

Minutes
Joint Review Board Meeting
Centralia Railroad Corridor Tax Increment District 3
December 13, 2019
City Council Chambers
Centralia, IL

Call to Order: City of Centralia Economic Development Director Rose Aldag-McVey called the meeting to order at 12:00 pm.

Roll Call:

City of Centralia	Mayor Herb Williams	Present
Centralia City Schools	Superintendent Craig Clark	Present
Centralia High School	Superintendent Chuck Lane	Present
Kaskaskia College	Judy Hemker	Present
Centralia Regional Library	Diana Donahoo	
Centralia Township	Debbie Young	Present
Marion County	Debbie Smith	Present
Public Member	Henry Beguelin	Present

Others in Attendance: Dan Ramey, City Manager and Rose Aldag-McVey, Economic Development Director

Approval of Minutes: A motion was made by Hemker Lane and seconded by Lane to approve the minutes of the December 7, 2018, Joint Review Board meeting for TIF 3, with all in favor the motion passed.

Review of Activities of TIF 3: Aldag-McVey reported that Public Member and Chair, Dan Griffin has been a valued TIF Board member and he has resigned from the Board due to personal reasons. Henry Beguelin joins the Board as a new Public Member at large. Lane moved and Smith second a motion for Henry Beguelin to be the Chair of the TIF Board; with all in favor, the motion passed.

Aldag-McVey reported on activities of TIF District 3 including the increment amounts received for the last several years. In 2019, expenses included two façade grants for downtown business, Dimond Bros. and Vern's Barber Shop. Other expenses for the year included finishing the new City Hall and a loan repayment which pays off a loan from 2018. These activities help to stimulate growth; increased tourism activities including holiday events and the Chamber of Commerce moved to a newly remodeled site that had been vacant for several years. Also, a laundromat is coming soon to the downtown area, although it is not planned to be located within a TIF.

Ramey pointed out many improvements and positive changes over the last eight years which have been possible through fiscal responsibility including utilization of grants and TIFs.

For 2020, \$60,000 is budgeted for façade grants, which would equal six maximum grants in the amount of \$12,000 each. Members reviewed the photos provided of façade improvements completed within the TIF district. Several businesses could participate in the program and information has been shared with owners. Also budgeted is \$125,500 to assist with engineering and towards the 20% grant match for the Locust Street road overlay.

Review of Comptrollers Report: The completed 2018 report to the State of Illinois Comptroller was reviewed as it was submitted by Rose Aldag-McVey on June 28, 2019.

Budget: The 2020 budget spreadsheet for TIF 3 was distributed. A motion was made by Lane and second by Smith to approve the 2020 budget, with all in favor the motion passed.

Adjournment: The meeting adjourned with a motion by Lane and second by Smith.