

JOINT REVIEW BOARD ANNUAL MEETING
Millstadt TIF DISTRICT
MINUTES

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, 2013.

JRB MEETING

DATE OF MEETING: November 6, 2013
TIME: 4:00 PM
PLACE: Village Hall, Millstadt, IL

JRB MEMBERS PRESENT AT MEETING:

Mr. Mike Todd, Mayor, Village of Millstadt
Mr. Terry Beach, St. Clair County
Mr. Mike French, Village Trustee
Mr. Elmer Hettenhausen, Millstadt Fire Department
Mr. Jon Green, Superintendent, MCS District #160
Mr. Brian Mentzer, BTHS District #201
Mr. Rick Holmes, Chairman
Mr. Jim Gehrs, Counsel-SWIC

ALSO PRESENT AT THE MEETING:

Mrs. Lisa Bowman, TIF Administrator

Mr. Rick Holmes, JRB Chairman, called the meeting to order at 4:05pm. Mr. Holmes thanked those in attendance and asked the members to introduce themselves. After introductions, the meeting was turned over to Ms. Bowman for review of the Millstadt TIF District.

Ms. Bowman reminded the members of the TIF District Boundaries: Washington/Jefferson Street, the Industrial Park, the Grade School and Primary School buildings, Leiderkranz Park/Ball Diamonds and Evergreen Cemetery. 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 taxing districts on the activities of the TIF as well as review the TIF annual report which has been submitted to the Illinois Comptroller's Office.

Ms. Bowman then proceeded with the meeting by reviewing the annual report submitted to the State Comptroller's office. The beginning TIF fund balance for FY 13 was \$ 341,829 and the ending balance was \$ 341,694. Section 3.2 itemized expenses for the TIF district which include ongoing development agreements, infrastructure improvements, safety upgrades at Elm Street and Leiderkranz Parks and our ongoing commitment to the retirement of water tower construction debt. The district has six development projects, including the FY 13 agreement #13-01 with Muskopf Garage for rehabilitation of their facility. In further review of the annual report, letters of compliance from the Village attorney and Mayor are included as well as the annual activity report. It should also be noted, that the Illinois Legislature has amended the TIF statute to require a ten year report for all TIFs created after July 27, 2000. We have always made our annual report cumulative and will continue to do so. If additional information is required for the ten year report, we will address that next year, the ten year anniversary of the district. There were no amendments to the district or property acquired during this past fiscal year. The financial audit from AKS is included at the conclusion of this report.

As far as development activity for the past fiscal year, the TIF Administrator, Mayor and TIF Committee members, have met with existing businesses in the TIF District for expansion and improvement projects. We have opportunities to assist these businesses in rehabilitation or expansion of their operations. The Village completed the development agreement with Mertz Motors after the fiscal year closed. The rehab and expansion of the Kerry plant as the new Mertz Motors operation is a welcome addition to the community. This agreement will be included in the FY 14 report. Phase II of the Marketplace Development has begun. The second building is out of the ground with roof and brick complete. One tenant has signed a lease to move in after the new year and marketing continues for the other bays.

In the future the Village will need to address our aging sewer systems and how these can be upgraded for the next fifty years, possibly with the use of TIF funds.

At the conclusion of Ms. Bowman's report, she asked for any additional comments or questions from the members. She reminded

the members that the report is online at the Illinois Comptroller's website for further review.

There being no further discussion, the meeting was adjourned at 4:20pm.

SIGNED: /S/ _____
Lisa K. Bowman
TIF Administrator
November 6, 2013