

City of Troy, Illinois
Joint Review Board Meeting
Downtown Tax Increment Financing
November 5, 2021
1:30 PM

MINUTES

PRESENT

David Nonn* - Mayor
Jay Keeven - City Administrator
Kim Thomas - City Clerk
Andrea Lambert - Deputy Clerk
Keith Moran – President, Moran Economic Development
Holly Head – Associate, Moran Economic Development
David E. Cassens* - Tri-Township Public Library
Paulina Wilke* - Employee at Time Out Sports Bar & Grill
Terry Giger - Business Owner of Terry Appliances

*Denotes Voting Member

- David E. Cassens served as representative for the Tri-Township Public Library. All taxing districts were notified via certified mail of the meeting and confirmed they received the notice.
- Mayor Nonn called the meeting to order at 1:35 PM. All present made introductions and signed in.
- Paulina Wilke was nominated as Public Member at Large, an employee of Time Out Sports Bar & Grill which is a business in the City of Troy. Motioned by Mayor Nonn and seconded by David Cassens. Voice vote was 3-0.
- Mayor Nonn was nominated as Chairman, motioned by David Cassens and seconded by Paulina Wilke. Voice vote was 3-0.
- Holly Head was nominated as Recorder, motioned by David Cassens and seconded by Paulina Wilke. Voice vote was 3-0.
- Mr. Moran asked the Mayor for the floor and began with discussing the closeout of TIF # 1 as of December 31, 2021. The closeout of Troy TIF # 1 would release approximately \$730k back onto the tax rolls for all taxing districts. The first period where this new tax revenue will be realized will be the 2021 payable 2022 tax period.
- Mr. Moran referred to the map of the Troy Downtown TIF area and noted that the TIF area is significantly smaller in size than TIF # 1 and is located in the downtown area. He also noted several municipalities in the County that have utilized TIF Redevelopment Plans to make improvements in their downtown areas.
- Mr. Moran noted the developed portion of the Area contains conditions that qualify it as a Conservation Area; with 59 of the 79 structures (75%) being at least 35 years old; and contains four factors present to a qualifying degree:
 - Deterioration – 73% of the parcels and 75% of the structures exhibit some form of deterioration.
 - Inadequate Utilities – the parcels in the Area are affected by inadequate utilities in some form.
 - Lack of Community Planning – 81% of the Area exhibits a lack of community planning.

- Stagnant or Declining Property Values – The Project Area had lower annual EAV growth rates than the balance of the City for the last five years.
 - Additionally, there are stand-alone factors in vacant portions of the Area.
- Based on the Area exceeding several factors needed, Mr. Moran shared that the Area of Analysis contains conditions that qualify it as a combination of a “conservation area” and “blighted area,” and that these parcels will continue to exhibit conditions that will worsen without a program of intervention to induce private and public investment in the area.
- Meeting the objectives of the Redevelopment Project, several key projects were read aloud, identified by the City, to include:
 - Replace cast iron water mains with PVC pipe;
 - Replace clay tile sewer mains with PVC pipe, or re-line the existing mains;
 - Improve the manholes in the Area with chimney seals;
 - General street, parking, and sidewalk improvements in accordance with the City’s ADA transition plan;
 - Incentivize the rehabilitation of downtown commercial properties, particular those with vacancies.
 - Bury overhead power lines;
 - Installation of lighting along the downtown streetscapes;
 - Installation of “Hometown Heroes” banners on light poles;
 - Integration of the downtown with the existing Madison County Transit Trails network that currently runs through Tri-Township Park; and,
 - Upgrades and exterior improvements to City Hall.
- Mr. Moran asked those present if they had any questions and/or comments. Jay Keeven, Troy’s City Administrator, offered that the City is establishing an Enterprise Zone in April of 2022 that will allow participants to buy building materials tax-exempt.
- Moran presented 3 draft adoption ordinances for public review.
- Moran discussed the timetable and next steps for the TIF Plan. The Public Hearing will be held December 6 at 6:30 p.m. The adoption of the presented ordinances will be on December 20th. Joint Review Board meetings will continue to be conducted by the City annually to discuss the progress of the TIF area.
- There was consideration of the recommendation to the City Council of the TIF Plan by Taxing District Representative David Cassens. Paulina Wilke seconded. All in favor of the following motion:
 - The Joint Review Board, having reviewed the Redevelopment Plan and Project and the Redevelopment Project Area to be adopted by the City of Troy, Madison County, Illinois, hereby recommends approval of the Troy Downtown TIF Redevelopment Plan and Redevelopment Project Area on the basis that they satisfy (i) the plan requirements, (ii) the eligibility criteria defined in Section 11-74.3 of the Tax Increment Allocation Redevelopment Act, and (iii) the objectives of the Act. David Cassens made the motion and Paulina Wilke seconded the Motion. All are in favor. Motion carried.
- David Cassens made a motion to adjourn at 1:58 PM. Paulina Wilke seconded the motion. All in favor. Motion carried.