



**JOINT REVIEW BOARD
AUGUST 24, 2026 AT 2:00 PM**

VILLAGE HALL - MEETING ROOM B
200 E. WOOD STREET
PALATINE, IL 60067-5339
(847) 359-9050 www.palatine.il.us

AGENDA

SPECIAL MEETING

2:00 PM

- I. CALL TO ORDER**
 - A. REID T. OTTESEN, VILLAGE MANAGER
- II. ROLL CALL MEMBERS**
- III. NOMINATION AND SELECTION OF PUBLIC MEMBER**
- IV. NOMINATION AND SELECTION OF CHAIRMAN**
- V. APPROVAL OF MINUTES**
 - A. MINUTES OF THE JUNE 16, 2025 ANNUAL JOINT REVIEW BOARD MEETING
- VI. ANNUAL REVIEW OF TIF DISTRICT PERFORMANCE & OTHER ISSUES**
 - A. DOWNTOWN AREA TIF DISTRICT
 - B. RAND/LAKE COOK TIF DISTRICT
 - C. RAND ROAD CORRIDOR TIF DISTRICT
 - D. DUNDEE ROAD AND IL-53 TIF DISTRICT
- VII. PUBLIC COMMENT**
- VIII. ADJOURNMENT**

DRAFT
Meeting of the Joint Review Board
Monday, June 16, 2025 – 2:00 PM

Minutes

I. CALL TO ORDER

Reid Ottesen, Village Manager, called the meeting to order at 2:02 PM

II. ROLL CALL MEMBERS & OTHERS PRESENT

Present:

Community Consolidated School District 15:
Diana McCluskey, Chief School Business Official

Palatine Park District
Ben Rea, Executive Director (voting participant)
Andrea Fisher, Finance Director

Palatine Public Library District:
Mary Meyers, Finance Manager

Township High School District 211:
Lauren Hummel, Chief Operating Officer

William Rainer Harper Community College District 512:
Rob Galick, Executive Vice President of Finance

Palatine Township Road District:
Roland Sachs, Director

Village of Palatine:
Reid Ottesen, Village Manager (voting participant)
Mike Jacobs, Community Development Director
Andrew Brown, Finance Director
Patrick Brankin, Village Attorney

Others in attendance: None

Absent:

Ray Franczak, Palatine Resident and Past Public Member
Cook County
Forest Preserve District of Cook County
Metropolitan Water Reclamation District of Greater Chicago
Northwest Mosquito Abatement District
Palatine Township
Illinois Department of Commerce and Economic Opportunity

III. NOMINATION AND SELECTION OF PUBLIC MEMBER

Reid Ottesen noted that Ray Franczak, who had previously served as the Public Member, was invited to the meeting. As he was not in attendance, no Public Member was nominated or selected.

IV. NOMINATION AND SELECTION OF CHAIR OF THE JOINT REVIEW BOARD

Ben Rea, seconded by Lauren Hummel, nominated Reid Ottesen as the Chair of the Joint Review Board meeting for June 16, 2025. The motion was approved unanimously.

V. APPROVAL OF THE MAY 29, 2024 MINUTES OF THE JOINT REVIEW BOARD

Rob Galick, seconded by Diana McCluskey, moved to approve the May 29, 2024 minutes of the Joint Review Board. The motion was approved unanimously.

VI. ANNUAL REVIEW OF PERFORMANCE

Reid Ottesen explained that all taxing bodies are required to meet once a year to discuss the status of the Village's TIF districts. He then noted the presentation materials will outline the recent development activity and related future surplus distribution projections. He introduced the Village's new Director of Finance, Andrew Brown.

- A. DOWNTOWN AREA
- B. RAND/LAKE COOK TIF DISTRICT
- C. RAND ROAD CORRIDOR TIF DISTRICT
- D. DUNDEE ROAD & IL 53 TIF DISTRICT

Mike Jacobs provided a brief overview of the development activity that occurred within the last year, is currently underway, and is anticipated in the coming year. For the Downtown TIF District the projects highlighted included the three-story, 18-unit apartment building that has commenced construction at the southwest corner of Palatine Road and Brockway Street, the completion in early 2025 of the 58-unit Greenhaven Apartment building on the former Kinsch Nursery property, a summary of the approved projects for the Village's Downtown Facade & Interior Building Improvement Grant Program, the planned improvements to the parking lot and building at 50 N. Brockway Street, and an outline of the other contemplated public improvements within the Downtown TIF District.

Andrew Brown then indicated the Village has completed its annual audit process and has received an unmodified (clean) opinion on its annual financial statements, including compliance with reporting on TIF Funds. Andrew noted the Downtown TIF was originally established in 1999, and extended in 2022. The Village has retained the first 2 years of increment and will begin remitting year 3 increment. The declaration of surplus relating to the first installment of

2024 property taxes collected in 2025 is on the June 16, 2025 Village Council agenda in a total amount of roughly \$3,900,000. The Village intends on remitting increment to the taxing districts for years 3 thru 12 in two installments for each property tax year, once in June for the amounts collected between January and May, and then in January for the balance of increment distributed. It is currently estimated that the Downtown TIF will generate about \$7.5 mil in increment annually barring reassessment, tax appeals, or other impacts to property valuations within the District. Andrew indicated the Village has rebated over \$47,500,000 since 2010, with 90%, or roughly \$42,800,000 going directly back to the community's local taxing districts. Lastly, Andrew noted that on May 5, the Village Council approved TIF surplus rebates from the Rand Corridor and Rand/Lake Cook TIF Districts in the total amount of roughly \$2,600,000. This surplus rebate has been provided to Cook County and the Village has not yet seen this distribution as of today.

Reid Ottesen noted that for the Rand Corridor TIF District the final year of collections will be the 2025 taxes payable in 2026, with the TIF District being dissolved prior to the collection of the 2026 taxes payable in 2027.

Mike Jacobs then noted the approved car wash and trucking/distribution projects on Rand Road, between Hicks and Lake Cook Roads, the ongoing façade improvements to a portion of the Park Place Shopping Center, the pending redevelopment of the former Famous Dave's site on Dundee Road with a new drive-through Wendy's, the ongoing remodeling project at Walmart, as well as the ongoing remodeling and expansion of the existing McGrath Kia dealership on Dundee Road.

VII. ADJOURNMENT

Ben Rea, seconded by Diana McCluskey, moved to adjourn the Joint Review Board Meeting at 2:18 PM. The motion was approved unanimously.

Respectfully submitted,

Michael W. Jacobs
Village of Palatine