

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

**April 12, 2022  
Meeting Minutes  
TIF #2 Greenmount**

The annual meeting of the Joint Review Board was held via Zoom on April 12, 2022.

Call to order occurred at 3:02 pm by Sandy Evans

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

**ROLL CALL:**

**Taxing District Representatives:**

Present: R Stubblefield (SCC), D Benway (District #203), D Elser (District #104)

Absent: SWIC, Caseyville Township Supervisor, Caseyville Township Road

**City Representative:** W Denton

**Others:** T Bruckert, S Evans, D Arell-Martinez, R Costello

Motion to approve Debbie Arell-Martinez to serve as the Public Member of the Joint Review Board by Rick Stubblefield and 2<sup>nd</sup> by Darcy Benway. Unanimously approved.

Walter Denton appointed Sandy Evans to take minutes of the meeting.

Motion to approve the 4/14/2021 JRB meeting minutes by Rick Stubblefield and 2<sup>nd</sup> by Darcy Benway. Unanimously approved.

**OTHER BUSINESS:**

The annual TIF report for fiscal year 2021 was presented. There were no questions.

**Discussion:**

Now that the TIF increment amount is enough to satisfy the bond payment, next year will begin the 50/50 split with the hospital. Since the city fronted the money for the mine remediation bonds, it will be made whole first before the 50/50 split begins.

There were no other questions or discussion.

Motion to adjourn at 3:07 pm by Rick Stubblefield and 2<sup>nd</sup> by Dawn Elser.

Next Meeting: TBD

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

**April 12, 2022  
Meeting Minutes  
TIF #3 Central Park**

The annual meeting of the Joint Review Board was held via Zoom on April 12, 2022.

Call to order occurred at 3:08 pm by Sandy Evans

Motion to approve City Administrator, Walter Denton, as the City Representative by Rick Stubblefield and 2<sup>nd</sup> by Darcy Benway.

**ROLL CALL:**

Taxing District Representatives:

Present: R Stubblefield (SCC), D Benway (District #203), D Elser (District #104)

Absent: SWIC, Caseyville Township Supervisor, Caseyville Township Road

City Representative: W Denton

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

Motion to approve Debbie Arell-Martinez to serve as the Public Member of the Joint Review Board by Walter Denton and 2<sup>nd</sup> by Darcy Benway. Unanimously approved.

Walter Denton appointed Sandy Evans to take minutes of the meeting.

Motion to approve the 4/14/2021 JRB meeting minutes by Walter Denton and 2<sup>nd</sup> by Darcy Benway. Unanimously approved.

**OTHER BUSINESS:**

The annual TIF report for fiscal year 2021 was presented. There were no questions.

**Discussion:**

Four new restaurants opened in 2021 in the GBT development off Central Park Drive. The redevelopment agreement with Parkway Lakeside for drainage was paid off and closed. 2023 goals and objectives include several new businesses. Dogwood Social has begun renovations inside the old Gold's Gym. It will have bowling, axe throwing, a bar and restaurant, and also attached will be a packaged liquor store. A redevelopment agreement has been signed for a multi-family complex that includes a hotel, apartments, and retail stores to construct next to the Gateway Classic Cars building. There is only one lot left to fill of the GBT development.

There were no other questions or discussion.

Motion to adjourn at 3:13 pm by Walter Denton and 2<sup>nd</sup> by Dawn Elser.

Next Meeting: TBD

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

**April 12, 2022  
Meeting Minutes  
TIF #4 Rte 50/Scott Troy Rd**

The annual meeting of the Joint Review Board was held via Zoom on April 12, 2022.

Call to order occurred at 3:15 pm by Sandy Evans

Motion to approve City Administrator, Walter Denton, as the City Representative by Rick Stubblefield and 2<sup>nd</sup> by Darcy Benway.

**ROLL CALL:**

Taxing District Representatives:

Present: R Stubblefield (SCC), D Benway (District #203), C Hruby (District #90)

Absent: SWIC, O'Fallon Township Supervisor, O'Fallon Township Road

City Representative: W Denton

Others: T Bruckert, S Evans, D Arell-Martinez, R Costello, J Randall

Motion to approve Debbie Arell-Martinez to serve as the Public Member of the Joint Review Board by Walter Denton and 2<sup>nd</sup> by Carrie Hruby. Unanimously approved.

Walter Denton appointed Sandy Evans to take minutes of the meeting.

Motion to approve the 4/14/2021 JRB meeting minutes by Walter Denton and 2<sup>nd</sup> by Carrie Hruby. Unanimously approved.

**OTHER BUSINESS:**

The annual TIF report for fiscal year 2021 was presented. There were no questions.

**Discussion:**

Farmers & Merchant Bank opened for business. The Shell gas station also opened for business. A new coffee shop has been approved for development north of the gas station.

There were no other questions or discussion.

Motion to adjourn at 3:18 pm by Walter Denton and 2<sup>nd</sup> by Carrie Hruby.

Next Meeting: TBD

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

**April 12, 2022  
Meeting Minutes  
TIF #5 Central City**

The annual meeting of the Joint Review Board was held via Zoom on April 12, 2022.

Call to order occurred at 3:19 pm by Sandy Evans.

Motion to approve City Administrator, Walter Denton, as the City Representative by Rick Stubblefield and 2<sup>nd</sup> by Darcy Benway.

**ROLL CALL:**

Taxing District Representatives:

Present: R Stubblefield (SCC), D Benway (District #203), C Hruby (District #90)

Absent: SWIC, O'Fallon Township Supervisor, O'Fallon Township Road

City Representative: W Denton

Others: T Bruckert, S Evans, D Arell-Martinez, R Costello, J Randall

Motion to approve Debbie Arell-Martinez to serve as the Public Member of the Joint Review Board by Walter Denton and 2<sup>nd</sup> by Darcy Benway. Unanimously approved.

Walter Denton appointed Sandy Evans to take minutes of the meeting.

Motion to approve the 4/14/2021 JRB meeting minutes by Walter Denton and 2<sup>nd</sup> by Rick Stubblefield. Unanimously approved.

**OTHER BUSINESS:**

The annual TIF report for fiscal year 2021 was presented. There were no questions.

**Discussion:**

Four façade programs were paid out in 2021. The city continues to look for ways to improve the appearance of the downtown area. Next year's approved façade recipients are J Greenstreet's building on Cherry Street and 3 Sisters Craft building on State Street. Next year's plans include; additional wayfinding signage, install hanging lights in the next block of 1<sup>st</sup> Street, and a new redevelopment agreement with Sal Cincotta for townhomes next to I Scream U Scream. Nothing has been proposed for Southview Gardens.

There were no other questions or discussion.

Motion to adjourn 3:24 pm by Darcy Benway and 2<sup>nd</sup> by Carrie Hruby.

Next Meeting: TBD