

JOINT REVIEW BOARD ANNUAL MEETING  
Millstadt TIF DISTRICT  
MINUTES  
November 7, 2012

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PURSUANT TO THE TAX ALLOCATION REDEVELOPMENT ACT, 65 ILCS 11-74.4-5(b), AS AMENDED, THE JOINT REVIEW BOARD (JRB) MUST BE CONVENED ANNUALLY TO REVIEW AND COMMENT ON THE RECORDS OF ALL EXISTING TIF DISTRICTS. A JRB MEETING WAS CALLED FOR THE VILLAGE'S TIF DISTRICT IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATUTE FOR THE FISCAL YEAR ENDING APRIL 30, 2012.

JRB MEETING

DATE OF MEETING: November 7, 2012  
TIME: 4:00 PM  
PLACE: Village Hall, Millstadt, IL

JRB MEMBERS PRESENT AT MEETING:

Mr. Weldon Harber, Mayor, Village of Millstadt  
Mr. Terry Beach, St. Clair County  
Mr. Mike French, Village Trustee  
Mr. Ralph Bowley, Village Trustee  
Mr. Jon Green, Superintendent, MCS District #160  
Mrs. Mary Eckert, Millstadt Library District  
Mr. Brian Mentzer, BTHS District #201

ALSO PRESENT AT THE MEETING:

Mrs. Lisa Bowman, TIF Administrator

In the absence of Mr. Rick Holmes, JRB Chairman, Lisa Bowman called the meeting to order at 4:00pm. Ms. Bowman thanked those in attendance and recognized the members present. Ms. Bowman reminded the members that the JRB Meeting is an annual requirement of Illinois Statute for TIF Administration. The Village conducts a review every year, and will hold additional JRB meetings when warranted.

The purpose of this meeting is to update members on the activities of the TIF as well as review the TIF annual report which is submitted to the Illinois Comptroller's Office.

The report includes compliance letters of support from the Mayor and Village Legal Counsel, as well as an activity report and the final FY-12 TIF Financial Audit.

Within the State report, the activities report indicated that Millstadt has five development agreements in place with a total investment of over \$6.5M. Members present were reminded of the TIF boundaries, Washington and Jefferson Streets, B&H Industrial Park, MCS properties, the Leiderkranz Park area and the Water Tower area. This past fiscal year, there were no new development agreements for the Village of Millstadt. However, the Village has made improvements to the storm water system and repairs to the system after the demolition of the Kerry Manufacturing facility.

The TIF has made its second of ten payments to the water tower construction, a pledge of \$25,000 per year for ten years. The Village received a grant from St. Clair County for security upgrades to Millstadt Village Park, Tuffy Mueth Field and Millstadt Municipal Pool, TIF funds were used as match.

As TIF Administrator, Ms. Bowman, as well as the Mayor and TIF Committee members, have met with existing industry in the TIF District for expansion and improvement opportunities. The Village has projects which should be completed by the end of this fiscal year. The TIF will also be used for the Mertz Ford relocation and renovation of the Kerry Manufacturing facility. A development agreement will be put in place after the first of the year, when the construction is complete and final costs are calculated.

It was also reported that Phase II of the Marketplace Development has been delayed, due to the economy, and inability to secure leases with prospective tenants. Progressive Properties continues to market its development, and will move forward with the second phase when warranted.

At the conclusion of Ms. Bowman's report, she asked for any additional comments or questions from the members. Mr. Bowley stated that the "Millstadt TIF is focused and we are diligent to make sure the monies go back to the community", in an effort to increase the tax base. Discussions then ensued on the School Districts, both MCS and BTHS, and their struggles with the State. The Village has funded projects for the school in the past and it was mentioned that if Mr. Green felt the TIF could be of assistance sometime in the future, to please let us know. It was also pointed out that the Millstadt TIF does not have any

residences, when it was created these were purposely left out of the redevelopment plan.

There being no further discussion, the meeting was adjourned at 4:25pm.

SIGNED: /S/ \_\_\_\_\_  
Lisa K. Bowman  
TIF Administrator  
November 7, 2012