# Minutes of Annual Meeting

## TAX INCREMENT FINANCE JOINT REVIEW BOARD

### Date: Thursday, February 24, 2022

**Time:** 3:00 p.m.

**Place:** Meeting via Zoom Webinar (Meeting ID: 861 7179 9484)

**MEMBERS PRESENT:** Hon. Diane S. Wolfe Marlin, Mayor, City of Urbana  
 Darlene Kloeppel, County Executive, Champaign County

Wayne T. Williams Jr., Assessor, Cunningham Township

Michael Walker, President Urbana Park District

Paul Paulosky, President, Urbana Board of Education

**STAFF PRESENT:** Stepheny McMahon, Economic Development Supervisor

Darius White, Economic Development Coordinator

**OTHERS PRESENT:**

**I. CALL TO ORDER**

The meeting was called to order at 3:04 pm. by Darius White, and a quorum of the Joint Review Board members was declared to be present.

**II. ROLL CALL OF TAXING DISTRICT REPRESENTATIVES AND PUBLIC   
 MEMBER**

Roll was called with the members listed above all present.

**III. APPOINTMENT OF NEW PUBLIC MEMBER**

A motion was made by Darlene Kloppel to nominate Michelle Wright as the public member and seconded by Paul Paulosk. Roll was called and the motion passed.

**IV. SELECTION OF CHAIRPERSON BY MAJORITY VOTE**

A motion was made by Michael Walker to select Mayor Diane Marlin as the chairperson and seconded by Paul Paulosky. Roll was called and the motion passed.

**V. REVIEW OF MINUTES**

A motion was made to approve the minutes by Wayne Williams and seconded by Darlene Kloeppel. There were no changes to the minutes. Roll was called and the motion passed.

VI. **PUBLIC COMMENT**

There was no public comment.

**VII. OVERVIEW OF TIF ACTIVITIES AND PROJECTS**

Ms. McMahon gave a general overview of TIF practices and then shared revenue, expenditures and balances of TIF 2, TIF 4, and Central TIF as outlined in the 2021 TIF JRB Report. Questions were asked regarding the expiration date of TIF 4, remaining obligations for TIF 2 before it’s closure at the end of 12/31/2022, and the progress of Hotel Royer.

**VIII. INTERIM STRATEGIC ECONOMIC DEVELOPMENT PLAN (ISEDP)**

Ms. McMahon and Andrea, Ruedi, Senior Advisor for Integrated Strategy Development, gave a report on the city’s Interim Strategic Economic Development Plan which outlines areas of focus for development which include the Windsor Road emerging commercial district, North Cunningham, and Downtown Urbana.

**IX. CONNECTING TIF 4 AND CENTRAL TIF DISCUSSION**

Ms. McMahon reported that the City will be working to amend the Central TIF boundary to be contiguous with TIF 4 due to the impending expiration of TIF 2. The TIF JRB will be called to a special meeting later in the year to hear more about the proposed amendment. Adam Stroud of PGAV Planners LLC, who were hired to help facilitate the long process of amending and connecting Central TIF and TIF 4, spoke as to what the process would entail and why a city would want to make TIF districts contiguous. Mr. Stroud answered questions regarding the proposed TIF amendment.

**X. COMMENTS AND QUESTIONS**

It was asked if the presentations could be emailed to the TIF Joint Review Board. It was asked if the recording of the TIF JRB meeting would be made available online.

**IX.** **ADJOURN JOINT REVIEW BOARD MEETING**

The meeting was adjourned at 3:56 pm by Mayor Marlin

Respectfully submitted,

Stepheny McMahon, TIF Administrator