



Village of WILLOWBROOK

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Minutes of the Annual Joint Review Board Meeting, Village of Willowbrook, Willowbrook Redevelopment Corridor TIF, held at the Willowbrook Community Resource Center, 825 Midway Drive, Willowbrook, Illinois 60527

June 22, 2023

Meeting Agenda

1) Call to Order

The meeting was called to order at 11:04 a.m. by Willowbrook Village Administrator Sean Halloran.

2) Roll Call

Joint Review Board Members present:

Paul Coultrap, Downers Grove Township

Jim Walsh, public member

Patrick Brenn, Tri-State Fire Protection District

Laura Birmingham, Indian Prairie Public Library

Additional attendees present:

Sean Halloran, Administrator, Village of Willowbrook

Greg Smith, Attorney, Elrod Friedman, LLP

Phil McKenna, Consultant, Ryan

Iryna Dziuk, Consultant, Ryan

3) Purpose of Annual Joint Review Board Meeting

Attorney Smith noted that this was the first annual meeting of the Joint Review Board as the TIF district had been founded in late April of 2022. He indicated the meeting's purpose was to review the effectiveness and progress in the redevelopment of the TIF District and to review the Annual TIF Report. There are no actions required of the Board at this meeting; it is informational only.

4) Review of Annual TIF Report (FY 2022)

Consultant McKenna began the review by stating that the report contains letters from the Village President and Village Attorney regarding the Annual TIF Report.

Administrator Halloran reviewed the Annual TIF Report for fiscal year 2022, ending April 30, 2022. As the redevelopment area had been established just five days earlier, there were no revenues, expenditures, fund balance, properties acquired, nor redevelopment projects, leaving an assessed value of zero (0) and no surplus distributions. There is no audit included in the Report as the values are zero.

Consultant Dziuk provided a preview of the FY 2023 annual report, May 1, 2022-April 30, 2023, including the TIF District's current assessed value and estimated distributions. It was noted that no distribution would likely occur until after the general fund was reimbursed for expenses incurred by the TIF District.

Per Administrator Halloran, no questions had been received by the Village from residents or local businesses regarding the TIF District. As the Village Board had not yet provided direction on redevelopment within the TIF District, it was unlikely that any action would be taken by the TIF District in the immediate future.

5) Questions /Comments from JRB members

Board members had no additional comments or questions.

6) Public Comment

There were no members of the public present, and no comments were received.

7) Adjournment

A motion was made by Mr. Coultrap to adjourn the meeting, seconded by Mr. Walsh.

With a unanimous, affirmative, voice vote the meeting was adjourned at 11:12 a.m.

Minutes transcribed by Village of Willowbrook, Administrative Assistant, Jody Wegrzynski