

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

**April 12, 2023
Meeting Minutes
TIF #2 Greenmount**

The annual meeting of the Joint Review Board was offered in person at city hall or via Zoom on April 12, 2023. The meeting was recorded.

Call to order occurred at 3:00 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)

Absent: SWIC, Caseyville Township Supervisor, Caseyville Township Road, D Elser (District #104), R Stubblefield (SCC)

City Representative: W Denton

Others: S Evans, D Arell-Martinez, R Costello, J Randall, G Litteken, J Ei, MJ Hutchison

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

Walter Denton appointed Robin Costello to take minutes of the meeting.

Motion to approve the 4/12/2022 JRB meeting minutes by Walter Denton and 2nd by Debbie Martinez. Unanimously approved.

OTHER BUSINESS:

The annual TIF report for fiscal year 2022 was presented. Highlights regarding property tax, expenses, fund balance, and FY22 activity were mentioned. The majority of expenses are to satisfy the debt obligation. Darcy Benton asked to repeat the amount of the fund balance which is a \$4.4 million deficit.

Discussion:

Justin Randall stated there are no new development plans for construction in the TIF. The hospital is working on the additional MOB space required but it will not take place in the next fiscal year.

There were no other questions or discussion.

Motion to adjourn at 3:05 pm by Walter Denton and 2nd by Darcy Benway.

Next Meeting: TBD

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

**April 12, 2023
Meeting Minutes
TIF #3 Central Park**

The annual meeting of the Joint Review Board was offered in person at city hall or via Zoom on April 12, 2023. The meeting was recorded.

Call to order occurred at 3:10 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)

Absent: SWIC, Caseyville Township Supervisor, Caseyville Township Road, D Elser (District #104), R Stubblefield (SCC)

City Representative: W Denton

Others: S Evans, D Arell-Martinez, R Costello, J Randall, G Litteken, J Ei, MJ Hutchison

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

Walter Denton appointed Robin Costello to take minutes of the meeting.

Motion to approve the 4/12/2022 JRB meeting minutes by Walter Denton and 2nd by Debbie Martinez. Unanimously approved.

OTHER BUSINESS:

The annual TIF report for fiscal year 2022 was presented. Highlights regarding property tax, expenses, fund balance, and FY22 activity were mentioned.

Darcy Benway requested a copy of the IGA with Central School, the calculation for the Central School IGA payout, and the calculation for the TIF Surplus payout.

Discussion:

Justin Randall confirmed the new redevelopment agreement for a 94-room hotel and mixed-use entertainment venue. This development may include a restaurant and outdoor activity/event space. Initial grading has begun. Outback Steakhouse has begun construction in front of the Drury hotel. There is no redevelopment agreement with this project. The final piece of property in the Shoppes at Richland Creek will be construction of a Dunkin Donuts late summer 2023.

There were no other questions or discussion.

Motion to adjourn at 3:20 pm by Walter Denton and 2nd by Darcy Benway.

Next Meeting: TBD

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

**April 12, 2023
Meeting Minutes
TIF #4 Rte 50/Scott Troy Road**

The annual meeting of the Joint Review Board was offered in person at city hall or via Zoom on April 12, 2023. The meeting was recorded.

Call to order occurred at 3:20 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), C Hruby (District #90)

Absent: SWIC, O'Fallon Township Supervisor, O'Fallon Township Road, R Stubblefield (SCC)

City Representative: W Denton

Others: S Evans, D Arell-Martinez, R Costello, J Randall, G Litteken, J Ei, MJ Hutchison

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

Walter Denton appointed Robin Costello to take minutes of the meeting.

Motion to approve the 4/12/2022 JRB meeting minutes by Walter Denton and 2nd by Cary Hruby. Unanimously approved.

OTHER BUSINESS:

The annual TIF report for fiscal year 2022 was presented. Highlights regarding property tax, expenses, fund balance, and FY22 activity were mentioned.

Darcy Benway requested a copy of the calculation for the TIF Surplus payout.

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Discussion:

Justin Randall stated that at this time, there is no new development planned in this TIF.

There were no other questions or discussion.

Motion to adjourn at 3:24 pm by Cary Hruby and 2nd by Walter Denton.

Next Meeting: TBD

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

**April 12, 2023
Meeting Minutes
TIF #5 Central City**

The annual meeting of the Joint Review Board was offered in person at city hall or via Zoom on April 12, 2023. The meeting was recorded.

Call to order occurred at 3:24 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), C Hruby (District #90)

Absent: SWIC, O'Fallon Township Supervisor, O'Fallon Township Road, R Stubblefield (SCC)

City Representative: W Denton

Others: S Evans, D Arell-Martinez, R Costello, J Randall, G Litteken, J Ei, MJ Hutchison

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

Walter Denton appointed Robin Costello to take minutes of the meeting.

Motion to approve the 4/12/2022 JRB meeting minutes by Walter Denton and 2nd by Darcy Benway. Unanimously approved.

OTHER BUSINESS:

The annual TIF report for fiscal year 2022 was presented. Highlights regarding property tax, expenses, fund balance, and FY22 activity were mentioned. Darcy Benway requested a copy of the calculation for the TIF Surplus payout.

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Discussion:

Justin Randall mentioned the redevelopment agreement for the old labor hall at 101 S Cherry. Construction is underway and the restaurant should be opening late 2023. The theme is set for French/Polynesian fusion. The owner-occupied State Street Townhomes are under construction. There is no agreement on this development. The recipients of the façade improvement program awards include: 117 E State, 118 E Washington, 220 W State, and 114 W State. The old bank building across from city hall has been purchased by Rick Huskey. Demolition of the interior has begun. He is looking for a new tenant. There is no redevelopment agreement on this project.

Darcy Benway asked about the empty lot at State and Lincoln. This property is owned by Sal Cincotta. Development will begin after the townhomes are completed.

There were no other questions or discussion.

Motion to adjourn at 3:32 pm by Walter Denton and 2nd by Cary Hruby.

Next Meeting: TBD