

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

**Minutes**

Thursday, January 8, 2026

9:00 a.m.

Washington Police Department  
115 W. Jefferson St.

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<b>Present</b>	Karen Beverlin, Washington District 308; Tyler Gee, Central Fire Protection District; Pat Minasian, Washington District 52; Brian Tibbs, Washington Park District; Lexie Walsh, Washington District Library; Jewel Ward, Washington Township; Jackie Workman, Tazewell County (arrived at 9:15 a.m.)
<b>Absent</b>	Illinois Central College
<b>Also Present</b>	Dennis Carr, Interim City Administrator/City Engineer; Jon Oliphant, TIF Administrator/Planning & Development Director; Lili Stevens, Mayor

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<b>Call to Order</b>	Mr. Oliphant called the meeting to order at 9:03 a.m.
<b>Election of a Chairperson</b>	A motion was made and seconded to nominate Ms. Walsh for the position of Chairperson. No other nominations were offered. <u>Motion carried unanimously</u> .
<b>Approval of Minutes</b>	A motion was made and seconded to approve the minutes from the December 12, 2024, meeting as presented. <u>Motion carried unanimously</u> .
<b>Review Annual Report</b>	Mr. Oliphant provided an overview of the draft Annual Report for the fiscal year ending April 30, 2025. 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 two private redevelopment projects during the reporting period: Grist Mill Ventures at 140 Washington Square and Washington Historical Society at 128 Washington Square. The City entered into one private redevelopment agreement with Washington Historical Society at 128 Washington Square for building renovations in FY 24-25. The EAV increased significantly from \$1.69 million to \$1.839 million over the past year. 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 termination date of the TIF district. It was extended for 12 years in 2021 to allow for a current termination in 2033. Upon the expiration of a TIF district, any surplus funds are typically split between the State and the overlapping taxing districts. Another question was asked about any future redevelopment agreements. The City Council approved an agreement for renovations to the former Foster Jewelry/current Mud Creek Mercantile building at 104-106 N. Main in late 2025. (Note: While not mentioned at the meeting, an agreement was also approved for the replacement of half of the roof on the Denhart building at 101 Washington Square). An application has been submitted for desired renovations to the former Brunk's Sports Center building at 122 N. Main and it is anticipated that an initial Council discussion will be held soon. TIF districts can also be utilized for residential projects in addition to commercial or industrial projects.
<b>Adjournment</b>	With no further business to discuss, upon a motion duly made and seconded, the meeting adjourned at 9:17 a.m.

Respectfully Submitted,

Jon R. Oliphant, AICP  
Planning & Development Director