

Tax Increment Financing (TIF) Annual Joint Review Board Meeting

December 11th, 2024

FYE 2024

City of Breese City Council Chambers

Minutes

TIF 2

The Joint Review Board Meeting was called to order at 7:03 p.m.

Roll Call: Kaskaskia College Levi Cross, Public Member Greg Petermeyer

Absent: Breese Fire District, Clinton County, Central High School, Breese School District 12, Breese Public Library and Breese Township

Others Present: City of Breese Representative Kevin Timmermann, City Business Administrator Trevor Schubert, Alderman Bryan Eversgerd and Alderman Tim Schleper

Motion made by Levi Cross to reappoint Greg Petermeyer as the public member for all TIF districts. Seconded by Kevin Timmermann. All voted unanimously to approve Mr. Petermeyer as the public member.

The minutes of the annual JRB meeting for year ending 2023 were reviewed. Motion made by Kevin Timmermann to approve the minutes of last year's meeting. Seconded by Levi Cross. Motion carried unanimously.

General Discussion was had regarding TIF 2 and the locations it encompassed.

The financials of TIF 2 were presented by Trevor Schubert:

1. Total revenue for the year was \$240,616.
2. Expenditures for the year were \$220,367.
3. Net income of \$20,249.
4. Ending fund balance of \$108,585.
5. Cash on hand as of 4/30/2024 was \$105,054.

Trevor Schubert presented the remainder of the City Annual TIF Report. He highlighted that there was limited room left for development within this TIF district. He highlighted the current projects the city has ongoing in the redevelopment area.

EAV for this TIF has increased \$3,937,630 since its beginning in 2012.

There were no new grants or agreements in FY24.

All agreed to approve the City's Annual TIF Report as presented for TIF District #2.

All agreed to adjourn the meeting for TIF District #2.

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TIF 3

The annual review meeting for TIF 3 was called to order.

Roll Call: Kaskaskia College Levi Cross, Public Member Greg Petermeyer

Absent: Breese Fire District, Clinton County, Central High School, Breese School District 12, Breese Public Library and Breese Township

Others Present: City of Breese Representative Kevin Timmermann, City Business Administrator Trevor Schubert, Alderman Bryan Eversgerd and Alderman Tim Schleper

General Discussion was had regarding TIF 3 and the locations it encompassed.

The financials of TIF 3 were presented by Trevor Schubert:

1. Total revenue for the year was \$115,191.
2. Expenditures for the year were \$126,489.
3. Net income of (\$11,298).
4. Ending fund balance of (\$108,033).
5. Cash on hand as of 4/30/2024 was \$13,199.

Trevor Schubert presented the remainder of the City Annual TIF Report. He highlighted that there was limited room left for development within this TIF district. He highlighted the current projects the city has ongoing in the redevelopment area. It was mentioned that the Excel Warehouse and the K&J Automotives properties have not been assessed yet and this will likely lead to an increased EAV in FY2025.

EAV for this TIF has increased \$1,629,321 since its beginning in 2016.

There were no new grants or agreements in FY24.

All agreed to approve the City's Annual TIF Report as presented for TIF District #3.

All agreed to adjourn the meeting for TIF District #3.

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TIF 4

The annual review meeting for TIF 4 was called to order.

Roll Call: Kaskaskia College Levi Cross, Public Member Greg Petermeyer

Absent: Breese Fire District, Clinton County, Central High School, Breese School District 12, Breese Public Library and Breese Township

Others Present: City of Breese Representative Kevin Timmermann, City Business Administrator Trevor Schubert, Alderman Bryan Eversgerd and Alderman Tim Schleper

General Discussion was had regarding TIF 4 and the locations it encompassed.

The financials of TIF 4 were presented by Trevor Schubert:

1. Total revenue for the year was \$142,132.
2. Expenditures for the year were \$135,025.
3. Net income of \$7,107.00.
4. Ending fund balance of \$6,573.
5. Cash on hand as of 4/30/2024 was \$13,199.

Trevor Schubert presented the remainder of the City Annual TIF Report. This is a site specific TIF and Poetker Construction is the only agreement the city has within this district.

EAV for this TIF has increased \$2,046,180 since its beginning in 2017.

There were no new grants or agreements in FY24.

All agreed to approve the City's Annual TIF Report as presented for TIF District #4.

All agreed to adjourn the meeting for TIF District #4.

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TIF 5

The annual review meeting for TIF 5 was called to order.

Roll Call: Kaskaskia College Levi Cross, Public Member Greg Petermeyer

Absent: Breese Fire District, Clinton County, Central High School, Breese School District 12, Breese Public Library and Breese Township

Others Present: City of Breese Representative Kevin Timmermann, City Business Administrator Trevor Schubert, Alderman Bryan Eversgerd and Alderman Tim Schleper

General Discussion was had regarding TIF 5 and the locations it encompassed.

The financials of TIF 5 were presented by Trevor Schubert:

1. Total revenue for the year was \$53,143.
2. Expenditures for the year were \$53,143.
3. Net income of \$0.
4. Ending fund balance of \$15.
5. Cash on hand as of 4/30/2024 was \$15.

Trevor Schubert presented the remainder of the City Annual TIF Report. This is a site specific TIF and Triple Crown Development (Farm Fresh) is the only agreement the city has within this district.

EAV for this TIF has increased \$650,566 since its beginning in 2020.

There were no new grants or agreements in FY24.

All agreed to approve the City's Annual TIF Report as presented for TIF District #5.

All agreed to adjourn the meeting for TIF District #5.

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TIF 6

The annual review meeting for TIF 6 was called to order.

Roll Call – Kaskaskia College Levi Cross, Public Member Greg Petermeyer

Absent – Breese Fire District, Clinton County, Central High School, Breese School District 12, Breese Public Library and Breese Township

Others Present – City of Breese Representative Kevin Timmermann, City Business Administrator Trevor Schubert, Alderman Bryan Eversgerd and Alderman Tim Schleper

General Discussion was had regarding TIF 6 and the locations it encompassed.

The financials of TIF 6 were presented by Trevor Schubert:

1. Total revenue for the year was \$46.
2. Expenditures for the year were \$0.
3. Net income of \$46.
4. Ending fund balance of (\$2,913).
5. Cash on hand as of 4/30/2024 was \$84.

Trevor Schubert presented the remainder of the City Annual TIF Report. This TIF encompasses the 12th street area and currently a Scooter's coffee has been built there although it has not been assessed yet. It was mentioned that after the fiscal year was ended an agreement was reached with Joe's Pizza to open a restaurant in Breese, this will be reported on in the subsequent year. EAV for this TIF has increased \$125,480 since its beginning in 2021.

There were no new grants or agreements in FY24.

All agreed to approve the City's Annual TIF Report as presented for TIF District #6.

All agreed to adjourn the meeting for TIF District #6.

Motion was made by Kevin Timmermann and Seconded by Levi Cross to adjourn the annual Joint Review Board meeting at 7:45 p.m. All voted in favor.