

APPROVED MINUTES
VILLAGE OF ANTIOCH
BOARD OF TRUSTEES, PUBLIC HEARING
Antioch Community High School – 1133 Main Street, Antioch, IL 60002
October 28, 2008

CALL TO ORDER

Mayor Larson called the October 28, 2008 public hearing regarding the Antioch Marketplace District to order at 7:00 p.m. in the Commons of the Antioch Community High School, 1133 Main Street, Antioch, IL.

ROLL CALL

Following the Pledge of Allegiance, roll call indicated the following Trustees were present: Hanson, Caulfield, Crosby, Wolczyk, and Pierce. Also present were Mayor Larson, Administrator Velan, Attorney Simon and Deputy Clerk Folbrick. Trustee McCarty arrived at 7:23 pm.

IDENTIFICATION OF THE ANTIOCH MARKETPLACE BUSINESS DISTRICT – EXPLANATION OF BUSINESS DISTRICT PROCESS – REFER TO BUSINESS DISTRICT PLAN

Mr. Chuck Biondo of Kane, McKenna and Associates provided a brief description of the Antioch Marketplace Business District. He explained that a business district is used as an economic tool for municipalities, which allows for the formation of a district following certain steps. Once the business district is formed, a 1% sales tax will be levied on all sales within the district with the exception of food, drugs, and titled or registered items. Proceeds from the sales tax may be used by the municipality to fund or reimburse project related costs for the development. The tax will only apply to sales within the Antioch Marketplace Business District, and is not a Village-wide tax. Mr. Biondo further reviewed the benefits of a business district, and provided an overview of the proposed plan. He explained that throughout a 23-year term, as much as \$37 million in sales tax revenue may be generated by the business district. He also provided a description of the location for the business district.

Mr. Biondo reviewed the process and discussed state laws that will govern the plan. The following steps need to be taken by the Village in order to create a business district: develop the plan, hold two public hearings, make a formal finding designating the business district, determine if they wish to establish the sales tax, and pass an ordinance adopting said sales tax. He further stated that the business district tax cannot exceed 1%.

Mr. Biondo reviewed the Business District plan, and said that it is in compliance with the current comprehensive plan as is required by state statute. He indicated that there needs to be a number of findings that the Village Board must make with regards to blight, and provided the definition of a blighted district as defined in the state statute. The plan must then establish a budget. He stated that the estimated budget for this project is \$11.1 million. In conclusion, Mr. Biondo reviewed the issuance of bonds and obligations necessary for the business district. He explained that if the project were to fail, the burden would not be passed onto the taxpayers. The law requires that the Village Board make formal findings that the area is blighted as defined by state statute, that the area in its present use and condition is a menace to the public health, safety and welfare of the community, that it presents an economic liability to the Village, and that it is not otherwise subject to growth and development.

RESIDENT OPPORTUNITY FOR COMMENT/QUESTIONS

Mayor Larson invited the public to comment or ask questions regarding the creation of a business district. Names and addresses of 12 residents and 6 non-residents were entered into the record. Comments were made both for and against the development.

Specific concerns for those opposed to the business district included the support of a developer by the municipality, increase in property taxes, the validity of the area being defined as blighted, issuance of bonds, fairness to other businesses that do not receive additional tax money, and lack of reciprocation from the developer.

Comments from those in favor of the business district included community support of the project, additional tax revenue for the school districts, increases in home value as a result of community development, the willingness of the developer to advance with the project, increased revenue, and the possibility of an alternate location where no tax revenues would go to Antioch if the project were to fail.

ADJOURNMENT

There being no further discussion, Trustee Caulfield moved, seconded by Trustee Crosby to adjourn the public hearing regarding the Antioch Marketplace Business District at 8:13 p.m. Upon roll call, the vote was:

YES: 6: Hanson, McCarty, Caulfield, Crosby, Wolczyk and Pierce.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

Respectfully submitted,

Lori K. Folbrick, Deputy Clerk