

**GENEVA PARK DISTRICT
SPECIAL MEETING MINUTES**

July 30, 2025

5:30 pm

CALL TO ORDER

President Moffat called the meeting to order at 5:32 pm.

ROLL CALL

President Moffat called for the roll. Commissioner Kaven, Vice President Cullen, and President Moffat all answered present. Commissioner Cladis and Commissioner Jones were absent.

Staff members present were Executive Director Nicole Vickers, Supt. of Finance & Personnel Christy Powell, Supt. of Recreation Elliott Bortner, and Administrative Assistant Hannah Sterrick.

Press: None.

Guests: Park District Attorney, Adam Simon of Ancel Glink.

HEARING OF GUESTS

None.

CAMPTON HILLS PARK DEVELOPMENT AGREEMENT

Executive Director Vickers welcomed everyone to the meeting and thanked them for coming. Director Vickers recapped what has occurred since the last regular Board meeting on July 21, 2025, as it relates to the potential development and potential annexation of the La Fox property. Stating that the Park District was nearing an agreement with the developer. The agreement included 15 acres of land, four park sites, and the construction of those parks being split 50%/50% between the park district and the developer, which is a very similar agreement the district had with the developer for the parks' development within the Mill Creek subdivision. The most outstanding item, at the time of the last Board meeting, was the developer's length of time financial obligation. The negotiated length of time was agreed to be 42 months. The Park District would agree to start construction on the park sites within 42 months of conveyance, with no deadline for construction completion. Later in the week, the Park District became aware that the property had the potential of going into TIF to offset infrastructure costs for the developer. With the potential of a TIF on the property, Director Vickers asked the Park District's Attorney, Adam Simon, to explain a TIF and the potential impact a TIF could have on the Park District. She then stated that she would provide three potential options and would like feedback from the Board on how they would like to move forward.

Adam Simon explained that most of the property is taxed as farm land, which values the land based on productivity instead of sales value, meaning it will not get assessed as a home would. The Park District currently receives under \$2,000 in taxes from that property. If a TIF is enacted, the property will continue to be categorized as farm land, which will freeze the assessed value of the property at that time for the entirety of the TIF. The length of time for a TIF is 23 years. In the event a TIF is enacted and homes are built, all of the new value that is created from the reclassification of the property and improvements of the property, those taxes will go into the TIF fund, reimbursing the village or the developer for redevelopment infrastructure costs. Without a TIF, the Park District could rely on the incremental tax growth to put towards capital improvements or improving the parks. With a TIF, the Park District would not be able to rely on that tax growth. Adam Simon stated that if a TIF is implemented on the property, the developer would still give the Park District land and pay 50% of the costs in improving that land, but the other 50% of the costs would be the Park District's responsibility, and one of the potential revenue sources would be eliminated.

Commissioner Cullen asked if the TIF money could be used for Park District purposes. Adam Simon stated that it is legally possible for the village to prioritize the Park District improvements as a redevelopment expense, but it is unlikely. Executive Director Vickers stated that the Park District asked the developer to increase their donation of money towards park developments to 75%/25%, if a TIF is implemented, and that was denied. Commissioner Kaven asked the cost of a new park. Executive Director Vickers shared cost examples of the most recently developed parks, stating that each park has many variables. Commissioner Kaven stated that if the Park District signs the agreement and a TIF is implemented on the property, the Park District may not collect any tax revenue before the playgrounds need to be replaced. Executive Director Vickers agreed. Supt. of Finance Powell reviewed the other avenues the Park District uses to pay for new parks aside from tax revenue, including the audit transfer, limited bonds, interest income, land cash, and donations. Supt. Powell then shared rough estimates of user fee revenues and how they support Park District operations.

Executive Director Vickers shared with the Board options on how the Park District could move forward: move forward with the 50/50 split agreement, ask the developer for a clause to de-annex the Park District if the property goes into TIF, or abandon the agreement and elect not to build on the park sites. Discussion continued amongst the Commissioners regarding what de-annexation looks like if the property goes into TIF, as well as abandoning the agreement. President Moffat shared written communication he had with past Park District Director, Stephen Persinger.

The Board decided to allow Executive Director Vickers to ask for the district to be de-annexed if the property goes to TIF. If the developer does not agree, the Board would like to abandon the agreement and elect not to build on the park sites. Executive Director Vickers thanked the commissioners for their time.

ADJOURN

Commissioner Kaven made a motion to adjourn the meeting at 6:33 PM. Vice President Cullen seconded. All ayes. Motion carried.

Secretary

Submitted by: Nicole Vickers / Hannah Sterrick