

Minutes
Joint Review Board Meeting
Northwest Tax Increment District Number 5
December 07, 2018
City Council Chambers
Centralia, IL

Call to Order: Dan Griffin called the meeting to order at 12:20 p.m.

Roll Call:

City of Centralia	Mayor Tom Ashby	
Centralia City Schools	Superintendent Craig Clark	Present
Centralia High School	Chuck Lane	Present
Kaskaskia College	Judy Hemker	Present
Centralia Regional Library	Diana Donahoo	Present
Centralia Fire Protection District	Greg Earle	
Centralia Township	Mike Young	
Marion County	Debbie Smith	Present
Clinton County	Robert Fix	Present
Willow Grove School	David Fults	
Brookside Township	Jim Grable	Present
Public Member	Dan Griffin	Present

Others in Attendance: Rose Aldag-McVey, Economic Development Director, and Kala Lambert, Assistant to City Manager

Approval on Minutes: A motion was made by Donahoo and second by Lane to approve the December 5, 2017 minutes. Motion passed.

Review of Activities of TIF 5: Aldag-McVey reported the increment received during the last several years including that which has been received and projected in 2018. She pointed out the area has seen significant growth since the TIF was created in 2008, including Best Western Plus, Crooked Crossing Mall, Buchheit (a move and expansion), Regions Bank (expansion of site), Goodwill, Dollar Tree, Dollar General-west (which is in this TIF), Walmart (which is in this TIF), and two additions already planned for 2019 of Jimmy John's Gourmet Sandwich and Rosati's Pizza Restaurant.

Expenses for 2018 included a 2% distribution to the taxing bodies, Broadway and Locust Street road improvements, Hickory Street preliminary work for road improvements, loan repayment obligations for the Walmart development agreement, and to support downtown development in adjacent TIF 3 with a transfer of \$100,000. It was noted the Broadway and Locust road work was grant funded at 80%. Plans for 2019 include a 2% distribution to the taxing bodies, Walmart loan repayment obligation, Hickory Street Road improvements, and a children's splash pad and fountain in Fairview Park. Improving the image of Centralia through good roads and investing in our downtown and Parks is an incentive for growth. Fairview Shopping Center has a new owner, Albanese Cormier Holdings, which is securing lease arrangements with the current shops and in bringing additional new shops to the area. The group discussed area levies and a recent tax adjustment request.

Review of Comptroller's Report: The completed 2017 report to the State of Illinois Comptroller was reviewed as it was submitted by Kala Lambert on June 29, 2018. A motion was made by Smith and second by Donahoo to approve the report. Motion passed

Review of Budget: The 2019 budget spreadsheet for TIF 5 was distributed. A motion was made by Donahoo and second by Grable to approve the 2019 budget as presented. Motion passed

Adjournment: The meeting adjourned with a motion by Donahoo and second by Grable. Motion passed.