

**Community Development and Planning Committee**  
**Minutes and Report to Council**  
**4:00 p.m., March 18, 2024**

Roll Call:        Alan Shoemaker  
                      Tim Hoey  
                      Scott Day  
                      Drew Hoel  
                      Brian Moody  
                      Alta Long

- Long presented the proposed budgets for committee review and discussion:
  - TIF I
    - There is no proposed budget, as the TIF has been closed out. The installation of light fixtures at the downtown park remains as the only outstanding expense to be paid out of the TIF 1 escrow account, which will be paid and the account closed prior to the beginning of FY2025.
  - Amishland TIF
    - There is no proposed budget. TIF has been closed, surplus declared and distributed, and all accounts closed.
  - Barker/Prairie Street TIF
    - Revenues have been decreased to reflect actual experience.
    - All expenses are reimbursement to developer under original redevelopment agreement and reimbursement to General Fund.
  - General Fund Economic Development
    - Budget reflects expense of TCEDI payroll and benefits, but with offsetting revenues to reflect TCEDI reimbursement of a portion of those expenses, resulting in a net expense of \$50,000 – the amount designated annually for the City’s contribution pursuant to the Intergovernmental Agreement for economic development.
- Committee members agreed with the presentation of the draft budget.
- Committee members discussed the status of new home construction in the Barker/Prairie Street TIF. As of the end of 2023, developer Owen Tucker has not kept pace with the redevelopment agreement obligation to build three homes per year. Tucker has proposed a sale of 11 of the 14 remaining lots to Raymond Miler, who has indicated he will build 3 new homes immediately and then continue as sales allow. Committee members discussed this proposal at length, recommending a waiver of the current delinquency in home construction to allow Tucker’s proposal to proceed.
- Committee members discussed the status of TCEDI and the intergovernmental agreement with Douglas County, Villa Grove and Arcola. Hoel discussed proposed agreements with TCEDI for economic development (which is the “shared” agreement as the basis of the IGA) and a new agreement for the tourism and marketing consulting at the rate of \$35,000 annually. The Tourism Board will also consider a recommendation for the tourism agreement, but the committee indicated its recommendation in support of both.

Meeting adjourned at 5:10 p.m.