

**MINUTES OF THE
KANE COUNTY REDEVELOPMENT AGENCY/ CRA
MEETINGS TO BE HELD TUESDAY April 12, 2022 1:00 pm
IN THE KANE COUNTY COMMISSION CHAMBERS**

CALL MEETING TO ORDER & WELCOME: Member Chamberlain

CONSENT AGENDA: Approval of March 8, 2022 Minutes

Motion to approve the Consent Agenda and Minutes from March 8, 2022 made by Board Member Heaton and motion carried with all Board Members present voting in favor.

REGULAR AGENDA:

**1. Public Hearing Regarding the East Zion Community Reinvestment Area
Second Amended Project Area Plan and Budget**

Jason Burningham gave an overview of the East Zion Community Reinvestment Area. He said that notices have been provided to both property owners and residents of Kane County. The notice is relevant to the amendment to the plan and budget associated with the East Zion Community Reinvestment Area. The plan and budget were originally adopted a couple years ago when the Community Reinvestment Area was legally put in place for the purpose of encouraging economic development and building public infrastructure in the area. The amendments that were discussed were primarily just to deal with some changes that have occurred over the last couple of years and to address some of the priorities on how the Tax Increment Funding would be used. Jason showed a map of the legal description of what the boundaries of the Community Reinvestment Area are. He said that the Community Reinvestment Area as being included in the plan and budget is a designated geographic area where all development within that area would create incremental value above and beyond what is currently in place.

Motion to go in and out of public hearing at the call of the chair made by Member Heaton and motion carried with all Members present voting in favor.

John Maseng said that he likes the development idea and is good for the area, but wanted to know as homeowner in the area what kind of tax increases they

are considering installing for everyone. He said that his tax bill skyrocketed this year.

Member Chamberlain said that there is no increase in property taxes as a result to this.

Karla told John that after the meeting she could look at his account with him to see about the increase in his taxes.

Dirk Clayson said that he appreciates the Commissions efforts to move forward with this, it has been about a decade of planning with many organizations. He said that the county has historically not put a lot of effort into the east Zion area and this is one thing the county can do going forward with some support and assistance. Dirk thinks that because these are public infrastructure projects they are a good use of Tax Increment Fund Financing.

Rich Csenge with the Stellar Vista Observatory said that they have been invited by the developer to participate in the planning process for this development project and that they are very excited to be included. They are in full support of the project. Rich believes that the overall benefit to the public from all the improvements that the TIFF monies will support will far outweigh concerns.

Morgan Chrust said that he thinks it is a mistake if the RDA's plan and budget gets approved without including the Little Ponderosa Ranch neighborhood. He said that it is a unique area and neighborhood, which is in need of some assistance with public infrastructure. Morgan said that he feels they need to come up with a creative solution to include that area in the overall plan and budget. The main reason is that they need water out in that area.

Member Chamberlain told Mr. Chrust that they understand his concern and that the Commission will engage Mr. Burningham to help them try to find a solution to the problem that they have out there. They will be discussing it over the next couple of months. The SSD and the interim are looking at getting a water tank to get sufficient water for fire protection in the area.

Member Gant said that they have been in some lengthy negotiations that they are getting started with some grant money. He said that there is a lot of infrastructure money for water coming from both the state government and federal government, in addition to what they will generate a prospected new revenue through the tax increment. Member Gant said also mentioned that there is a large amount of money that could likely be available for fire protection.

Member Chamberlain declared us out of public hearing.

2. Resolution No. RDA 2022-1 Resolution of the Kane County Redevelopment Agency Adopting the Second Amended Project Area Plan for the East Zion Community Reinvestment Project Area

Member Heaton wanted to clarify that this amendment doesn't change the overall structure, it changes some wording, language, and names.

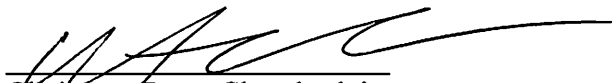
Motion to approve Resolution No. RDA 2022-1 Resolution adopting of the Kane County Redevelopment Agency adopting the Second Amended Project Area Plan for the East Zion Community Reinvestment Project Area made by Member Heaton and motion carried with all Members present voting in favor.

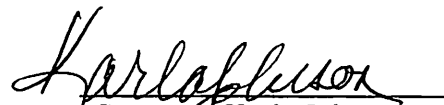
3. Resolution No. RDA-2022-2 Resolution of the Kane County Redevelopment Agency Approving the Second Amended Project Area Budget for the East Zion Community Reinvestment Project Area

Motion to approve Resolution RDA-2022-2 Resolution of the Kane County Redevelopment Agency Approving the Second Amended Project Area Budget for the East Zion Community Reinvestment Project Area made by Member Heaton and motion carried with all Members present voting in favor.

Motion to adjourn made by Member Heaton and motion carried with all Members present voting in favor.

WHEREUPON MEETING ADJOURNED


Chairman Brent Chamberlain


Secretary Karla Johnson