

**MINUTES
JOINT REVIEW BOARD
PROPOSED STATE ROUTE 159 NORTH TIF**

**Wednesday, May 11, 2016
Meeting Room A, City Hall
9:30 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, Attorney Kurt Schroeder of Pontiac William Holliday School District, 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. Brian Mentzer made a motion to nominate Mike Malloy as Chairman, Bryan Doyle 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 State Route 159 North TIF at this time.

The area includes approximately 81 acres of vacant land, including rights of way. This vacant land is 1 parcel. There are no residential or commercial buildings on the land. The City has determined the land has been subdivided. One criterion for eligibility for vacant land is if the land is blighted. There are several blight factors in this area. There is deterioration of structures or site improvements in neighboring areas adjacent to the vacant land. There is also a falling EAV. One stand-alone factor for eligibility requirement is if there are one of more unused quarry, mines, or strip-mine ponds on the land. This land is undermined. The mine has been unused for the past 80 years and 90% of the land is undermined.

The plan calls for the entire area to be commercially developed. Norber went over the budget. Total estimated budget is 31 million dollars. He anticipates the EAV will rise.

8. DISCUSSION

Sharon Shajack asked about the estimated 31 million dollars in the budget. What amount of the budget is for remediation? Norber replied there is 7-8 million dollars budgeted. Shajack also asked if there is potential issues with surrounding residential areas when they do the mine remediation. Malloy said he would have an engineer look into this.

Schroeder asked if the property has been sub-divided. Norber replied yes.

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, Julie Brown seconded.

Questions on the motion: Shajack asked why everyone is now in favor of the TIF because the last meeting no one was in favor of the TIF. The previous TIF has been split into 2 TIF's and the distribution amount went from 25% to 33 1/3%.

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

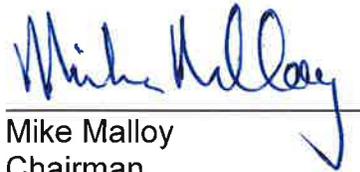
10. CONSIDER APPROVAL OF ALL TAXING DISTRICTS ENTERING INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF FAIRVIEW HEIGHTS UTILIZING THE SURPLUS METHOD WITH DISTRIBUTION OF THE INCREMENT AT 33 1/3%

Mark Eichenlaub made a motion to table item 10, seconded by Brian Mentzer.

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

11. ADJOURN

Bryan Doyle made a motion to adjourn, seconded by Julie Brown. Motion carried by voice vote and was unanimous. Meeting adjourned at 9:50 a.m.


Mike Malloy
Chairman

MM/rss