

**ROCHELLE CITY COUNCIL
PUBLIC MEETING – PROPOSED TIF DISTRICT (Tax Increment Financing)
MEETING MINUTES
MONDAY, MAY 10, 2010**

The Rochelle City Council met for a Public Hearing at 6:00 p.m. on Monday, May 10, 2010 in the Council Chambers of City Hall; 420 N. 6th Street; Rochelle, IL 61068. Meeting was brought to order by Mayor Olson.

ROLL CALL: Present on Roll Call were Councilmembers Berg, Hayes, Hollonbeck, T. McDermott, Eckhardt, and Mayor Olson. D. McDermott entered at 6:20 p.m. Absent: None. Also present were City Manager Alberts, City Clerk McKinney and Attorney Herb Klein, of Jacob & Klein, Ltd.

Moved by Councilman Berg and seconded by Councilwoman Hollonbeck, **“I move we recess into a Public Hearing for the Proposed Tax Increment Financing (TIF) District.”** Roll call vote was taken. Ayes: Councilmembers Berg, Eckhardt, Hayes, T. McDermott, Hollonbeck, and Mayor Olson. Nays: None. Absent: D. McDermott. Motion passed 6-0.

Attorney Herb Klein was introduced, at which time he explained the purpose of the meeting is to receive public comment on the proposed Rochelle Lighthouse Pointe TIF District. The public hearing was required by law as part of the process to set up a TIF District. As setting up a TIF District is a lengthy process, the City decided to proceed should WalMart start construction.

He gave a brief explanation of Tax Incrementing Financing:

- Where, how much, what money will be used for.
- Would create 200 construction jobs and then 300-400 employee jobs.
- Agreement with both school districts.

PUBLIC COMMENTS:

Terry DeVito: Union UFCW (United Food and Commercial Workers Union) Local 1546

- How much revenue comes back to the community
- Sales tax – non-rebate to Walmart

John Kaminski: Resident of Rochelle

- Real Estate value grows less when the community has a TIF
- TIFs can have a negative impact

Greg Sparrow: 1030 N. 2nd St., Rochelle; Past Mayor of DeKalb

- DeKalb has a very successful TIF District
- Rochelle has a strong economic district; these 60 acres will open an additional 400 acres for development.

Peggy Friday: Chamber Executive Director

- Read letter of support from the Chamber Board of Directors.

Patricia Burch: GREDCO Board member; Also Rochelle resident and Rochelle business owner

- Read letter from the GREDCO Board of Directors
- Read letter from Jim May

Sue Messer:

- Read letter on behalf of Peter Alfano.

Rachel Garrett:

- Problem with shopping locally; supports TIF

Dale Meyers: Owner of Meyers Furniture; GREDCO Board

- Supports the TIF

Mitch Montgomery:

- Asked if WalMart does build, what will become of the current WalMart Building.

ADJOURNMENT: At 7:00 pm, moved by Councilwoman Hollonbeck and seconded by Councilman T. McDermott, **“I move the Council recess the Public Hearing to the Regular Council Meeting of May 24, 2010.”** Roll call vote was taken. Ayes: Councilmembers Berg, Eckhardt, Hayes, T. McDermott, Hollonbeck, D. McDermott, and Mayor Olson. Nays: None. Motion passed 7-0.

Chet Olson
Mayor, City of Rochelle

Bruce McKinney, CMC
City Clerk, City of Rochelle