

## VILLAGE HALL OF HARRISTOWN

December 06,2021

### Special Meeting

The Village of Harristown Board of Trustees held a special meeting on December 06, 2021 at 185 N. Kembark St, Harristown, IL to discuss a possible TIF agreement with CCI-Redi Mix. Trustees Teresa Acree (via zoom), Jay Trusner, Kourt Mooney, Larry Ditty, Kevin Vessels, Les Jenkins, Clerk Penny Allen and Mayor Evelyn Deverell were present. Ed from CCI and Jake from Moran were also present via zoom. The meeting was called to order at 6:00 pm

Jake Zambaldi from Moran discussed TIF. Received an application for TIF from CCI to construct a new concrete plant on Mueller property (Wyckles Road). 3.9 million dollar facility. This would be within the TIF district and eligible to receive funds. Village would receive taxable sales tax from this business 1% business tax, 1% general fund. Would employ approximately 9-15 new employees. Do not know the exact property tax for this. Could reimburse them back their property taxes 100% for 1<sup>st</sup> 5 years and then 2<sup>nd</sup> 5 years could do 50%. Another option would be split up the 100% @ 5 year; 50% @ 5 years and 25% every year after that until end of TIF in 2038. There are several options that could be done.

Trustee Trusner questioned what can we use TIF money for ? Jake stated any eligible costs; examples sidewalks, public buildings, public work project etc. Could use TIF funds to renovate old buildings in the village; give them a facelift. Expansion of businesses also, example parking lot repairs. Can build roads, install water and sewer, road repairs. Can do new residential neighborhood but cannot build houses.

Jake also stated can extend TIF districts another 12 years if approval is given from the state.

Mayor Deverell said this will help get more businesses to Harristown.

Ed from CCI discussed his business. He said time is of an essence; he wants to get started right away. He asked if TIF is available for him and is the village approving? He needs to get going. He said he has other locations he can go to. He indicated he would have to have funding or would not be able to do project. Mayor Deverell informed Ed that she would let him know what the Board decided.

It takes approximately 2 years to see any money back on TIF projects.

Trustee Vessels questioned Jake on what Ed had requested for TIF. Jake stated on his application, he asked for 100%. Jake said you can put provisions in the agreement. For example, can say only hire from Harristown.

Motion by Trustee Trusner to enter closed session to discuss possible TIF agreement with CCI. Trustee Jenkins 2<sup>nd</sup>. Approved 6-0.

Enter closed session 6:51 pm

Back to regular session 7:54 pm

Mayor Deverell stated in closed session discussed options for TIF agreement for CCI.

Motion by Trustee Vessels to propose an agreement to be presented to CCI ready mix. CCI will build a water main on Wyckles required for project, reimbursed by the Village for water main limit \$75,000.

Page -2-

Village Hall of Harristown

December 6, 2021

If CCI ceases to operate in 10 years, CCI will reimburse Village for cost. CCI will have dust control in place. Agreement is for CCI, original owner only. CCI will build the road but the road will belong to the Village. The Village will do snow removal but CCI will maintain road. Trustee Jenkins 2<sup>nd</sup>. Roll call: Trustee Trusner, yes; Trustee Mooney, yes; Trustee Jenkins, yes; Trustee Vessels, yes; Trustee Acree, yes; Trustee Ditty, yes. Approved 6-0.

This will be presented to CCI in the morning by Mayor Deverell. If they are in agreement, Mayor Deverell will have an agreement drawn up.

Motion by Trustee Vessels to adjourn. Trustee Trusner 2<sup>nd</sup>. Approved 6-0.

Meeting adjourned at 7:59 pm

Penny J. Allen

Clerk