

JOINT REVIEW BOARD MEETING MINUTES

Thursday, November 21, 2024 at 10:00 A.M.

Village of Deer Park, Village Hall

23680 W. Cuba Road

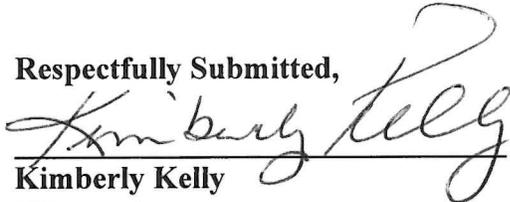
Deer Park, IL 60010

- I. Call to Order of the Joint Review Board and Roll Call of Members Present
Roll call Village of Deer Park – President Rusteberg, Lake Zurich Community School District – Joe Blomquist. Also in attendance: Village Administrator Beth McAndrews Village Treasurer Megan Roscoe, Village Attorney, Michael Smoron and Village Clerk, Kim Kelly. County of Lake, Long Grove Fire Protection District, Barrington Library, Lake Zurich Rural Fire Protection District, Ela Township, College of Lake and Lake County Forest Preserve were not in attendance.
- II. Appoint a Public Member
Greg Rusteberg motioned, and Joe Blomquist seconded to appoint Alan Czarnick as the public member.
On Roll call: Ayes: 3 Nay: 0 Abstain: 0
- III. Appoint a Chairperson of the Joint Review Board
Joe Blomquist motioned, and Alan Czarnick seconded to appoint Greg Rusteberg as the Chairperson of the Joint Review Board.
On Roll call: Ayes: 3 Nay: 0 Abstain: 0
- IV. Public Comment
None
- V. Approval and Release of Joint Review Board Meeting Minutes from November 30, 2023.
Joe Blomquist motioned, and Alan Czarnick seconded to approve and release Joint Review Meeting Minutes from November 30, 2023.
On Roll call: Ayes: 3 Nay: 0 Abstain: 0
- VI. Review of TIF Financial Reports Treasurer Roscoe presented the TIF Annual Report, TIF Revenues were approximately \$125,800 and the Village deposited \$12,580 into the TIF Fund to satisfy the requirement for the Village to contribute 10% of TIF Revenues as the Village does not levy and ad valorem tax. After expenses, marketing and legal expenses, the TIF Fund had a fund balance. As of FY 2025, the TIF has begun to generate slightly more TIF increment, with expected TIF property tax revenue of \$162,000 in FY 2025. Sikich an independent audit report was completed and complied with the provisions of the subsection (q) of Section 11-74.4-3 pf the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142 during the year ended April 30, 2024.
- VII. Joint Review Board Discussion
Public Member Alen Czarnick inquired about the marketing costs, which will be annual or just as needed. It was noted the marketing is not annual and will be and as needed

going forth. Beth McAndrews provided summaries on the activities occurring within the Village Triangle. Dunkin Donuts on Rand and Quentin, Town Center have new tenants, new high end jewelry store at Lake Cook and Quentin. Within the TIF district QuikTrip has preliminary approval for a gas station with restaurant and covenant store, waiting on final submittal possibly in January 2025. Scooters coffee, storage unit and three retail spaces. The Village has been approached for residential in the TIF area, and development that is not within the scope or right fit for the Village. The Village is not offering residential development within the TIF area. President Rusteberg stated this is phase 2 for the TIF area starting to see development and interests in the properties. Working with landowners. Phase 3 would be the hope to see more development in the next year. Attorney Smoron stated with the big drugstores not opening any new location and closing others, Deer Park is seeing more development interests than his other municipalities. Deer Park has no large empty big box stores, which is a good, but some new tenants are filling the empty already built locations. It was noted that QuikTrip and the New Rand Road Shoppes are not asking for TIF funds for development.

VIII. Adjournment – Alan Czarnick motioned, and Joe Blomquist seconded.
On Voice Call: Ayes: 3 Nay: 0 Abstain: 0

Respectfully Submitted,



Kimberly Kelly
Village Clerk



Greg Rusteberg
Joint Review Board Chair