2. Pledge of Allegiance
3. Consideration of the Minutes of October 7, 2019
4. Consideration of the Treasurer's Report
5. Consideration of the Semi-Monthly and Miscellaneous Bills
6. Consideration of Halloween Trick or Treat Hours
7. Consideration of TIF Redevelopment Agreement between AutoZone and the Village of Milan
8. Consideration of Economic Development Agreement between Milan Development Group LLC and the Village of Milan
9. Committee Reports
10. Citizens Opportunity to Address the Village Board
11. Adjourn

ROLL CALL

Roll call vote showed present, Trustees Harry Stuart, Karen Wilson, Jerry Wilson, Bruce Stickell, Jim Flannery and Jay Zimmerman,. No one was absent.

PLEDGE OF ALLEGIANCE

Attorney Scott led the Pledge of Allegiance.

CONSIDERATION OF THE MINUTES OF OCTOBER 7, 2019

All Board Members received a copy of the October 7, 2019 Village Board minutes. There being no additions or corrections, Trustee Flannery moved to approve the minutes as presented. Trustee Stuart seconded the motion. All Trustees voted "Aye". Motion carried.

CONSIDERATION OF THE TREASURER'S REPORT and ECONOMIC DEVELOPMENT REPORT

Village Treasurer, Mark Hunt gave his finance report ending September 30th, which showed all revenue funds with the exception of the Utility and Telecommunications Funds being ahead of the projected revenue. The expense funds are in line with projected costs, with the exception of the Street Department working overtime due to flooding. He stated Camden Centre Fund is continuing to grow its positive balance. The fund balance report showed an ending balance of \$11,399,770.80 for all funds combined.

In his Economic Development Report, he stated the Milan Economic Development Plan will be presented at the Camden Centre on November 18th at 11:00 a.m. The Solar Farm is nearly completed. It will produce electricity for the sewer plant saving energy costs for the village. RedStar Roll Off construction is near completion. Auto Zone grading is underway and their Redevelopment Agreement along with Dollar Tree's Agreement will be considered tonight. The Milan Cross Dock project is nearing the end of the due diligence period.

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Trustee Stickell asked how the trucks would be entering and exiting from the docks at Milan Cross Dock. Will the Village need to consider building another road for them.

Mayor Dawson stated monies from the sale of lots in the Industrial Park to P & G will be available to use if a road is needed.

There being no further questions, Mayor Dawson asked for a motion to on the reports.

Trustee Stickell moved to accept the Treasurer's and Economic Development Reports. Trustee Flannery seconded the motion. All Trustees voted "Aye". Motion carried.

CONSIDERATION OF THE SEMI-MONTHLY AND MISCELLANEOUS BILLS

Trustee Jay Zimmerman stated there is one check run for tonight's consideration. Larger expenses were to Mid-American Energy, Meritain Health, insurance premiums, Millennium Waste, recycle and Lakewood Electric for replacement of a street light.

There being no questions on the bills, Trustee Zimmerman moved to pay the semi-monthly bills in the amount of \$113,529.22. Trustee Jerry Wilson seconded the motion. Roll call vote showed Trustees Karen Wilson, Jerry Wilson, Stickell, Flannery, Zimmerman and Stuart voted "Aye". Motion carried.

The bills will be paid from the following accounts:

General	\$36,309.98
Garbage	9,306.95
Motor Fuel Tax	7,328.75
Camden Centre	1,450.06
Insurance Reserve	15,895.57
Water & Sewer	43,237.91
TOTAL	\$113,529.22

CONSIDERATION OF HALLOWEEN TRICK OR TREAT HOURS

Mayor Dawson stated trick or treat hours were set from 5:30 p.m. to 7:30 p.m. last year.

Trustee Stuart moved to set the hours the same as last year. Trustee Karen Wilson seconded the motion. All Trustees voted "Aye". Motion carried.

CONSIDERATION OF TIF REDEVELOPMENT AGREEMENT BETWEEN AUTOZONE AND THE VILLAGE OF MILAN ORDINANCE NO. 1709

Mayor Dawson stated Ordinance #1709 is a TIF Redevelopment Agreement between the Village of Milan and AutoZone Partners, Inc. Since the business will be located in TIF District I which ends in three years, a forgivable loan of \$35,000 will be used instead of the traditional eligible cost reimbursement method.

Mr. Hunt, Economic Development Director, pointed out that AutoZone will be the only retail automotive parts business in Milan so it will not be taking away from any other Milan business. They will be a good source of sales tax and property tax as well as an opportunity for new employment.

Trustee Zimmerman asked how long it would be before AutoZone brings Milan sufficient revenue to replace the loan.

Mayor Dawson stated he feels in about three and one half years if not before. Mr. Hunt agreed.

Trustee Zimmerman moved to pass Ordinance #1709 and Trustee Flannery seconded the motion. Roll call vote showed Trustees Jerry Wilson, Bruce Stickell, Jim Flannery, Jay Zimmerman, Harry Stuart and Karen Wilson voted "Aye". Motion carried.

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CONSIDERATION OF ECONOMIC DEVELOPMENT AGREEMENT BETWEEN MILAN DEVELOPMENT GROUP LLC AND THE VILLAGE OF MILAN

Mayor Dawson stated an Economic Development Agreement had been discussed with Milan Development Group who is building a new Dollar Tree in Milan. They were having cost issues to get utilities connected to the building, but they have since worked out a more feasible way of hooking up the utilities and will not be asking for financial help from the village.

Mayor Dawson stated there will be no action taken on this agenda item.

COMMITTEE REPORTS

Trustee Zimmerman would like to call a Finance Committee Meeting Monday October 28th at 5:00 p.m. at Village Hall 2nd floor Conference Room.

Mayor Dawson reminded everyone that Trunk or Treat will be this Thursday at the Camden Centre Parking Lot from 5:00 to 6:30 p.m.

CITIZENS OPPORTUNITY TO ADDRESS THE VILLAGE BOARD

Mr. Rocky Vance stated he recently received a ticket from Milan Police because, while mowing his lawn he blew his grass onto the neighbor's driveway and she called the police to complain. He did not intentionally blow the grass on the drive and feels he should not have gotten a ticket. He used to mow her lawn for free, but when she started telling him when to mow he quit. Now he and she have been having problems. He recently built a fence between their properties to see if that would help resolve their issues but the problems have only escalated.

Mayor Dawson stated the Council cannot ask the Police Department to drop a ticket. That is the Police Departments call and a Court matter. He suggested to Mr. Vance to try to work the problems out with the neighbor. Neighborhood conflicts are a sad situation for both parties.

ADJOURN

There being no other business to come before the Board, Mayor Dawson asked for a motion to adjourn the meeting.

Trustee Jerry Wilson so moved and Trustee Zimmerman seconded the motion. All Trustees voted "Aye". Motion carried.

Barbara L. Lee, Certified Municipal Clerk