

Tax Increment Financing (TIF) Joint Review Board Meeting

October 8th, 2024

City of Breese, Illinois

Minutes

The Joint Review Board meeting was called to order by Tim Schleper at 7:00 p.m.

Roll Call – District 12 Representative Ryan Ketchum, Kaskaskia College Representative Levi Cross, Breese Township Representative Ralph Kuhl, Public Member Greg Petermeyer, City of Breese Representative Tim Schleper.

Absent – Breese Fire District, Clinton County, Central High School, Breese Public Library.

Others Present – City Business Administrator Trevor Schubert, Adam Stroud and Andrew Stevenson of PGAV, Alderman Gary Usselmann, Alderman Steve Hellige, Alderman Bill Fischer, City Attorney Joanne Stevenson, Alderman Bryan Eversgerd.

Ralph Kuhl made a motion to appoint Greg Petermeyer as the Public Member of the Joint Review Board. Ryan Ketchum seconded. The motion passed unanimously.

Ralph Kuhl made a motion to appoint Trevor Schubert to take minutes of the meeting. This motion was seconded by Greg Petermeyer. The motion passed unanimously.

Ralph Kuhl made a motion to appoint Tim Schleper as the Chairperson of the Joint Review Board. Ryan Ketchum seconded. This motion was passed unanimously.

Chairperson Schleper proceeded to give a brief presentation of the City’s objectives and goals regarding the Jansen Ford Redevelopment plan.

Adam Stroud discussed the purpose and responsibilities of the Joint Review Board with all members and the importance of their position on the board.

The TIF boundaries and the Redevelopment Plan were presented in detail by Adam Stroud.

Andrew Stevenson presented the qualifying factors in why this area was chosen and how it qualifies to be eligible for tax increment financing. The area was chosen to be a “Conservation Area”. Factors leading to this eligibility included but were not limited to age of structures, deterioration, excessive vacancies, and declining or sub-par EAV growth.

Adam Stroud presented the objectives of the Redevelopment Plan. These objectives included alleviating blight, enhancing the tax base for the city and all other taxing bodies, and encouraging private investment and redevelopment.

Adam Stroud presented the plans budget.

Discussion was had regarding the plan.

A vote was taken if board members supported the plan. Kaskaskia College representative Levi Cross voted in favor, District 12 representative Ryan Ketchum voted in favor, Breese Township representative Ralph Kuhl voted in favor, Public Member Greg Petermeyer voted in favor, City of Breese representative Tim Schleper voted in favor.

There were no votes in opposition of the plan.

The Joint Review Board decided unanimously to give its recommendation to the city in support of the Jansen Ford TIF Redevelopment Plan.

The floor was then open for public comment. No public comments were made.

The motion to adjourn the meeting was made by Levi Cross at 7:35 p.m. Greg Petermeyer seconded this motion. The motion was passed unanimously.