

**Sugar Grove Public Library District  
Special Meeting of Library Board of Trustees  
Tuesday April 21st, 2015 5:00PM  
Board Meeting Minutes**

**Call to Order and Roll Call**

President Anthony Oliver called the meeting to order at 5:01 PM

**Present:**

Robert Bergman, Trustee; Bill Durrenberger, Trustee; Pat Graceffa, Vice President; Melissa Flint, Secretary; Shannon Halikias, Director; Anthony Oliver, President; Art Morrical, Trustee.

Louise Coffman, Treasurer entered at 5:03

**Public Comment**

none

**Pledge of Allegiance**

**Discussion of Proposed TIF for Sugar Grove “Proposed Northeast Airport Tax Increment Financing District # 2 Redevelopment Plan” – Discussion**

Vice President Graceffa details the events prior to and during her meeting with her and Coffman’s personal friend Marie Johnson. Thursday April 16 Graceffa was invited by Marie Johnson to meet with Brent Eichalberger to clarify details regarding the TIF District #2 plan and also suggested she bring along Coffman who has a working knowledge about the TIF and is also the library’s Treasurer the next day.

Treasurer Coffman describes what was said, that Johnson and Eichalberger explained that the Village needs the TIF and offered the library’s portion of the Tax increment from the upcoming retirement housing and the vacant farmland that will increase in value \$500/year and as the senior housing will be valued at \$50,000 to \$20,000 per year. The math works as such the portion that the library would receive then if the senior housing was valued at \$20,000 would be \$285 per year and this money would be coming from the Village funds as an intergovernmental agreement with the stipulation that the library would not oppose the TIF district however, nothing was in writing and Coffman and Graceffa were not representing the Library at this time. Coffman also tells us that Eichalberger claims that the fire department has agreed to this deal and would not be opposed to the TIF.

President Oliver wishes that he would have been notified that this was happening since there were two members of the board attending and the meeting was regarding the library. It was agreed that this is best practice and will be done in the future.

Durrenberger is mortified by this offer and that it wasn’t presented at our board meeting. He presents a letter from Mike Fable of the fire department which states that the fire department is suspicious of the Village’s actions as their attorneys will look over any intergovernmental agreement and the fire

department remains adamantly opposed to the TIF district and is open to discussion if the Village representatives come to the board meeting.

Coffman announces that she has a carefully crafted speech to present at the Village hearing tonight.

Trustee Bergman agrees that the deal proposed by the village would not be a good one for any period of time.

Durrenberger reminds the board that Sugar Grove has spent years refusing poor offers from real estate and that Elburn has never made any TIF districts or anything of the like and is just as well off if not better as Sugar Grove. Durrenberger presents a letter acquired from Sean Michaels to "All" regarding the "developers" interest in the 125 acres off of route 30. With his experience in real estate Durrenberger explains that developers will eventually decide they do not need the TIF or other developers will come eventually.

Trustee Morrical agrees that there was plenty of development before the recession hit and there will be again when the recession gives way.

Coffman explains that most of the property tax goes to the school district and since TIF #2 is slated to bring in industrial this will not bring in families to the area.

Graceffa affirms from her meeting that the Village Board honestly believes that this land will not develop without a TIF even though the existing large business in Sugar Grove were given sales tax breaks and are not part of TIF district #1.

President Oliver questions the area's ability to be legally called "blighted" when the only flooding is in detention ditches and there are no dilapidated structures except for perhaps a barn.

Durenberger explains that there is a "but for" statute that reads that "there would be no business in this area but for an establishment of a TIF" that is left to open interpretation of the municipalities. He also mentions that the amount of money offered by the Village for our agreement to the TIF would have to be significant as attorney's fees would cost at least 1-2 thousand dollars if the process goes smoothly to arrange an intergovernmental agreement.

Director Halikias feels that the village hires consultants to make the TIF district plan seem like a good idea for the village. Even if it is true that we stand alone among the other municipalities, the library will if it must. Halikias expresses how she is dismayed that she was circumvented when Eichalberger met with Graceffa and Coffman as she is responsible for balancing budgets and is always striving to hold the library in compliance with the Open Meetings act as the institution.

Halikias also has a carefully crafted speech to present at the meetings. Graceffa agrees to yield her 3 minutes to Halikias during the Village meeting as Halikias speech could be over the allotted time. Halikias is pleased that the board is self-correcting and is moving forward positively. President Oliver affirms that the board is in full support of Director Halikias who has the library's welfare in mind.

He advises caution with any action of the Village or its members as it was clear that the purpose of the meeting of Eichalberger with Coffman and Graceffa was to influence their decision

Trustee Bergman leaves the room from 5:35 to 5:37

**Resolution for Board of Trustee statement on Proposed TIF; Proposed Northeast Airport Tax Increment Financing District #2 Redevelopment Plan – Action Required**

Motion to approve resolution/statement on Proposed TIF for Sugar Grove as follows: The Sugar Grove Library Board of Trustees stands unanimously against the proposed TIF district #2.

Motion by Flint. Second by Graceffa. Roll Call Vote: Bergman – yes. Durrenberger – yes. Coffman – yes. Graceffa – yes. Flint – yes. Morrival – yes. Oliver – yes. Motion Passed.

**Adjourn**

Motion to adjourn by Durrenberger at 5:38: PM. Second by Oliver. Voice vote: all yes. Motion Passed

Minutes respectfully submitted:

Melissa Flint