

VILLAGE OF WINFIELD TOWN CENTER 2 JOINT REVIEW BOARD

RESOLUTION REPORTING THAT TOWN CENTER 2 REDEVELOPMENT PLAN AND PROJECT AREA MEETS ONE OR MORE OF THE OBJECTIVES OF THE TIF ACT AND BOTH THE PLAN REQUIREMENTS AND THE ELIGIBILITY CRITERIA

WHEREAS, this Joint Review Board ("JRB") has been established and called to order pursuant to 65 ILCS 5/11-74.4-5(b); and

WHEREAS, pursuant to 65 ILCS 5/11-74.4-5(b) the JRB shall review (i) the public record, planning documents and proposed ordinances approving the redevelopment plan and project and (ii) proposed amendments to the redevelopment plan or additions of parcels of property to the redevelopment project area to be adopted by the municipality; and

WHEREAS, pursuant to 65 ILCS 5/11-74.4-5(b) the JRB shall base its recommendation to approve or disapprove the redevelopment plan and the designation of the redevelopment project area or the amendment of the redevelopment plan or addition of parcels of property to the redevelopment project area on the basis of the redevelopment project area and redevelopment plan satisfying the plan requirements, the eligibility criteria defined in Section 11-74.4-3, and the objectives of the TIF Act; and

WHEREAS, pursuant to 65 ILCS 5/11-74.4-5(b) the JRB shall issue a written report describing why the redevelopment plan and project area meets or fails to meet one or more of the objectives of this Act and both the plan requirements and the eligibility criteria defined in Section 11-74.4-3.

NOW, THEREFORE THE VILLAGE OF WINFIELD TOWN CENTER 2 JOINT REVIEW BOARD, hereby resolves as follows:

The JRB hereby reports that the Town Center 2 Redevelopment Plan and Project Area meets one or more of the objectives of the TIF Act and both the plan requirements and the eligibility criteria defined in 65 ILCS 5/11-74.4-3 for the following reasons:

1. The Plan and Project Area is contiguous and is greater than 1 ½ acres in size;
2. The Plan and Project Area qualifies as a conservation area as; i) 50% or more of the existing structures are 35 years in age or older; and, ii) at least three eligibility factors are present to a meaningful extent and are distributed throughout the area, specifically: ^{Five} Five of the 13 possible eligibility factors are present and distributed to a meaningful extent within the project area:
 - a. Lack of Community Planning
 - b. Deleterious Land Use/Layout
 - c. Declining/Lagging Equalized Assessed Value (EAV)
 - d. Deterioration
 - ~~e. Obsolescence;~~

3. All property in the Plan and Project Area would ^{not} substantially benefit by the proposed redevelopment project improvements;
4. The growth of EAV for all taxing districts overlaying the area, including the Village, has been impaired by the factors found present in the Plan and Project Area; and,
5. The Plan and Project Area would not be subject to redevelopment without the investment of public funds, including property tax increment.

PASSED THIS 18th DAY OF August, 2021.

Ayes: County of DuPage, Village of Winfield, Winfield Township - 3 -

Nays: District 34, District 94 - 2

Abstain: Winfield Park District, Winfield Fire District, Public Member, College of DuPage.

Absent:

[Signature], Chair, Representing D94

PJA Paul Hos, Member, Representing County of DuPage

Alexander Chabokan, Member, Representing Public Member

[Signature], Member, Representing District 34

[Signature], Member, Representing College of DuPage

[Signature], Member, Representing Winfield Township

Phil J. [Signature], Member, Representing Winfield Fire Protection District

Mark [Signature], Member, Representing Winfield Park District

Carl [Signature], Member, Representing Village of Winfield