



CITY OF MONMOUTH

MONMOUTH
ILLINOIS

**PUBLIC HEARING
For
PROPOSED MONMOUTH MAIN STREET TIF DISTRICT**

Date: Monday, January 4, 2021

Time: 5:00 p.m.

Location: 100 East Broadway
Monmouth, Illinois

Mayor Rod Davies declared the Public Hearing for the Proposed Monmouth Main Street TIF District open at 5:00 p.m. in the Council Chambers at City Hall, 100 East Broadway. He then turned the hearing over to City Administrator Lew Steinbrecher.

City Administrator Steinbrecher explained that the purpose of this Public Hearing is to receive public comments on the Proposed Monmouth Main Street TIF District. He further explained that a TIF district is an economic development tool established by Illinois Law to be used by communities to encourage new private development, remove blighted areas as well as restore and enhance tax bases. Since the City began the process last April, we have had several inquiries from new developers interested in new private properties that would be included in the proposed Main Street TIF District. The proposed Main Street TIF District area runs North and South along Main Street and does expand to the West as well. At this time Administrator Steinbrecher opened the hearing up to public comments and stated that the City had not received any prior written comments. Mayor Davies added that the TIF District consultant Steve Kline from The Economic Development Group, LTD, in Bloomington, IL. is on-line to address comments as well.

Mike Pearson of 216 South 7th Street in Monmouth and Warren County Board Chairman stepped to the podium with several questions as follows:

1) Is the property East of Farmland in the City and would it be included in the TIF District?

City Attorney Spears answered if Mr. Pearson was referring to Americold Logistics it was annexed in to the City and is already in the Enterprise Zone. If the property wanted to be included in the TIF District in the future, the TIF District can be amended but it would have to go through the same process that is being done for the proposed Main Street TIF District. At present Americold Logistics is excluded from the proposed Main Street TIF District.

Mr. Kline then presented the on-line comments from the Chat Box as follows:

2) Mr. Curt Fowler asked why so many residential properties were included in the proposed TIF District.

Mr. Kline replied that TIF districts are mainly for commercial private development, but it can be used for assistance for residences that are in blighted areas. By including a number of the residences in the proposed Main Street TIF District, the City was ensuring that some residences may be able to receive help in the future if needed. The focus would be on homes that had the greatest need. However, if a home belongs to an alderman, he or she would have to abstain from voting. A few areas might be excepted out due to assessed valuation being too high or ?

As there were no further questions or comments from the Council or any comments from the public either digitally or written due to the COVID-19 Virus, Mayor Davies declared the Public Hearing closed at 5:25 p.m.

Mayor Rod Davies

City Clerk Susan S. Trevor