

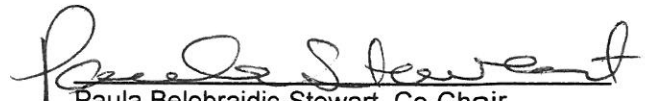


Village of South Jacksonville  
**Planning & Public Facilities Committee**  
 Village Hall Board Room  
 301 Dewey Drive, South Jacksonville, Illinois  
**Thursday, June 2, 2016**  
**6:30 p.m.**  
**Minutes**

TOPIC	DISCUSSION	ACTION
Call to Order	Chair Mike Elliott called the meeting to order at 6:30 p.m.	Noted
Roll Call	<p><b>Present:</b> Trustees: Steve Waltrip, John Gotschall, Mike Elliott, Stacy Pinkerton, Paula Belobrajdic-Stewart, and Kem Wilson.</p> <p><b>Also present:</b> Village Clerk Dani Glascock, Code Enforcement Officer Wilbur German, and Village Attorney Rob Cross.</p>	
Approval of Agenda	Chair Mike Elliott added to the agenda under New Business – purchase of 2015 Ford F-150 Super Cab. Steve Waltrip made a motion to approve the Agenda as amended, Paula Stewart seconded, and motion carried unanimously.	Motion carried
Comments from the Floor	None.	Noted
Approval of Minutes	John Gotschall made a motion to approve the Planning & Public Facilities Committee minutes of April 28, 2016, Stacy Pinkerton seconded, and motion carried unanimously.	Motion carried
Whewell Proposed TIF Project/AAA Land Trust/Reichert's Bar & Grill	1 Attorney Tyson Manker, representing Albert Whewell, provided an update surrounding the developments between Whewell and Reichert's Bar & Grill. Code Enforcement Officer Wilbur German distributed a handout and noted the parcel behind Reichert's is not in the TIF District and explained the parcels on the colored map. Mr. German introduced Steve Kline, a representative of The Economic Development Group. Mr. Kline explained he was in a consulting capacity for the Village. He noted that every project with TIF is unique and should be evaluated on a case-by-case basis as no two are alike. He added nothing requires you to treat the redevelopment agreements the same and it's important to understand the costs and benefits. Although TIF is an incentive for real estate development, TIF is an economic tool and should not be the first source of revenue in a project. Mr. Kline provided highlights of what is not reimbursable through TIF. Mr. Kline added that TIF is not automatic, it's not an entitlement program, and there is no requirement to provide the same percentage to developers. With regard to the Reichert's TIF, Mr. Kline stated \$31,000 has already been committed and there are 2 payments left. In response to a question, Mr. Kline stated that the redevelopment agreement is attached to who incurred the costs. With regard to Reichert's, there were two phases to the project: 1) restaurant; 2) two parcels east of restaurant. In response to a question, Mr. Kline stated residential agreements are very different and would require a separate agreement and separate discussion. Mr. Kline highlighted the process to create	Noted

		a new TIF District versus amending the current TIF District. Mr. Manker stated that the TIF deal with the Village is subject to Mr. Whewell's purchase of Reichert's. Mr. Manker added he would prepare a packet for the Trustees and would discuss further during another meeting.	
Tourism Grant Requests	2	Trustee Stewart provided highlights of the tourism grant application recently received by the First Christian Church. She added with the Church's involvement, it removes the Village from the Celebration. Attorney Cross will send a memo to the church regarding church/state requirements and outline the itemized accounting process as the church will pay back any unused monies. Trustee Stewart added that funds received from the Fitzgerald 5k Memorial Run will go directly to the fund and will not be ran through the Village.	Noted
Old Business		Trustee Stewart thanked Plan Commission Chair Larry Moore for his hard work in the recent Village letter that was mailed to all Village residents.	Noted
New Business		Chair Elliott stated that the 2003 Super Cab for the Street Department needs to be replaced and is on the agenda for tonight's Board meeting.	Noted
Adjournment		There being no further business for discussion, John Gotschall made a motion to adjourn at 7:02 p.m., Stacy Pinkerton seconded; and the motion carried unanimously.	Motion carried

  
 Mike Elliott, Chair

  
 Paula Belobrajdic-Stewart, Co-Chair