

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

**Minutes**

Monday, November 27, 2023

10:00 a.m.

Washington Police Department  
115 W. Jefferson St.

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<b>Present</b>	Karen Beverlin, Jim Bremner, Pat Minasian, Brian Tibbs, Lexie Walsh, Jackie Workman
<b>Absent</b>	Clint Kuhlman, Sheila Quirk-Bailey
<b>Also Present</b>	Jon Oliphant, TIF Administrator/Planning & Development Director; Jim Snider, City Administrator; Lili Stevens, Alderperson

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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 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 January 27, 2023, 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, 2023. 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 four private redevelopment projects during the reporting period totaling ten payments. The City did not enter into a private redevelopment agreement for building renovations around the Square in FY 22-23. The EAV decreased significantly from \$2.835 million to \$1.349 million over the past year. This was anticipated following the removal of about half of the properties that were formerly in the TIF district prior to the State's approval of a 12-year TIF extension. TIF funds are currently budgeted for minor 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 any future redevelopment agreements. It was noted that staff had a typo in last year's Attachment D handout pertaining to the Jake Webber (Country Financial) subsidy payment, which should have indicated that the redevelopment agreement provided for the lesser of \$68,989.40 to 40% of the actual project cost. The FY 21-22 expenditures had about \$40,000 identified as Governmental Grants. This was associated with the Illinois Transportation Enhancement Program grant received from IDOT to assist with the completion of Phase I engineering for a future streetscape construction project.

**Adjournment** With no further business to discuss, upon a motion duly made and seconded, the meeting adjourned at 10:17 a.m.

Respectfully Submitted,

Jon R. Oliphant, AICP  
Planning & Development Director