

**Village of Hoffman Estates**

**SPECIAL PLANNING, BUILDING & ZONING  
COMMITTEE MEETING MINUTES**

**January 21, 2019**

**I. Roll Call**

**Members in Attendance:**

**Gary Stanton, Chairperson  
Karen Arnet, Vice Chairperson  
Karen Mills, Trustee  
Anna Newell, Trustee  
Gary Pilafas, Trustee  
Michael Gaeta, Trustee  
William D. McLeod, Village President**

**Management Team Members  
in Attendance:**

**Jim Norris, Village Manager  
Art Janura, Corporation Counsel  
Dan O'Malley, Deputy Village Manager  
Mark Koplín, Asst. Vlg. Mgr. – Dev. Services  
Ted Bos, Police Chief  
Patrick Fortunato, Fire Chief  
Patrick Seger, Director of HRM  
Rachel Musiala, Director of Finance  
Monica Saavedra, Director of HHS  
Joe Nebel, Director of Public Works  
Fred Besenhoffer, Director of IS  
Bev Romanoff, Village Clerk  
Patti Cross, Asst. Corporation Counsel  
Suzanne Ostrovsky, Asst. to the Village Mgr.  
Bruce Anderson, CATV Coordinator  
Matt Galloway, Gen. Govt. Intern**

The Special Planning, Building & Zoning Committee meeting was called to order at 7:35 p.m.

**NEW BUSINESS**

- 1. Request approval of an Amended and Restated Development Agreement with Hoffman Estates Acquisitions LLC for redevelopment of the former AT&T corporate campus.**

An item summary sheet from Mark Koplín, Kevin Kramer and Art Janura was presented to Committee.

Jim Norris addressed the Committee and reported that in May 2018, the Village Board approved a Development Agreement with the developer. This Amended and Restated Development Agreement addresses only the residential portions of the overall project that are outside, but adjacent to, the TIF redevelopment area.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve an Amended and Restated Development Agreement with Hoffman Estates Acquisitions LLC for redevelopment of the former AT&T corporate campus. Voice vote taken. All ayes. Motion carried.

- 2. Request approval of an Ordinance approving:**
  - a. A TIF Redevelopment Agreement for the Lakewood Center Redevelopment Project.**
  - b. Issuance of TIF Notes.**

An item summary sheet from Jim Norris, Mark Koplin, Art Janura, Patti Cross, and Doug LaSota was presented to Committee.

Jim Norris addressed the Committee and reported that the Village Board approved three (3) ordinances this evening regarding a TIF Redevelopment Plan and Project for the Lakewood Center Redevelopment Project Area. Adoption of a TIF for the AT&T site requires the developer and the Village to enter into a Redevelopment Agreement. The agreement sets forth the amount of TIF reimbursement to the developer and provides for reimbursement of Village costs. The ordinance includes the TIF Notes. Since the Village is not providing any funding to the developer in advance, the developer will fund 100% of costs to redevelop the site and buildings upfront. Costs that are deemed TIF eligible will be submitted to the Village for approval and then incorporated into a promissory note (TIF Notes) for repayment from future TIF incremental revenues if and when received.

Mark Koplin explained the three TIF Notes (Note A, Note B and Note C). The developer requests reimbursement of up to \$53,767,000 of TIF eligible costs, plus interest. The costs would be submitted to the Village as each component of the overall project is completed.

There was discussion amongst the Board regarding the TIF case in Arlington Heights and Doug LaSota explained how TIF Note C is a vehicle by which the developer may be reimbursed for a portion of any overpayment of property taxes. The Redevelopment Agreement provides that the developer is prohibited from appealing its property taxes in any manner that would entitle it to a refund.

Motion by Trustee Pilafas, seconded by Trustee Mills, to approve an ordinance approving a) a TIF Redevelopment Agreement for the Lakewood Center Redevelopment Project; and b) issuance of TIF Notes. Voice vote taken. All ayes. Motion carried.

## **II. Adjournment**

Motion by Trustee Arnet, seconded by Trustee Pilafas, to adjourn the meeting at 8:01 p.m. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

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Debbie Schoop, Executive Assistant

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Date