



**DEPARTMENT OF
LAND USE AND DEVELOPMENT**

**JOINT REVIEW BOARD
TAX INCREMENT FINANCE (TIF) DISTRICTS
ANNUAL MEETING**

**August 4, 2020
Fairview Heights City Hall
Recreation Room
9:00 a.m.**

OR

**+1-650-215-5226 United States Toll
Access code: 152 416 0586**

AGENDA

1. Call to order
2. Public Comments
3. Review of January 22, 2019 Joint Review Board Meetings Minutes
4. Review of Annual TIF District Reports
5. Announcements
6. Adjournment

**MINUTES
ANNUAL MEETING
JOINT REVIEW BOARDS**

**Tuesday, January 22, 2019
Mayor's Conference Room
9:30 AM**

Andrea Riganti, TIF Administrator, called the meeting to order at 9:35 a.m., with City Attorney Kevin Hoerner, Chief Bryan Doyle of Fairview/Caseyville Township Fire District, Matt Stein, Superintendent District 110, Director of Economic Development Paul Ellis, French Village Fire Department Chief Al Lapointe, Director of Finance Gina Rader and Land Use Secretary Kelly Youngman in attendance.

Ms. Riganti introduced herself and opened the meeting for public comment; there being none, she continued the meeting.

Ms. Riganti explained the purpose of the meeting as a statutory requirement to meet annually and review the financial statements for the fiscal year ending April 30, 2018 TIF districts. She further asked for comments regarding the minutes of the previous meeting conducted on February 13, 2018. There being none she moved on to the TIF districts.

Bunkum Road Redevelopment Area—TIF 1

Ms. Riganti reviewed the 2018 Annual Tax Increment Finance Report for the Bunkum Road TIF as filed with the State of Illinois Comptroller, section by section. This report is reflective of the City's fiscal year which concluded on May 1, 2018.

Ms. Riganti informed there is a of \$858,573 balance in the fund. She addressed the current issues with the original Fairview Hills residential development of 39 lots with only 13 that are owner occupied and the remainder owned by the developer and other entities, and has not been fully realized at this point. A handout was given (attached) showing current and proposed activity for this TIF. The City is trying to help the developer complete that project, including improving the street and completing the development.

There being no further discussion, Ms. Riganti continued to the next district.

Shoppes of St. Clair Redevelopment Area—TIF 2

Ms. Riganti informed that the fiscal year fund balance is currently \$477,252 and the TIF bond has been paid off. There was some discussion about closing this District out, but the City would like to keep this district open to cover projects that are pending and will generate more revenue for this district over the duration of the bond. Chief Doyle stated that the Fairview/Caseyville Fire Protection District is opposed to keeping the TIF open. This TIF district was created to pay for the bonds only to support the redevelopment projects. The TIF should be closed since the bond has been paid off. He further stated that since there was no baseline tax, the Fire District was not receiving funds for this area, but were required to provide services at no cost. Ms. Riganti stated that our attorneys will review the original agreement and ordinances to determine what should be done with regard to keeping the current TIF open, closing it out or creating new TIF allocations.

As there was no further discussion, Ms. Riganti continued to the next district.

Lincoln Trail Redevelopment Area—TIF 3

Ms. Riganti stated that the fund balance in this TIF is \$1.608 million and is the most active district. A handout was given detailing projects that were completed in the past fiscal year and ongoing projects and planned projects in this coming fiscal year (attached). The Market Place streetscape project is either completed or in

progress. This project has used a large portion of these funds in the amount of \$685,000 for infrastructure improvements which include Market Place and Lincoln Trail. This project was partially funded with grant assistance from Federal and State agencies.

Paul Ellis spoke about Economic Development strategy for the City to include a branding of Lincoln Trail along with implementation of a Metro East Business Incubator program. There will also be a re-development of the lot at the corner of Lincoln Trail and Bunkum Road.

There being no further discussion, Ms. Riganti continued to the next district.

West End Redevelopment Area—TIF 4

Ms. Riganti indicated that this district was created in 2015 for the area surrounding the Metro Link station and since that time there has been little activity in the way of redevelopment. Several RFPs have been sent for possible re-development of this area but the City has received no response to date. This TIF has a negative balance. The City will be working with the Economic Development Strategy team to decide what to do with the area.

Chief Lapointe asked why there was a negative balance for this TIF. Ms. Riganti explained that the buildings are still on the tax roll, but there has been no increment generated for the TIF, so the City has taken on the burden of any costs associated with TIF activities.

There being no further discussion, Ms. Riganti continued to the next district.

Ludwig Drive Redevelopment Area—TIF 5

Ms. Riganti explained the District was created in 2016 and currently has a negative balance as of the date of this report based on the costs for studies regarding commercial development. Ms. Riganti deferred to Paul Ellis to relay the progress for development of this area who indicated that there is now an anchor store “Urban Air Adventure” set to open in May along with two new restaurants filling vacancies at Applebee’s and Joe’s Crab Shak, one which is already open and thriving. The rebranding of Houlihan’s to TBD Social has also proven successful. Although the property remains in receivership, anchors such as these will help improve the sale of this property at auction.

As there were no further comments, Ms. Riganti continued to the next district.

State Route 159 North Redevelopment Area—TIF 6

Ms. Riganti explained that the district was created in 2016 and currently has no balance. Urban Land Institute study on 72 acre site regarding mine subsidence which will provide valuable information to potential developers for solutions to stabilize the property.

Ms. Riganti turned the meeting over to Paul Ellis to relay current marketing strategies for the parcel. Mr. Ellis stated that nothing can happen to this property until improvements are made by the current owners in accordance with the suggestions from the study that was done. There has been some consideration for this process, but no action so far.

There being no further business, the meeting adjourned at 10:12 a.m.

Respectfully submitted,

Andrea. Riganti
TIF Administrator
AR/ky