



Agenda Memo

Crest Hill, IL

Meeting Date:	November 7, 2022
Submitter:	Jim Marino, City Administrator
Department:	Administration
Agenda Item:	Approve an Inducement Resolution to Reimburse RR Cresthill, LLC for TIF Eligible Expenses in the event that the Weber/Division TIF District is created

Summary: At the October 24 council meeting I presented an inducement resolution for the Gas and Wash development. Inducement resolutions are a precursor to a redevelopment agreement (RDA) that is enacted before a TIF district is established. In the case of this development, a TIF district is not yet in place. Staff has been working with our TIF consultant and TIF attorney to complete the necessary eligibility study to create a TIF. A TIF district is necessary here, because without a TIF, development of the 74-acre site would not be financially viable.

Since we cannot approve an RDA until the TIF is established and the developer is willing and prepared to proceed with the project, the city can approve an inducement resolution to memorialize its commitment to approving an RDA in the future.

The specific terms of the RDA will be negotiated with the developer over the coming months. The developer would pay for the cost of constructing the driveway entrance on Division and would be reimbursed from the property tax increment generated by the development. Other reimbursable costs would be negotiated as part of the RDA.

Recommended Council Action: Approve the attached inducement resolution.

Financial Impact: N/A

Funding Source:

Budgeted Amount:

Cost:

Attachments: Inducement resolution