Community Development and Planning Committee
Minutes and Report to Council
4:00 p.m., March 25, 2025

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

- Long presented the proposed TIF budget for committee review and discussion:
    - Barker/Prairie Street TIF
        - Revenues reflect actual experience and anticipated increase due to recent building activity.
        - All expenses are reimbursement to developer under original redevelopment agreement and reimbursement/interest expense 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.

- Long reminded the Committee of the only outstanding TIF loan accounts receivable on the books remaining from the former TIF 1 district is Apgar Investments on the old Hardee's building in the amount of $34,942.09

- Committee members discussed the status of several pending economic development initiatives, including Cronus Chemicals, a corn wet milling operation at the former Lyondell site, updates to the Douglas County Enterprise Zone and potential housing incentives to be added to it, and new developments around the Love's Travel Center. Brian Moody provided input and updates on several of these topics.

- Committee members discussed the status of TCEDI and the intergovernmental agreement with Douglas County, Villa Grove and Arcola. Hoel indicated that a recent IMRF audit indicated the need to clarify the employment relationship of Moody and Stepheny McMahon, and an amendment to the intergovernmental agreement will be presented soon to the governing bodies of the parties.

- Discussion was held on the future possibility of a north side of town fire station.

Meeting adjourned at 5:10 p.m.