



TIF Joint Review Board Meeting

DECEMBER 13, 2023

A. Call Meeting to Order

B. TIF District 1

C. TIF District 2

D. TIF District 3

E. TIF District 4

F. Speakers from the Floor

G. Approval of Minutes

H. Adjournment

AGENDA
JOINT REVIEW BOARD MEETING
TAX INCREMENT FINANCE DISTRICT 1, DISTRICT 2, DISTRICT 3, AND DISTRICT 4

10:00 a.m. Wednesday, December 13, 2023
City Hall Council Chambers, 125 South Center Street, Collinsville, IL 62234

1. Call Meeting to Order
2. Roll Call – TIF District 1 Representatives
3. Chairman convenes meeting of the TIF District 1 Joint Review for FY2022
4. Discussion: TIF District 1
5. Roll Call – TIF District 2 Representatives
6. Chairman convenes meeting of the TIF District 2 Joint Review for FY2022
7. Discussion: TIF District 2
8. Roll Call – TIF District 3 Representatives
9. Chairman convenes meeting of the TIF District 3 Joint Review for FY2022
10. Discussion: TIF District 3
11. Roll Call – TIF District 4 SW Corridors Representatives
12. Chairman convenes meeting of the TIF District 4 SW Corridors Joint Review for FY2022
13. Discussion: TIF District 4 Southwest Corridor
14. Speakers from the Floor

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15. Approval of Minutes from the 2022 Annual JRB Meeting held on December 21, 2022.
16. Adjournment

2023 Collinsville TIF Joint Review Board Meeting

REVIEW OF 2022 TIF DISTRICT PERFORMANCE AND ACTIVITIES:

- **TIF DISTRICT 1**
- **TIF DISTRICT 2**
- **TIF DISTRICT 3**
- **TIF DISTRICT 4**

A. Call Meeting to Order

B. TIF District 1

1. *Roll Call – TIF District 1*
2. *Chairman Convenes TIF District 1 JRB*
3. *Discussion - TIF District 1*

C. TIF District 2

D. TIF District 3

E. TIF District 4

F. Speakers from the Floor

G. Approval of Minutes

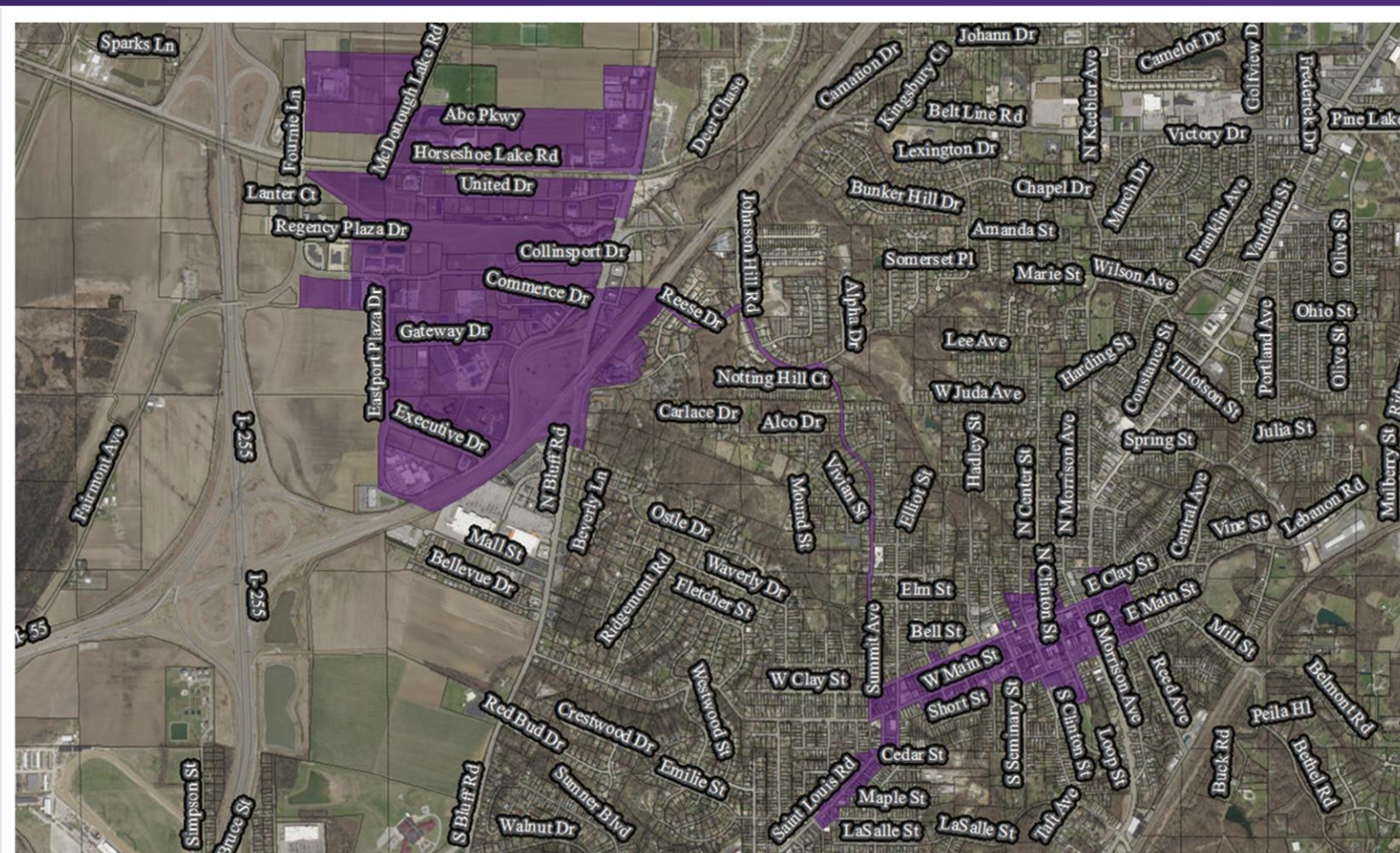
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6. Chairman convenes meeting of the TIF District 2 Joint Review for FY2022
7. Discussion: TIF District 2
8. Roll Call – TIF District 3 Representatives
9. Chairman convenes meeting of the TIF District 3 Joint Review for FY2022
10. Discussion: TIF District 3
11. Roll Call – TIF District 4 SW Corridors Representatives
12. Chairman convenes meeting of the TIF District 4 SW Corridors Joint Review for FY2022
13. Discussion: TIF District 4 Southwest Corridor
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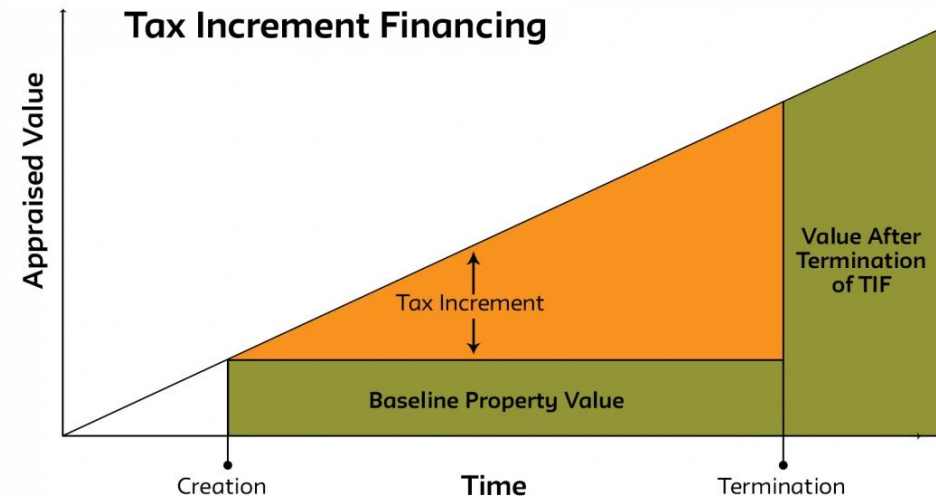
FY2022 TIF REPORT OVERVIEW: TIF DISTRICT 1



TIF District 1

TERMINATION OF TIF DISTRICT

- ▶ TIF 1 started on December 29, 1986
- ▶ Extended on April 12, 2004
- ▶ After extension, new termination date was December 31, 2021 (last tax levy)
- ▶ TIF 1 EAV becomes rate-setting EAV for 2022



Source: Planning Tank. Tax Increment Financing (TIF) | Public Financing | Types of TIF. <https://planningtank.com/finance/tax-increment-financing-tif-types-tif> (accessed 2018).

Analysis of Special Allocation Tax Fund

Beginning Fund Balance (01/01/22):
\$199,917

Revenues Deposited:
\$3,132,249

Expenditures/Disbursements:
\$3,039,731

Ending Fund Balance (12/31/2022):
\$292,435

SECTION 3.1 [65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d)]

FY 2022

Name of Redevelopment Project Area:

Tax Increment Finance District #1

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period **\$ 199,917**

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 3,046,442	\$ 48,376,083	66%
State Sales Tax Increment		\$ 7,106,429	10%
Local Sales Tax Increment		\$ 5,568,259	8%
State Utility Tax Increment		\$ -	0%
Local Utility Tax Increment		\$ -	0%
Interest	\$ 17,105	\$ 1,032,255	1%
Land/Building Sale Proceeds		\$ 467,678	1%
Bond Proceeds		\$ 4,504,971	6%
Transfers from Municipal Sources	\$ 68,702	\$ 940,659	1%
Private Sources		\$ 3,775,140	5%
Other (identify source _____; if multiple other sources, attach schedule)		\$ 982,411	1%

All Amount Deposited in Special Tax Allocation Fund **\$ 3,132,249**

Cumulative Total Revenues/Cash Receipts **\$ 72,753,885 100%**

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) **\$ 3,039,730.71**

Transfers to Municipal Sources **\$ -**
 Distribution of Surplus

Total Expenditures/Disbursements **\$ 3,039,731**

Net/Income/Cash Receipts Over/(Under) Cash Disbursements **\$ 92,518**

Previous Year Adjustment (Explain Below)

FUND BALANCE, END OF REPORTING PERIOD* **\$ 292,435**

* If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

TIF District 1

SUMMARY OF ACTIVITIES (APPENDIX D)



TIF 1 Incentives Paid in FY 2022		
Ordinance	Name of Business/Property Owner	Amount (\$)
21-126	Ardent Spirits, Inc.	\$235,125.00
20-109	Kruta Bakery, Inc.	\$350,000.00
19-104, 20-90, 22-28	McDill's Irish Pub	\$230,000.00
4549 & 4703	Laura Buick	\$64,589.56
2063 & 3770	Collinsville Unit 10	\$925,086.35
19-39	Drury Development Corporation	\$500,000.00
Total:		\$2,304,800.91



TIF 1 Projects

Section 5

- Total Investment into Public Spaces:
\$27,572,390
- Total Private Development Investment (Public & Private Funds):
\$132,468,345
- Façade/Code Improvement:
\$4,003,802
- Total Public Investment into Infrastructure/Streetscape:
\$14,665,784

Life of TIF 1 Summary

Total Public Investment	\$ 48,048,804.00
Total Private Investment	\$ 134,277,377.00
Total Investment TIF 1 District	\$ 182,326,181.00

Life of TIF – Public GIS Viewer

- ▶ <https://colgisportal.collinsvilleil.org/portal>

TIF District 1

DISCUSSION

- **City of Collinsville**
- **CARD**
- **Collinsville Township**
- **Collinsville Unit 10 School District**
- **Madison County**
- **Mississippi Valley Library**
- **SWIC**



A. Call Meeting to Order

B. TIF District 1

C. TIF District 2

1. Roll Call – TIF District 2

2. Chairman Convenes TIF District 2 JRB

3. Discussion - TIF District 2

D. TIF District 3

E. TIF District 4

F. Speakers from the Floor

G. Approval of Minutes

H. Adjournment

AGENDA

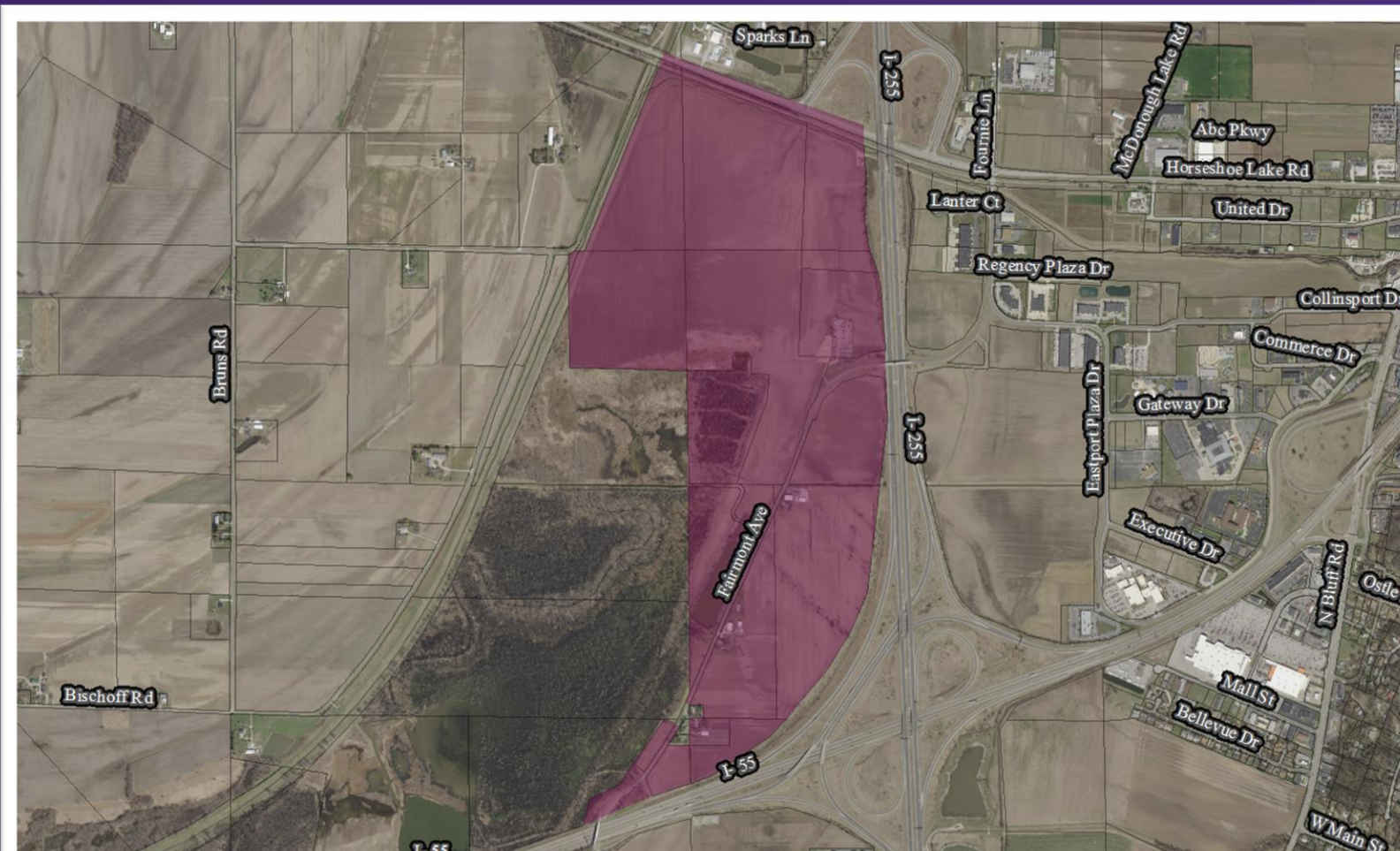
JOINT REVIEW BOARD MEETING

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4. Discussion: TIF District 1
5. Roll Call – TIF District 2 Representatives
6. Chairman convenes meeting of the TIF District 2 Joint Review for FY2022
7. Discussion: TIF District 2
8. Roll Call – TIF District 3 Representatives
9. Chairman convenes meeting of the TIF District 3 Joint Review for FY2022
10. Discussion: TIF District 3
11. Roll Call – TIF District 4 SW Corridors Representatives
12. Chairman convenes meeting of the TIF District 4 SW Corridors Joint Review for FY2022
13. Discussion: TIF District 4 Southwest Corridor
14. Speakers from the Floor
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15. Approval of Minutes from the 2022 Annual JRB Meeting held on December 21, 2022.
16. Adjournment

FY2022 TIF REPORT OVERVIEW: TIF DISTRICT 2





Analysis of Special Allocation Tax Fund

Beginning Fund Balance (01/01/22):
\$38,344

Revenues Deposited:
\$11,716

Expenditures/Disbursements:
\$0

Ending Fund Balance (12/31/2022):
\$50,060

SECTION 3.1 [65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)] and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d)]

FY 2022

Name of Redevelopment Project Area:

TIF District #2: I-255/Horshoe Lake Road TIF

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period **\$ 38,344**

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 10,889	\$ 105,794	96%
State Sales Tax Increment		\$ -	0%
Local Sales Tax Increment		\$ -	0%
State Utility Tax Increment		\$ -	0%
Local Utility Tax Increment		\$ -	0%
Interest	\$ 749	\$ 3,999	4%
Land/Building Sale Proceeds		\$ -	0%
Bond Proceeds		\$ -	0%
Transfers from Municipal Sources	\$ 78.00	\$ 189.00	0%
Private Sources		\$ -	0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

All Amount Deposited in Special Tax Allocation Fund **\$ 11,716**

Cumulative Total Revenues/Cash Receipts **\$ 109,982 100%**

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) **\$ -**

Transfers to Municipal Sources **\$ -**

Distribution of Surplus **\$ -**

Total Expenditures/Disbursements **\$ -**

Net/Income/Cash Receipts Over/(Under) Cash Disbursements **\$ 11,716**

Previous Year Adjustment (Explain Below) **\$ -**

FUND BALANCE, END OF REPORTING PERIOD* **\$ 50,060**

* If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3



TIF DISTRICT 2: FY2022 EAV

Year of Designation	Base EAV	Reporting Fiscal Year EAV
2008	\$249,840	\$470,380

TIF District 2

DISCUSSION

- **City of Collinsville**
- **CARD**
- **Collinsville Township**
- **Collinsville Unit 10 School District**
- **Granite City School District**
- **Madison County**
- **Mississippi Valley Library District**
- **Nameoki Township**
- **State Park Fire District**
- **SWIC**



A. Call Meeting to Order

B. TIF District 1

C. TIF District 2

D. TIF District 3

1. Roll Call – TIF District 3

2. Chairman Convenes TIF District 3 JRB

3. Discussion - TIF District 3

E. TIF District 4

F. Speakers from the Floor

G. Approval of Minutes

H. Adjournment

AGENDA
JOINT REVIEW BOARD MEETING
TAX INCREMENT FINANCE DISTRICT 1, DISTRICT 2, DISTRICT 3, AND DISTRICT 4

10:00 a.m. Wednesday, December 13, 2023
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1. Call Meeting to Order
2. Roll Call – TIF District 1 Representatives
3. Chairman convenes meeting of the TIF District 1 Joint Review for FY2022
4. Discussion: TIF District 1
5. Roll Call – TIF District 2 Representatives
6. Chairman convenes meeting of the TIF District 2 Joint Review for FY2022
7. Discussion: TIF District 2
8. Roll Call – TIF District 3 Representatives
9. Chairman convenes meeting of the TIF District 3 Joint Review for FY2022
10. Discussion: TIF District 3
11. Roll Call – TIF District 4 SW Corridors Representatives
12. Chairman convenes meeting of the TIF District 4 SW Corridors Joint Review for FY2022
13. Discussion: TIF District 4 Southwest Corridor
14. Speakers from the Floor

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15. Approval of Minutes from the 2022 Annual JRB Meeting held on December 21, 2022.
16. Adjournment

**FY2022
TIF REPORT
OVERVIEW:
TIF DISTRICT 3**



Analysis of Special Allocation Tax Fund

Beginning Fund Balance (01/01/22):
\$517,082

Revenues Deposited:
\$79,814

Expenditures/Disbursements:
\$0

Ending Fund Balance (12/31/2022):
\$596,896



SECTION 3.1 [65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d)]

FY 2022

Name of Redevelopment Project Area:

Tax Increment Financing District #3

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 517,082

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 76,745.00	\$ 1,679,318.00	99%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 3,069.00	\$ 22,511.00	1%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

All Amount Deposited in Special Tax Allocation Fund \$ 79,814.00

Cumulative Total Revenues/Cash Receipts \$ 1,701,829 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ -

Transfers to Municipal Sources \$ -

Distribution of Surplus

Total Expenditures/Disbursements \$ -

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 79,814

Previous Year Adjustment (Explain Below)

FUND BALANCE, END OF REPORTING PERIOD* \$ 596,896

* If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3



TIF DISTRICT 3: FY2022 EAV

Year of Designation	Base EAV	Reporting Fiscal Year EAV
2002	\$8,220	\$980,340

TIF District 3

DISCUSSION

- **City of Collinsville**
- **CARD**
- **Collinsville Township**
- **Collinsville Unit 10 School District**
- **Madison County**
- **Mississippi Valley Library District**
- **State Park Fire District**
- **SWIC**



A. Call Meeting to Order

B. TIF District 1

C. TIF District 2

D. TIF District 3

E. TIF District 4

1. Roll Call – TIF District 4

2. Chairman Convenes TIF District 4 JRB

3. Discussion - TIF District 4

F. Speakers from the Floor

G. Approval of Minutes

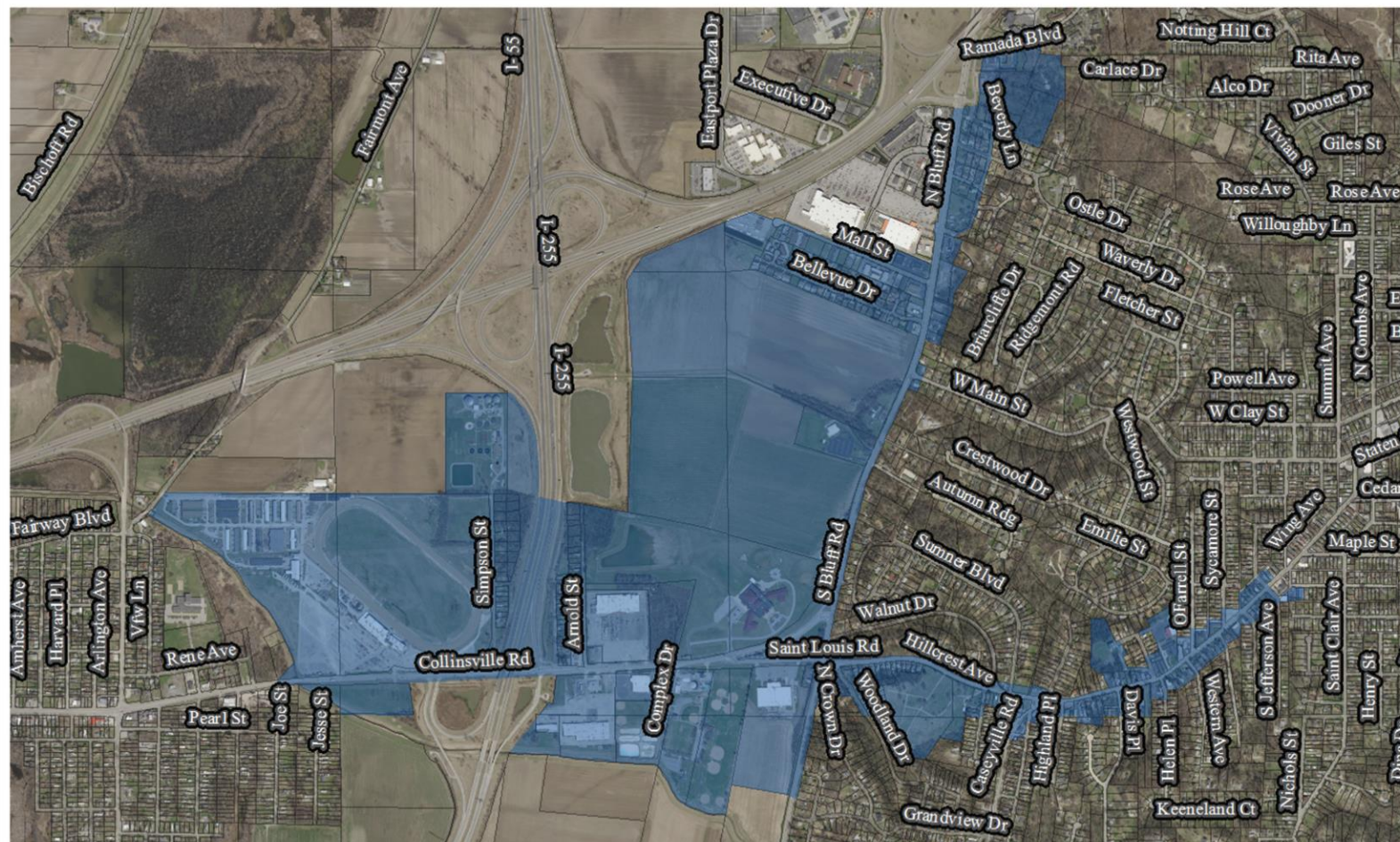
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2. Roll Call – TIF District 1 Representatives
3. Chairman convenes meeting of the TIF District 1 Joint Review for FY2022
4. Discussion: TIF District 1
5. Roll Call – TIF District 2 Representatives
6. Chairman convenes meeting of the TIF District 2 Joint Review for FY2022
7. Discussion: TIF District 2
8. Roll Call – TIF District 3 Representatives
9. Chairman convenes meeting of the TIF District 3 Joint Review for FY2022
10. Discussion: TIF District 3
11. Roll Call – TIF District 4 SW Corridors Representatives
12. Chairman convenes meeting of the TIF District 4 SW Corridors Joint Review for FY2022
13. Discussion: TIF District 4 Southwest Corridor
14. Speakers from the Floor
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16. Adjournment

FY2022 TIF REPORT OVERVIEW: TIF DISTRICT 4



Analysis of Special Allocation Tax Fund

Beginning Fund Balance (01/01/2022):
\$617,943

Revenues Deposited:
\$323,318

Expenditures/Disbursements:
\$435,107

Ending Fund Balance (12/31/2022):
\$506,154

SECTION 3.1 [65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)] and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d))

FY 2022

Name of Redevelopment Project Area:

TIF District #4: Southwest Corridors TIF

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 617,943

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 323,318.00	\$ 1,066,757.00	100%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest		\$ 2,611.00	0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

All Amount Deposited in Special Tax Allocation Fund \$ 323,318.00

Cumulative Total Revenues/Cash Receipts \$ 1,069,368 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 435,106.58

Transfers to Municipal Sources \$ -

Distribution of Surplus

Total Expenditures/Disbursements \$ 435,107

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ (111,789)

Previous Year Adjustment (Explain Below)

FUND BALANCE, END OF REPORTING PERIOD* \$ 506,154

* If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

TIF District 4

Vendor Expenditures (Section 3.2 B)

- ▶ **Collinsville Unit 10**
Intergovernmental Capital Improvement Agreement-
\$55,996.78
- ▶ **Volkert & Associates, Inc.**
Jefferson School Stormwater Engineering - \$43,585.83
- ▶ **PGAV Planners**
Grant Writing Services - \$7,500.00
- ▶ **JP Burns**
Jefferson School Stormwater Construction- \$269,370.41
- ▶ **Oates & Associates**
Traffic Study 157 & Main Street - \$56,225.00





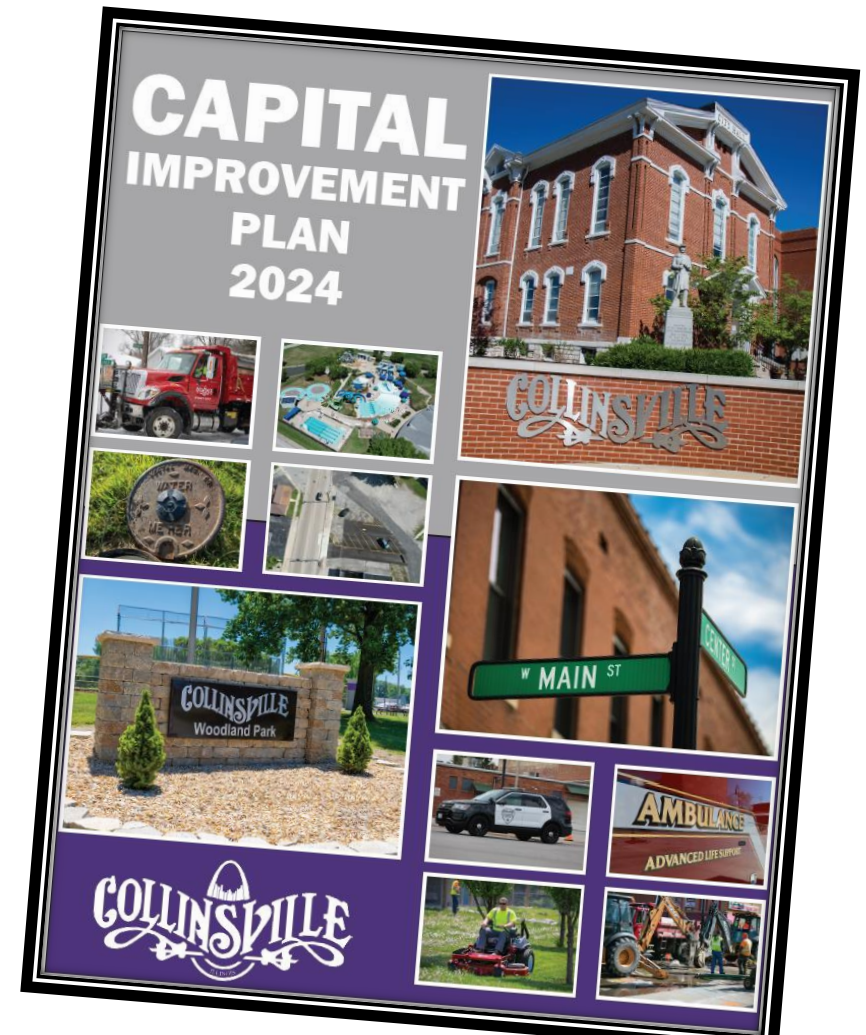
TIF DISTRICT 4:
FY2022 EAV

Year of Designation	Base EAV	Reporting Fiscal Year EAV
2016	\$13,961,000	\$21,064,595

TIF District 4

FUTURE CAPITAL PROJECTS (2024 CIP Update)

Project Name	Estimated Investment
Traffic Planning – Rt. 157 @ Main Street	\$50,000



TIF District 4

DISCUSSION

- **City of Collinsville**
- **Caseyville Township**
- **CARD**
- **Collinsville Township**
- **Collinsville Unit 10 School District**
- **Granite City School District**
- **Madison County**
- **Mississippi Valley Library District**
- **Nameoki Township**
- **St. Clair County**
- **State Park Fire District**
- **SWIC**



A. Call Meeting to Order

B. TIF District 1

C. TIF District 2

D. TIF District 3

E. TIF District 4

F. Speakers from the Floor

G. Approval of Minutes

H. Adjournment

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5. Roll Call – TIF District 2 Representatives
6. Chairman convenes meeting of the TIF District 2 Joint Review for FY2022
7. Discussion: TIF District 2
8. Roll Call – TIF District 3 Representatives
9. Chairman convenes meeting of the TIF District 3 Joint Review for FY2022
10. Discussion: TIF District 3
11. Roll Call – TIF District 4 SW Corridors Representatives
12. Chairman convenes meeting of the TIF District 4 SW Corridors Joint Review for FY2022
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Speakers from the Floor

Speakers may address the Commission under the terms of Ordinance No. 4765.

Time is limited to 4 minutes per speaker.

Please refer to the last page of the agenda for specific rules governing input.

A. Call Meeting to Order

B. TIF District 1

C. TIF District 2

D. TIF District 3

E. TIF District 4

F. Speakers from the Floor

G. Approval of Minutes

1. Minutes of December 21, 2022

H. Adjournment

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8. Roll Call – TIF District 3 Representatives
9. Chairman convenes meeting of the TIF District 3 Joint Review for FY2022
10. Discussion: TIF District 3
11. Roll Call – TIF District 4 SW Corridors Representatives
12. Chairman convenes meeting of the TIF District 4 SW Corridors Joint Review for FY2022
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Where can I find this information?

City of Collinsville's website:

- ▶ Capital Improvement Plan
- ▶ Audited Financial Statements
- ▶ www.collinsvilleil.org
- ▶ Incentive Maps
- ▶ www.colgisportal.collinsvilleil.org

Illinois Comptroller's website

- ▶ 2022 TIF Reports
- ▶ www.illinoiscomptroller.gov

Thank You.

CONTACT:

**Derek Jackson
City Manager**

**citymanager@collinsvilleil.org
618-346-5200 x1129**

**Caitlin Rice
Senior Planner**

**seniorplanner@collinsvilleil.org
618-346-5200 x1138**



ADJOURNMENT – TIF Joint Review Board Meeting

DECEMBER 13, 2023