

**Minutes**  
**Joint Review Board Meeting**  
**Northwest Tax Increment District Number 5**  
**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 12:25 pm.

**Roll Call:**

City of Centralia	Mayor Herb Williams	Present
Centralia City Schools	Superintendent Craig Clark	Present
Centralia High School	Chuck Lane	Present
Kaskaskia College	Judy Hemker	Present
Centralia Regional Library	Diana Donahoo	
Centralia Fire Protection District	Greg Earle	
Centralia Township	Debbie Young	Present
Marion County	Debbie Smith	Present
Clinton County	Robert Fix	
Willow Grove School	David Fults	
Brookside Township	Jim Grable	
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 Smith and second by Lane to approve the minutes of the December 7, 2018, Joint Review Board meeting for TIF 5, with all in favor the motion passed.

**Review of Activities of TIF 5:** 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 the increment received during the last several years including that which has been received and projected. She pointed out the western area of Centralia has seen significant growth since the TIF was created in 2008, including: Best Western Plus Hotel, Crooked Crossing Mall that includes AT&T, Edward Jones, One Main Financial, and Jimmy Johns's Sandwich; 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 with a move and expansion), and two additions already planned for 2020 of Rosati's Pizza Restaurant and Yamato Steak House of Japan with Hibachi.

Expenses for 2019 included a 2% distribution to the taxing bodies, Hickory Street improvements, Broadway and Locust Streets engineering and inspection costs, loan repayment obligations for the Walmart development agreement, and a Façade improvement grant to AED & GBD. It was noted that many of the road improvements are grant funded at 80%.

2020 expenses planned include a 2% distribution to the taxing bodies, loan repayment obligations for the Walmart development agreement, Hickory Street road improvement expenses and transfer to adjacent TIF 3 to assist with the 1 mile of road projects. Improving the image of Centralia through good roads and investing in our community is an incentive for growth. With the opening of the Route 161 bridge on the west side of Centralia it is anticipated that sales will return to their former level.

**Review of Comptroller's Report:** The completed 2018 report to the State of Illinois Comptroller was reviewed as it was submitted by Aldag-McVey on June 27, 2019. A motion was made by Lane and second by Smith to approve the report, with all in favor the motion passed.

**Review of Budget:** The 2020 budget spreadsheet for TIF 5 was distributed. A motion was made by Lane and second by Smith to approve the 2020 budget as presented, with all in favor the motion passed.

**Adjournment:** The meeting adjourned with a motion by Smith and second by Hemker, with all in favor the motion passed.