Tax Increment Financing (TIF) Annual Joint Review Board Meeting

December 10th, 2025

FYE 2025

City of Breese City Council Chambers.

Minutes

TIF 2

The Joint Review Board Meeting was called to order at 7:00 p.m.

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

The minutes of the annual JRB meeting for year ending 2024 were reviewed. Motion made by Kevin Timmermann to approve the minutes of last year's meeting. Seconded by Levi Cross. Motion carried unanimously.

Roll Call- Kaskaskia College- Levi Cross, Public Member- Greg Petermeyer, Breese Township- Ralph Kuhl, Breese Library- Jenna Astroth, City of Breese- Mayor Kevin Timmermann.

Absent- Breese Fire District, Clinton County, Central High School, Breese School District 12,

Others Present- City Business Administrator Trevor Schubert, Adam Stroud PGAV, Alderman Jeff Jung, Alderman Jason Davinroy, Alderman Luke Essenpreis and Alderman Tim Schleper.

Adam Stroud gave a brief description of the purpose of the Joint Review Board and the duties of its members.

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 $280,555
2. Expenditures for the year were $292,810.
3. Net Loss of ($12,255)
4. Ending fund balance of $96,330

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. Notably, most expenditures in this TIF will be contract agreement payments to developers.

EAV for this TIF has increased $4,214,590 since its beginning in 2012.

There were no new grants or agreements in FY25.

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, Breese Township- Ralph Kuhl, Breese Library- Jenna Astroth, City of Breese- Mayor Kevin Timmermann.

Absent- Breese Fire District, Clinton County, Central High School, Breese School District 12,

Others Present- City Business Administrator Trevor Schubert, Adam Stroud PGAV, Alderman Jeff Jung, Alderman Jason Davinroy, Alderman Luke Essenpreis 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 $186,271.
2. Expenditures for the year were $181,777.
3. Net income of $4,494.
4. Ending fund balance of (103,539).

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 $2,740,771 since its beginning in 2016.

There were no new grants or agreements in FY25.

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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Minutes

TIF 4

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

Roll Call- Kaskaskia College- Levi Cross, Public Member- Greg Petermeyer, Breese Township- Ralph Kuhl, Breese Library- Jenna Astroth, City of Breese- Mayor Kevin Timmermann.

Absent- Breese Fire District, Clinton County, Central High School, Breese School District 12,

Others Present- City Business Administrator Trevor Schubert, Adam Stroud PGAV, Alderman Jeff Jung, Alderman Jason Davinroy, Alderman Luke Essenpreis 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 $156,143.
2. Expenditures for the year were $148,336.
3. Net income of $7,807
4. Ending fund balance of $14,380.

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 $2,200,300 since its beginning in 2017.

There were no new grants or agreements in FY25.

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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Minutes

TIF 5

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

Roll Call- Kaskaskia College- Levi Cross, Public Member- Greg Petermeyer, Breese Township- Ralph Kuhl, Breese Library- Jenna Astroth, City of Breese- Mayor Kevin Timmermann.

Absent- Breese Fire District, Clinton County, Central High School, Breese School District 12,

Others Present- City Business Administrator Trevor Schubert, Adam Stroud PGAV, Alderman Jeff Jung, Alderman Jason Davinroy, Alderman Luke Essenpreis 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 $46,342.
2. Expenditures for the year were $46,342.
3. Net income of $0.
4. Ending fund balance of $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 $693,393 since its beginning in 2020.

There were no new grants or agreements in FY25.

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.

Tax Increment Financing (TIF) Annual Joint Review Board Meeting

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Minutes

TIF 6

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

Roll Call- Kaskaskia College- Levi Cross, Public Member- Greg Petermeyer, Breese Township- Ralph Kuhl, Breese Library- Jenna Astroth, City of Breese- Mayor Kevin Timmermann.

Absent- Breese Fire District, Clinton County, Central High School, Breese School District 12,

Others Present- City Business Administrator Trevor Schubert, Adam Stroud PGAV, Alderman Jeff Jung, Alderman Jason Davinroy, Alderman Luke Essenpreis 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 $9,369.
2. Expenditures for the year were $7,474.
3. Net income of $1,895.
4. Ending fund balance of ($1,018).

Trevor Schubert presented the remainder of the City Annual TIF Report. This TIF encompasses the 12th street area and currently a Scooter's coffee and Joe's Pizza have been built there.

EAV for this TIF has increased $125,480 since its beginning in 2021.

There was a new agreement with Us 5 Trups LLC (Joe's Pizza) in FY2025

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 meetings at 7:45 p.m. All voted in favor.