

**MINUTES OF THE REGULAR MEETING  
OF THE PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS  
HELD FEBRUARY 16, 2016**

- I. President Byrne called the meeting to order at 7:04 p.m.
- II. Roll call indicated the following Board Members present: President Byrne, Trustees Schultz, Koch, Marquardt, Hebda, and Grieb. Trustee Williams was absent. A quorum was established.

Also present were: Village Manager Kalmar, Assistant Village Manager Carey, Building Commissioner Atkinson, Chief Fleischhauer, Finance Director Larson, Village Attorney Robert Kenny and Recording Secretary Fischbach

- III. The Pledge of Allegiance was given.
- IV. Citizens Wishing to Address the Board.

- V. Officials Reports
  - A. Village President
    - i. No report

- B. Village Manager
    - i. No report.

- C. Assistant Village Manager

Assistant Village Manager Carey indicated that the Village Board previously authorized Kane McKenna & Associates to conduct a TIF eligibility study of the northeast corner of Milwaukee Avenue and Townline Road. The study was recently completed along with a TIF Redevelopment Plan for the proposed area. Both of these documents were placed on file with the Village Clerk's Office on February 5, 2016.

- a. TIF Redevelopment Plan

The TIF Redevelopment Plan includes the goals and objectives of the development along with the TIF Budget. The budget includes potential costs through the 23 year life of the TIF and is intended to be funded solely through incremental property taxes from this development. The budget includes the \$20 million net assistance being offered through the issuance of bonds for TIF eligible costs and does not reflect any additional funds being provided to Regency. Additional amounts included in the TIF budget relate to potential improvements that may be made in the TIF by the Village and costs required by the TIF Act.

- b. TIF Eligibility Study

The TIF Eligibility Study reviewed the property and found that the development area is classified as a blighted vacant area. This designation was found due to the current use and condition of the property.

- c. Ordinances Under the Omnibus Agenda

Under the Omnibus Agenda, Ordinance 2016-013 establishes the date of a public hearing concerning the TIF Plan and TIF Eligibility Report. The Joint Review Board is scheduled for Wednesday, March 9, 2016 at 5:00 p.m. and the Village Board public hearing for the TIF is proposed to be held on Tuesday, April 19, 2016 prior to the Village Board meeting.

Ordinance 2016-013 establishes of the interested parties registry. The Village is required to create the interested parties registry in order to allow residents and organizations active within the municipality to register to receive by mail certain information relating to the TIF.

Trustee Schultz inquired if the TIF District was within the corporate limits of the Village and Assistance Village Manager Carey indicated it was. President Byrne asked what the TIF balance was and Finance Director Larson indicated there was 14 million in principal and 16 million financed.

D. Finance Director/Treasurer.

- i. Finance Director Larson indicated the 2016/2017 proposed budget would be available next week and she will be scheduling meeting dates to review the budget.
- ii. Finance Director Larson introduced the new audit agency representative from Sikich LLP.

E. Chief of Police.

- i. No Report

F. Public Works Director/Village Engineer

- i. No Report

G. Building Commissioner

- i. No Report

VI. Omnibus Vote Agenda

President Byrne called for a motion to approve the Omnibus Vote Agenda Items A-F. Motion by Trustee Schultz, second by Trustee Marquardt, granting approval of the Omnibus Vote Agenda Items A-F.

Roll call vote:

AYES: 5 –Hebda, Schultz, Marquardt, Koch, Grieb

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Williams

Motion carried

A. Department reports:

- a. Community Development – Building Division Report – January 2016
- b. Police Department Report – January 2016
- c. Finance & Treasurer’s Report – December 2015
- d. Vernon Hills Golf Course Report – December 2015

B. Approval of voucher list of bills dated February 16, 2016 in the amount of \$127,738.52

C. Approval of Kemper voucher list of bills dated February 16, 2016 in the amount of \$40,800

D. Approval and passage of Resolution 2016-021 authorizing the expenditure of \$36,400 for the engagement of Sikich LLP for audit services for fiscal year 2015-2016 and execution of an engagement letter between the Village of Vernon Hills and Sikich, LLP

- E. Approval and passage of Ordinance 2016-013 authorizing the establishment of tax increment financing “interested parties” registry for the Milwaukee Avenue/Townline Road TIF District under consideration by the village
- F. Approval and passage of Ordinance 2016-014 calling for a public hearing and a joint review board meeting to consider the designation of a redevelopment project area and the approval of a redevelopment plan and project for the Milwaukee Avenue/Townline Road Redevelopment Project Area

VII. Unfinished/Additional Business

- A. Approval of Village Board minutes of February 2, 2016  
Motion by Trustee Marquardt, second by Trustee Schultz, approving the Village Board minutes of February 2, 2016.  
Roll call vote:  
AYES: 5 –Hebda, Schultz, Marquardt, Koch, Grieb  
NAYS: 0 - None  
ABSENT AND NOT VOTING: 1 - Williams  
Motion carried

VIII. New Business/Communications

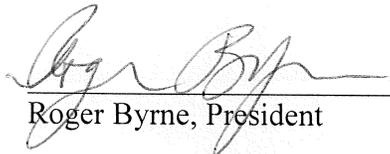
Trustee Koch noted that the County has an original manuscript from Shakespeare and recommended it to the public. He also indicated the Kirk players were playing at the Mundelein High School this weekend.

- IX. Adjournment  
Motion by Trustee Schultz, second by Trustee Marquardt, the Village Board Meeting was adjourned.  
Roll call vote:  
AYES: 5 –Hebda, Schultz, Marquardt, Koch, Grieb  
NAYS: 0 - None  
ABSENT AND NOT VOTING: 1 - Williams  
Motion carried.

Meeting adjourned at 7:22 pm

Approved this 1<sup>st</sup> of March, 2016

  
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John M. Kalmar, Village Manager/Clerk

  
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Roger Byrne, President