

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

**April 1, 2020
Meeting Minutes
TIF #1 Corridor 158 (Rasp Farm)**

Draft minutes of the annual meeting of the Joint Review Board held via Zoom on April 1, 2020.

Call to order occurred at 3:00 pm

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

ROLL CALL:

Taxing District Representatives:

Present: P Cavins (District #90), D Benway (District #203)

Absent: N Mance (SWIC), R Stubblefield (SCC), G Ahle (O'Fallon Township), M Downs (O'Fallon Road)

City Representative: W Denton

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

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 2019 was presented. There were no questions.

As of 4/30/19 this TIF is complete and terminated.

There were no other questions or discussion.

Motion to adjourn the meeting at 3:04 pm by D Benway and 2nd by P Cavins.

Next Meeting: TBD

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

**April 1, 2020
Meeting Minutes
TIF #2 Greenmount**

Draft minutes of the annual meeting of the Joint Review Board held via Zoom on April 1, 2020.

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:

Present: D Benway (District #203)

Absent: N Mance (SWIC), R Stubblefield (SCC), D Elser (District #104), D Donovan (Caseyville Township), J Waldron (Caseyville Road)

City Representative: W Denton

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

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 2019 was presented. There were no questions.

Discussion:

Hampton Inn and Cancer Center are under construction. Since there are no redevelopment agreements, all revenues will go to the TIF to defray the hospital bond costs. The Marriott is not included in the TIF district. Possibility of a restaurant going in next to Dewey's but it did not work out.

There were no other questions or discussion.

Motion to adjourn at 3:18 pm by W Denton and 2nd by D Benway.

Next Meeting: TBD

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

**April 1, 2020
Meeting Minutes
TIF #3 Central Park**

Draft minutes of the annual meeting of the Joint Review Board held via Zoom on April 1, 2020.

Call to order occurred at 3:19 pm

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

ROLL CALL:

Taxing District Representatives:

Present: D Benway (District #203)

Absent: N Mance (SWIC), R Stubblefield (SCC), D Elser (District #104), D Donovan (Caseyville Township), J Waldron (Caseyville Road)

City Representative: W Denton

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

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 2019 was presented. There were no questions.

Discussion:

Redevelopment agreement has been approved for a large project with GBT Development. There are plans for three buildings on one lot at the corner of Greenmount/Central Park/Frank Scott Parkway. Due to the pandemic, construction on the retail sites has stalled and will resume in another month. Plans include nine different retail sites for fast/casual restaurants including a new Taco Bell. Drake's was constructed without a redevelopment agreement (eligible but they turned it down).

Redevelopment agreement approved for Fairfield Inn. Northern Tool and Club Fitness are new tenants in the building formerly occupied by Gander Mountain - redevelopment agreement is still in place with the building owner. So far, there is no redevelopment agreement for Serra Honda's expansion of car lot which includes 2 buildings for new and used car dealerships.

There were no other questions or discussion.

Motion to adjourn at 3:24 pm by D Benway and 2nd by D Arell-Martinez.

Next Meeting: TBD

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

**April 1, 2020
Meeting Minutes
TIF #4 Rte 50/Scott Troy Rd**

Draft minutes of the annual meeting of the Joint Review Board held via Zoom on April 1, 2020.

Call to order occurred at 3:05 pm

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

ROLL CALL:

Taxing District Representatives:

Present: P Cavins (District #90), D Benway (District #203)

Absent: N Mance (SWIC), R Stubblefield (SCC), G Ahle (O'Fallon Township), M Downs (O'Fallon Road)

City Representative: W Denton

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

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 2019 was presented. There were no questions.

Discussion:

Last year included the construction of the St. E's outpatient physical rehab center. The city has received site plans for a CC Food Mart gas station (approved) and Farmers Merchant Bank (waiting approval). Construction hopes to start in the summer but will depend on the economy in light of the pandemic.

There were no other questions or discussion.

Motion to adjourn at 3:08 pm by W Denton and 2nd by D Arell-Martinez.

Next Meeting: TBD

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

**April 1, 2020
Meeting Minutes
TIF #5 Central City**

Draft minutes of the annual meeting of the Joint Review Board held via Zoom on April 1, 2020.

Call to order occurred at 3:09 pm

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

ROLL CALL:

Taxing District Representatives:

Present: P Cavins (District #90), D Benway (District #203)

Absent: N Mance (SWIC), R Stubblefield (SCC), G Ahle (O'Fallon Township), M Downs (O'Fallon Road)

City Representative: W Denton

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

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 2019 was presented. There were no questions.

Discussion:

Southview is partially demolished and should be complete early May. Lots of interest in this property, but there are no development plans yet in light of the pandemic. BP expansion should be complete soon. This was done without a redevelopment agreement but any increment revenues will be included in the TIF. Paul's Frame Shop has been razed. Redevelopment agreements have been approved for Sweet Katie B's and the Rick Huskey project next to Fezziwig's. The Façade Program was established this year. The city received nine applications and awarded five - Outdoorsman Lounge, Vecera building on State Street (barbershop and Destinations by Ellen), Steven Mueller Florist, Rick Huskey building on West 1st Street.

There were no other questions or discussion.

Motion to adjourn 3:14 pm by W Denton and 2nd by D Benway.

Next Meeting: TBD