

Minutes
City of Villa Grove, Illinois
Public Hearing for Creation of TIF2
Monday, October 28, 2024
Held at the Zest for Life Center
610 E. Harrison Street, Villa Grove, IL
5:30 P.M.

CALL TO ORDER—ROLL CALL

Call to Order: The City Council of the City of Villa Grove met for a public hearing on Monday, October 28, 2024, in the Zest For Life Center. Mayor Pro Tem Blaney called the meeting to order at 5:30 p.m. Aldermen Blaney, Johnson, Nieto, Pangburn, Cheely, and Hooker, were present. City Administrator Athey, City Clerk Osborne were also present. Mayor Eversole-Gunter was not in attendance due to travel. Jared Kanallakan, President of Moran Economic Development was also in attendance to present and answer questions.

PUBLIC COMMENTS-

There were about 35 public attendees for this meeting. There were many questions about the letter received, but also a discussion about the TIF district-what it is, how it works, and who benefits from it.

Mr. Kanallakan opened the meeting by talking in general about what a TIF district is. He gave a very solid overview of the process and how it can benefit the area it is in. He noted the steps to getting a TIF finalized. The first step is to determine if the area in question is eligible for a TIF. Then the joint review board studies the request and decides if it is approved or not. After this step, the next one is the letter sent out to all taxpayers who are in the affected area to inform them this is being considered, why, and that they have input in the process. This letter sets forth the date of the public hearing and invites them to attend. Then the public hearing takes place and that is why we are here tonight.

He gave some further information about the TIF process. The TIF district does not affect the amount of taxation on the properties. The TIF allows a revenue stream from the increased property values that come from improvements of properties. The increased values go to the TIF account to be distributed when someone asks for approval of reimbursement. The money is spent and collected only in that TIF area. Without a TIF, the project probably would not have happened. The costs that are eligible to be reimbursed for from the TIF are all 'hard' costs such as engineering fees, sewer and water piping repairs, rehabilitation of structures. Costs for NEW construction of buildings are NOT covered by TIF money. When a new TIF is started, it does take a little while for the funds to be built up enough to be disbursed.

Mr. Kanallakan then opened up the floor to more questions from the audience. There were questions about what the city is going to do to residents' properties-did this mean they will be ousted from their homes so the city can do projects there? No, this is not what it means. This is something that all who are in the TIF area can use to benefit their properties and increase their values. There was a question about the floodplain-would this help with that and why don't they fix that? This was not part of the issue for the TIF and is a completely separate issue to be addressed at a different time. Residents were assured that the TIF is only going to benefit them and no one will force them to do anything-it is there for their benefit. Some thought the Country Club was not in the city limits, and it was pointed out they were annexed in last December of 2023. There was also an explanation of how the allotments work within the taxing district and the TIF. Residents were also explained how this will be voted on and that the City Council will be the only ones to vote-this is not an issue for general election consideration.

Minutes
City of Villa Grove, Illinois
City Council Regular Meeting
December 10, 2018

The meeting was then wrapped up.

ADJOURNMENT-With no further business, Mayor Pro Tem Blaney adjourned the meeting at 6:28 p.m.

Respectfully submitted,

Michelle Osborne

Michelle L. Osborne, City Clerk

XC: Mayor and City Council; Building Inspector; Department Heads; File