

**Joint Review Board Meeting
Tax Increment Financing
Redevelopment Project Area
City of O'Fallon, Illinois**

**April 30, 2019
Meeting Minutes
TIF #1 Corridor 158 (Rasp Farm)**

Draft minutes of the annual meeting of the Joint Review Board held at City Hall, 255 S. Lincoln Ave, O'Fallon, Illinois on April 30, 2019.

Call to order occurred at 3:01 pm

It was confirmed that City Administrator, Walter Denton, would serve as the City Representative.

ROLL CALL:

Taxing District Representatives: A Hoerner (SWIC), P Cavins (District #90), D Benway (District #203), R Stubblefield (SCC), G Ahle (O'Fallon Township)

City Representative: W Denton

Others: T Bruckert, T Shekell, S Evans, D Arell-Martinez, R Costello, G Litteken

The Board voted and approved Debbie Arell-Martinez to serve as the Public Member of the Joint Review Board.

The Board appointed Sandy Evans to take minutes of the meeting.

The Board approved the last JRB meeting minutes.

OTHER BUSINESS:

The annual TIF report for fiscal year 2018 was presented. As of 4/30/19 there are no future goals. The release of the remaining surplus monies to the taxing bodies should occur late June with the first tax disbursement by the county. Since this TIF is finished, that will be the last disbursement. Taxing bodies will begin to receive full property tax monies next year. It was asked if the City is planning litigation regarding the 23rd year tax revenue distribution. The reply was that the City asked the County to follow TIF law. There were no other questions or discussion.

Motion to adjourn by K Hoerner and 2nd by P Cavins at 3:11 pm.

Next Meeting: TBD

**Joint Review Board Meeting
Tax Increment Financing
Redevelopment Project Area
City of O'Fallon, Illinois**

**April 30, 2019
Meeting Minutes
TIF #2 Green Mount**

Draft minutes of the annual meeting of the Joint Review Board held at City Hall, 255 S. Lincoln Ave, O'Fallon, Illinois on April 30, 2019.

Call to order occurred at 3:45 pm

It was confirmed that City Administrator, Walter Denton, would serve as the City Representative.

ROLL CALL:

Taxing District Representatives: A Hoerner (SWIC), D Elser (District #104),
R Stubblefield (SCC)

City Representative: W Denton

Others: T Bruckert, T Shekell, S Evans, D Arell-Martinez, R Costello, G Litteken

The Board voted and approved Debbie Arell-Martinez to serve as the Public Member of the Joint Review Board.

The Board appointed Sandy Evans to take minutes of the meeting.

The Board approved the last JRB meeting minutes.

OTHER BUSINESS:

The annual TIF report for fiscal year 2018 was presented. All the TIF increment revenue is applied to the bond payments. Construction on the Hampton Inn should be completed late 2019. There are plans to construct a cancer center on the HSHS site. All TIF funds collected from businesses within the boundary will be allocated to pay the HSHS expenses; even if the business does not have TIF incentives. There were no other questions or discussion.

Motion to adjourn by W Denton and 2nd by R Stubblefield at 3:49 pm.

Next Meeting: TBD

**Joint Review Board Meeting
Tax Increment Financing
Redevelopment Project Area
City of O'Fallon, Illinois**

**April 30, 2019
Meeting Minutes
TIF #3 Central Park**

Draft minutes of the annual meeting of the Joint Review Board held at City Hall, 255 S. Lincoln Ave, O'Fallon, Illinois on April 30, 2019.

Call to order occurred at 4:00 pm

It was confirmed that City Administrator, Walter Denton, would serve as the City Representative.

ROLL CALL:

Taxing District Representatives: A Hoerner (SWIC), D Elser (District #104),
R Stubblefield (SCC)

City Representatives: W Denton

Others: T Bruckert, T Shekell, S Evans, D Arell-Martinez, R Costello, G Litteken

The Board voted and approved Debbie Arell-Martinez to serve as the Public Member of the Joint Review Board.

The Board appointed Sandy Evans to take minutes of the meeting.

The Board approved the last JRB meeting minutes.

OTHER BUSINESS:

The annual TIF report for fiscal year 2018 was presented. The old Gander Mountain building will acquire new tenants of a fitness center and Northern Tool. There are plans for a new high-end restaurant/sports bar to be constructed next to the Fairfield Inn. The City expects to sign a new redevelopment agreement with a company out of Nashville to develop 17 acres for retail between Central Park Drive and Frank Scott Parkway. Serra Honda bought property across from their current location for an additional dealership approximately 15 acres. The Ashland Avenue extension has been cancelled due to high costs to relocate gas lines. There were no other questions or discussion.

Motion to adjourn by W Denton and 2nd by R Stubblefield at 4:08 pm.

Next Meeting: TBD

**Joint Review Board Meeting
Tax Increment Financing
Redevelopment Project Area
City of O'Fallon, Illinois**

**April 30, 2019
Meeting Minutes
TIF #4 Rte 50/Scot Troy Rd**

Draft minutes of the annual meeting of the Joint Review Board held at City Hall, 255 S. Lincoln Ave, O'Fallon, Illinois on April 30, 2019.

Call to order occurred at 3:15 pm

It was confirmed that City Administrator, Walter Denton, would serve as the City Representative.

ROLL CALL:

Taxing District Representatives: A Hoerner (SWIC), P Cavins (District #90), R Stubblefield (SCC), G Ahle (O'Fallon Township)

City Representative: W Denton

Others: T Bruckert, T Shekell, S Evans, D Arell-Martinez, R Costello, G Litteken

The Board voted and approved Debbie Arell-Martinez to serve as the Public Member of the Joint Review Board.

The Board appointed Sandy Evans to take minutes of the meeting.

The Board approved the last JRB meeting minutes.

OTHER BUSINESS:

The annual TIF report for fiscal year 2018 was presented. The developer is constructing an addition with HSHS. The City will continue to distribute money. There were no other questions or discussion.

Motion to adjourn by A Hoerner and 2nd by R Stubblefield at 3:18 pm.

Next Meeting: TBD

**Joint Review Board Meeting
Tax Increment Financing
Redevelopment Project Area
City of O'Fallon, Illinois**

**April 30, 2019
Meeting Minutes
TIF #5 Central City**

Draft minutes of the annual meeting of the Joint Review Board held at City Hall, 255 S. Lincoln Ave, O'Fallon, Illinois on April 30, 2019.

Call to order occurred at 3:30 pm

It was confirmed that City Administrator, Walter Denton, would serve as the City Representative.

ROLL CALL:

Taxing District Representatives: A Hoerner (SWIC), P Cavins (District #90), R Stubblefield (SCC), G Ahle (O'Fallon Township)

City Representative: W Denton

Others: T Bruckert, T Shekell, S Evans, D Arell-Martinez, R Costello, G Litteken

The Board voted and approved Debbie Arell-Martinez to serve as the Public Member of the Joint Review Board.

The Board appointed Sandy Evans to take minutes of the meeting.

The Board approved the last JRB meeting minutes.

OTHER BUSINESS:

The annual TIF report for fiscal year 2018 was presented. Most of the demolition in Southview Plaza is complete. Demolition is on hold until Papa John's moves out. They are looking for a new location. Per the lease agreement, Papa John's does not need to vacate the property until they find a new location. There are no plans for redevelopment until the demolition is complete. The downtown Vine Street Market opens May 11. The green building currently under rehabilitation is hoping for two tenants. Community Development knows there have been several inquiries regarding property on the west of town. There were no other questions or discussion.

Motion to adjourn by W Denton and 2nd by D Arell-Martinez at 3:40 pm.

Next Meeting: TBD