

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

Minutes

Friday, January 27, 2023

10:00 a.m.

Washington Police Department
115 W. Jefferson St.

Present	Karen Beverlin, Jim Bremner, Sarah Hofstetter, Pat Minasian, Lexie Walsh, Jackie Workman
Absent	Sheila Quirk-Bailey
Also Present	Jon Oliphant, TIF Administrator/Planning & Development Director; Lili Stevens, Alderperson

Call to Order Mr. Oliphant called the meeting to order at 10:01 a.m.

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

Approval of Minutes A motion was made and seconded to approve the minutes from the October 29, 2021, meeting as presented. Motion carried unanimously.

Review Annual Report Mr. Oliphant provided an overview of the draft Annual Report for the fiscal year ending April 30, 2022. 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. Subsidies were paid for six private redevelopment projects during the reporting period. The City entered into five private redevelopment agreements for building renovations at various locations around the Square. The State of Illinois through Public Act 102-0446 approved the extension of the TIF district until December 21, 2033. It was previously scheduled to expire on December 21, 2021. As part of that extension, 59 parcels were removed from the TIF boundaries. The City Council approved an ordinance to extend and amend the TIF boundaries on November 1, 2021. The EAV slightly decreased from \$2.852 million to \$2.835 million over the past year. TIF funds are currently budgeted for capital expenses and for current and future private redevelopment expenses to businesses within the district boundaries.

A question was asked about the status of the eventual opening of the Grist Mill Ventures brewpub and restaurant project, which includes TIF financial assistance. Another question was asked about whether any off-street parking may be added around the Square.

Adjournment With no further business to discuss, upon a motion duly made and seconded, the meeting adjourned at 10:20 a.m.

Respectfully Submitted,

Jon R. Oliphant, AICP
Planning & Development Director