

MINUTES STREATOR CITY COUNCIL MEETING

PROCEEDINGS OF THE STREATOR CITY COUNCIL SPECIAL MEETING OF MARCH 1, 2016 HELD AT THE CITY ADMINISTRATION BUILDING, CITY COUNCIL CHAMBERS AT 5:30 P.M.

CALL TO ORDER: Prior to the start of the meeting, City Manager Scot Wrighton stated that since Mayor Lansford was absent it would be necessary for Council to make a motion appointing a Councilmember to chair the meeting.

MOTION: Brozak made a motion to appoint Councilwoman Bedei as chairperson. The motion was seconded by Phelan.

ROLL: Ayes: Bedei, Brozak, Crouch and Phelan.

TIME: The Special meeting began at 5:30 p.m.

PRESENT: Chairwoman Bedei, Councilman Ed Brozak, Councilman Brian Crouch, and Councilman William Phelan. Absent: Mayor Lansford

PUBLIC COMMENT: No one requested to speak.

CONSIDERATIONS:

1. TAX INCREMENT FINANCING (TIF) DISTRICT PROPOSALS OVERVIEW.

Scot Wrighton, introduced Herb Klein, the City's TIF attorney. Klein explained how a TIF district works and how TIF districts can encourage economic development, stating that the proposed TIF areas targeted specific areas that have promise of commercial or economic development but have not seen growth in twenty (20) years.

Wrighton gave a timeline for Council action.

2. PUBLIC HEARING ON PROPOSED STREATOR NORTHPOINT TIF DISTRICT REDEVELOPMENT PROJECT AREA, PLAN & PROJECTS.

MOTION: Crouch made a motion to open the public hearing. The motion was seconded by Phelan.

ROLL: Ayes: Bedei, Brozak, Crouch and Phelan. Nays: None

TIME: 5:31 p.m.

The Chair requested anyone who wished to make comment to please come forward.

Matt Wilkinson, Superintendent of Streator Elementary School District #44 provided a fact sheet to Council regarding the financial problems the schools are facing and spoke regarding the additional financial impact of the TIF district on the school's tax revenues. Wilkinson requested that when negotiating the Intergovernmental Agreements the schools' problems needed to be taken into consideration.

Mike Verdiramo, Goulding Street resident questioned why his residential property was within the Northpoint TIF district. Wrighton explained.

Matt Seaton, Superintendent of Streator Township High School, stated that the City needs to be mindful that schools will be losing money with the TIF districts and their needs need to be considered when negotiating intergovernmental agreements.

Myrna Alberts, Oakley Street resident stated that she is in favor of the Northpoint TIF, that in order to get something you must give something.

Kyle Mitchell, Vermillion Street, stated he was not opposed to the TIF but commented on Greystone Development, the current owner of Northpoint and hoped that a new theatre would be put in where the old theatre is located.

Ken Simmons, Goulding Street resident, commented on the Northpoint redevelopment.

With no one else wishing to speak regarding the Northpoint TIF; Chairwoman Bedei requested a motion to close the public hearing.

MOTION: Brozak made a motion to close the public hearing. The motion was seconded by Crouch.

ROLL: Ayes: Bedei, Brozak, Crouch and Phelan.

TIME: 6:04 p.m.

3. PUBLIC HEARING ON PROPOSED STREATOR SOUTH INDUSTRIAL TIF DISTRICT REDEVELOPMENT PROJECT AREA, PLAN & PROJECTS.

Herb Klein, TIF attorney, gave a brief overview of the South Industrial TIF District stating that with Streator's declining population and EAV's (equalized assessment valuation), creating an industrial TIF district to the south would help to encourage development.

Scot Wrighton, City Manager, spoke of the legacy of industrial uses of the properties to be included in the TIF and that the TIF could be used to help in the reuse of St. Mary's hospital building and the former Smith-Douglass site.

Chairwoman Bedei requested a motion to open the public hearing regarding the South Industrial TIF District.

MOTION: Crouch made a motion to open the public hearing; seconded by Phelan.

ROLL: Ayes: Bedei, Brozak, Crouch and Phelan.

TIME: 6:07 p.m.

Ryan McGuckin, Woodland School Superintendent, spoke stating that Woodland School had much more to lose regarding the reduction in the amount of money for school funding; a very large percentage of their tax dollars is based upon agricultural assessments which are a lower EAV. McGuckin requested that the City take into account the impact to schools and be fair when negotiating an intergovernmental agreement.

Christa Turner, Woodland School Board member, spoke regarding these extensions of corporate welfare and the financial losses to schools because of them.

Matt Wilkinson, Superintendent of Streator Grade Schools #44 stated that he was reiterating the same concerns for this proposed TIF as he had during the Northpoint TIF public hearing and again stating the financial impact to be felt by the schools and requested the minutes of the meeting reflect fact sheet he provided. (attached document)

Matt Seaton. Streator High School Superintendent, spoke regarding the financial impact to the schools from the loss of tax money for 23 years; stating that the City gets sales tax revenues which the schools do not.

With no one else wishing to speak, Chairwoman Bedei requested a motion to close the public hearing.

MOTION: Brozak made a motion to close the public hearing on the South Industrial TIF. The motion was seconded by Crouch

ROLL: Ayes: Bedei, Brozak, Crouch, and Phelan.

TIME: 6:39 p.m.

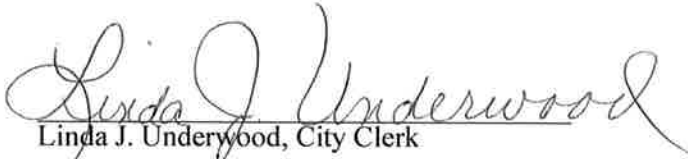
ADJOURNMENT: With no other items for discussion, Chairperson Bedei requested a motion and second to adjourn the meeting.

MOTION: Crouch made the motion to adjourn the special meeting; seconded by Phelan.

ROLL: Ayes: Bedei, Brozak, Crouch, and Phelan.

TIME ADJOURNED: 6:40 p.m.

Respectfully Submitted,


Linda J. Underwood, City Clerk

Streator Elementary School District #44

Fast Facts Fiscal Year 2016

- Student Enrollment: Pre-K-8: 1,730 (low income population 72% and special ed. population 23%)
- Full-time Cert. Staff: 120/1 Part-time & Full-time Support Staff: 17 and Part-time Support Staff: 136
- Equalized Assessed Valuation (EAV): \$143,560,025 & Tax Rate: 3.52489
- Budgeted Revenues: \$18,487,358 & Budget Expenditures: \$19,993,778

Short-Term and Long-Term Borrowing:

FY11: Issued Tax Anticipation Warrants (TAWs): \$1,000,000

FY12: Issued Working Cash Bond: \$2,195,000

FY13: Short-Term Borrowing (Line of Credit): \$1,600,000

FY14: Short-Term Borrowing (Line of Credit): \$1,500,000

FY15: Short-Term Borrowing (Line of Credit): \$1,400,000

FY15: Working Cash Bond \$1,000,000

FY15: Funding Bond \$1,415,000

FY16: Short-Term Borrowing (Line of Credit): \$1,500,000

FY16: Working Cash Bond \$1,000,000

FY16: Est. Funding Bond \$700,000

Long-Term Debt-Bonds/Interest: \$2,496,505

General State Aid (GSA):

FY12 GSA: \$8,698,981 @ 95.17% Proration: \$8,267,113: Loss of \$431,868

FY13 GSA: \$8,859,676 @ 89.17% Proration: \$7,900,168: Loss of \$959,508

FY14 GSA: \$9,043,684 @ 88.17% Proration: \$8,020,175: Loss of \$1,023,509

FY15 GSA: \$8,871,506 @ 87.17% Proration: \$7,734,281: Loss of \$1,138,123

FY16 GSA: \$8,666,881 @ 92.08% Proration: \$7,980,468: Loss of \$686,413

Total GSA Loss: \$4,071,841

Delayed State Payments:

FY08 Total Delayed State Payments: \$504,692

FY09 Total Delayed State Payments: \$1,165,063

FY10 Total Delayed State Payments: \$1,612,215

FY11 Total Delayed State Payments: \$1,266,214

FY12 Total Delayed State Payments: \$980,126

FY13 Total Delayed State Payments: \$540,090

FY14 Total Delayed State Payments: \$0

FY15 Total Delayed State Payments: \$465,840

Budget Reductions:

FY09 Total Budget Reductions: \$198,218 (Teacher Attrition)

FY10 Total Budget Reductions: \$481,396

FY11 Total Budget Reductions: \$538,393

FY12 Total Budget Reductions: \$384,491

FY13 Total Budget Reductions: \$652,256

FY14 Total Budget Reductions: \$2,478,110

FY15 Total Budget Reductions: \$629,541

FY16 Total Budget Reductions: \$338,664

Total Budget Reductions: \$5,701,069