

**JOINT REVIEW BOARD  
TAX INCREMENT FINANCING (TIF) DISTRICT  
(DOWNTOWN SQUARE TIF)  
WASHINGTON, ILLINOIS**

**Minutes**

Friday, October 27, 2017

10:00 a.m.

City Hall

301 Walnut Street

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|---------------------|---|
| <b>Present</b>      | Bruce Budde, Wendy Ferrill, Pat Minasian, Diane Price, Joe Sander, Brian Tibbs, Roger Traver, Randall Yelverton |
| <b>Absent</b>       | None  |
| <b>Also Present</b> | Jon Oliphant, TIF Administrator/Planning & Development Director   |

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**Call to Order** Mr. Oliphant called the meeting to order at 10:05 a.m.

**Election of a Chairperson** A motion was made and seconded to nominate Mr. Yelverton for the position of Chairman. No other nominations were offered. Motion carried unanimously.

**Selection of Public Member** Mr. Oliphant informed the Board that there is currently a vacancy for the public member. The position will remain vacant until filled.

**Approval of Minutes** A motion was made and seconded to approve the minutes from the October 21, 2016, meeting as presented. Motion carried unanimously.

**Review Annual Report** Mr. Oliphant provided an overview of the Annual Report for the fiscal year ending April 30, 2017. The report covered both financial and project aspects of the TIF program. Beginning and ending fund balances were discussed, including cumulative activity in the TIF fund since inception. Five subsidies were paid during the reporting period. The City entered into three private redevelopment agreements for building renovations and the City also purchased the property at 104 High Street, which was later improved as a public parking lot after the end of FY 16-17. The N. Main parking lot was paved in FY 16-17. The EAV slightly increased from \$2.778 million to \$2.782 million over the past year. TIF funds are currently budgeted for capital expenses, such as future infrastructure improvements to Zinser Alley, streetscape modifications, and for current and future private redevelopment expenses to businesses within the district boundaries. The City will be applying for an Illinois Transportation Enhancement Program grant that would undertake streetscape improvements. The TIF is set to expire in December 2021. Consideration has begun to what will happen with the TIF boundaries at the end of 2021, as the existing TIF expiration cannot be extended any further.

**Adjournment** With no further business to discuss, upon a motion duly made and seconded, the meeting adjourned at 10:21 a.m.

Respectfully Submitted,

Jon R. Oliphant, AICP  
Planning & Development Director