

TIF Public Meeting
City of Rochelle, Illinois
November 19, 2015
Meeting Minutes

Meeting was called to order at 7:02 pm by Michelle Pease, Community Development Director for the City of Rochelle. Ms. Pease introduced Kon Savoy with Teska & Associates as the presenter that the City has contracted to facilitate the TIF process.

Mr. Savoy shared the boundary map. Larger maps were also on hand for residents to view. Several residents expressed the concern of not being able to see the maps clearly on the redevelopment plan. Ms. Pease offered to print larger maps for anyone who wanted to stop by her office.

Mr. Savoy presented some important things to remember with the group:

1. TIF does not create a tax increase to any property owner
2. TIF does not freeze any property owner's taxes
3. Any jurisdiction can modify its levy each year
4. All taxing jurisdictions ultimately benefit by an increased tax base

Mr. Savoy gave a simple example of how tax increment finance works. A resident asked what an EAV was and Mr. Savoy responded that it is the Equalized Assessed Value of the property. Another property owner asked how often property is assessed. Mr. Savoy believed it was every three years.

Mr. Savoy shared information about what a TIF can be used for:

1. Utilities & Road Improvements
2. Demolition and Environmental Clean-Up
3. Façade Improvements / Rehabilitation Assistance
4. Property Assembly
5. Not Construction Costs, Municipal Buildings

Mr. Savoy shared the proposed redevelopment map.

The proposed opportunity site map was shared. Mr. Savoy expressed that not all of the redevelopment activities listed may happen. This is just a conceptual idea of the types of projects that may occur.

Proposed Project Budget and Estimate Revenue were shared, with the Estimated EAV Growth/Revenues as \$9,735,777 (2014 EAV), \$60,583,974 (Projected EAV upon completion) and \$61,352,806 (Projected total property taxes upon completion). A resident made a comment that if only 25% of this was achieved, the TIF would be a good thing.

Mr. Savoy shared the Eligibility Study and listed the criteria:

1. Age of Buildings
2. Deterioration of Buildings and Surface Improvements
3. Inadequate Utilities
4. Presence of Structures below Minimal Code Standards
5. Deleterious Land Use or Layout
6. Lack of Planning
7. Decline in Minimal Marginal Increase in the Equalized Assessed Value

Mr. Savoy commented that the project area meets the criteria of a TIF District. The housing study was shared by Mr. Savoy.

Part 1: Residential Unit Statistics:

1. Based on the 2010 U.S. Census data at the block level, the Project Area contains 734 residential units including: Single Family – 640 & Multi-Family - 94
2. 11% (78 units) of the units were assumed to be vacant*
3. 2,046 residents live in Project Area*

*Estimates based on 2010 U.S. Census block group data

Part 2: Potential Redevelopment:

1. Redevelopment Plan would yield a net increase in units despite potential replacement of existing units
2. Alternative housing locations available in Rochelle, DeKalb area
3. Median Sale Price \$118,507; Median Rent \$971
4. The city has no plans to acquire any inhabited units at this time
5. Federal law requires relocation assistance for certain low-income occupants of displaced units

A resident expressed concerns about being forced out of her home and possible rezoning her neighborhood. Mr. Savoy suggested that residents are not forced out of their homes, but when homes become vacant or a price is favorable, ownership may change.

Another resident expressed concern that her property she is trying to sell is included in the “blighted” properties list and should not be. Ms. Pease suggested that this photo can be removed. The property owner expressed appreciation.

A resident asked Mr. Savoy if he could share some examples of other TIF’s. Mr. Savoy discussed the various communities around us that have utilized the TIF to assist with attracting development.

Meeting was adjourned at 8:42 pm.