

Frequently Asked Questions Concerning the Rasp Farm TIF (also known as “Lincoln Corporate Center”)

Why expand the Tax Increment Finance (TIF) District here?

The TIF will be used to help correct major drainage problems that have existed in this portion of Southview for many years. To do this the developer, as part of a proposed office project off Lincoln Avenue, will donate approximately 15 acres of open space to the City of O’Fallon and construct a water detention basin to reduce the flooding and drainage problems in the neighboring residential areas. In addition, this proposed open space adjoins the Laverna Evans School, and the potential exists for the school to use it for educational and recreational purposes. The cost of constructing this storm water drainage basin is substantial and would be very difficult to address without the proposed TIF.

How long will the TIF district expansion last?

Eight more years. The Rasp Farm TIF is actually an amendment to an existing TIF that has already been in place for about 15 years. Illinois TIF law provides for TIF districts to last no longer than a maximum of 23 years, so if the existing TIF is expanded as proposed, the newly added area, along with the current TIF, will expire in only eight more years.

Will the TIF raise or lower my property taxes?

Neither. The TIF won’t affect the taxes anyone in the TIF pays on their current property, nor will it affect what anyone outside the TIF pays. For the next eight years the city, schools, and all other eligible taxing districts will continue to receive the same amount of property taxes from this area as they currently receive. Any new taxes resulting from new development will go into a special fund to pay for the redevelopment costs within the TIF, including the drainage project. After the TIF expires in eight years, if development has occurred within the redevelopment area, the city, schools, and other taxing districts should receive more property tax revenue than they currently do.

What types of buildings and uses will be in the “Lincoln Corporate Center”?

The future “Lincoln Corporate Center” is proposed to have several professional office buildings, totaling roughly 350,000 square feet, and they will have masonry and glass exteriors. On the lots adjacent to the homes in Southview Gardens, the offices will be single story brick buildings much like those on Wall Street and Sunset Boulevard in O’Fallon off Green Mount Road. Along Interstate 64, the developer is proposing two- and three-story office buildings resembling those across from the mall in the Fairview Heights Executive Park. Office developments such as this are typically very compatible with single family subdivisions due to low noise, daytime hours, and weekday use.

Will “Lincoln Corporate Center” have streets that connect to Southview Gardens?

The project proposed by the developer does not show a street connection to Dartmouth or Edgewood. The project is proposed to have an entrance on Lincoln, with an “emergency” gated connection at Desoto Drive, which may be used if emergency service personnel need to access Lincoln Corporate Center from that direction. Street improvements to Lincoln, including turn lanes and the possibility of a traffic signal for use during peak times, are being considered.