**Joint Review Board Meeting**

**City of Hoopeston**

**Tax Increment financing Districts, TIFs I and II**

**November 14, 2018**

**9:30 AM, City Hall**

**Minutes**

Bill Goodwine called the meeting to order at 9:30 am.

1. **Review of TIF boundary map**

Bill Goodwine reviewed the TIF boundary map. Discussed how and why the TIF boundary was developed and what the TIF districts cover.

1. **Review of how your money was spent**

Fiscal year ending 04/30/18: Bill Goodwine discussed what was spent out of TIF for FY 17/18. Talked about school being the biggest part of TIF, 40%. Main Street demolition was spent out of TIF because of blighted property falling into street. Demo was not budgeted for the demo and it was an emergency. The new demolitions on Main Street that are recently being demolished is being funded by the City and not by TIF. Redevelopment agreements are the largest expense out of TIF for this FY. Income is made up of taxes and interest. Money given to school was over a three year period to help pay for the new track. Superintendent Suzette Hesser thanked the City for giving the money to the school for the track.

Year to date for fiscal year 2018/2019: Reviewed what has been spent to date for this FY. With a redevelopment agreement, you get back what you are putting in. City is not risking any money with these types of agreements.

1. **Plans for the future**

Introductions of everyone attending the meeting

Vicki Haugen, President and CEO with Vermilion Advantage:

Talked about Logan’s roll with Vermilion Advantage for Rural Development. Three developments interlocked with each other and Retirement Village land acquisition for developments. Talked about how TIF funds help with economic development and infrastructure and how critical it is for development in small communities. Three major projects going on in Hoopeston now. Discussed the land sale for the new bank project and south east corner of Route 1/9 commercial development. One relocation will have to happen and almost all of land has been acquired. The cost is known, have met with City and developers and waiting on one response from one remaining party . Newer TIF’s must do per project basis as the City has done previously. Some projects need help up front from TIF and there are provisions set into place to recapture the dollars that have been spent out of TIF if the project does not perform as promised. Hope to have movement in the Spring on this project. The third project is the motel development with Cobblestone Motel. All dollars in place with investors and they are asking the City to help with infrastructure. Public right of way needs to be done and some things with utilities. TIF dollars can only be spent on certain things according to statutes, demolition, renovation and mostly public infrastructure, only private use for renovation of existing space if it will prevent development from happening. This project would include both public and private. Without TIF none of this would happen. Did cost assessment with the City finance team.

Logan Cronk, Rural Community Development Coordinator with Vermilion Advantage:

Restaurant and strip mall also included with the motel development.

1. **TIF Extension Update**

Bill Crusinberry, Mayor:

Letter from the Mayor was read by Bill Goodwine discussing the cost of the Truck Stop Infrastructure and Motel and Restaurant Complex between Chrysler and Marathon. The letters form the taxing bodies and letter from the Mayor are in legislation waiting on approval for the extension. The mayor thanked everyone for their support and apologized for not being able to make the meeting.

Bill Goodwine asked Vicki to review process of TIF extensions. Vicki explained how every TIF extensions is all put into one bill and reviewed by legislature during the veto session. TIF can be extended once for 12 years and then the area cannot be a TIF again.

1. **Questions**

If money is left in TIF when it expires, the money would be distributed throughout the TIF districts.

What happens to CVS and Autumn Fields contract where they get part of their tax money back if TIF is extended? The expiration date for those agreements do not change and the money that is now going back to the businesses will go to the taxing districts. All new ones will have an expiration date based on new expiration of the TIF.