

**Minutes  
Special Committee of the Whole  
City Council Meeting  
December 30, 2024**

CALL TO ORDER—The City Council of the City of Villa Grove met as a Committee of the Whole in special session on **Monday, December 30, 2024**, in Council Chambers. Mayor Eversole-Gunter called the meeting to order at 6:06 p.m. Roll call found the following members present: Alderman Johnson, Blaney, Nieto, Cheely, Pangburn, and Hooker. City Administrator Athey, Clerk Osborne, City Attorney Miller, and Moran Economic Development Representative Jake Zambaldi were also present. In addition to the council members and vendors, the Board of the Tri City Country Club was present with 9 members.

**PLEDGE OF ALLEGIANCE** -The Mayor stood and led all attendees in The Pledge of Allegiance

**PUBLIC COMMENTS**-Board members of Tri City Country Club

**DISCUSSION OF BUSINESS (NON-VOTING)-**

**The only agenda item was as follows: Tri-City Country Club proposed TIF Redevelopment**

This meeting was held specifically to have an open discussion between the city council, our attorney, the Moran Economic Development Corp. and the Board of the Tri-City Country Club to go over the requirements of the new TIF district and how that will operate. A discussion to explain everyone's roles and responsibilities and the processes in place for the country club to obtain any financing from the district.

Upon opening the meeting, Mayor Eversole-Gunter gave an overview of the status of the TIF district. She stated the TIF2 District has been established. Expenses of projects are eligible for 75% reimbursement. There are many rules and regulations applied as to what expenses are allowed to be reimbursed in the process. This TIF2 is brand new, therefore, there is no money in the fund as of yet, due to taxes being collected next year and then distributed to the fund. Taxes are collected and distributed by Douglas County. The new TIF District was created to allow a longer time for repayment-a 20 year timeline -which benefits the awardees. Jake Zambaldi also added that the incremental taxes are generated over a period of time, and that is something that would be determined in the agreement between the two parties.

Some of the questions brought up were about the timelines for reimbursement, incentives that could be given to the country club, dollar amounts, and what expenses qualify for reimbursement.

After the discussions, the status of the situation remains that there is not at this time any agreement in place with the country club and the city. All of the discussion was focused on information on how this will work. We will still need to negotiate an agreement. There is an application process required for them to complete and turn in for the council to review and approve. Another meeting will be happening, possibly in January 2025, if they have more questions. The city council, our attorney Marc Miller, and Moran Economic Development have all stated they are available to assist in any way needed.

**ADJOURNMENT**-With no further business, Alderman Blaney motioned to adjourn the meeting at 7:49 p.m. Alderman Pangburn seconded the motion. Roll Call: Johnson, yea, Blaney, Nieto, yea, Pangburn, yea, Cheely, yea, Hooker, yea. The meeting was adjourned.

Respectfully submitted,

*Michelle L. Osborne*

Michelle L. Osborne, City Clerk

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