

**Kane County Road Improvement Impact Fee
Advisory Committee**

**Kane County Government Center
County Board Room**

Meeting Minutes - April 9, 2008, 8:00 a.m.

Members in Attendance:

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| Chairman Don Wolfe | Kane County Board |
| Vice Chairman Frank Griffin | Kane County Economic Development Advisory Board |
| Christine Klein | Fox Valley Realtors Association |
| Larry Keller | Village of West Dundee |
| Dave Morrison | Village of Elburn |
| Kurt Kojzarek (alternate) | Attainable Housing Alliance |
| Tom Rickert (alternate) | Kane County Division of Transportation |

Others Present:

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| Carl Schoedel | Kane County Division of Transportation |
| Jerry Dickson | Kane County Division of Transportation |
| Steve Coffinbargar | Kane County Division of Transportation |
| Joe Lulves | Kane County State's Attorney |
| Karl Fry | Intersect LLC, Consultant for Kane County |
| Perry Clark | Sugar Grove Economic Development Committee |
| Richard Young | Village of Sugar Grove |
| Ellen Divita | City of Geneva |
| Scott Buening | Village of Sugar Grove |

I. CALL TO ORDER

Chairman Wolfe called the Kane County Road Improvement Impact Fee Advisory Committee meeting to order at 8:03 a.m.

II. ROLL CALL

A quorum was established with seven (7) voting members present.

Chairman Wolfe introduced Kurt Kojzarek as a new alternate member for Attainable Housing Alliance. Mr. Paul Colgan will also be attending as an alternate.

III. PUBLIC COMMENT - None

IV. APPROVAL OF MINUTES (October 31, 2007 meeting)

The minutes were deferred until the next meeting.

V. RECEIVING COMMUNICATIONS

Chair Wolfe stated he received a letter from the Attainable Housing Alliance listing the two new alternate members.

VI. REPORTS

A. Annual Report FY07 - Mr. Dickson reported \$4,147,916.50 was collected from the eight service areas. After subtracting the administrative fees and refunds, the total earnings was approximately \$4.4 million with approximately \$2.7 million expended, for a final earnings over expenditures of \$1,695,907.78. Impact fee credits issued during FY07 totaled \$128,743.46 and were located in the Upper Fox and Campton Hills service areas. Refunds for the Tri-Cities area totaled approximately \$37,000 for DayOne Network and \$740.00 for eight residential units in Aurora. KDOT Dir. Schoedel stated the new ordinance went into effect January 1, 2008 which incorporated the three new service areas and the figures being reported were for FY'07 ending November 30, 2007. The next annual report will include one month with the old eight service areas with the balance being reported for the three new service areas. Mr. Keller confirmed with Dir. Schoedel that the carry-over balances for the eight areas would be exclusively used in those eight areas.

Due to the slowing real estate market, KDOT Asst. Dir. Rickert estimated that half of the expected impact fees, or about \$2 to \$2.5 million in impact fees, would be brought in as compared to two years ago. However, commercial projects were coming in. He projected those projects to be completed sooner would be pushed out. Mr. Kojzarek thought it would make sense to utilize some of the \$15 million in RTA sales tax revenue toward the prioritized projects rather than adding

more projects, given the shortfall in the housing market, wherein Rickert explained the projects were already approved by the county board and they were moving forward given the sales tax. Mr. Kojzarek reiterated that he would like to address the prioritized CRIP projects first before other projects were added. Wolfe explained that impact fees for the CRIP were to address needs caused by a development, whereas, TIP funds were to be used for existing or old projects that were not being addressed. Mr. Kojzarek, on behalf of Attainable Housing Alliance, asked that the projects on the CRIP be addressed by the RTA funds and suggested holding another meeting in the near future because of those new funds. Mr. Rickert interjected and explained how the projects on the two lists were development-related and were interconnected, and, any new projects coming on the list were maintenance needs. He offered to meet with Mr. Kojzarek to discuss further. Chairman Wolfe concurred and offered to meet again, if necessary. Griffin reiterated there was a need to understand that the money coming from the impact fees and the RTA was still a small portion of the funding. His concern was whether enough funding existed to keep projects moving forward. Chair Wolfe mentioned the issues were a moving target and the price of gas also was a significant factor in development.

Keller moved that staff publish the Impact Fee Accounting Report for FY07 in the newspaper, seconded by Griffin. Motion carried by vote of 6-0.

VII. OLD BUSINESS - None

VIII. NEW BUSINESS

A. Schedule Next Meeting - The committee agreed with staff to set the next annual meeting in April 2009. Staff will coordinate the specific date.

IX. ADJOURNMENT

The meeting was adjourned at 8:20 a.m. on motion by Rickert, seconded by Morrison. Motion carried by voice vote of 6-0.

Celeste Weilandt
Recording Secretary