

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

**April 14, 2021
Meeting Minutes
TIF #2 Greenmount**

Minutes of the annual meeting of the Joint Review Board held via Zoom on April 14, 2021.

Call to order occurred at 3:00 pm by S Evans

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

ROLL CALL:

Taxing District Representatives:

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

Absent: N Mance (SWIC), D Donovan (Caseyville Township), J Waldron (Caseyville Road)

City Representative: W Denton

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

Motion to approve Debbie Arell-Martinez to serve as the Public Member of the Joint Review Board by R Stubblefield and 2nd by W Denton. Unanimously approved

Motion to appoint Sandy Evans/Robin Costello to take minutes of the meeting by W Denton and 2nd by R Stubblefield. Unanimously approved.

Motion to approve the 4/1/2020 JRB meeting minutes by motion W Denton and 2nd D Martinez. Unanimously approved.

OTHER BUSINESS:

The annual TIF report for fiscal year 2020 was presented. There were no questions.

Discussion:

Hampton Inn opened March 2020, cancer medical building opened April 2020 - both are in the TIF district. Dermatology building is under construction.

There were no other questions or discussion.

Motion to adjourn at 3:06 pm by W Denton and 2nd by R Stubblefield

Next Meeting: TBD

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

**April 14, 2021
Meeting Minutes
TIF #3 Central Park**

Minutes of the annual meeting of the Joint Review Board held via Zoom on April 14, 2021.

Call to order occurred at 3:06 pm by Sandy Evans

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

ROLL CALL:

Taxing District Representatives:

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

Absent: N Mance (SWIC), D Donovan (Caseyville Township), J Waldron (Caseyville Road)

City Representative: W Denton

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

Motion to approve Debbie Arell-Martinez to serve as the Public Member of the Joint Review Board by W Denton and 2nd by D Benway. Unanimously approved.

Motion to appoint Sandy Evans/Robin Costello to take minutes of the meeting by W Denton and 2nd by D Benway. Unanimously approved.

Motion to approve the 4/1/2020 JRB meeting minutes by D Elser and 2nd by W Denton. Unanimously approved.

OTHER BUSINESS:

The annual TIF report for fiscal year 2020 was presented. There were no questions.

Discussion:

There is some potential for a new development with Serra Honda. No other new developments on the horizon.

There were no other questions or discussion.

Motion to adjourn at 3:14 pm by R Stubblefield and 2nd by W Denton

Next Meeting: TBD

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

**April 14, 2020
Meeting Minutes
TIF #4 Rte 50/Scott Troy Rd**

Minutes of the annual meeting of the Joint Review Board held via Zoom on April 14, 2020.

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

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), R Stubblefield (SCC)

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

City Representative: W Denton

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

Motion to approve Debbie Arell-Martinez to serve as the Public Member of the Joint Review Board by W Denton and 2nd by D Benway. Unanimously approved.

Motion to appoint Sandy Evans/Robin Costello to take minutes of the meeting by W Denton and 2nd by R Stubblefield. Unanimously approved.

Motion to approve the 4/1/2020 JRB meeting minutes by W Denton and 2nd by P Cavins. Unanimously approved.

OTHER BUSINESS:

The annual TIF report for fiscal year 2020 was presented. There were no questions.

Discussion:

Plans for Farmers Merchants bank have been approved and should be under construction by July. A new application going to the planning commission for a retail center just north of the gas station.

There were no other questions or discussion.

Motion to adjourn at 3:20 pm by R Stubblefield and 2nd by D Benway

Next Meeting: TBD

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

**April 14, 2021
Meeting Minutes
TIF #5 Central City**

Minutes of the annual meeting of the Joint Review Board held via Zoom on April 14, 2021.

Call to order occurred at 3:20 pm by S Evans

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), R Stubblefield (SCC)

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

City Representative: W Denton

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

Motion to approve Debbie Arell-Martinez to serve as the Public Member of the Joint Review Board by W Denton and 2nd by R Stubblefield. Unanimously approved.

Motion to appoint Sandy Evans/Robin Costello to take minutes of the meeting by W Denton and 2nd by R Stubblefield. Unanimously approved.

Motion to approve the 4/1/2020 JRB meeting minutes by R Stubblefield and 2nd by D Martinez. Unanimously approved.

OTHER BUSINESS:

The annual TIF report for fiscal year 2020 was presented. There were no questions.

Discussion:

Upcoming project at 227 W 1st starting construction of an expansion for Birch Markets. Will be awarding 3 façade program grants in FY22: building across from Sal Cincotta, Prime Service cleaners at the corner of Lincoln and 3rd Street, and the Don Kruep construction office on State Street. Those projects will be starting this summer. Southview has a proposal to redevelop. We'll see if it moves forward with the planning commission. No news on the building at 2 South Lincoln.

There were no other questions or discussion.

Motion to adjourn 3:28 pm by R Stubblefield and 2nd by W Denton

Next Meeting: TBD