

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

**April 26, 2018
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 26, 2018.

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: A Hoerner (SWIC), P Cavins (District #90), D Benway (District #203)

City Representatives: W Denton

Others: T Bruckert, T Shekell, S Evans, H Roach, D Arell-Martinez

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.

OTHER BUSINESS:

The annual TIF reports for fiscal years 2016 and 2017 were presented. It was announced that this TIF would close on 6/19/18 and it would not be extended. It was explained that the 23rd year tax revenue would be collected and paid out by the City for any developer costs that have been submitted and approved. There were no other questions or discussion.

Motion to adjourn by D Benway and 2nd by A Hoerner at 3:13 pm.

Next Meeting: TBD

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

**April 26, 2018
Meeting Minutes
TIF #2 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 26, 2018.

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), D Benway (District #203)

City Representatives: W Denton

Others: T Bruckert, T Shekell, S Evans, H Roach, D Arell-Martinez

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.

OTHER BUSINESS:

The annual TIF reports for fiscal years 2016 and 2017 were presented. The members asked for an update on the project. All expenses have been submitted and reviewed. Tax increment is only applied to the MOB. The Blade building and Sugarfire are included in the TIF but have no incentive agreements in place. Within five years of the TIF start date, another MOB should be constructed. There have been talks of adding another hospital wing and maybe more out buildings on the campus for different medical practices. They estimate 500,000 visitors between family, patients and employees in the area which creates demand for commercial activity. The Public Works department is discussing improvements at exit 14 and 16 with IDOT to alleviate heavy traffic issues. There were no other questions or discussion.

Motion to adjourn by D Benway and 2nd by A Hoerner at 3:56 pm.

Next Meeting: TBD

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

**April 26, 2018
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 26, 2018.

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), D Benway (District #203)

City Representatives: W Denton

Others: T Bruckert, T Shekell, S Evans, H Roach, D Arell-Martinez

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.

OTHER BUSINESS:

The annual TIF reports for fiscal years 2016 and 2017 were presented. The members asked for an update on the project. Through social media, it was discovered that Camping World has plans to build their own facility instead of occupying the vacant Gander Mountain building, but the City has no official plans yet. The owner doesn't anticipate the building being empty for long but it is difficult to find large retail centers that can occupy that size of building. The owner hopes to avoid splitting the building. The City has received a grant to improve the intersection at Greenmount and Central Park Drive. The City is applying for a grant to mitigate congestion at the intersection of Central Park Drive and Hartman Lane. There were no other questions or discussion.

Motion to adjourn by D Benway and 2nd by A Hoerner at 4:12 pm.

Next Meeting: TBD

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

**April 26, 2018
Meeting Minutes
TIF #4 Rte 50/Scotty 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 26, 2018.

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), D Benway (District #203)

City Representatives: W Denton

Others: T Bruckert, T Shekell, S Evans, H Roach, D Arell-Martinez

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

OTHER BUSINESS:

The annual TIF reports for fiscal years 2016 and 2017 were presented. The question was asked what further plans are in place for this TIF area. The City explained that public safety improvements and roads and traffic signals need to be in place before more construction starts. The developer has plans to construct a gas station, convenience store and bank. Something on the east side of the property should begin in the Fall. No further incentives have been put in place. There were no other questions or discussion.

Motion to adjourn by D Benway and 2nd by A Hoerner at 3:26 pm.

Next Meeting: TBD

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

**April 26, 2018
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 26, 2018.

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), D Benway (District #203)

City Representatives: W Denton

Others: T Bruckert, T Shekell, S Evans, H Roach, D Arell-Martinez

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

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

OTHER BUSINESS:

The annual TIF reports for fiscal years 2016 and 2017 were presented. The City explained about the signed agreement with the building owner of Southview Plaza to complete demolition and handle any environmental remediation. This needs to be finished before the City can approach any investors. There were no other questions or discussion.

Motion to adjourn by D Benway and 2nd by A Hoerner at 3:34 pm.

Next Meeting: TBD