

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

Minutes

Friday, October 25, 2019

10:00 a.m.

City Hall

301 Walnut Street

Present	Kristal Bachman, Jim Bremner, Ray Forsythe, Pat Minasian, Brian Tibbs, Roger Traver
Absent	Dr. Shelia Quirk-Bailey, Joe Sander, Lexie Walsh
Also Present	Jon Oliphant, TIF Administrator/Planning & Development Director

Call to Order Mr. Oliphant called the meeting to order at 10:02 a.m.

Election of a Chairperson A motion was made and seconded to nominate Mr. Bremner 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. State statute does not provide much clarification on who that person can be other than it must either be a resident or business owner within the city limits. The position will remain vacant until filled. A motion was made and seconded to nominate Mr. Forsythe to fill the role of the City of Washington member. Motion carried unanimously.

Approval of Minutes A motion was made and seconded to approve the minutes from the October 26, 2018, 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, 2019. 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. Six subsidies were paid during the reporting period. The City entered into one private redevelopment agreement for a building renovation at 118 Peoria Street. A Phase I Engineering streetscape project was started on the Square through a grant received from IDOT as part of its Illinois Transportation Enhancement Program (ITEP). The EAV slightly increased from \$2.787 million to \$2.821 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 plans to apply for another ITEP grant that would complete the design engineering and the construction of the streetscape improvements. Staff anticipates applying during the next cycle in the Summer/Fall of 2020 after the completion of Phase I engineering. The TIF is set to expire in December 2021. Consideration has begun to what will happen with the expiration of the TIF district at the end of 2021. One city in Illinois (Springfield) has extended the life of its TIF for another 12 years, which requires going through the same process as with the initial extension and receiving the support of the taxing districts. The geographic boundaries of the TIF could also be modified or reduced. Should the TIF expire, the remaining funds would be given back to the taxing districts on the same proportional basis. A question was asked about whether TIF funds can be used for fire protection measures. This likely would be an eligible expense through TIF, particularly given the higher cost of meeting building code regulations in older historic buildings.

Adjournment With no further business to discuss, upon a motion duly made and seconded, the meeting adjourned at 10:30 a.m.

Respectfully Submitted,

Jon R. Oliphant, AICP
Planning & Development Director