



## **GENEVA COMMUNITY UNIT SCHOOL DISTRICT NUMBER 304** **227 NORTH FOURTH STREET, GENEVA, ILLINOIS** **RECORD OF PROCEEDINGS OF A SPECIAL SESSION** **OF THE BOARD OF EDUCATION**

The Board of Education of Community Unit School District Number 304 met in a special session on Tuesday, August 5, 2025, at 7:30 p.m. at Coultrap Educational Services Center, 227 North Fourth Street, Geneva, Illinois.

### **1. CALL TO ORDER**

1. Roll Call
2. Welcome
3. Pledge
4. Reminder to sign attendance sheet

Board members present: Molly Ansari, Policy Committee Chair Stephanie Bellino, , Dan Choi, Vice President/Finance Committee Chair Jackie Forbes, Willard Hooks, Paul Radlinski. Late: None.

Absent: President Larry Cabeen.

The President welcomed everyone, and led the Pledge of Allegiance.

District staff present: Todd Latham, Assistant Superintendent for Business Services; Shonette Sims, Assistant Superintendent Learning & Teaching; Dr. Adam Law, Assistant Superintendent for Personnel Services; Dr. Andy Barrett, Superintendent.

Others present: Cathy Fuller, Ken Florey.

### **2. RECOGNITION, AWARDS, PRESENTATIONS, PUBLIC HEARINGS**

1. Developer Donation Agreement: LaFox of Campton Hills

Dr. Barrett reviewed with the board the potential LaFox of Campton Hills development. The district has participated in several meetings with the Village of Campton Hills and the developer. We have sought cash considerations in lieu of land. The potential for new students will have an impact on facilities, technology, transportation, and other resources. We have a draft developer donation agreement with three key details.

- Financial Contribution - \$6,800 per residence (plus annual CPI adjustments) paid to the district at time of permit (this would amount to around \$6.1 million)
- Potential TIF Implications – the tax increment will be used to pay the district full per capita tuition amount for each student enrolled in the district that resides within this development
- Utility Easement – the district grants the develop a utility easement through a district-owned property at the corner of Keslinger and Brundige

Board comments, questions, concerns: So, what you are saying is that our base tax amount we would get no matter, and anything extra would go to the TIF, but that base amount would not cover tuition, correct? (That would come from the increment. There is no offset from the original taxes you will receive. You will get the baseline taxes and the student tuition.) The increment is the new growth and is what goes to the TIF fund. So, do we get the base value? (That is what you are getting now, and you will continue to get that throughout the TIF.) So, would we take from the increment what we need to cover tuition first? (Yes, regardless of the original base you would continue to receive.) They would not TIF this unless they could develop without the TIF money. The Village still needs to do a

study that could take around a year to complete, so we built this in to make sure we are protected. Their justification for the TIF is that the cost for the sewer and water were so expensive that they could not build this development without the TIF money. If they decided not to do the TIF and went ahead with the project, then we would have access to the full value of the tax assessment. (That is correct, but you would not get the per pupil expenditure. The financial contribution is built in even if there is no TIF. We also built into the language that we are agreeing to the per pupil expenditure and that we would not object to a TIF.) This would be a plus with the joint review board. Would we be part of the joint review board? (Yes.) Is there a timeline where we cannot object to the TIF? (The TIF is twenty-three years and no longer unless we agree.) Would their water and wastewater overlap with utility infrastructure? You said there would be a water tower, but will it be self-contained? (They would be separate.) Some studies show where there is overlapping when they are annexed into other districts. (They will build the same trench for these utilities.) Would that expense be just for those people in Campton Hills? (The increment will be used to pay for this.) If they do not go with TIF what happens? (The developer would have to create a plan to show how they would pay for this.) For those living in Mill Creek there are occasions the water reclamation does things like taking out radium. This is part of the overlap issue I was talking about. (I think you are asking if this could have an effect on others accessing these utilities and no, it should not. It would be covered by the TIF and the developer. Every resident would be taxed.) That is why I mentioned this because they will increase the rate. The \$6,800 per house that you collect can be used for any educational expenses. Is the \$6,800 only paid when a new permit is applied for? (Yes.) If it is a multi-unit residence, would it be \$6,800 times the number of units? (Yes, and it is the developer's responsibility to make the payment before the permit is issued. We will require the Village to issue to us proof of payment.) Residents cannot come back to us because there are no third-party beneficiaries to the \$6,800 payment.) This will be recorded so that if another builder buys land, they know what the impact and tuition fees are. The reason for the meeting tonight is because the Village will be having a meeting next to talk about the annexation. Because this is reported it will show up on every homes title report. We do not know how Campton Hills is planning to set up the TIF, because there are some existing homes in that LaFox area that are in our district and are paying taxes to us. Is there a possibility that they could make it a little wider area to cover some of those homes and would that impact us in any way? (We are only agreeing to a TIF with the Shodeen property. They are not trying to expand it, but if they did, we would object.) Have we had a conversation with the water district and their current plant regarding the capacity to accommodate these additional homes or will there need to be an expansion that could be passed along to Mill Creek homeowners? (Shodeen and the Village have been talking with the water reclamation, and they said you must pass \$20 million. When they heard that number it was all impact so that it does not pass it on to the homeowner.) Once it is established that the water reclamation would need to do an expansion costing \$20 million, they had the same conversation with the developer that we are. They might say that if there is that much financial need for the water reclamation district infrastructure and they cannot get the funds from the TIF, then this development may not be feasible. Over the last twenty-three years they have made one expansion, and they increased, per household, our bill by \$100 for one year. The water reclamation has the right to say yes or no to the developer. Does this mean that those who live east of the Fox River would see inequality in their schools because of the funds for this influx of students? (One of the benefits of the agreement is that impact fees can be used for any educational expenses. I would not envision this would create inequality.) Logistically, I am thinking about the location, say close to the middle schools and it would not be likely that you would send any of these kids to Harrison Street School, which is why I ask this question about inequity. Is this going to be on the budget as a separate line item? (We already have a segregated account in the O&M budget.) How did we come up with the \$6,800? (We were looking at the land cash ordinance in place.)

### **3. PUBLIC COMMENTS (Policy 2:220)**

*(PRESS Policy 2:230) Per Board Policy 2:230, attendees wishing to formally address the Board must register their intention to participate in the public portion(s) of the meeting upon their arrival at the meeting. Complete the form in the Welcome to Our Meeting brochure (print legibly) and give it to the Presiding Officer or the Recording Secretary before the meeting is called to order.*

None.

**4. BOARD DIALOGUE TOPICS & PENDING ACTION CONSIDERATION**

1. Developer Donation Agreement: LaFox of Campton Hills

Motion by Radlinski second by Choi, to approve the developer donation agreement for LaFox of Campton Hills subject to review by our attorney, item 4.1. On roll call, Ayes, five (5), Ansari, Bellino, Choi, Forbes, Radlinski. Nays, one (1), Hooks. Absent, one (1), Cabeen. Abstained, none (0).

**5. ADJOURNMENT**

At 8:11 p.m., motion by Choi second by Forbes and with unanimous consent, the meeting was adjourned.

APPROVED \_\_\_\_\_ PRESIDENT  
(Date)

SECRETARY \_\_\_\_\_