

**MINUTES
JOINT REVIEW BOARD
PROPOSED LUDWIG DRIVE TIF**

**Wednesday, May 11, 2016
Meeting Room A, City Hall
11:00 a.m.**

1. CALL TO ORDER

Economic Development Director Mike Malloy called the meeting to order at 9:30 a.m., with City Clerk Karen Kaufhold, Gene Norber of Economic Development Resources, Anne Markezich of St. Clair County, Todd Flemming of Caseyville Township, Mark Eichenlaub of Southwestern Illinois College, City Attorney Representative Jim Gehrs, Bryan Doyle of Fairview Caseyville Township Fire Department, Julie Brown of Pontiac William Holliday District 105, Brian Mentzer Belleville School District 201, Bruce Canty of Caseyville Township, Sharon Shajack of Fairview Heights, and Administration Department Executive Secretary Becky Short in attendance.

2. CITIZENS' COMMENTS

Malloy opened the floor for Citizens' Comments at this time. No comments.

3. INTRODUCTION OF MEMBERS PRESENT

Malloy introduced all members present.

4. NOMINATIONS AND ELECTION OF PUBLIC MEMBER TO JOINT REVIEW BOARD

Charles Kassly, who was recommended, was unable to attend the meeting.

5. NOMINATE AND ELECT CHAIRMAN OF THE BOARD

Norber introduced requirement to nominate and elect a Chairman. Bryan Doyle made a motion to nominate Mike Malloy as Chairman, Bruce Canty seconded.

Vote: 7 YEAS (Markezich; Fleming; Eichenlaub; Doyle; Brown; Mentzer; Canty) 0 NAYS

Director Malloy appointed as Chairman of the Joint Review Board.

6. JOINT REVIEW BOARD RESPONSIBILITIES

Norber reviewed Statute 65 ILCS 5/11-74.4-5 [b][i] and the responsibilities of the Board. Reviewed the Board's responsibility under the TIF Act to review the public record, planned documents and proposed ordinances approving the redevelopment plan and project. The board is asked to review all documents and make a recommendation. All Certified Mail receipts were returned indicating all Taxing Districts invited received materials relating to the meeting.

7. PRESENTATION OF TIF REDEVELOPMENT PLAN

Norber reviewed the Proposed Ludwig Drive TIF at this time.

The proposed Ludwig Drive TIF is a 27 ½ acre area. They have reviewed the qualifications of this area. Two methods to finding if the area qualifies to be a TIF area are either the area is conservation or the area is blighted. This area is blighted. There are nine blighting factors according to the act. They are deterioration, structures below minimum code, excessive vacancies, inadequate utilities, excessive land coverage, lack of community planning, and lack of growth in the EAV. The funds will assist with deteriorated buildings, vacant properties, and site improvements. This area is entirely for commercial use. There are 2 parcels in the boundary that have development potential.

Joe's Crab Shack is not included in the boundary because the city has been reviewing the area for months and some of the factors have changed. Joe's Crab Shack is not in the boundary because there has been a noticeable renovation to the building. It was renovated during this process. Compared to last year, it is in a better physical condition and the value of the building has gone up.

8. DISCUSSION

Sharon Shajack asked if she could see a list of what was fixed at Joe's Crab Shack. Malloy said he would get the information for her.

9. RECOMMENDATION TO APPROVE OR DISAPPROVE REDEVELOPMENT PLAN AND THE DESIGNATION OF THE REDEVELOPMENT PROJECT AREA ON THE BASIS OF THE REDEVELOPMENT PROJECT AREA AND REDEVELOPMENT PLAN SATISFYING THE PLAN REQUIREMENTS, THE ELGIBILITY CRITERIA AND OBJECTIVES OF THE TIF ACT

Brian Mentzer made a motion to recommend the approval of the State Route 159 North TIF Redevelopment Plan and the designation of the Redevelopment Project Area to the City Council subject to and on the condition the city enters into an intergovernmental agreement with the other taxing districts with terms as previously discussed and with such other terms that are mutually agreed by all parties, Bryan Doyle seconded.

7 YEAS (Markezich; Fleming; Eichenlaub; Doyle; Brown; Mentzer; Canty) 0 NAYS

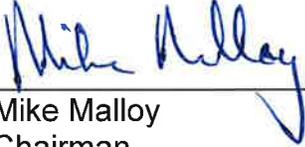
10. CONSIDER APPROVAL OF ALL TAXING DISTRICTS ENTERING INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF FAIRVIEW HEIGHTS UTILIZING THE SURPLUS METHOD WITH DISTRIBUTION OF THE INCREMENT AT 33 1/3%

Mark Eichenlaub made a motion to table item 10, seconded by Julie Brown.

7 YEAS (Markezich; Fleming; Eichenlaub; Doyle; Brown; Mentzer; Canty) 0 NAYS

11. ADJOURN

Julie Brown made a motion to adjourn, seconded by Brian Mentzer. Motion carried by voice vote and was unanimous. Meeting adjourned at 11:22 a.m.



Mike Malloy
Chairman

MM/rss